



**THE COUNTY GOVERNMENT OF NYERI**

# **Nyeri County Spatial Plan**

County Physical and Land  
Use Development Plan (2020–2030)

**POPULAR VERSION**



**TWO EMS ASSOCIATES LTD**  
(Planning, Surveying & Mapping Consultants)  
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# Plan Approval

## CERTIFICATE

I certify that the plan has been prepared as per section 110 of the County Governments Act,  
Planning standards and guidelines

Signature: .....

Date: .....

County Director- Physical Planning

## Recommended

Signature: .....

Date: .....

County Executive Committee Member- Lands, Housing, Physical Planning and Urban Development

Signature: .....

Date: .....

County Assembly

## Endorsed

Signature: .....

Date: .....

H.E The Governor

# Foreword by H.E. The Governor



The Constitution of Kenya 2010 bestows the mandate of County Planning to County Governments. Further, section 110(1)(a) of the County Governments Act stipulates that the County Spatial Plans shall give effect to the principles and objects of County planning and development contained in section 102 and 103 of the same Act. Nyeri County Spatial Plan (CSP) is a ten-year geographic information system (GIS)-based plan that guides the efficient, productive and sustainable use of land from 2020 to 2030. The vision of this CSP is *“Transforming lives through advancement of infrastructure, economic prosperity, food security and environmental conservation.”*

Nyeri County is endowed with pristine natural and human capital resources. However, the County faces several development challenges which can be addressed within a planned framework, so as to achieve the goals of Vision 2030 and Big 4 agenda development programme of uplifting the livelihoods of people across the County. This endeavor is proposed through the CSP integration of planned land use, socio-economic and environmental framework to guide sustainable and optimal utilization of resources.

The preparation of this CSP was based on vigorous and detailed stakeholder participation. In line with the constitutional objective to transfer the “power of self-governance to the people and enhance the participation of the people in exercising the powers of the state,” several activities were taken as part of the CSP preparation process. These included stakeholder sensitization forums at ward level, carrying out detailed diagnostic analyses, assessment of the legal and institutional framework, performing GIS-based profiling of the physiography and natural resources, auditing of existing infrastructure, identifying settlements, measuring land and land usage patterns, sizing the population in terms of demographic and socio-cultural factors, urbanization and rural development, and governance dynamics. Technical meetings with departmental personnel as well as the County Assembly members were also conducted.

Several environmental, economic, and social development strategies, projects, and programmes have been outlined as part of the CSP. These are critical transformation flagship projects with high multiplier effects and with potential to kick-start the economy of Nyeri County, such as the Annual Investment Summit, the Special Economic Zone, Private Sector facilitation and the Annual Nyeri Festival, which will harness the tourism and cultural potential for the county. The CSP further stipulates a capital investment framework as well as an implementation, monitoring, and evaluation framework, which will guide the achievement of these projects and programmes.

It is my expectation that the CSP will transform Nyeri by promoting the sustainable management of scarce resources and spurring investments that facilitate socio-economic growth, enhance inter-County linkages, and ultimately improve the County’s competitiveness.

I therefore take this opportunity to rally the people of Nyeri to support the implementation of this CSP for transformation of our County.

Signature: .....

**H. E. MUTAHI KAHIGA**  
**GOVERNOR, NYERI COUNTY.**

# Preface



The County Government of Nyeri completed the County Spatial Plan (2020-2030) to guide future spatial developments in the County. The final plan has been prepared through a consultative, collaborative, and participatory process that involved the local community and various stakeholders across all levels.

The preparation of a County Spatial Plan is a legal requirement under the County Government Act of 2012. Section 110 (1) describes it as a ten-year GIS based 'Spatial Plan' for the County which is a component part of the County Integrated Development Plan (CIDP). The Plan is anchored by a comprehensive GIS database that has carefully been prepared, capturing

cadastral property boundaries of all surveyed land parcels in the entire County.

The Nyeri County Spatial Plan is an overall spatial framework desired to strategically guide sustainable development of the county for a period of 10 years. This plan has localized strategic National and Regional policies and strategies, by identifying the County's natural assets, outlining strategies to facilitate efficient and cost-effective delivery of infrastructure services through short- and long-term investment programmes, and providing a robust framework for revitalizing industries as well as trade and commerce for sustainable economic development.

Further, this Plan proposes equity in resource allocation within the County, and ensures that short-term gains are not biased above long-term sustainability. The Plan has provided a platform for unifying Planning, budgeting, financing, programme implementation and performance review.

The implementation of this plan will be a major milestone towards facilitating the transformation of the quality of life and well-being of the residents of Nyeri County, through the advancement of infrastructure, economic prosperity, food security and environmental conservation.

Signature: .....

**DR. KWAI WANJARIA**

**County Executive Committee Member**

**Department of Lands, Housing, Physical Planning and Urban Development.**

# Acknowledgements



The Nyeri County Spatial Plan (CSP) is the result of a comprehensive stakeholder participatory process, which had a multi-disciplinary and multi-sectoral approach, with the involvement of all the relevant stakeholders from various levels, both public and private. We received a wide range of comments and submissions and have sought to respond to these in the final publication.

The process included the integration of national policies that have relevance to the County Government Planning and budgeting needs. Stakeholders' meetings were held in all the wards in recognition of the fact that the ward has become an important Planning unit as far as the County Government Act of 2012 is concerned. In each ward, the participants were able to develop the vision for their ward, which were later merged to form the County Vision. This Spatial Plan is strategic and therefore aims at addressing the

various spatial problems facing the County's geographical space by providing comprehensive strategies and policy guidelines to solve the problems of rural and urban development, industry, infrastructure and human settlement, ecotourism, and sustainable environmental management. Spatial concepts have been used to further describe and depict the unique landforms that make up Nyeri County's geographical space.

I take this opportunity to sincerely acknowledge the support and mobilization of all the actors in the preparation of this plan, specifically, the sincere support from the County Government leadership, spearheaded by H.E the Governor, Hon. Mutahi Kahiga, members of the County Executive Committee, the County Assembly, the Municipal Board, and the administrators at County, Sub-County, and ward levels, for their goodwill and support during the plan formulation period.

I would also like to recognize the extensive technical input of the Nyeri County planning department led by Plan. Beatrice Koech- the County Director of Physical Planning and Urban Development, and her team that included physical planners; Joseph Njomo, Hudson Chege, Marcos Mururu, Peter Ndichu, Anthony Ngatia and Effy Awuor; Daniel Mukiri- the Director of Lands & Survey and Interns; Grace Kirugumi, David Ndigirigi and Tabby Tirop.

This document would not have been prepared without the invaluable input and guidance of the county assembly committee for physical planning, Housing and urban development led by the chair Hon. Rose Kamau. I sincerely appreciate the inputs given by this team during the various technical stakeholder meetings that were held in the plan preparation process, to further improve the outcomes of the Spatial Plan.

I would also like to recognize the extensive technical input of the consultant team from Two EMS Associates, who steered the process in a highly professional manner, led by Plan. Michael Gachoki, (Principal Consultant) and his team that included Plan. Hellen Njoki (Climate Change Expert), Joseph Maina (GIS Expert), Irene Mwaniki (Physical Planner), Peter Juma (Urban Designer), George Ogutu (Urban Designer), and the following planners: Lorna Mukiri, Samuel Ngari, Benjamin Ayoro, John Kimani and Shadrack Mbuta; for spearheading the process towards successful completion of the plan.

Finally, I wish to thank the residents of Nyeri County in all the 30 wards, for their active participation and valuable contributions during the plan preparation process to ensure that the plan met its' needs.

Signature:.....

**PLAN. HANNAH MARANGA**  
**Chief Officer**  
**Department of Lands, Housing, physical Planning, and Urban Development.**

# Executive Summary

The Fourth Schedule of the Constitution of Kenya confers the role of County planning to the County Governments. Additionally, the County Government Act of 2012 requires each County Government to prepare a ten-year GIS-based County Spatial Plan (CSP) in respect of the entire County. The CSP is a framework for organizing and distributing local populations and activities desired to achieve both national and County development objectives. The CSP also aims to coordinate the implementation of sectoral projects and programs, to reduce the wastage of scarce resources and the duplication of efforts.

The preparation process was guided by the among others; Constitution of Kenya, Kenya Vision 2030, and relevant policies and legislations for spatial development (such as the National Spatial Plan, National Land Use Policy 2018, National Land Policy 2009, and the CIDP (2018 - 2022)). The preparation process was also informed by other various relevant Acts, including the County Government Act (2012), the Physical and Land Use Planning Act (2019), the Urban Areas and Cities Act (2011), the Environment Management and Coordination Act, the Water Act, the Land Act, the National Land Commission Act, the Forest Act.

Through this CSP, the County envisions “Transforming lives through advancement of infrastructure, economic prosperity, food security and environmental conservation.” This CSP is an output of a lengthy planning process involving a wide range of stakeholders and benchmarking of other global best spatial development initiatives that have demonstrated greatest transformation potential to a County/region into a competitive sustainable economy.

The County, measures approximately 3,337 km<sup>2</sup> in area, located in the central region. It is home to an estimated 838,711 people (2019 projection), at a density of approximately 342 people per km<sup>2</sup>. The County is located approximately 150 km from Nairobi County and strategically borders five counties: Laikipia County to the North, Meru County to the North East, Kirinyaga to the east, Muranga to the south and Nyandarua County to the West. The County’s strategic location provides opportunities for improving regional competitiveness through the formation of inter-County economic blocks with shared economic interests and immense potential for inter and intra connectivity, agribusiness, commerce, and tourism.

The CSP structure has been informed through County physical features, urban-rural interface, settlement structure, land use structure, and land tenure composition. The plan preparation process was informed through a multi-disciplinary approach and use of different types of data from primary and secondary sources that were collected and collated. This data that was studied in detail to identify the development issues and gaps within different urban and rural sectors.

Analysis of spatial data was mainly done through vector data analysis procedures and is “the heart” of GIS work in this report. Through analysis of data from different sources, new information was gained. GIS stores both attribute and spatial data, analysis was conducted on both types of data – however, it is the spatial analysis capability that sets GIS apart from database applications. The study performed attributes

queries, arithmetic calculations, statistical summaries, data reclassification, spatial queries, spatial joins, overlays and conditional aggregations.

The various challenges and opportunities that Nyeri County presents have informed the goals, objectives, and implementation of the spatial development vision. Nyeri County land use plan was informed through the analysis of; transportation and infrastructure gaps, human settlements, an environmental sensitivity, and a land capability, availability, and suitability. The framework sets out strategic planning policies in terms of space. The structure plan comprises of three elements – namely a physical zoning map, land management policies, and land use standards. Overall, the spirit of any structure plan is environmental conservation.

The County Environmental Strategy synthesizes the opportunities and constraints presented by geological, water, forest, energy, land, and wildlife resources. Water resources strategies cover the protection of riparian reserves, wetlands, and underground water sources by restricting development and introducing innovative changes in surrounding areas (such as better and cleaner farming practices and appropriate tree planting schemes). Forest protection strategies include participatory forest conservation projects, restrictions on development within forests or in their immediate vicinity, agro-forestry plans, and promotion of alternative energy sources. Within the wildlife and scenic resources strategy, promotion of eco-tourism would develop wildlife resources.

The Economic Strategy is anchored on the livestock, trade and industry sectors. The crop agriculture and livestock strategy revolve around value-chain maximization. The industrialization strategy involves the promotion of agro-industrial development through the creation of industrial zones, revival of collapsed industries, formation and investment in regional markets.

The Integrated Transportation Strategy covers the development of road, rail, and air transportation. Road use behavioural changes and strict rules of enforcement would also greatly reduce accidents and traffic issues. This CSP proposes the development and maintenance of sustainable and efficient transport systems, prioritizing the development of strategic transport corridors to enable global competitiveness. Additionally, promoting the integration and development of NMT facilities across all rural and urban infrastructure. There is also need to upgrade and maintain the existing rail and air transport infrastructure.

The Spatial Development Strategy has sub-strategies for urbanization, rural development, and housing. The urbanization strategy proposes the improvement of existing urban areas through preparation of local physical and land use development plans for all major towns and rapidly emerging ‘special’ towns/development corridors. The rural development strategy proposes the servicing of rural areas (where possible, through the provision of mobile social services to cater to dispersed settlements and the conservation of prime farmlands.

The Capital Investment Programme outlines the County government funded projects, national government funded projects, public-private partnerships and donor funded initiatives. Plan Implementation, Monitoring, and Evaluation relies on a sound institutional set-up. Given the multidisciplinary nature of the CSP, a coordination committee or unit should be constituted to facilitate implementation, incorporating key executive officers from all the thematic areas. The implementation of the CSP will transform Nyeri sustainably through effective and equitable resource management and utilization, which is in line with both the County and National visions and plans.

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# **PART I:** **INTRODUCTION**

# 01 | Background

## 1.1 Purpose of the Plan

The main purpose of the spatial plan is to create a framework to which all the county resources can be identified, mapped and distributed to ensure growth and prosperity. The distribution of resources, people and activities within the county heavily depends on planning as it not only allocates resources for the existing population needs but also looks at the future growth projections and helps in decision making.

It is therefore important to undertake spatial planning as it will provide key stakeholders and decision makers with evidence-based policies and strategies that will inform investments across various sectors. Data collected and used during the preparation process can be updated and shared across all departments.

The CSPs allow for the alignment and the realization of fundamental rights and freedoms as enshrined in Chapter 4 of the Constitution on the bill of rights which include; clean and healthy environment, housing, sanitation, food, water, education and social security, all of which depend on proper planning. The CSP's are intended to allow for the holding, use and management of land in a manner that is equitable, efficient, productive and sustainable, as outlined in Article 60 of the Constitution. The CSP also serves as a tool that enable the State regulate the use of any land or any interest in, or right over any land, in the interest of land use planning, as outlined in Article 66 of the Constitution.

In light of the above, the County Government of Nyeri contracted Two Ems Associates Limited, a planning and mapping firm, to prepare the Nyeri CSP to guide the county development for a period of ten years (2020-2030). This plan prepared thereof is an output of a lengthy planning process, that incorporated among others; detailed literature

reviews, comprehensive field surveys, and robust engagements with all stakeholders. The stakeholders included individuals at the household level, stratified groups (at sub-County-specific forums), members of the political leadership (such as County executives), and technocrats at the both County and National level.

The CSP is anchored on the aspirations of past and present integrated visions and resultant plans. The preparation process relied on the Constitution of Kenya, Kenya Vision 2030, and relevant policies, acts and legislations for spatial development as discussed below:

### 1.1.1. Policy, Legal and Institutional Framework

The following policy, legal and institutional tenants were reviewed in the context of the CSP;

#### The Constitution of Kenya

- The fourth Schedule identifies the functions of the County government including the role of County planning and development.
- Article 60 (1) provides that land in Kenya shall be held, used and managed in a manner that is equitable, efficient, productive and sustainable and in accordance to principles such as equity in access to land, security of land rights, sustainable and productive management of land resources, transparent and cost-effective management of land, sound conservation and protection of ecologically sensitive areas.
- Article 61 (1), (2) describes land ownership and classification within Kenya.

- Article 63 states that community land consists of land lawfully held, managed or used by specific communities as community forests, grazing areas or shrines and that it includes ancestral lands and lands traditionally occupied by hunter-gatherer communities.
- Article 66 (1) states that the state may regulate the use of any land or right over land in the interest of public safety, order, health or land use planning.
- Article 69 envisions the achievement and maintenance of a tree cover of at least ten per cent of the land area of Kenya.
- Article 174 outlines principles of promoting socio-economic development and provision of proximate and easily accessible services which equally depend on proper planning, development and management of utilization of resources.
- Chapter Four of the Kenyan Constitution contains a progressive Bill of Rights that guarantees all citizens the right to a clean and healthy environment; it makes international law a key component of the laws of Kenya and guarantees protection of minorities and marginalized groups.

## Global Policies

- Sustainable Development Goals (SDGs)- Global sustainable development priorities and aspirations for 2030.
- New Urban Agenda- The New Urban Agenda provides a roadmap for building cities.
- The Paris Agreement-Provides framework towards mitigation of climate change.
- Treaties against Discrimination- Provides framework towards protection of human rights.

## National policies and Plans

- **Kenya Vision 2030** - This is the blue print for Kenya's long-term national development
- **National Spatial Plan (2015-2045)** - Provides a framework for better national organization and linkages.
- **National Land Policy (Sessional Paper No. 3 of 2009)** - A framework for undertaking land use planning and development control.
- **National Land Use Policy (Sessional Paper No. 1 of 2017)** - Framework for optimal

utilization and productivity of land related resources.

- **Draft National Urban Development Policy** - Provides a framework for sustainable urban development.
- **National Climate Change Action Plan** - Provides a framework for boosting, adaptation and mitigation to climate change

## Legal Framework

- **County Government Act, 2012-** Provided for in Section 110 (1) of the County Government Act, as a ten-year GIS based CSP.
- **Physical and Land Use Planning Act, 2019-** Provides for preparation of a County physical and land use development plan (sections 36-45) once every ten years.
- **Urban Areas and Cities Act, 2011-** Provides a legislative framework for classification of urban areas.
- **The National Land Commission Act, 2012-** States the functions, powers of the NLC such as; to monitor and oversee responsibilities over land use planning throughout the country.
- **Land Act No. 6 of 2012-** It is the substantive law governing land in Kenya which provides for the acquisition of land for public benefit.
- **Environmental Management and Coordination Act, 1999-** EMCA provides for establishment of an appropriate legal and institutional framework and procedures for management of the environment.
- **Water Act, 2016-** This Act provides for sustainable management, conservation, use and control of water resources.
- **Forest Conservation and Management Act, 2016-** This Act is concerned with forest resource management, administration and conservation for socio-economic development.
- **Agriculture and Food Authority Act, 2015-** It also provides for the development of policy guidelines by the authority on preservation, utilization and development of agricultural land and related matters.
- **The Intergovernmental Relations Act, 2012-** It provides for a framework for consultation and cooperation amongst County governments and to establish

institutional structures and mechanisms for inter-governmental relations.

- **Climate Change Act, 2016-** The Act strengthens climate change governance, institutional arrangements, and mainstreaming of climate change into sectoral planning, budgeting and implementation at all levels of government.
- **Energy Act, 2019-** This Act promotes the generation and use of renewable energy and energy efficient technology

## Institutional Framework

- **County Government -** The function of County planning has been conferred to County Governments according to the 4th Schedule in the Constitution.
- **National Land Commission -** The National Land Commission oversees and monitors land use planning nation-wide.
- **Ministry of Lands and Physical Planning** - The Ministry of Lands oversees policy formulation to guide physical planning. Additionally, the Ministry also prepared the National Spatial Plan, upon which the CSP is supposed to be anchored.
- **Other National Government Ministries and Parastatals (such as National Environment Management Agency, Kenya Forestry Service, Kenya Wildlife Service, Kenya Power, among others)-** Land, which is the canvass on which the CSP will be prepared, is an enabler of development across all sectors. In this regard, all spatially-based policies and initiatives by national government ministries and parastatals.

## 1.2 Vision of the Plan

**Nyeri County VISION:** *“Transforming lives through advancement of infrastructure, economic prosperity, food security and environmental conservation.”*

## 1.3 Objectives of the Plan

The main objective of the CSP is to provide a broad planning framework to guide spatial planning and growth within the County for a period of ten years from the year 2020 to 2030. The terms of reference for preparation of the CSP outlined the following specific objectives:

1. Assess the available resources, their level of utilization and potential;
2. Indicate infrastructure and services levels and distribution and enable the County government prioritize investments in infrastructure development;
3. Provide strategic guidance in respect of the location and nature of development within the County;
4. Set out basic guidelines for a land use management system in the County
5. Set out a capital investment framework for the County's development programs;
6. Undertake a strategic assessment of the environmental impact of the spatial development framework;
7. Identify programs and projects for the development of land within the County;
8. Provide a framework for coordinating County development programmers and strategies
9. Form a basis for preparing sectoral programmes and projects
10. Identify areas where strategic intervention is required.
11. Indicate areas where priority spending is required.
12. Form the basis for seeking donor funding and public/ private partnership in development of the County.

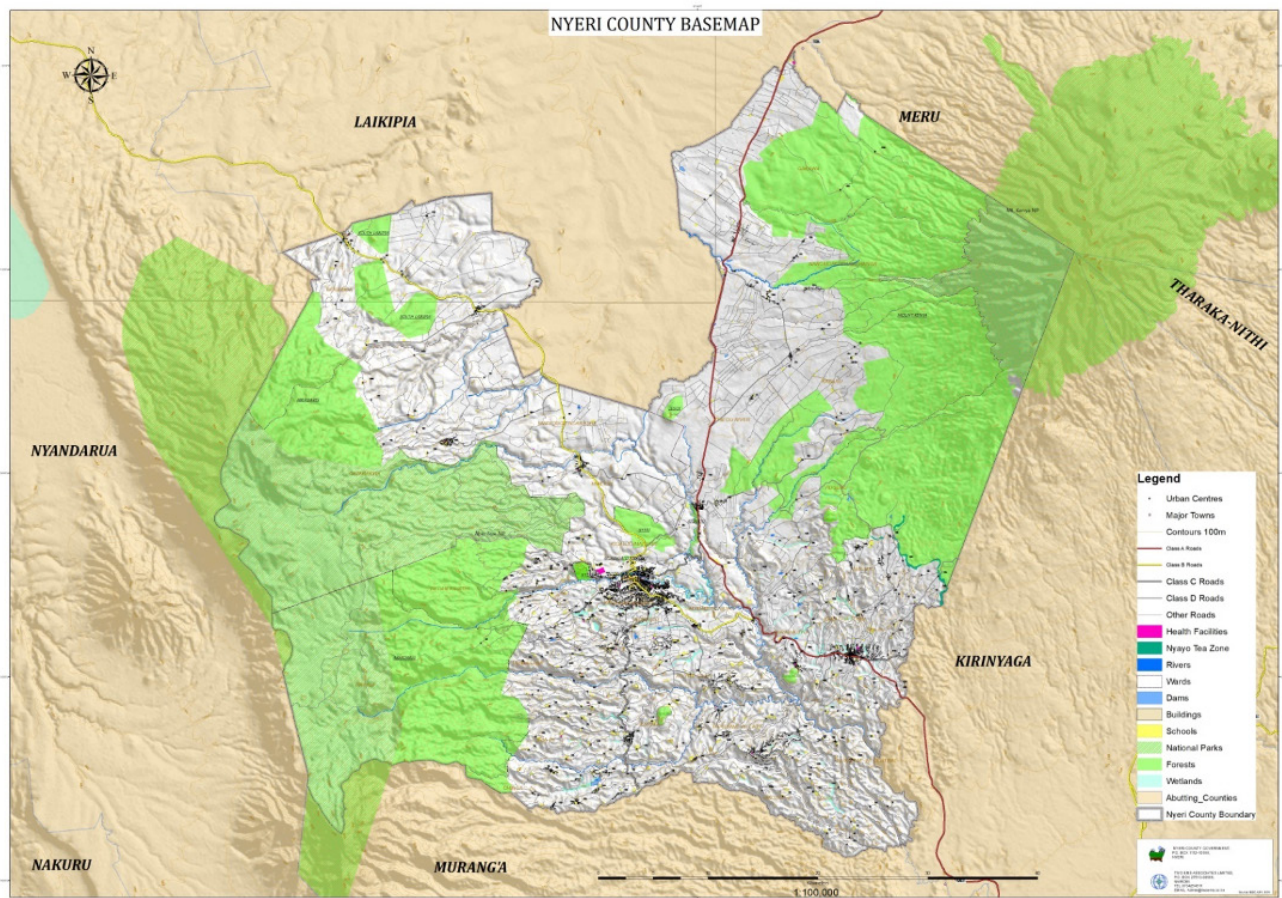
## 1.4 Scope of the Plan

The County Spatial Plan covers the entire area of the County measuring approximately 3,337 km<sup>2</sup> and is home to 759,164 people according to the 2019 population census. It is divided into eight (8) administrative sub-counties; Kieni East, Kieni West, Mathira East, Mathira West, Nyeri Central, Mukurweini, Tetu and Nyeri South sub-counties.

The County is strategically located within the central region of Kenya approximately 150 km from Nairobi County and strategically borders five counties: Laikipia County to the North, Meru County to the North East, Kirinyaga to the east, Muranga to the south and Nyandarua County to the West. It lies between longitudes 360 380 east and 370 200 east and between the equator and latitude 00 degrees 380 south.

The County's strategic location provides opportunities for improving regional competitiveness through the formation of inter-County economic blocks that have shared economic interests and immense potential in agri-business, commerce, and tourism.

**Map 1:Base Map**



Source: Two EMS Associates, 2019

## Summary of Base Map Features

Statistics of various base map features have been summarized in the table below:

**Table 1:Base map Elements**

Feature:	Remarks:
Administrative boundaries (Nyeri County, abutting counties, sub-counties and wards)	<ul style="list-style-type: none"> <li>County area: 3337 km<sup>2</sup></li> <li>Number of sub-counties: 8</li> <li>Number of wards: 30</li> </ul>
Topographical features (mountains, hills, ranges, ridges, steep slopes, valleys and plains)	<ul style="list-style-type: none"> <li>Highest point: Mount Kenya (5199m above sea level)</li> <li>Lowest point: Mukurweini Central ward (Sagana river)- (1192m above sea level)</li> <li>Slope range: 2%-90%</li> </ul>
Hydrological networks (such as rivers, wetlands and dams)	<ul style="list-style-type: none"> <li>Cover 0.05% of County total land area.</li> <li>River Sagana: Highest average discharge: 13m<sup>3</sup>/s</li> </ul>
Vegetation	<ul style="list-style-type: none"> <li>Forest cover: 38% of County total land area</li> <li>Mount Kenya Forest: 64,470.62 Ha</li> <li>Aberdare Forest: 50,964.22 Ha</li> </ul>
National parks and game reserves	<ul style="list-style-type: none"> <li>Mount Kenya National Park: 107 km<sup>2</sup></li> <li>Aberdare National Park: 466 km<sup>2</sup></li> </ul>
Human settlements (building footprints and names of urban centers)	<ul style="list-style-type: none"> <li>Principle towns: 2 (Nyeri, Karatina)</li> <li>Urban centers: 4 (Othaya, Mweiga, Mukurweini, Kiganjo/ Chaka)</li> <li>Market and rural centers: 224</li> </ul>
Transportation corridors (such roads, airstrips and railway lines)	<ul style="list-style-type: none"> <li>Road network: 3092 km</li> <li>Rail network: 77.7 km</li> <li>Number of airstrips: 4</li> </ul>
Social infrastructural facilities (such as schools and health facilities)	<ul style="list-style-type: none"> <li>Number of schools: 440 public ECDs, 352 public primary schools, 195 public secondary schools, 14 colleges, 51 TVETS, vocational training institutes and polytechnics, and 2 universities.</li> <li>Number of health facilities: 1 Level-6 (Mwai Kibaki Teaching and Referral Hospital), 2 Level-5 Hospitals, 10 Level-4, 26 Level-3, 88 Level-2 and 251 Level-1 facilities.</li> </ul>

# 02 | Summary of Emerging Issues

The chapter provides a preliminary summary of the core planning development challenges and opportunities. The issues will provide insight in the development of the plan's vision, goals and objectives and implementation strategies for the County's spatial plan.

## 2.1 Challenges and Opportunities

**Table 9: Summary of Emerging issues**

Thematic area	Challenges	Opportunities
Natural resources	<b>Topography</b> The steep and harsh terrain especially in areas with slopes of above 15 degrees pose a challenge to urban development	Offers opportunity for tourism and potential for tapping into scenic features in Mt. Kenya slopes, Aberdare ranges, Mukurweini.
	<b>Climatic Conditions</b> Climate change, deforestation and conventional farming systems has promoted massive erosion and decreased water levels in major rivers. Increased temperatures and changed rainfall patterns	Varied climatic conditions enable varied land uses (such as rangelands offering opportunities for wildlife conservation Humid zones offering opportunities for dairy farming and intensive agriculture.
	<b>Hydrology</b> Deforestation has led to reduced water volumes for major rivers such as R. Sagana, Nairobi. Ewaso Ngiro, Amboni. This has also led to drying up of rivers hence increased demand for water across the County.	Some of the major rivers can be tapped into creating multipurpose dams such as R. Sagana, Nairobi. Ewaso Ngiro, Amboni. They also determine storm water drainage across the County.
	<b>Vegetation</b> The vegetation cover is decreasing at an alarming rate, especially in Mt Kenya forest reserve and Aberdare ranges, being the major forests. Other forested areas are undergoing increased encroachment.	The varied flora provides great opportunity for wildlife ecosystem
	<b>Wildlife</b> Increased human wildlife conflicts due to increased encroachment into the wildlife ecosystems in Mt. Kenya Forest Reserve, Aberdare Ranges, South Laikipia Forest.	Presence of various animal species that are tourist attractions Mt. Kenya Forest Reserve, Aberdare Ranges, South Laikipia Forest.

Thematic area	Challenges	Opportunities
	<b>Energy</b>  Increased use of firewood as source of fuel for domestic and industrial use has led to deforestation across the County.	Tapping into solar energy as alternative energy source Kieni West and Kieni East. Potential in tapping biogas fuel to reduce the demand for energy for domestic and industrial use
Population and demography	Rapid population growth and high dependency ratios in the town has over the time put pressure on existing infrastructure	A youthful population provides an opportunity for innovation and technology and ensures that there is an available workforce  In-migration into the town takes place at both the national and international levels that can boost the growth of the local economy and spur regional development.  The population has high literacy levels  A rich cultural environment provides an opportunity for different cultures to mingle and exchange ideas.
	High unemployment rate resulting to incidences of high insecurity	
	Pressure on existing resources due to increase in population requires more development funds to build additional social and physical infrastructure	
Land	<b>Land degradation</b>  Land degradation is greatly attributed to poor land management practises such as unconventional farming practises and unsustainable quarrying activities. This has led to landslides and soil erosion hence reduced productivity.	Preparation of zoning regulations will provide opportunity to curb land fragmentation and ensure sustainable and optimal utilization of land  Land Banking will provide an opportunity for the County government to have an inventory of public land and effectively plan for provision of services  Sustainable land use practices- The community should be sensitized on better agricultural practices to avoid land degradation
	Incidences of land ownership documents especially in some of the colonial villages created during the colonial administration do not have title deeds leading to informality.	
	Encroachment of public land reserves and grabbing of public land. This has hindered provision of infrastructural and recreational facilities in the County.	
	Rapid land fragmentation due to the increased population growth, land subdivision is taking place at a very high rate leading to uneconomical land units	
	Unsurveyed lands leading to land conflicts especially in rural areas e.g., in Kirimukuyu, Ruguru	

Thematic area	Challenges	Opportunities
Economy	<b>Crop Production</b> Acidic soils of Iria-ini reduce fertility of the soil and translate to low crop yield. <ul style="list-style-type: none"> <li>• Areas with landslides (Konyu, Mukurwe-ini Central and Rugi) and soil erosion (Kabaru, Mukurwe-ini East, Gatarakwa, Kirimukuyu, Ruguru, Iria-ini, Karima, Mahiga and Kiganjo) also affects crop yield.</li> <li>• The low level of value addition initiatives for crops across the County leads to loss of produce when in surplus.</li> <li>• Marketing of crop produce in the County is a challenge which results in farmers not getting value for their crops.</li> </ul>	Promote agro-industrial development as there is available produce as raw material for the industries in the County. Irrigation schemes are an opportunity for the County to increase crop yields and open up the drier areas of Kieni Sub-counties to agriculture.
	<b>Livestock Production</b> The main challenge in livestock production is the lack of proper marketing channels and value addition initiatives for milk which is the main product of livestock production in the County. There County is also slow to embrace fish and bee keeping as alternative livestock production avenues.	Promote value addition in livestock production to involve processing hides and skins.
	<b>Trade and Commerce</b> High taxation rates and license fees in the County hinder the presence of a healthy business environment.	There are opportunities in getting traders funds to improve their businesses as well as promote access to credit. Improve markets to promote trade and commerce in the County.
	<b>Industrialization</b> The poor state of infrastructure in the County discourages industrialization.	Revive industries that have collapsed like the wheat and onion industries of Kieni West and the cabbage industry in Karatina. Additionally, there is need to allocate land for cottage industries to diversify the industrial development of the County
	<b>Tourism</b> The tourist attractions sites in the County are undocumented making it difficult to exploit especially caves. There is also lack of sensitization on conservation of tourist resources across the County.	It is important to zone off Tourist sites in the County to enable conservation efforts.  Market the tourist attractions through an inter-County partnership in marketing between Meru, Murang'a, Laikipia and Kirinyaga counties.
Infrastructure	Poor road conditions make some areas inaccessible (especially rural areas during the rainy seasons).	Promotion of inter-County modal linkages  Opening up/upgrading of strategic rural roads that will spur development and promote security Public Private Partnerships in road development
	The lack of designated non-motorized transport spaces has led to frequent accidents involving pedestrians and boda bodas/bicycles in major towns.	Availability of resource centres that can be developed further into Innovation and employment centres through provision of enabling infrastructure such as conferencing facilities and linkage to 4G+/5G Fiber-Optic Cables.

Thematic area	Challenges	Opportunities
	Unreliability of water sources such as rivers for household consumption needs.	<p>Availability of more than 4.5kV/hr./day/M2 of sunshine in parts of Kieni. This presents an opportunity for solar energy harnessing farms.</p> <p>Availability of waterfalls and major rivers, that can be tapped for mini-hydro-electric turbines.</p> <p>The County population has about 90% adequate access to health facilities hence an opportunity for the County to concentrate on improving the facilities conditions</p> <p>Availability of community playgrounds, open spaces, and stadiums spread across the County wards, this means provision of recreational facilities would not necessitate land acquisition. Therefore, the availed fund would be used to develop the facilities instead.</p> <p>Availability of privately managed/owned special education facilities for the people living with various forms of disabilities providing an opportunity for to explore Public-private partnership in facilitating the less fortunate in the society.</p>
	Steep Terrain is also a challenge in some areas such as Mukurweini subcounty that experiences landslides,	
	Inadequate teaching personnel and learning materials in all public education facilities especially in polytechnics, ECDE, primary and secondary facilities.	
	Inadequate health personnel such as Nurses, clinical officers, general physicians, and specialized medical doctors.	
	Inadequacy of security facilities in Kieni west.	
	Siltation of dams such as Chinga dam, leading to reduced holding capacity of the dam.	
Human Settlements	<p><b>Poorly planned urban settlements</b></p> <p>Urban sprawl has led to the encroachment of fragile ecosystem. The urban centres lack physical and land use development plans as well zonation plans. The population growth in urban centres does not match the service provided.</p>	<p>Growth Centres that are likely to spur development within the County. The reclassification of Nyeri urban centres is required since most have outgrown their current designation. There is availability of land as well as space for provision of social amenities. The urban centres are linked to transit corridors.</p> <p>The presence of water sources such as rivers presents an opportunity for Irrigation to boost the food security. There is availability of land for provision of social amenities.</p>
	<p><b>Poorly regulated rural settlements</b></p> <p>The agricultural activities in the rural areas have led to the encroachment of forests reserves and fragile ecosystems. There is excessive subdivision of land in areas with high agricultural potential. There Insecurity in some areas of the County especially in Gikondi ward. The poor access to social infrastructure and amenities. There human-wildlife conflicts in centres adjacent the Mount Kenya and Aberdare gazetted forests. The rugged terrain in making areas difficult to access.</p>	



# **PART II:** **PLAN FORMULATION**

# Policies, Strategies and Actions

Strategies are the courses of action geared to the achievement of the vision of any entity. The strategy formulation process is informed by the existing background documents, synthesis in terms of the potentials, opportunities and constraints of data collected, the consultant's experience and stakeholders' inputs gathered throughout the process.

Five broad sectoral strategies are proposed within the CSP through a variety of achievable sector-specific programmes and projects localized in specific areas. These five strategies combined form the county spatial development framework is: (a) Environment Conservation strategy, (b) Economic development strategy, (c) Integrated transport strategy, (d) Human settlement development strategy, and (e) Appropriate infrastructure and services provision strategy.

## Environmental strategy

- Forest resources
- Water resources
- Wildlife & Scenic resources
- Soil resources
- Green energy
- Land resources

## Economic development strategy

- Crop agriculture
- Human settlements strategy
- Livestock
- Industry
- Trade
- Tourism

## Integrated transport strategy

- Road transport
- Air transport

## Human settlements strategy

- Urbanization strategy
- Rural development
- Housing

## Appropriate infrastructure and services provision strategy

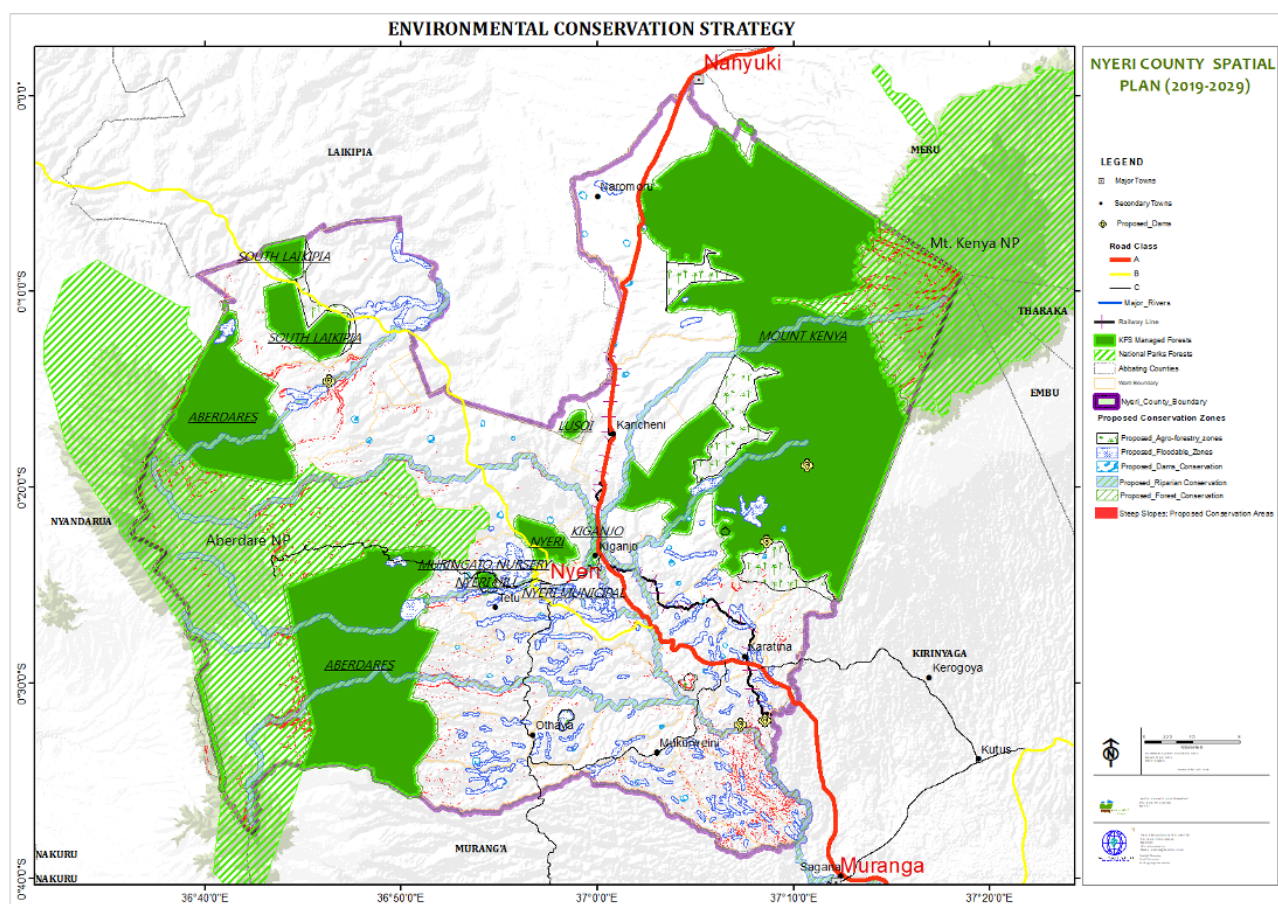
- Physical infrastructure
- Social Infrastructure

### 3.1 Environmental Conservation Strategies

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Forest protection and conservation	Increased forest cover	<ul style="list-style-type: none"> <li>Erecting of a perimeter fence around county gazetted forests to curb encroachment; Tumutumu forest, Nyeri hill forest, Karima hill forest and Nyana Hill forest</li> <li>Developing of updated database system and a monitoring software for forest, especially in monitoring the forest edges of South Laikipia, Mt Kenya and Aberdare Forest.</li> <li>Afforestation and reforestation to increase ground cover especially in Igutha, Kiamucheru, Giathugu, Kiirungi and Kigathi areas where erosion is often experienced.</li> </ul>	KWS CGN	<ul style="list-style-type: none"> <li>Increased land cover being dedicated under forests.</li> <li>Minimized human wildlife conflict.</li> <li>Completed forest management plans.</li> <li>Decreased forest encroachment</li> </ul>			
Irrigation and flood control	Sustainable utilization of water resource	<ul style="list-style-type: none"> <li>All rivers in the County should have their riparian reserves protected (30-60 meters on either side based on the highest recorded flood level) depending on the water volume of the rivers.</li> <li>Construction of small multipurpose flood control dams especially along major rivers; Sagana, Chania, Gura, Tana, Amboni.</li> </ul>	CNG WARMA NEMA	<ul style="list-style-type: none"> <li>Flood control and more access to water for agricultural use</li> <li>Upgraded infrastructure hence better access to the dam for water</li> <li>Increased capacity improving access to water for irrigation and domestic use</li> </ul>			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Solar energy tapping  Hydropower generation	Utilization of green energy resources.	<ul style="list-style-type: none"> <li>Tapping of solar energy in sections of Mugunda and Gakawa wards.</li> <li>Building of dams and construction of hydropower stations along rivers Sagana, Gura, Chania</li> </ul>		<ul style="list-style-type: none"> <li>Reduced reliance on electricity and wood fuel.</li> <li>Increased supply of hydropower energy</li> </ul>			

**Map 2:Environmental Conservation strategy**



Source: Two Ems Associates, 2019

## 3.2 Economic Development Strategy

The goal of the economic strategies is to boost the economic growth of the County by strengthening the economy in the following sub-sectors:

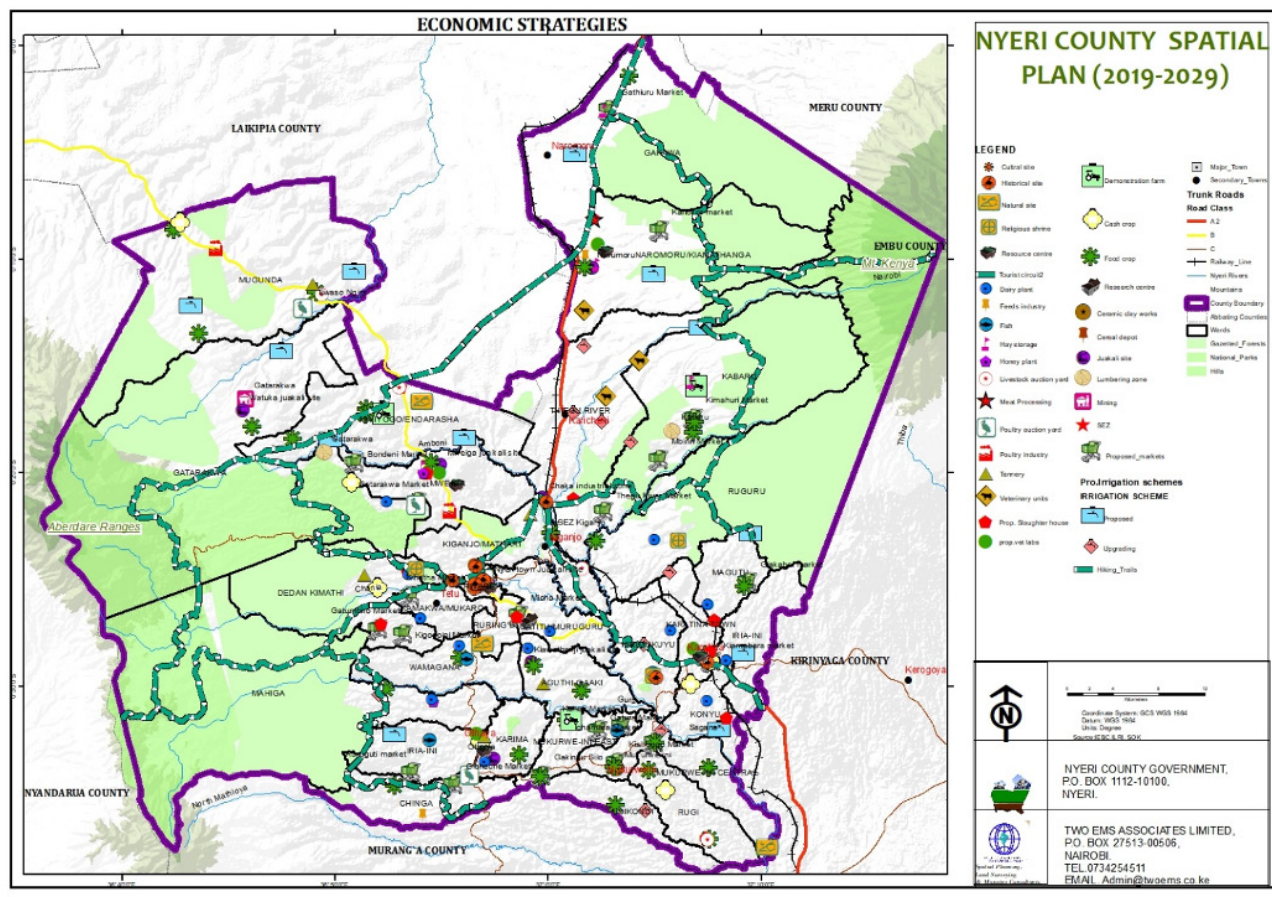
POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Diversifying crop breeds  Access to farm Inputs  Access to markets	Value Chain Maximization	<ul style="list-style-type: none"> <li>• Crop diversification e.g., into avocado, macadamia and apples in tea zones.</li> <li>• Diversify tea breeds to green and purple tea for diverse tea markets locally and internationally within Ragati and Gathuthi tea factories.</li> <li>• Improve access to farm Inputs</li> <li>• Promote technology-based farm management systems in the whole County</li> <li>• Improving efficiency and effectiveness of extension service provision</li> <li>• Improve access to markets</li> <li>• Improve access to agricultural credit</li> <li>• Promote farmer education and capacity</li> <li>• Establishment of a soil testing center in every sub-county (Nyeri, Wamagana, Narumoru, Mweiga, Karatina, Mukurweini, Othaya and Thunguma towns</li> <li>• Construction of avocado collection centres in Kamoini, Giakaibei, Gititu, Wamagana, Thangathi, Chinga and Avocado processing plant in Mukurweini and Munyange</li> <li>• Construction of macadamia processing plant in Karatina and Gatarakwa.</li> <li>• Construction of a potato processing plant in Mwiyo and Narumoru; and potato collection centre in Gatarakwa</li> </ul>	CGN  WAMBUGU FARM  FINANCIAL INSTITUTIONS	<ul style="list-style-type: none"> <li>• Diversified agricultural Products</li> <li>• Effective and efficient agricultural methods</li> <li>• Increased productivity</li> <li>• Improved access to farm inputs leading to small holder farmer development</li> </ul>			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Promotion of agricultural irrigation projects:		<ul style="list-style-type: none"> <li>• Up scaling, upgrading and revival of existing irrigation and water projects such as;</li> <li>• Upper and Lower Maguto irrigation scheme in Karatina Town Ward for horticulture</li> <li>• Sagana irrigation scheme in Mukurweini Central Ward</li> <li>• Hohwe Dam in Kirimukuyu Ward</li> <li>• Revival of Kahuoine water project in Mahiga ward</li> <li>• Kaharo &amp; Gathero irrigation schemes in Gikondi ward</li> <li>• Gathathini, Luso, Thung'ari, Karichen, Gatuamba dams in Theigu River ward</li> <li>• Ndathi-Mbiriri irrigation project in Kabarua ward</li> <li>• Development of irrigation projects in;</li> <li>• Konyu ward along River Tana</li> <li>• Iria-ini Ward along river Thuti, river Gikira, river Mumwe, or river Gura.</li> <li>• Mugunda ward along river Ewaso Nyiro, or river Karimino</li> <li>• Magutu ward along river Ragati</li> </ul>	National Irrigation Board CGN Private Sector NGOs	• Irrigation lead agriculture			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
<p>Improve access to pasture</p> <p>Improve access to veterinary services</p> <p>Promotion of an alternative source of income</p> <p>Establishment of Livestock based industries</p>	<b>Livestock Value Chain Maximization:</b>	<ul style="list-style-type: none"> <li>• Promotion of Hay stores (strategic reserves) for dairy animal feed in Ihururu, Wamagana, Ruring'u and Mahiga</li> <li>• Hay storage facility at Narumoru, Mweiga, Gakawa and warazo</li> <li>• Converting some of the existing cattle dips to vet units with AI services, vaccination points, and holding grounds in Mukurweini, Othaya, Mathira East and West, Tetu and Nyeri Central sub-counties.</li> <li>• Promote fish farming as an alternative economic activity</li> <li>• Promote bee keeping as an alternative economic activity in Kieni East and West sub-counties</li> <li>• Construction of honey processing plant in Mahiga</li> <li>• Promotion of Rabbit keeping as a viable alternative economic activity</li> <li>• Construction of a milk processing plant (for cow milk) in Gatitu, Wamagana, Konyu, Gikumbo, Mutathini, Kiamariga, Mahiga, Kiaganda</li> <li>• Construction of a milk processing plant (for goat milk) in Gatarakwa and Ngandu.</li> <li>• Construction of an animal feed industry in Narumoru and Chinga</li> </ul>	<p>CGN</p> <p>Private Sector</p>	<ul style="list-style-type: none"> <li>• Established strategic pasture reserves</li> <li>• Accessible and affordable animal health</li> <li>• Improved income</li> <li>• Promotion of livestock based industrial growth</li> </ul>			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Engagement of private Sector	<b>Inclusion of the private sector in development of Nyeri County</b>	<ul style="list-style-type: none"> <li>Establish and promote an Annual Investment Forum in the County to attract investors to participate in Nyeri's economy.</li> <li>Introduction of supporting infrastructure like street lighting, toilets, waste management points, water points and storage facilities within all markets across the County.</li> <li>Establishment of one stop shop licensing in the County.</li> <li>Creation of proper modern markets in Konyu ward, Gatarakwa ward, Ruguru ward, Narumoru ward, Ruring'u ward, Aguthi/ Gaaki ward, Kiganjo ward, Gakawa ward.</li> <li>Connection of trading centres to water and electricity</li> <li>Expansion of the existing KIE sites in the County</li> <li>Construction of a juakali zone in Chaka and Othaya, Naromoru, Nyeri town, Kiawathanji, Watuka, Mweiga</li> <li>Establishing the Kiganjo SEZ site for branding and marketing of agricultural products for export</li> <li>Preparation of a trade policy for the County</li> </ul>	CGN	<ul style="list-style-type: none"> <li>Boosted investors' confidence &amp; protection</li> <li>Operation market stalls</li> </ul>			
Construction and reviving stalled of market stalls	Improvement of Business environment to encourage economic growth						
Preparation and implementation of a Pro MSE and industry policy in Nyeri				Pro -MSEs growth policies			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
<p><b>Promote private sector involvement and investment in Tourism</b></p> <p><b>Investment in tourism</b></p>	Investment in the tourism sector	<ul style="list-style-type: none"> <li>• Marketing of the tourism circuit regionally and internationally</li> <li>• Establish an Annual Festival for the County to showcase various tourist attraction and the culture of the residents to promote tourism.</li> <li>• Creation of information centres at Nyeri entry point towns (Narumoru, Mweiga, Karatina, Othaya)</li> <li>• Establish Nyeri and Karatina, Mweiga, and Narumoru as MICE destination (Meetings, Incentives, Conferencing and Exhibitions)</li> <li>• Promote Wildlife and Scenery based Tourism in Aberdare and Mount Kenya National Parks</li> <li>• Infrastructure investment and improvement</li> <li>• Promotion of historical centres in the County like Paxtu cottage at the Outspan Hotel, Baden Powell graves and Historical Gardens, Kimathi Trench at Kahigaini, Mau Mau caves in Narumoru,</li> <li>• Promotion of cultural centres like the Outspan and Narumoru/ Kiamathanga centres to promote the culture of the people of Nyeri County</li> <li>• Promote cultural festivals and Miss Tourism events where the ethnic communities can display their culture through music and dance.</li> </ul>	<p>CGN</p> <p>Private Sector</p> <p>KWS</p> <p>Kenya Tourism Board</p>	<ul style="list-style-type: none"> <li>• Regional corporation for sustainable tourism exploitation</li> <li>• Commercially viable tourist attractions.</li> <li>• Increased numbers of tourists: both local and international tourist.</li> <li>• Increased revenues to the County.</li> </ul>			



Source: Two Ems Associates, 2019

### 3.3 Integrated Transportation Strategy

Transport is a critical component of any sustainable and inclusive development to facilitate economic growth and poverty reduction.

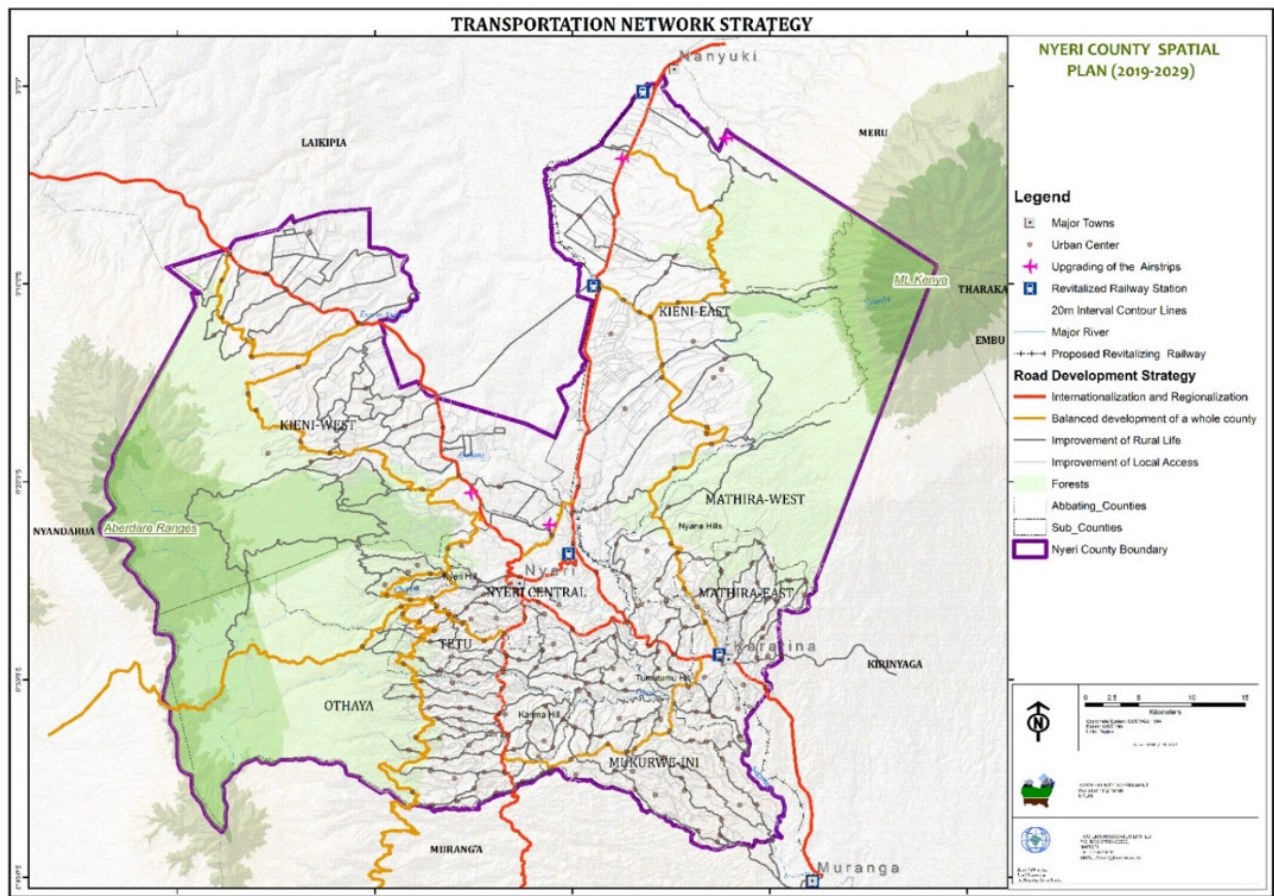
STRATEGIES	POLICIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Road connectivity	Opening strategic roads (Flagship)	<ul style="list-style-type: none"> <li>• Upgrading and tarmacking of strategic roads:</li> <li>• Nyeri-Ihururu-Kinunga-Kiandogoro-Tosha-Naivasha</li> <li>• Endarasha-Mwiyogo-Naromoru via Solio ranch.</li> <li>• Ichamara-Kimondo-Thangathi-Kiuu-Kirinyaga (joining A2)</li> <li>• Mukuruweini-Mihuti-Karundu-Gakurue-Kariru-Kimathi-Sagana.</li> <li>• Kagocho-Karindundu-Mukurweini road</li> <li>• Nyeri-Nyaribo-Chaka-Kiganjo (Modal Interchange)</li> <li>• Kimunyuru-Embaringo-Gakanga-Watuka-Charity-Endarasha</li> <li>• Mweiga-Amboni-Endarasha</li> <li>• Amboni-Nyarugumu-Ihururu-Ihwa-Kinunga-Kagogi-Muthua-ini-Kagwathi</li> </ul>	Ministry of roads and infrastructure, CGN KERRA KENHA KURA	<ul style="list-style-type: none"> <li>• Improved access to regional and county connectivity.</li> <li>• Decongestion of existing routes</li> <li>• Enhanced global competitiveness.</li> <li>• Improved Agricultural linkages to markets</li> <li>• Improved linkages to tourists' sites</li> </ul>			
	Development of sustainable and climate-resilient road infrastructure.	<ul style="list-style-type: none"> <li>• Irigathathi-Manyata-Gathioro – Nanyuki town</li> <li>• Karundas-Kairi-ManstoneMere-Judea-Bagdad-Kurkulet-Munyu</li> <li>• Gravelling and Murraming of feeder roads in the County (refer to map)</li> <li>• Construction of walkways and bicycle lanes in Mweiga, Nyeri, Chaka, Karatina, Mukurwe-ini Othaya, and Endarasha.</li> <li>• Construction/ rehabilitation of drainage system on all roads</li> <li>• Construction of bridges</li> </ul>					

STRATEGIES	POLICIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
	Improvement of rural life	<ul style="list-style-type: none"> <li>• Kurkulet-Munyu-Kairi-Ndathi</li> <li>• Nairutia-New City-Karai</li> <li>• Gathaithi-Karandi-Ndumanu-Kagochi-Kabiruini-Kiamariga-Kirichu</li> <li>• Naromoru-Gurucu-Soweto-Kariokor Road</li> <li>• Naromoru – Guruai – Irigathi - Manyatta</li> <li>• Gataithi- Karandi-Hundu-Ndumanu-Kagochi road</li> <li>• Kagochi-Gitunduti-Kabiruini-Kiamariga-Hiriga-Kirichu</li> <li>• Kiricheni-Lusoi-Munyu-Karkulet-Bagadad to join Judea</li> <li>• Mathari-Ihwa-Kinuga-Kagogi-Muthua-ini-Giteero-Kiamwathi</li> <li>• Gathenge-Kagumo-Kanunga-Kaheti-Mukurwe-ini</li> <li>• Mweiga-Amboni-Endarasha-Charity-Watuka-Gakanga-Embaringo-Kiamunguru</li> <li>• Ndingamano-Karangia-Gachatha-Kangaita</li> </ul>	Ministry of roads and infrastructure  CGN  KERRA	• Improved road infrastructure			
		<ul style="list-style-type: none"> <li>• Karindi-Mukurwe-ini, Gikondi-Muthuthini-Karaba-Mutoga-Thaara</li> <li>• Mweiga-Mwireri-Chaka-Karundas-Iruri-Judea-Manyata—Irigithati-Guruai-NaroMoru-Nanyuki</li> <li>• Mumbuni-Kariko-Kabebero-Gitugu-Huvoini-Tosha-Kirurumi</li> <li>• Mukuruweini-Gikondi-Muthuthini-Karaba-Mutonga-Thaara</li> </ul>					

STRATEGIES	POLICIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
		<ul style="list-style-type: none"> <li>• Karatina- Karindundu- Kiamambara- Mungetho-Chieni- Gakuyu-Thagathi</li> <li>• Nairutia-Mugunda- Kimuri-Gatarakwa- Kiawara-Muringa</li> <li>• Endarasha-Charity- Watuka-Gakanga- Embaringo- Kimonyoru</li> </ul> <p><b>Tourism roads</b></p> <ul style="list-style-type: none"> <li>• Nanyuki-Gathioro- Manyatta-Judea- Kamunyu-Ndathi</li> <li>• Naromuro- Mwiyogo-Kihuhiro- Wandere park gate.</li> <li>• Nyeri-Mathari- Ihururu-Njonguini- Ruhuruini</li> </ul>					
	Construction of bridges	<p>Development of new bridges:</p> <ul style="list-style-type: none"> <li>• All the roads across River Gura river, Chania, Sagana etc</li> <li>• Bridge to be constructed (Kwa John bridge)</li> <li>• Wathairo bridge</li> <li>• Ngura Road Bridge</li> <li>• Karuraini (Githima bridge) Muhoya bridge</li> <li>• Bridges across Karege, Gituchu, (Kiahuria, Karege, Githegethe secondary schools</li> <li>• Hombe Bridge and Gathira Bridge</li> <li>• Bridge/culvert near Gakawa dispensary</li> </ul>	<p>Ministry of roads and infrastructure CGN</p> <p>KENHA</p> <p>KERRA</p> <p>KURA</p>	<ul style="list-style-type: none"> <li>• Improved access and connectivity.</li> </ul>			

STRATEGIES	POLICIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Toward sustainable urban development and improvement of urban life	Design attractive and comfortable walk-able and cycle-friendly streets by including features such as landscaping, benches convenience facilities, and street lighting to create "dignified spaces". Classify all urban roads/streets according to their desired distinct functions and design them accordingly Development of other road transport facilities	<ul style="list-style-type: none"> <li>• Construction of walkways and bicycle lanes in Mweiga, Nyeri, Chaka, Karatina, Mukurwe-ini Othaya, and Endarasha.</li> <li>• Construction of crossing points for NMT users, including proper signage on the direction of flow of vehicles</li> </ul>	Ministry of Roads and Infrastructure CGN KENHA KURA	<ul style="list-style-type: none"> <li>• Improved NMT infrastructure</li> <li>• Reduced number of accidents</li> <li>• Reduced traffic congestion</li> </ul>			
		<ul style="list-style-type: none"> <li>• Construction/ rehabilitation of drainage system on all roads</li> <li>• Construction of modern parking lots all urban centres</li> <li>• Incorporation of Disabled friendly parking bays in all municipalities and towns</li> <li>• Construction of modern bus park in Mukurweini, Othaya, Karatina, Mugunda, Magutu and Naromoru</li> </ul>	Ministry of roads and infrastructure	<ul style="list-style-type: none"> <li>• Improved road infrastructure</li> <li>• Reduced number of accidents</li> <li>• Reduced traffic congestion</li> </ul>			
	Dualling of A2 highway	<ul style="list-style-type: none"> <li>• Marua-Kiganjo-Nanyuki (continuation of on-going dualling which is expected to end at Marua)</li> </ul>	KENHA	<ul style="list-style-type: none"> <li>• Improved access to regional and county connectivity.</li> <li>• Decongestion of existing routes</li> </ul>			
Develop multimodal connectivity among the various transport sectors	Improvement of air transport infrastructure	Upgrading of airstrips to an all-weather standard with all necessary equipment's. such as: <ul style="list-style-type: none"> <li>• Nanyuki Airstrip</li> <li>• Nyaribo Airstrip</li> <li>• Mweiga Airstrip</li> <li>• Mt. Kenya Airstrip</li> </ul>	Kenya Airports Authority  Ministry of roads and infrastructure	<ul style="list-style-type: none"> <li>• Transport in the County</li> <li>• Enhanced multimodal connectivity</li> <li>• Alternative means of transport</li> </ul>			

**Map 4: Proposed Transportation Network**



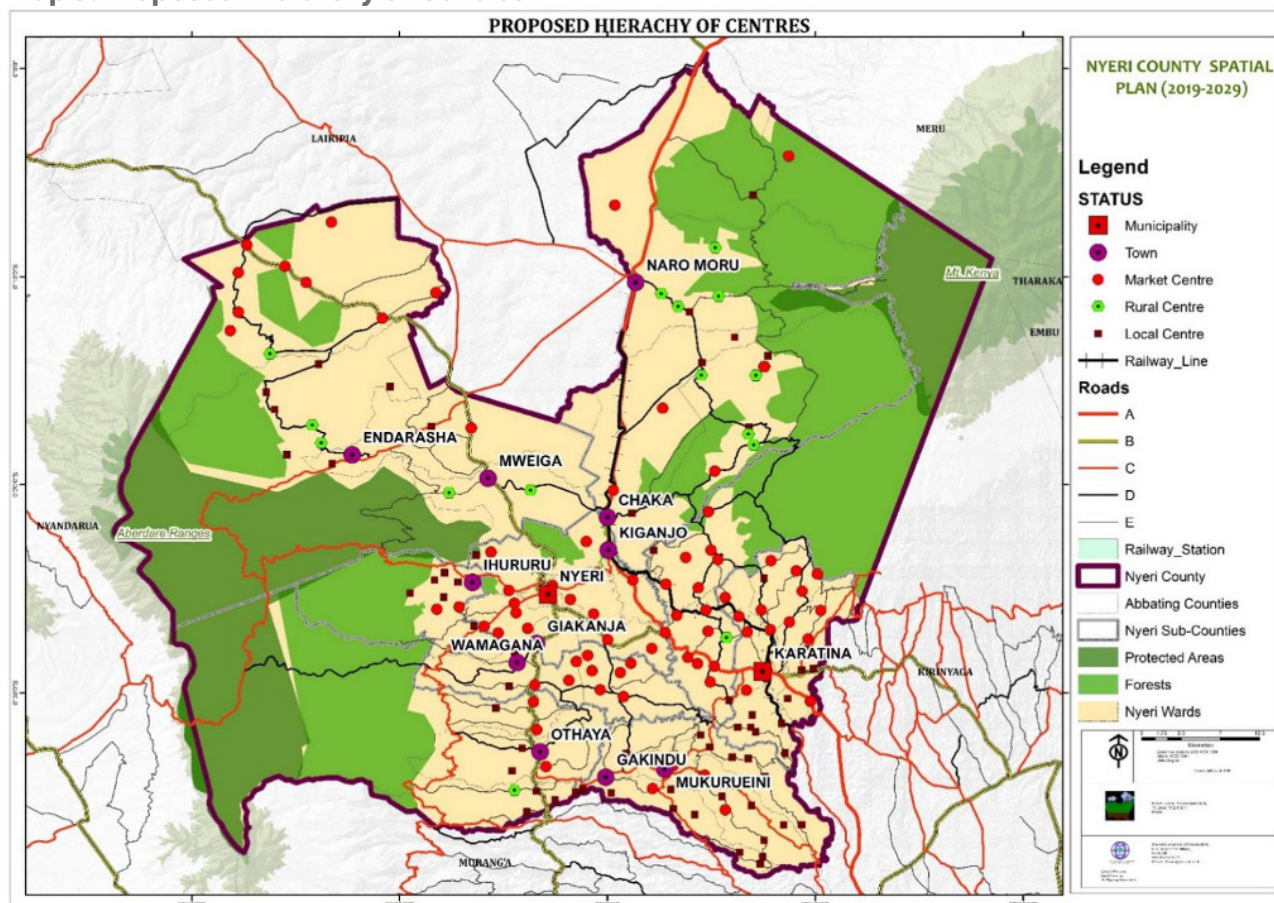
Source: Two Ems Associates, 2019

### 3.4 Human Settlement Strategy

STRATEGIES	POLICIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Planning of urban centres	Planning of settlement schemes	Servicing of major settlements will be addressed in adherence to zoning guidelines per centre as stipulated in the Physical Land Use Planning Act and the Physical Planning Handbook of 2006.	CGN	Planned Settlements			
	Control of subdivision	Land Subdivision will be contained as per the minimum land size per agro-ecological zone and hierarchy of centre.					
	Preparation of Local Physical and Land Use Development Plans to zone land-use activities and promote control development	Preparation of Local Physical and Land Use Development Plans to zone land-use activities and promote control development for Karatina, Othaya, Mweiga, Mukurweini, Endarasha, Narumoru.		Planned urban areas with urban infrastructure and amenities.			
	Control Urban Sprawl	Delineating urban areas to encourage vertical development and more compact urban areas in (Nyeri, Karatina, Othaya, Mweiga, Kiganjo, Mukurweini, Wamagana, Ihururu, Endarasha, Naru Moru, Chaka, Giakanja).		Delineated urban areas			
	Essential service provision for urban centres	Rehabilitation/ establishment of public utilities in major towns such as sewerage treatment systems/ plants, water treatment plants and landfills/ dumpsites in all major towns.		Serviced urban settlements.			
	Classification of urban centres.	Identifying urban centres to be classified and application for conferment of appropriate status.		Hierarchized urban centres.			
	Urban housing	Encourage PPP initiatives to promote investment in housing sector and Provide services that induce development of urban housing.		Adequate and affordable houses.			

STRATEGIES	POLICIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Planning for the rural hinterland	Protection of Public land	Clearly mark out and fence public land within urban centres to protect it from land grabbing, to provide space for future expansion or construction of public utilities/ facilities	Private sector.	Fenced public land in urban areas.			
	Restricted expansion of rural settlements into ecologically fragile areas.	Identify and relocate settlements on ecologically fragile areas.	County Department of Lands, Physical Planning, Housing and Urban Development	Conserved ecologically fragile settlements			
		Zoning and conservation of ecologically fragile areas to prevent encroachment.	County Department of Lands, Physical Planning, Housing and Urban Development	Resettlement and conservation plans.			
		Sensitization and involvement of public in protection and conservation of eco-fragile ecosystems.	County Department of Water, Environment, Natural Resources and Sanitation.	Existence of fragile ecosystems manned by communities.			
		Promotion of low-cost housing using local housing technology and materials to construct decent and affordable houses.	County Department of Lands, Physical Planning, Housing and Urban Development	Descent and serviced rural housing.			

**Map 5: Proposed Hierarchy of Centres**



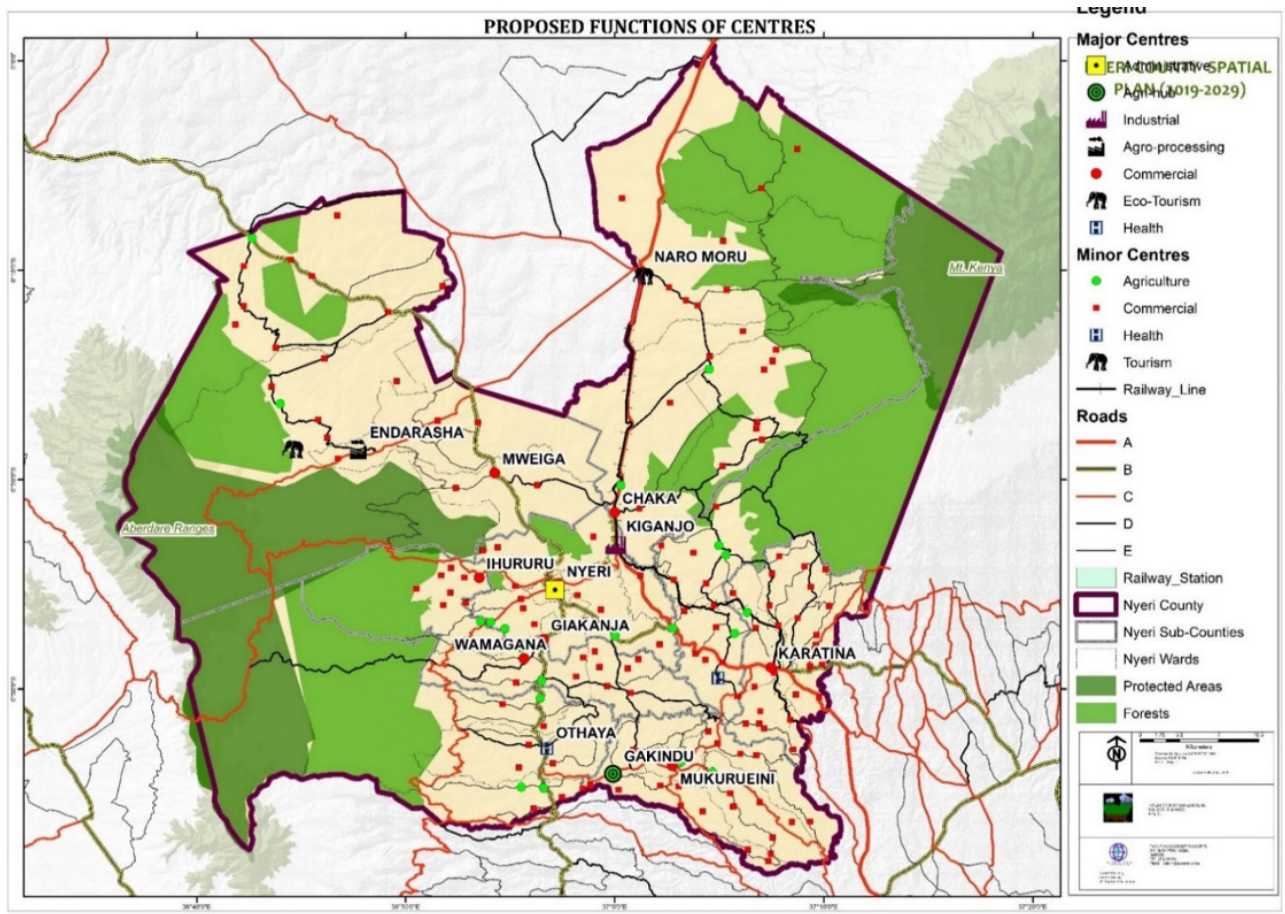
The Human Settlement Strategy has sub-strategies for planning of urban areas and planning of rural catchments.

The urban strategy proposes the improvement of existing urban areas through preparation of local physical and land use development plans for all major centres as well as growing centres.

The rural development strategy proposes the servicing of rural areas and the conservation of prime farmlands.

*Source: Two Ems Associates, 2019*

**Map 6: Proposed function of centres**



Source: Two Ems Associates, 2019

### 3.5 Appropriate Infrastructure and Services Provision Strategy

Infrastructure forms the key enabling component in achieving the plan vision of “transforming lives through advancement of infrastructure, economic prosperity, food security and environmental conservation”.

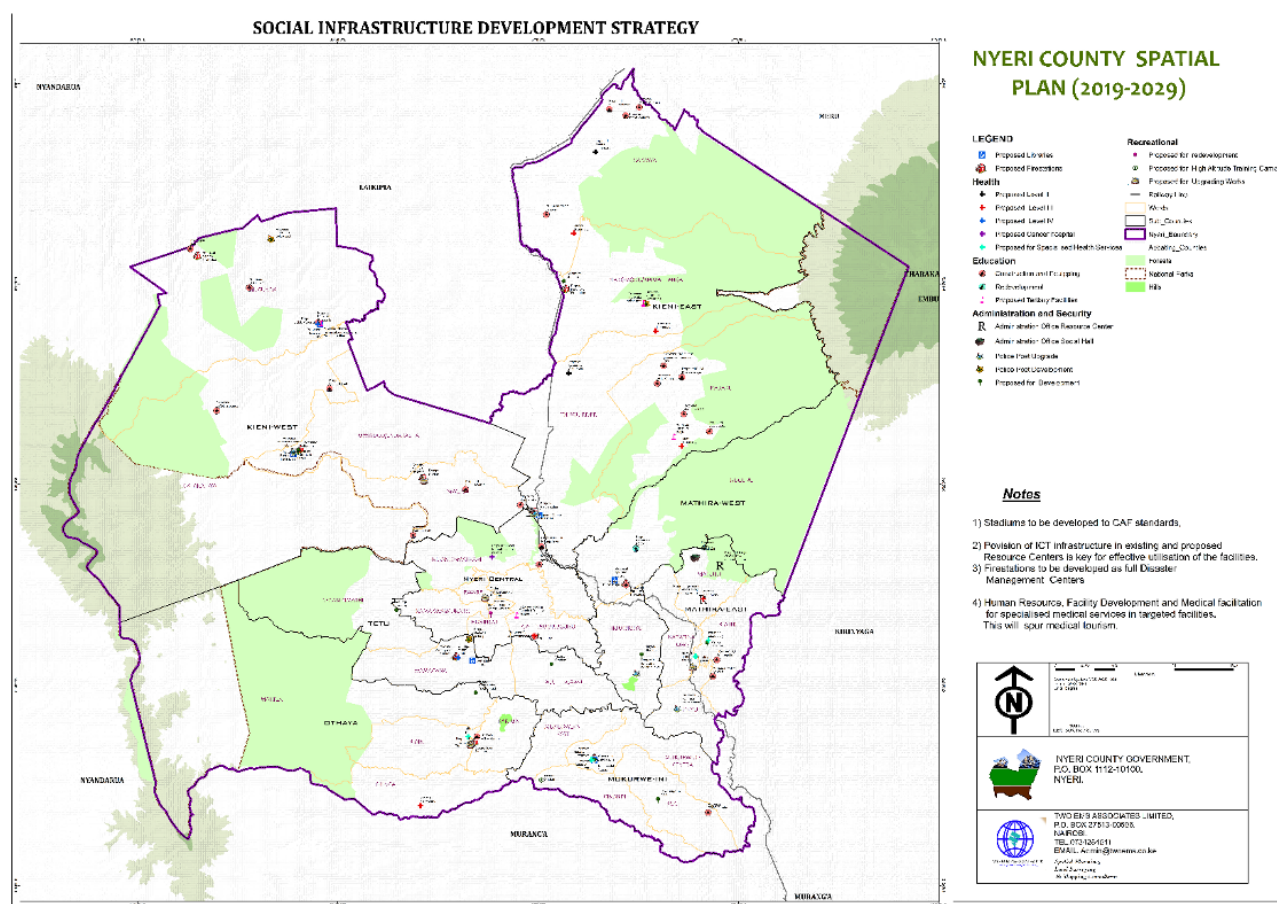
POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Access to clean energy	<b>Energy Access Improvement</b>  <b>Improve access to ICT</b>	<ul style="list-style-type: none"> <li>Construction and operationalization of a solar harnessing farm at Mugunda, Area between New-city and Kiawara, Rurii and Muringa.</li> <li>Construction and operationalization of a Mini-Hydroelectric Turbines at Chinga. Gura river, Kariba, Mariba river, Chania River falls</li> <li>Construction and operationalization of power evacuation infrastructure</li> <li>Connect all resource centers to 4G+/5G Fiber Optic Cable.</li> </ul>	Nyeri County government department of public works in collaboration with Rural Electrification and Renewable Energy Corporation and KPLC	<ul style="list-style-type: none"> <li>Improved access to electricity.</li> <li>Job creation for the youth.</li> <li>Efficient access to information.</li> </ul>			
Access to water at a household level	Water Access Improvement Strategy	<ul style="list-style-type: none"> <li>Public-private partnerships in water harvesting, this can be practiced in Mahiga, dedan kimathi, Iriani, magutu, Iria-ini and Ruguru wards</li> <li>Rehabilitation, upgrading works of existing water reservoirs in Kamburaini Dam, Kabunda Water Project Earth Dam, Kabendera Water Dam, Githura Dam, Chinga Dam, Hohwe Dam and Kiria Dam etc</li> <li>Rehabilitation, and upgrading of local community water schemes: All existing Water local water projects, Gatarakwa Water Project, Kabunda Water Project etc</li> </ul>	Nyeri County Government	<ul style="list-style-type: none"> <li>Improved access to water</li> <li>Improved irrigation.</li> <li>Improved living standards.</li> </ul>			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Construction and operationalization of sewer trunk lines and Sewerage Treatment Plants	<b>Sanitation Improvement Strategy</b>	<ul style="list-style-type: none"> <li>Construction and operationalization of sewer trunk lines and Sewerage Treatment Plants i.e.</li> <li>Endarasha – Mweiga; Nairutia – Kiawara; Dedan Kimathi; Othaya-Wamagana; Naromoru town; Nyeri-municipality; Mukurweini-Sanitation Improvement project Karatina -municipality; and Kiganjo-Chaka Sanitation Improvement Project</li> <li>Construction and operationalization of Solid waste Management Plant and landfill in Thegu river and Gatarakwa ward</li> </ul>	Nyeri County Government	<ul style="list-style-type: none"> <li>Improved health amongst the County resident.</li> <li>Increased population production levels across all sectors.</li> <li>Conservation of ground water from pollution.</li> </ul>			
ECD, Primary and Secondary education facilities improvement	<b>Education Facilities Improvement Strategy</b>	<ul style="list-style-type: none"> <li>Improvement of ECD, Primary and Secondary education facilities through teaching personnel deployment.</li> <li>Construction of ECDE facilities in Gatarakwa, Mugunda, Mwireri, Gakawa, Othaya town etc.</li> <li>Improvement of tertiary facilities through provision of learning equipment and upgrading of Kiamathaga polytechnic to TVTC; Kimahuri polytechnic to VTC.</li> <li>Construction and equipping of proposed Miesha TTI</li> <li>Improvement of special education facilities</li> </ul>	Nyeri County Government	<ul style="list-style-type: none"> <li>Increased accessibility to schools and improved learning conditions.</li> </ul>			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
Facilities redevelopment, renovation and upgrading	<b>Health services improvement strategy</b>	<ul style="list-style-type: none"> <li>• Improve the number of Ambulances in all Level IV, and at least one in every health center.</li> <li>• Provision of specialized health services to Karen Hospital, Mukurweini Sub County Hospital, Othaya Hospital</li> <li>• Upgrading of Gautama Dispensary to Level II</li> <li>• Upgrading of Naromoru, Gichira, and Wamagana Health Centre to level IV</li> <li>• Upgrading of Mureru, Ndathi, Kamburaini, Gatitu, Gitimaini, Kagicha Dispensary to level III</li> </ul>	Nyeri County Government	• Improved health care services across the County, that would transform the County into a health hub.			
Facilities provision and upgradee	<b>Security facilities improvement strategy</b>	<ul style="list-style-type: none"> <li>• Redevelopment, renovation and upgrading of the following facilities; Mwiyo AP Post, Endarasha Police Post Chief Office Gikondi, Kiamabara Police Station, Chief Camp Konyu, Ngunguru Chief Camp, Rititi Police Post, Ngorano Police Post, Itemerini Assistant Chiefs Office</li> <li>• Provision of adequate number of Police vehicles in all the police posts and stations across the ward.</li> </ul>	Nyeri County Government	• Improved security and fast response across all the wards.			

POLICIES	STRATEGIES	ACTIONS	ACTOR	OUTCOME	TIMEFRAME		
					SHORT TERM	MEDIUM TERM	LONG TERM
<p>Construction and equipping of libraries</p> <p>Construction and equipping of fire brigades.</p>	<p><b>Social Halls and Resource Centre Facilities strategy</b></p>	<ul style="list-style-type: none"> <li>• Construction and equipping of libraries in Kiawara, Endarasha, Chaka, Mukurweini, Ngorano and Wamagana</li> <li>• Construction and equipping of fire brigades in Ngorano, Mukurweini, Othaya, Naromoru, Wamagana, Endarasha fire station etc</li> <li>• Construction and equipping social halls and resource centers in Mahiga, Mumwe community center, Kiamariga community hall, Kirerema Youth Center, Endarasha Community Resource Center, Mweiga Town Hall etc</li> </ul>	<p>Nyeri County Government</p>	<ul style="list-style-type: none"> <li>• Improved access to library services</li> <li>• Improved preparedness and response in cases of a disaster</li> </ul>			

## Map 7: Social infrastructure strategies



Source: Two Ems Associates, 2019

### 3.6. Structure Plan

A structure plan is a framework that sets out strategic planning policies on space, broad zoning document, as well as a policy instrument. The structure plan comprises of a physical zoning plan map indicating the broad land uses, transportation connectivity proposals, existing and proposed infrastructure facilities and areas of economic and environmental activities, following an integration of various alternatives envisioned. Policies and standards are also assigned to each proposed land use to ensure harmony and equity upon implementation of the plan, through the next ten years.

This structure plan is a result of comprehensive analysis of the County using various tools such as land capability analysis, land availability/ suitability analysis, transportation analysis, infrastructure gap analysis, human settlements analysis, and environmental sensitivity analysis. In particular, this section was deeply rooted in inputs collected from rich public participation through sub-County-specific forums for the general public, meetings with both the County executives and County MCAs, as well as technical validation meetings involving both national and County government planners.

<b>Land use plan</b>	<ul style="list-style-type: none"><li>• Depicts the spatial layout of the proposed land uses</li></ul>
<b>Land management policies</b>	<ul style="list-style-type: none"><li>• Highlights the behaviour and practices to be promoted for land utilization</li></ul>
<b>Land use policies</b>	<ul style="list-style-type: none"><li>• Identify the standards guiding use of land within each proposed land use category</li></ul>

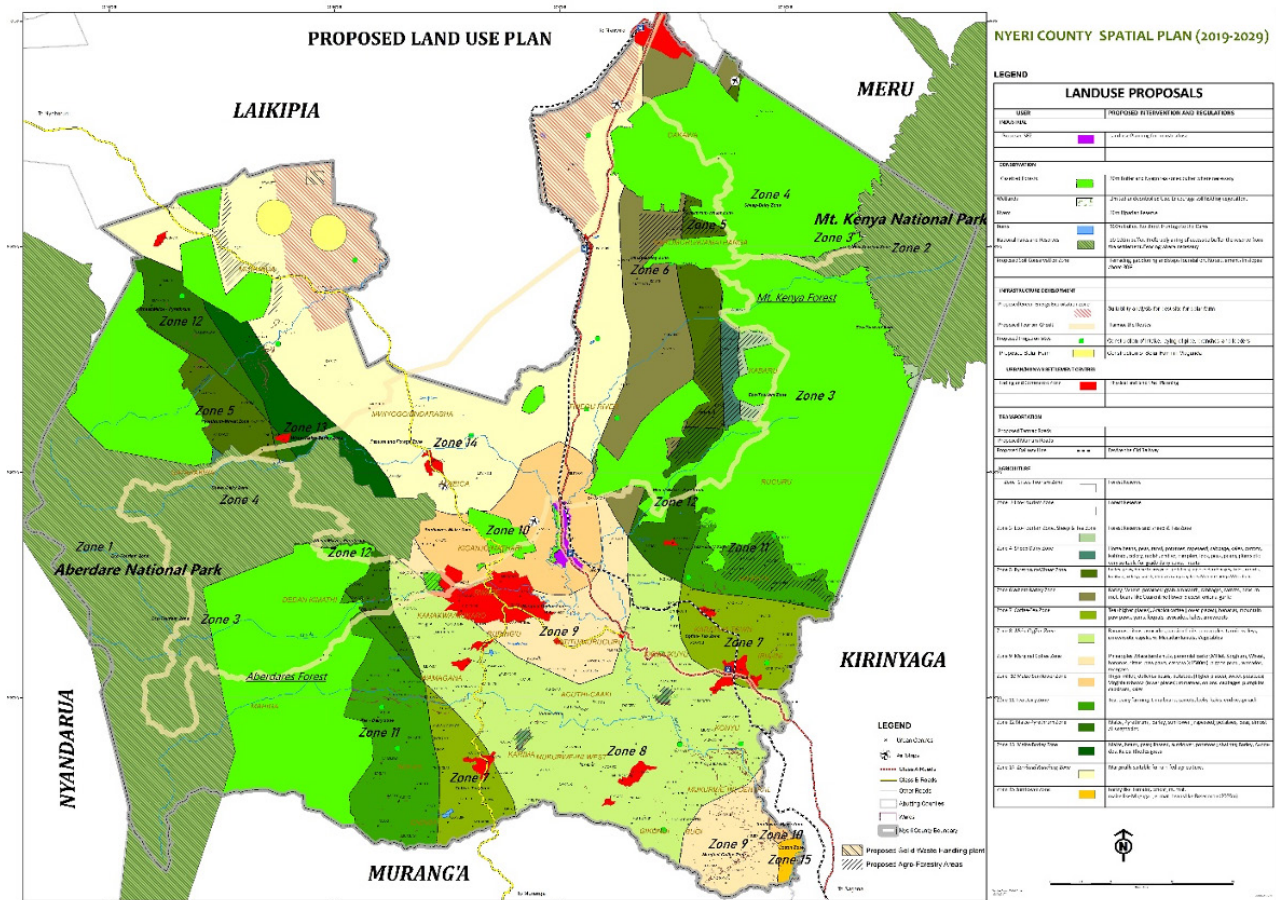
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## Nyeri County Spatial Plan

## 04

This chapter presents the County spatial structure that indicates the broad land uses, transportation connectivity proposals, existing and proposed infrastructure facilities and areas of economic activities, following an integration of the various scenarios envisioned. The County spatial structure has further been depicted at smaller scale using the wards as planning units. Policies and standards have also been assigned to each proposed land use to ensure harmony and equity in the County upon implementation.

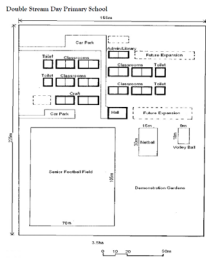
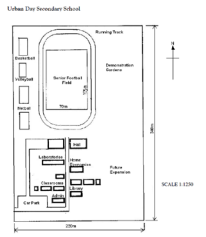
## Map 9: Proposed Land Use Plan



Source: Two Ems Associates, 2019

## Development Control Regulations and Guidelines

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
0	Residential	High density	High number of settlements per square kilometer	GC=80% Housing typologies: Row Housing Multi-Family Dwelling	County Government Shall regulated building approvals.	<ul style="list-style-type: none"> <li>Proposed minimum land sizes</li> <li>0.055ha</li> <li>Access to water, sewer, electricity, solid waste collection and minimum of 9m road</li> </ul>	No plot sub-division allowed beyond stipulated minimum lot size
		Medium density	Moderate number of settlements per square kilometer	GC=60% Housing typologies: Semi-detached Apartments		<ul style="list-style-type: none"> <li>Proposed minimum land sizes</li> <li>0.1ha</li> <li>Access to water, sewer, electricity, solid waste collection and minimum of 9m road</li> </ul>	
		Low density	Low number of settlements per square kilometer	GC=40% Housing typologies: Bungalows Mansionates Villas		<ul style="list-style-type: none"> <li>Proposed minimum land sizes</li> <li>0.4ha</li> <li>Access to water, sewer, electricity, solid waste collection and minimum of 9m road</li> </ul>	
1	Industrial	Heavy Industrial	Major manufacturing sites, Special Economic Zones	The total site area for a major industrial area should be between 500-1200 acres	An Environment Impact Assessment (EIA) needs to be conducted to determine suitability of location of the industry.	<ul style="list-style-type: none"> <li>Always provide a Separation from residential areas through green buffer zones of minimum 30metres, preferable an urban park</li> <li>The site shall be sewerage, connected to piped water, has a solid waste receptacle and connected to power grid.</li> <li>Open space shall be landscaped and provided with street furniture.</li> </ul>	Special Economic Zones local physical and land use development plans are key to actualize this
		Light Industrial	Small scale industrial areas within town	Parcel sizes 1-2 ha			

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
2	Education	Pre-primary	Early Childhood Development Education	Minimum parcel size 0.15-0.25ha @2500 catchment population	Govt policy such as: attached to primary schools amongst others shall apply.	<ul style="list-style-type: none"> <li>Developed within walking distance of 300-500meters in urban areas and 1km in Rural areas.</li> </ul>	Figure 1 Sample site plan 
		Primary	Class 1-6	Minimum parcel size 3.5 Ha @3500 urban and 4000 rural population catchment population.	Govt policy on education shall apply	<ul style="list-style-type: none"> <li>Schools are encouraged to build storied buildings for economy.</li> <li>Teaching staff accommodation if provided, it requires another 0.8 Ha</li> <li>Where land limited consider vertical development of a maximum of two levels (ground floor and first floor)</li> <li>Sample site plan</li> </ul>	Source: physical planning handbook
		Secondary	Junior 1-4 Senior 5-6	Boarding Secondary @25000 population	Govt policy on education shall apply	<ul style="list-style-type: none"> <li>Mixed day secondary school should be within an easy walking distance of 2km for secondary day schools.</li> </ul>	Figure 2 Sample site plan 
				Mixed day secondary @8000 population			
				One stream			
				Two streams			
				Three streams			
							Source: physical planning handbook

Code	Zone	Area	Description	Standards		Regulations	Guidelines	Remarks
		Tertiary Education	University	Minimum Parcel size 50 Ha		Govt policy on Tertiary education shall apply	<ul style="list-style-type: none"><li>• 10/1.5 hectares or more for the main campus/ polytechnics.</li><li>• 2 hectares or more for any University land.</li><li>• 2/1.0 hectares or more for open spaces and car parking exclusively.</li><li>• 2 hectares of land set aside for sewerage plant where there lacks Local Authority sewerage system.</li><li>• outdoor sports</li></ul>	<ul style="list-style-type: none"><li>• University and TVETs are managed by national government</li><li>• Polytechnic are managed by county government.</li></ul>
			TVETs	Minimum Parcel size 20 Ha				
			Polytechnics	Minimum Parcel size 5 Ha	@10,000 population			
3	Conservation	Riparian Reserves	A distance of 30 meters on either side of rivers. 100-meter each side of springs.	All rivers in the County should have their riparian reserves protected (a distance of 30 meters on either side). 100-meter buffer from springs along which trees can be planted along all springs and streams.		NEMA must license any abstraction of water or effluent discharge into water sources. No person shall cultivate or undertake any development activity within full width of a river or stream to a minimum of 6 meters and a maximum of 30 meters on either side based on the highest recorded flood level.	<ul style="list-style-type: none"><li>• Planting of appropriate tree and shrub species along riparian reserves to prevent siltation into water bodies</li></ul>	<ul style="list-style-type: none"><li>• Sustainable uses of wetlands allowed by EMCA 2009 Regulation such as apiculture.</li></ul>
Wetlands		Swamps/ marshy areas	A buffer zone of 30 meters from the high-water mark edge should be maintained.		Development permission for wetland zones must be sought.	<ul style="list-style-type: none"><li>• Prohibited activities include car washing, location of sanitary facilities and solid waste disposal as they can cause pollution.</li></ul>		
Forests		National gazetted forests	A buffer zone of 60 meters from should be maintained		Any human activities within the forests must be authorized by the Kenya Forest Service (KFS)	<ul style="list-style-type: none"><li>• KFS guidelines applicable</li><li>• Use of the buffer on compatible land use.</li></ul>	<ul style="list-style-type: none"><li>• Forests within the county are national resources</li></ul>	

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Steep Slopes	Slopes above 200	No development in slopes above 400 Limited Human activities in slopes of 150-400	Development in areas of slopes of above 40 degrees should be restricted to only planting of trees, grass, tea, sugarcane or bananas Construction of terraces on slopes above 15 degrees especially in Gikondi, Mukurweini and Rugi wards	<ul style="list-style-type: none"> <li>Contour farming is encouraged in areas with slightly steep slopes 5-15 degrees</li> <li>Step foundation building designs applicable in slopy areas.</li> </ul>	<ul style="list-style-type: none"> <li>Steep slopes are prone to landslides especially Mukurweini sub-county</li> </ul>
		Flood Prone	Land areas adjacent to rivers and streams that are subject to recurring inundation	A buffer zone of 30 meters from the high-water mark edge should be maintained.	Allowed Uses: damming and channeling for rice or fish farming	<ul style="list-style-type: none"> <li>Planting of appropriate tree and shrub species limits intensity of inundation</li> </ul>	
		Mines and Quarries	Deserted/ Unused open cast mines and quarries	A buffer of 500m radius for small and medium scale mining mines shall be maintained. A 1km radius buffer shall be maintained for large scale mines	Developed as mini-dams, or backfilled with soil. Vegetation should be planted within the buffer.	<ul style="list-style-type: none"> <li>Encourage planting of trees to act as a buffer around the mines.</li> </ul>	
		Tourism Zones	Areas of scenic beauty and cultural villages	Provide a buffer zone of 50 meters from the edge Provide for land for hotels and lodges A buffer zone of 50 meters is recommended around the park. Provide major road access to these tourist sites	Protected Areas/ National parks and game Reserves delineate areas	<ul style="list-style-type: none"> <li>The buffer zone can be used for provision of outdoor furniture, management of solid waste and sanitation</li> <li>Wildlife corridor of 3 km is recommended for migratory routes along the major animal corridors; Laikipia -Mt. Kenya elephant corridor</li> </ul>	
	Recreational	Stadiums	Facility serving a catchment population of 50,000+	Confederation of Africa Football (CAF) approved	Provided with public access of a minimum 9m. Cater for recreation use by providing car-parking spaces, picnic sites and refuse disposal facilities of at least 5.0 ha	<ul style="list-style-type: none"> <li>Compatibility of tourist and recreational developments with surrounding land use patterns, cultural values of the local population and not injurious to the natural attraction of the area.</li> </ul>	

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Neighbourhood Parks	Facility serving population between 2000-3,000.	least parcel size 0.25ha	Should be located within a walking distance within neighbourhoods	• Regular maintenance is required, cutting grass, regular collection of solid waste, include signage. Provide a chain-link fencing around the area	• It can be used as a landscaping buffer between major roads and the housing areas and between industrial areas and housing.
		Urban Parks	Facility serving a catchment population of 3,000-10,000.	Minimum parcel area 1.0ha	Should be located within a walking distance across major town axis		
4	Public Purpose	Health	LEVEL VI National referral hospital	least parcel size 20Ha	Critical areas within the facilities Parking =0.02ha Hospital waste management area=0.01ha Water storage and generator area=0.01ha Open space=0.1ha	• They should be easily accessible by an ambulance and be provided with basic infrastructural services. • Dependent on the level of health service, it is necessary to reserve adequate land for future expansion and for public cemeteries near health facilities.	• Provide proper signage along the road
			LEVEL V County referral hospital	least parcel size 8Ha			
			LEVEL IV Sub -County hospital	least parcel size 8Ha			
			LEVEL III Health centre	least parcel size 3Ha			
			LEVEL II Dispensary	least parcel size 2Ha			
			LEVEL I Community Health Unit	Every link facility shall provide office space for the community health unit/s attached to it, to serve as a resource center			
			Nursing homes	least parcel size 0.4Ha			
			Veterinary clinics	least parcel size 0.1Ha			
		Community centre	Facilities within the center: - Library/ Resource centre, Social hall, VCT centre, Amphitheatre (Cultural dances, cinema etc.)	least parcel size 1.0Ha Social hall 100 Seats (@ 1M2 +Stage and Circulation 250M2 Library:400M2(40 readers at a time @ 30square feet per reader) Administration center:200M2 Kitchen area:20M2 Sanitation area 50M2		• Minimum Road reserve frontage 9 Meters, asphalt paved and Provided with NMT infrastructure	• Provide proper signage along the road

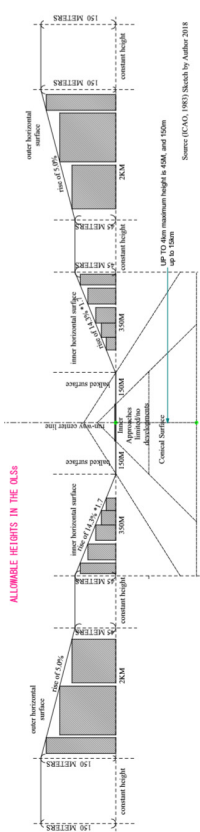
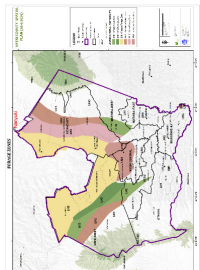
Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Security Facilities	Police stations per every 10,000 persons	least parcel size 2.0 ha.		<ul style="list-style-type: none"> <li>The site shall be sewerred, connected to piped water, has an assorted solid wastebins and connected to power grid.</li> <li>200m2 parking area.</li> </ul>	<ul style="list-style-type: none"> <li>Provide proper signage along the road</li> </ul>
			Police post per every 2,000 persons	least parcel size 0.25 ha			
			Patrol base	least parcel size 0.1 ha			
		Disaster management Units	Fire stations, flood and landside management,	Minimum parcel size of 0.4 ha 200m2 parking area 100m2 water storage area 10m3 water tanks 1000m2 Drilling area		<ul style="list-style-type: none"> <li>A small fire station would require 1 fire engine and at least 30 staff members to cover a population of between 50,000-100,000 people.</li> </ul>	<ul style="list-style-type: none"> <li>Provide proper signage along the road</li> </ul>
		Administrative areas	County and National government offices.	Minimum parcel size of 0.4 ha Adequate access with NMT provisions.		<ul style="list-style-type: none"> <li>They should be sited away from the industrial but closer to residential or commercial zones respectively to allow close interaction with general public. Factors for their location:</li> <li>Geographical centrality</li> <li>Spatial compactness</li> <li>Public parking</li> <li>Accessibility</li> </ul>	<ul style="list-style-type: none"> <li>Provide proper signage along the road</li> </ul>
		Libraries		Minimum parcel size of 0.4 ha		<ul style="list-style-type: none"> <li>KNLS guidelines applicable</li> </ul>	<ul style="list-style-type: none"> <li>Provide proper signage along the road</li> </ul>
5	Commercial	Mainstream commercial zones	CBDs and downtowns	Building typologies Low rise buildings, Convenience shopping centres, Motels and full-service hotels GC-80% to maximum allowable	County Government to regulated building approvals and adherence to standards.	<ul style="list-style-type: none"> <li>Each Commercial plot shall have access to</li> <li>Water</li> <li>Sewer</li> <li>Solid waste collection</li> <li>Minimum of 12m access road frontage</li> <li>Parking provisions</li> </ul>	<ul style="list-style-type: none"> <li>Commercial Buildings fronting main avenues within CBD should provide 3m eave overhung</li> </ul>

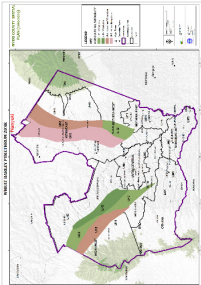
Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
6	Public Utilities	Energy	Capacity of line	Wayleave	No Permanent physical development allowed along the wayleaves Allowed activities: -Agricultural -Forestry -Road developments -Pipeline etc	• Main receiving sub-stations 275KV are not suitable to be close to residential areas, open spaces and public facilities. Require buffer zones in between sub-stations and other land uses (about 50m).	
			11 KV	10m			
			33KV	20m			
			40KV	20m			
			66KV	30m			
			132KV Single circuit towers	50m			
			132KV Double Circuit towers	60m			
			Sub-stations	Minimum land size		• Main receiving sub-stations require a minimum of 5% of the exterior spaces that are reserved for landscape.	
			Main receiving sub-station	1.6 ha			
			Main distribution sub-stations	45mx45m			
			Single chamber	16.5mx13.5m			
			Double chamber	17mx13.5m			
			Mini-HEP power Utilities	Shall be installed where there is a natural waterfall	Each Project is subject to Environmental Impact Assessment (EIA) before commencement.	• Installation shall not cause significant disruption of the biodiversity within the production zone.	• Cost and benefits of each such project shall be such that one Mini-HEP project is adequate to operationalised one Tea Factory.
			Solar Energy Utilities	Shall be installed in areas that receive solar insolation greater than 4w /hr/m2.	Each Project is subject to Environmental Impact Assessment (EIA) before commencement.  Way leave standards shall apply	• An Evacuation sub-station shall be provided within the vicinity of the farm.	• Key source of renewable; climate change compliance
				Minimum land area for the solar farm shall be 40ha		• Minimum access road shall be 15m	
						• A buffer zone of at least 100meters should be provided.	

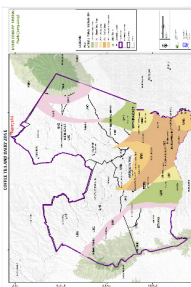
Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Water	Water reticulation systems	A 50m Buffer zones should be provided in areas where water treatment plants are located.	Each Project is subject to Environmental and Social Impact Assessment (ESIA) before commencement	• Where possible 2000mm diameter wide utilities duct should be provided along roads shoulders for water and sewer pipelines	
			Ground water	Boreholes: A buffer zone of 500 meter between one to the next		• Tree planting is therefore encouraged in the buffer zone.	
				Springs: a buffer zone of 100meters.			
			Commercial water points	Minimum area of 3 x 3 m. Provided for in informal settlements.			
		Sewer Management	Sewage collection and sewage treatment plants be considered for all settlements with a population of 3,000 or more	Minimum land size for a STP is 10 acres	Each Project is subject to Environmental and Social Impact Assessment (ESIA) before commencement	<ul style="list-style-type: none"><li>• Factors for consideration in locating a sewer treatment plant (STP)</li><li>• Locations of drinking water sources, surface water intakes and groundwater wells;</li><li>• Adequacy of isolation from residential areas and land use surrounding plant site;</li><li>• Prevailing wind directions;</li><li>• Susceptibility of site to flooding; Suitability of soil conditions;</li><li>• Adequacy of site for future expansion and/or provision for additional treatment stages;</li><li>• Suitability of site with respect to access to receiving body of water or other means of treated sewage effluent disposal;</li><li>• Assimilation capacity of receiving water body;</li></ul>	<ul style="list-style-type: none"><li>• Air screens such as trees should be provided within the buffer zones for STPs</li></ul>

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
				STP capacity distance Equal to or Less than 500 m <sup>3</sup> /d - 100 m (330 ft)		• Acceptability of site with respect to sludge disposal/ utilization options on site or access to areas off site;	
				Greater than 500 m <sup>3</sup> /d but Less than 25,000 m <sup>3</sup> /d - 150 m (490 ft)			
				Equal to or Greater than 25,000 m <sup>3</sup> /d - greater than 150 m (490 ft)			
				Sewage Lagoons - 100 to 400 m (330 to 1,300 ft)			
		Solid waste management	Waste reducing and Recycling plant.	Minimum parcel size 12-20 acres. Waste Management Regulations, 2006 (Legal Notice No. 121) shall apply	Each Project is subject to Environmental and Social Impact Assessment (ESIA) before commencement.	<ul style="list-style-type: none"> <li>• Located away from; Airports (at least 2 - 5 km &amp; outside of the approach and take off zones), water and sewer infrastructure, populated areas (200 m away), Wetlands, national parks and areas with precious</li> <li>• flora and fauna, Seismic Impact Zones, Flood Prone Zones, ground and surface water</li> <li>• sources and historical, religious, and other important cultural sites or heritages.</li> </ul>	<ul style="list-style-type: none"> <li>• Priorities must be given for promoting source separation and sorted waste collection.</li> <li>• In the waste management plan priorities must be given on waste recycling and resource recovery and to reduce the amount of final disposal.</li> <li>• Use of compact garbage trucks for maximum payload is encouraged</li> </ul>

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Cemetery	The facility should serve population of 10,000.	Minimum land parcel 1.0ha	The public cemeteries should be conveniently located relative to the health facility, major open spaces, and other compatible public utilities. Cemeteries should be landscaped with suitable vegetation adapted to the climatic conditions of the location.	<ul style="list-style-type: none"> <li>Re-use of the facility shall be implemented once at least every 30 years.</li> </ul>	<ul style="list-style-type: none"> <li>Avoid residential areas when locating cemeteries.</li> </ul>
7	Transportation	Roads	Class A- Access roads: 80meter to 9m road reserves	To contain NMT, Motor carriage ways, drainage, Utility ducts, land scaping and streetlighting	Kenya Roads Board Policies Shall apply. ESIA before any road development. RAP to be conducted where applicable.	<ul style="list-style-type: none"> <li>NMT =2M-3M</li> <li>Carriage way=7m-21m</li> <li>Utility duct=width 2000mm</li> <li>Drainage =0.5m-2m</li> <li>Land scaping area=0.5m-2m</li> <li>Streetlight area=0.5-1.5m</li> </ul>	<ul style="list-style-type: none"> <li>Concrete paved surfaces for NMT, Asphalt paved motor carriage ways,</li> <li>Grass/tree planted in land scaping areas</li> <li>Steel reinforced utility ducts with maintainace box per every kilometre, Streetlight at 10m interval</li> </ul>
		Railway	Nairobi-Nanyuki Meter Gauge Line	60m way leave A buffer of 30m to be reserved on either side of the railway line Design gradient 5%	Kenya Railways Policy shall apply.	<ul style="list-style-type: none"> <li>TOD development around the rail stations should be adopted- however mixed-use precincts as opposed to pure dominant use. Mixed use development should consist of commercial; residential and office spaces are favourable.</li> </ul>	<ul style="list-style-type: none"> <li>Residential area along the TOD shall be High density, while a buffer provided for noise screening.</li> <li>Parallel transport corridors may be provided adjacent Rail corridor, this may include bike lanes, pedestrian ways, Highways, or green planted corridor.</li> </ul>

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Airports	General Aviation airports	Minimum of 3400-5000ft long run-way. a land use coordination plan or zoning plan for the airport and neighbors	KAA, KCAA ICAO policies: -Residential developments should not be within 2.5 km east or west of the airports from the runway edges, and 4km from the end of the runways in the approaches -Education facilities should not be within 2.5 km east or west of the airports from the runway edges, and 4km from the end of the runways in the approaches -Development heights to be observed at slopes of 14.3% (a maximum height of 12.8M/ KM) from the end of the inner approach surface up to 4kms, and 5.0% (maximum height of 15.0M/ KM) from the 4km -15km in the approaches	<ul style="list-style-type: none"> <li>-Encourage compatible land uses such as industrial, hospitality industry, recreational open spaces, banking, office space, lodging facilities, agriculture</li> <li>-Establish an airport city character is key for identity in the competitive global market</li> </ul>	
9	Agricultural	Low ranching zone	Dairy farming and pasture growing areas	Minimum land sizes 4ha for both coffee and dairy farming areas	-Nyeri County government shall provide veterinary units incorporating abattoirs/ slaughterhouses, feed lots, holding grounds, vaccination centres instead of cattle dips along livestock routes or close to livestock markets	<ul style="list-style-type: none"> <li>-Irrigated agriculture and crop diversification are encouraged</li> </ul>	

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks
		Maize-Sunflower zone	Maize and sunflower favourably ranked zones, others include: Potatoes and tomatoes as well as onions		-Grazing reserves shall be in the major traditional wet and dry season grazing areas and along livestock migration routes. -The zone shall be required to maintain the recommended livestock carrying capacity		
		Sunflower zone	Sunflower seeds highly suitable areas substitutes include Maize, barley and wheat				
		Wheat-Barley zone	Areas suitable for wheat, barley and pyrethrum farming. Cool to moderately high climate.	Minimum land size of between 0.5 – 1.0 hectares (Source: KALRO)		<ul style="list-style-type: none"> <li>KALRO guidelines on seed types and rates, soil ploughing, fertilizer application, harvesting and packaging shall apply.</li> </ul>	
		Maize Barley zone					
		Pyrethrum-Wheat zone					
		Maize-Pyrethrum zone					

Code	Zone	Area	Description	Standards	Regulations	Guidelines	Remarks			
		Main Coffee Zone	Intensive coffee Other agricultural activities include: Bananas, avocados, citrus and macadamia	Minimum land sizes 1ha  Residential development units ground coverage shall not exceed 20-30% of the total land size. Type of animal Cows Young stock Pregnant cows Bulls	Coffee farming shall be intensive with Arabica, Batian variety.  Dairy farming shall be intensive with exotic/ crosses breeds encouraged	<ul style="list-style-type: none"><li>Where dairy farming and coffee and tea growing are practiced within the same lot, use of natural manure and biogas production are encouraged.</li><li>The following dairy stocking shall be used depending on lot sizes.</li><li>This data has been referenced from the Bataa Food and Agriculture Organization (FAO).</li></ul>				
		Floor space per animal (m2)								
		Tea and Dairy zone	Intensive Tea and Dairy farming Other agricultural activities include: Beans, carrots and spinach		Covered area	Open area				
		Coffee-Tea zone	Intensive Tea (higher places) and coffee (lower places)		6-9					
		Marginal Coffee zone	Pineapples, mangoes and macadamia and coffee		4.5-6					
		Sheep-Dairy Zone	Grade cows and sheep farming favourable rearing areas		30-36.5					
					36.5-42.5					
		Agro-forestry	land-use system which includes the planting of trees and/or shrubs, crops, and rearing of cattle		-Commercial ventures where minimum land sizes of 400ha shall apply. -A minimum of 1/4 or 100ha shall be under tree vegetation at any time				<ul style="list-style-type: none"><li>Agro-silvicultural, silvopastrol and Agro-silvopastrol systems</li></ul>	<ul style="list-style-type: none"><li>Close needed monitoring to avoid invasion of natural forest</li></ul>

# Action Plans & Areas For Strategic Intervention

These are critical transformation projects with high multiplier effects and with potential to kick-start the economy of Nyeri County. They aim at:

- Improving the image and beauty of the County, giving it a unique identity.
- Establishing development projects which trigger a profound ripple effect of positive, multi-dimensional change in the county's building blocks.
- Enabling all sectors to operate effectively and efficiently.

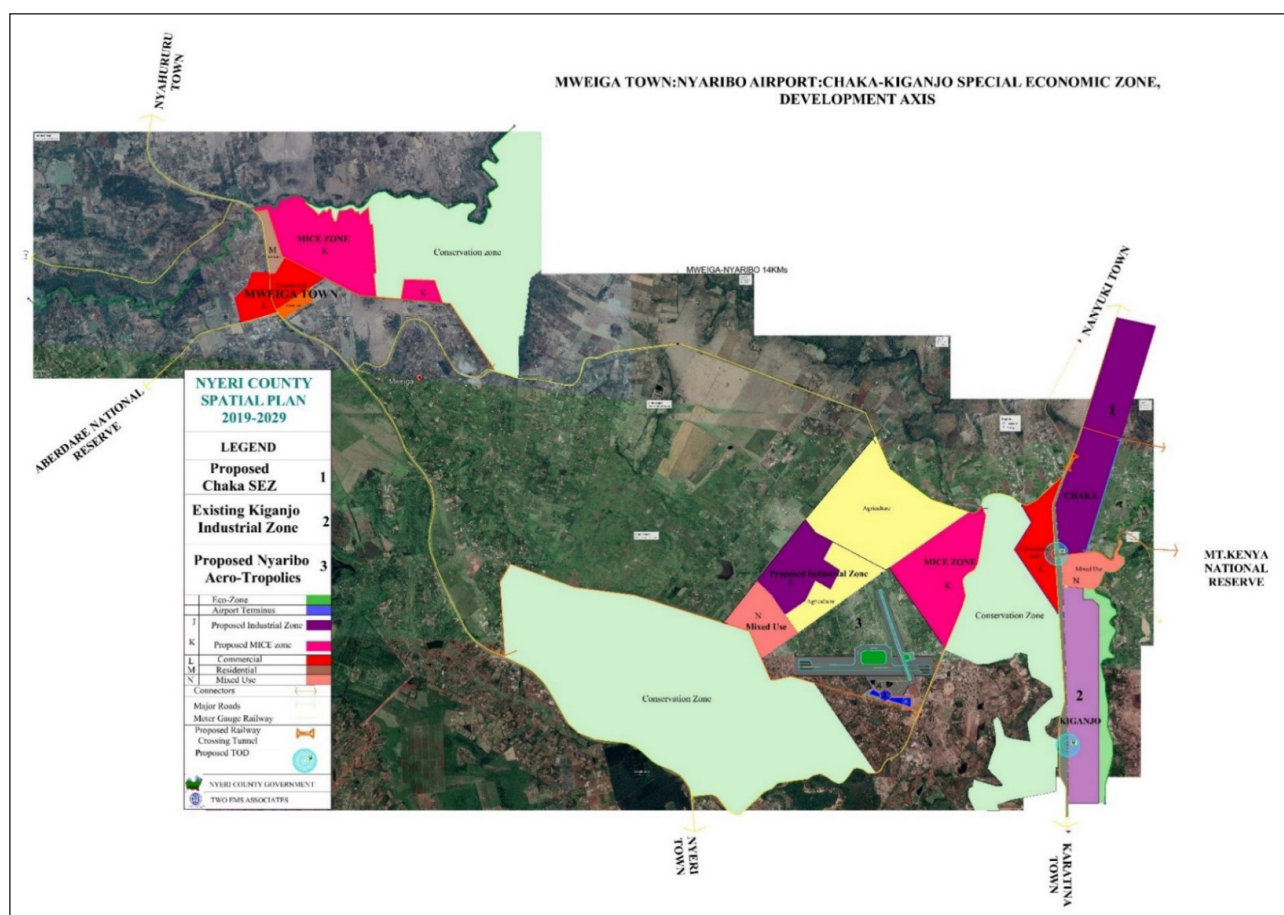
These projects have been categorized into various areas of strategic interventions, which include:

- Tourism promotion areas
- Industrial promotion area.
- Economic promotion areas
- Environmental conservation areas
- Strategic Roads Flagship.
- Leadership and Governance Flagship.

The above areas of strategic intervention have been represented spatially in 2D and 3D format. The following is map showing the locational context of the spatial development axis for the major Tourism, Industrial and Economic promotion areas in the county. It spatially depicts the Mweiga-Kiganjo Axis, which represents the development axis of the following action areas:

- MICE Facility at Mweiga.
- Aerotropolis at Nyaribo Airstrip.
- Special Economic Zone – Chaka area.
- Transit Oriented Development (TOD) – Kiganjo Area

**Map 10:Chaka- Kiganjo Development Axis**



Source: TWO EMS Associates, 2020.

## 5.1. Tourism Promotion Areas

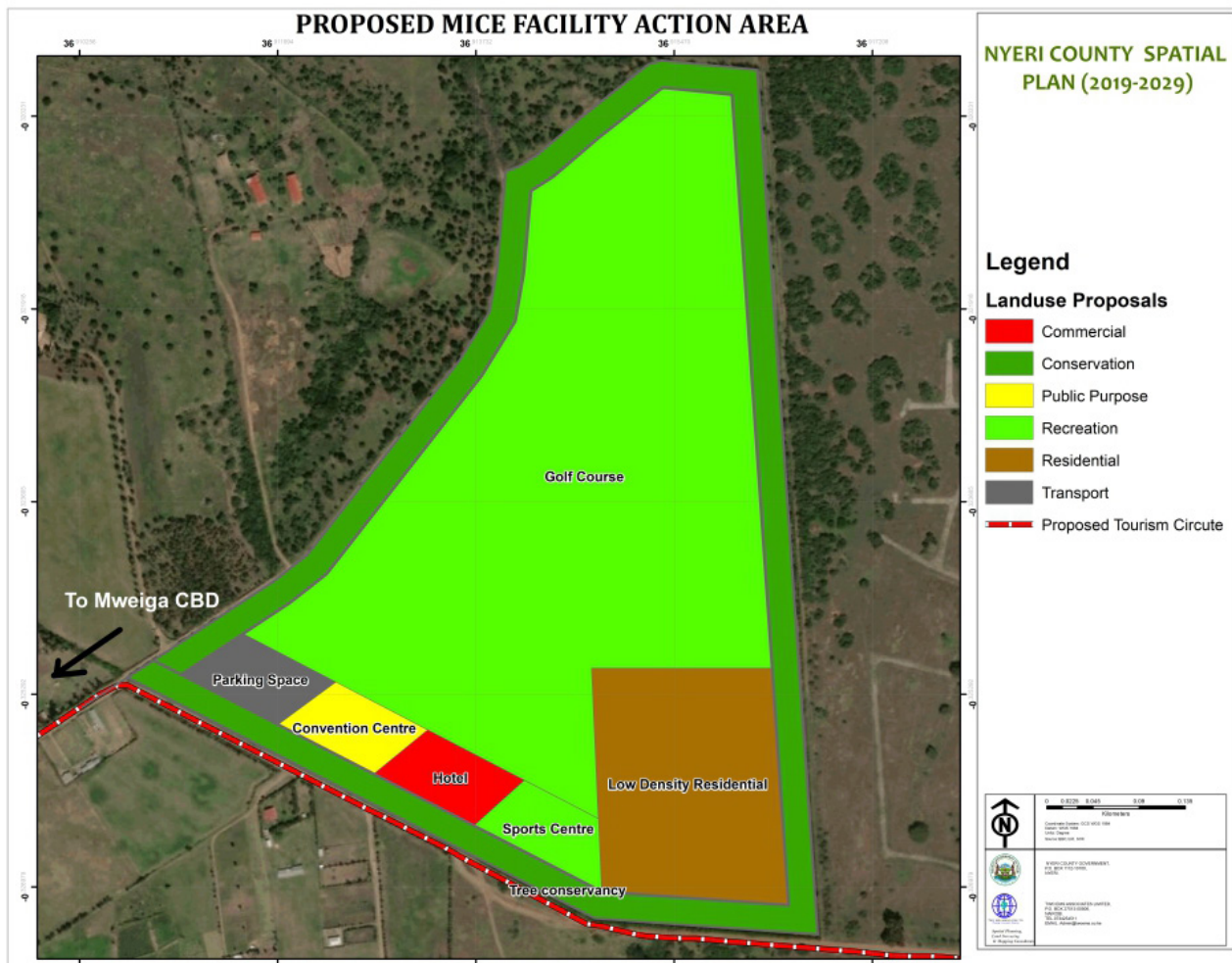
These highlight major tourism promotion areas in the county:

### 5.1.1 MWEIGA as a MICE Destination (Meetings, Incentives, Conferencing, Exhibitions)

Nyeri County can borrow from Naivasha and brand itself as a MICE destination. This is because it is only two hours away from the capital city, Nairobi, and it already has existing support infrastructure like hotels and road infrastructure. Nyeri County will establish itself as the destination for team building activities, conferences and an outlet from the busy city life of Nairobi.

Action area	Justification	Key interventions
Mweiga	<ul style="list-style-type: none"> <li>Proximity to Nyaribo airstrip, which is 14km away</li> <li>Strategic location ;700 metres from the B5 road (Nyeri-Nyahururu Road).</li> <li>Proximity to Kiganjo Railway station, which is 16km away</li> <li>Availability of land</li> <li>Favourable climatic conditions</li> </ul>	<ul style="list-style-type: none"> <li>Design of an international 18-hole golf course</li> <li>Design for a convention centre, 5-star Hotel and Restaurants as support facilities</li> <li>Construction of a sports and recreational center</li> <li>Green corridor to enhance urban aesthetics</li> </ul>

Map 11: Proposed MICE Facility in Mweiga



Source: TWO EMS Associates, 2020

Figure 3: 3D Design Impressions of the facility. (Meetings and Convention Centre.)



Source: TWO EMS Associates, 2020

**Figure 4: 3D Design Impressions of the facility. (Golf Course)**



Source: TWO EMS Associates, 2020

**Figure 5: Pictorial Representation of the Activity Areas**

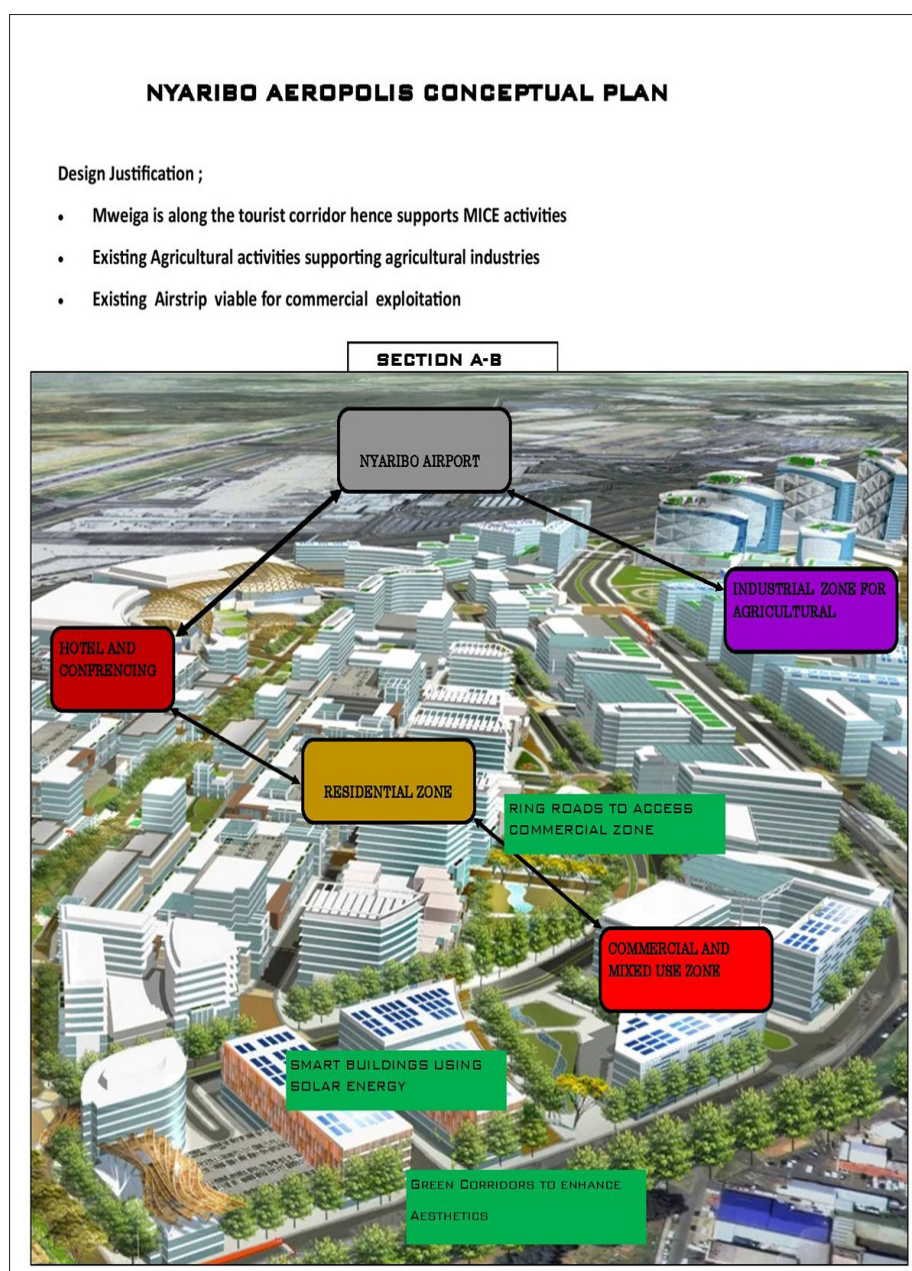


## 5.1.2. Nyaribo Aerotropolis

Nyaribo aerotropolis will spur growth enhance the growth of major urban centres within the region. Through this airport, the agricultural and horticultural products in the region will be able get to regional and international markets on time

Action area	Justification	Key interventions
Nyaribo	<ul style="list-style-type: none"> <li>Existing airstrip</li> <li>Proximity to (Nyeri-Nyahururu Road).</li> <li>Cultural and historic tourist sites such as caves</li> <li>Rich agricultural hinterland</li> </ul>	<ul style="list-style-type: none"> <li>Expansion of airstrip to be an airport</li> <li>Airport master plan</li> <li>Zoning and design of various land uses supporting the airport</li> <li>Expansion of existing link roads around the airport</li> </ul>

**Figure 6: 3D Design Impressions of the Nyaribo Aerotropolis**



Source: TWO EMS Associates, 2020

### 5.1.3. Annual Nyeri Festival

The annual Nyeri festival aims at bringing tourists, both local and international to the County with the intention of marketing Nyeri as a tourist destination. The festival will also serve as an avenue to market local agricultural products and promote the need for value addition of the agricultural products. The annual festival brings together the Nyeri County government officials, Nyeri residents, National government officials, Investors and Entrepreneurs.

The festival will have the following activities:

#### a) Coffee and Tea tasting



Mathira, Tetu and Othaya sub-counties produce tea and coffee that is recognized worldwide. The coffee and tea tasting events can be held in different locations within the coffee and tea growing areas and take advantages of unique areas like:

- Mau-mau caves across the three sub-counties
- Prof Wangari Maathai's hometown and residence
- The former President Kibaki's residence
- The scenic views of the tea plantations

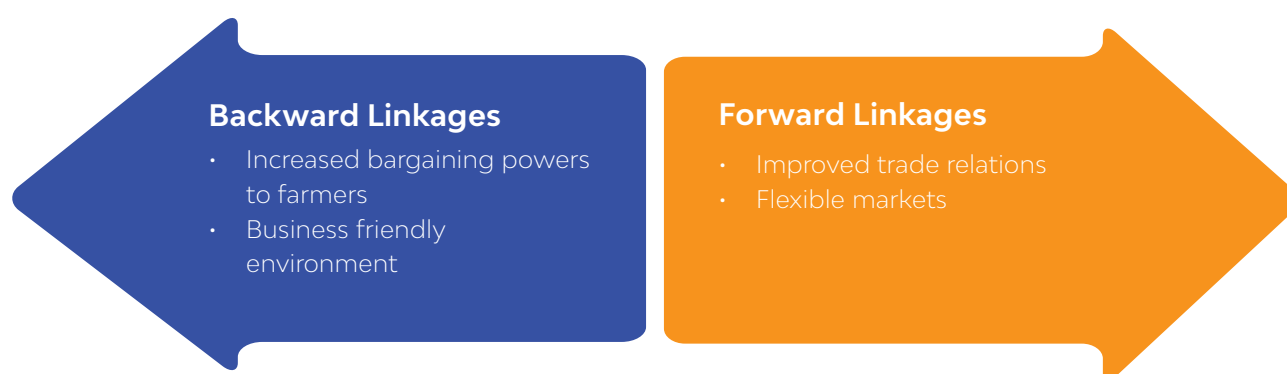
#### b) Cheese Tasting.



Nyeri County produces a lot of milk that can be made into diverse dairy products like ghee, butter and cheese. The activity is to brand dairy products from Nyeri for local and international markets. This will also encourage setting up of value addition on dairy products. It will also promote the rearing of dairy goats and making diverse products from the goat milk.

The annual festival should also be supported by an interactive online portal, with a one-stop mechanism for visitors who would like to attend the festival and also people and groups who would want to organise and have conferences and exhibitions in Nyeri.

A forward linkage is created when the growth of a particular industry encourages investment/ leads to the growth in subsequent stages of production/ of industries that use its output as input. A backward linkage is created when the growth of an industry leads to the growth of the industries that supply it. This flagship project is expected to create the following forward and backward linkages:



Prerequisites for Success:

- Strong political goodwill
- Robust County economic and business environment policy and laws
- Vibrant branding and marketing campaigns by the County
- Anchoring annual summit on a plan

## 5.2 Economic Promotion Areas

### 5.2.1 Investment in Industries: Agriculture, Lumber and Mining

Agriculture is the backbone of Nyeri County. There is need to create value addition and marketing opportunities in agriculture to ensure higher market prices for agricultural products. The flagship project aims at promoting economic growth of the County through industrial development that will spearhead poverty reduction and inclusive growth.

#### Objectives:

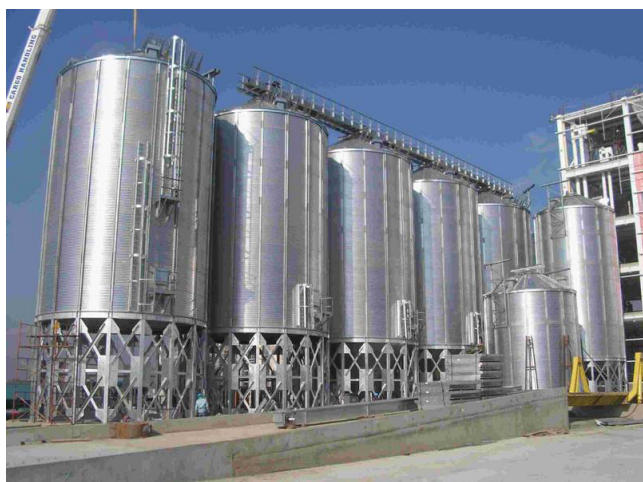
1. To promote an attractive investment environment in order to develop the agricultural, lumbering and mining sector
2. To create direct and indirect employment opportunities
3. To encourage export competitiveness in the County

## 1. Special economic zone (CHAKA)

Action area	Justification	Key interventions
Chaka	<ul style="list-style-type: none"> <li>Strategic location along Nyeri-Nanyuki road</li> <li>Proximity to Kiganjo rail station</li> <li>Existing special economic ultra-modern Chaka market</li> <li>Existing industries such as Brookside</li> <li>Rich agricultural hinterland</li> </ul>	<ul style="list-style-type: none"> <li>Strong SEZ policy (at both national and County government level) providing attractive tax incentives.</li> <li>Feasibility study on an appropriate location and a site</li> <li>Agro-Industrial SEZ Master Plan</li> <li>Development of a strong transport system for export of produce.</li> </ul>

The SEZ is proposed to have the following components:

### Modern storage facilities



The storage facilities will comprise of refrigerated storage for perishable goods, and dry storage facilities for food produce that is required to be in room temperature and drying silos for cereals to avoid storage pests like weevils and diseases.

### Loading zones



The loading zones are to allow large volume trucks to be packed and unpacked with produce from the collection centres and for export.

## A one-stop shop



The one stop shop is to enable the farmers in Nyeri County to have a place to get all their farming solutions in one place. It also gives an opportunity to offer local establishment like hotels a place to buy high quality food products.

## Agri-business incubation centres



Agri-business incubation is a venture that seeks to grow upcoming agri-business by providing mentorship, capital and technology where possible.

This will help to attract the youth towards agri-business and help to incorporate technology into agriculture.

## Agriculture Training and Research Centre.



The training and research centre is to allow scientists to research on improved agricultural breeds on crops and livestock that are suitable to the County and that are resistant to local pests and diseases.

The research facility will also research on high yield crops and livestock

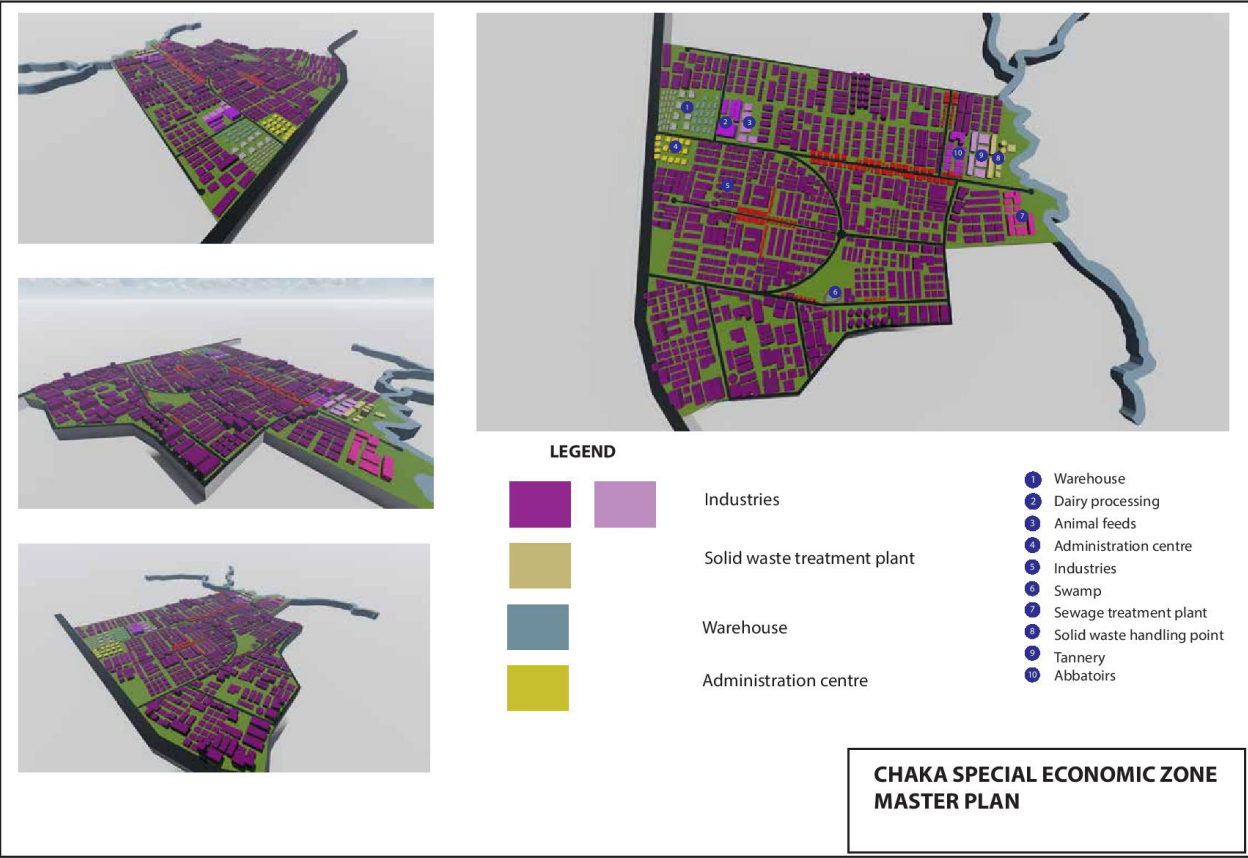
## Demonstration farm



The demonstration farm is aimed at teaching farmers' practices for improving value of their output for a wider market reach.

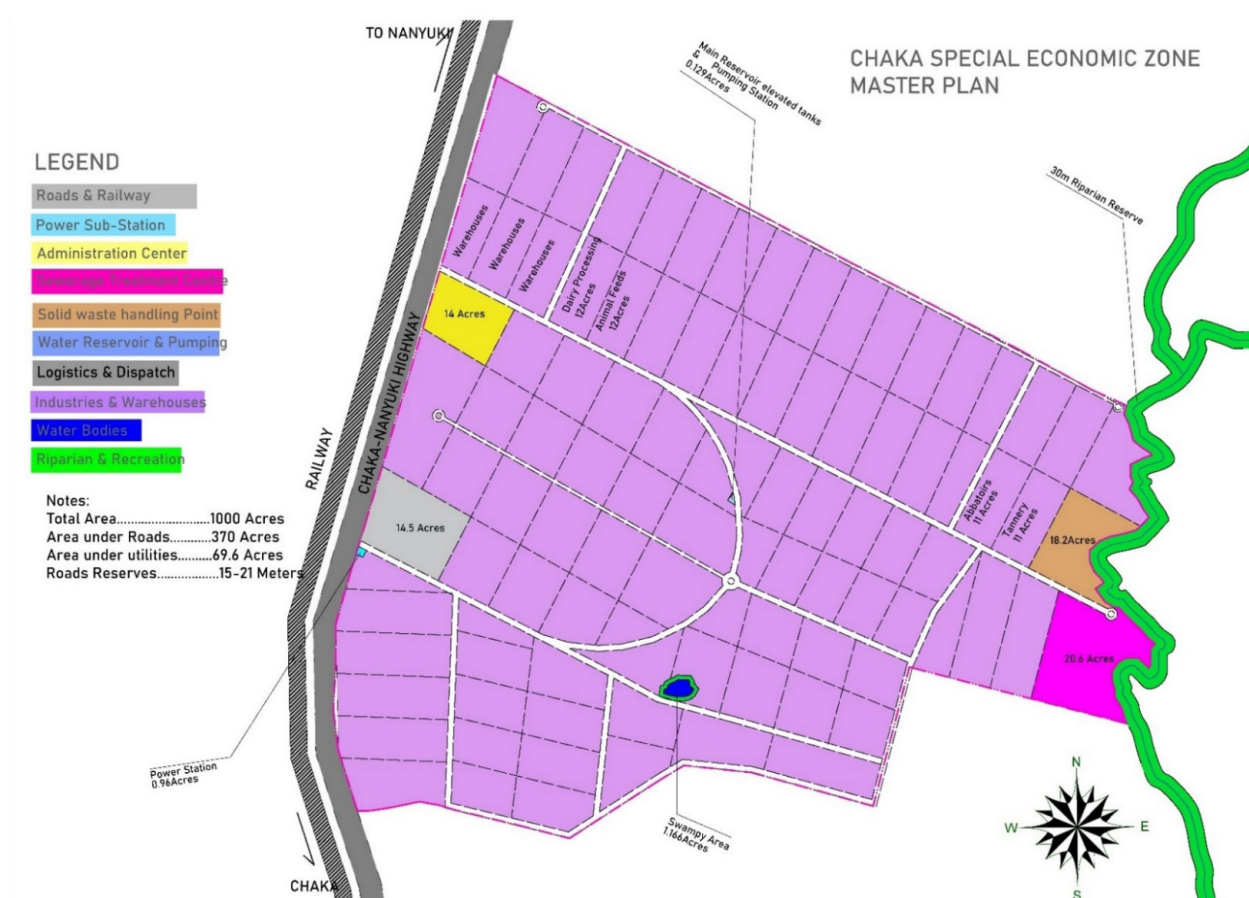
The following is a conceptual model of the Special Economic Zone at the Chaka area:

**Figure 7: 3D Design Impressions of the Special Economic Zone (SEZ)**



Source: TWO EMS Associates, 2020.

**Figure 8: 3D Design Impressions of the Special Economic Zone (SEZ)**



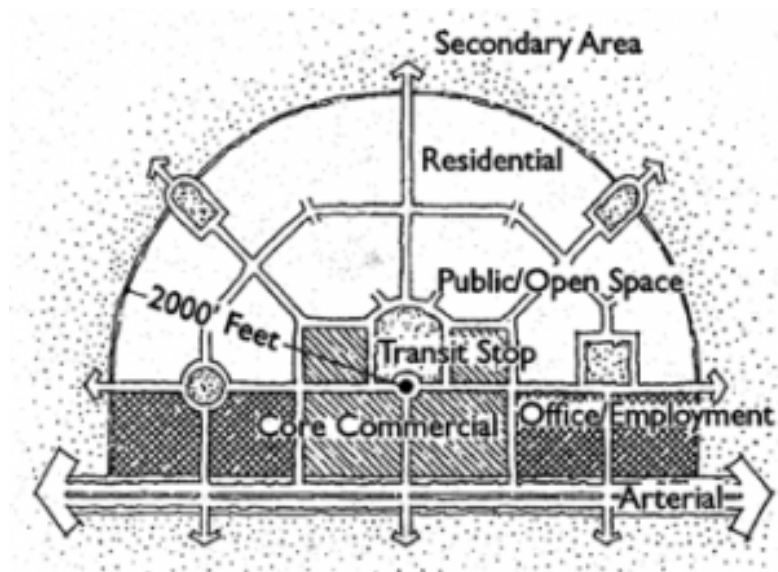
Source: TWO EMS Associates, 2020

## 2. Transit Oriented Development in Kiganjo area.

Kiganjo is proposed to develop based on Transit-oriented development (TOD) principle. This is a kind of design and planning principle which is walkable, compact, mixed-use, higher-density development within walking distance of a transit facility.

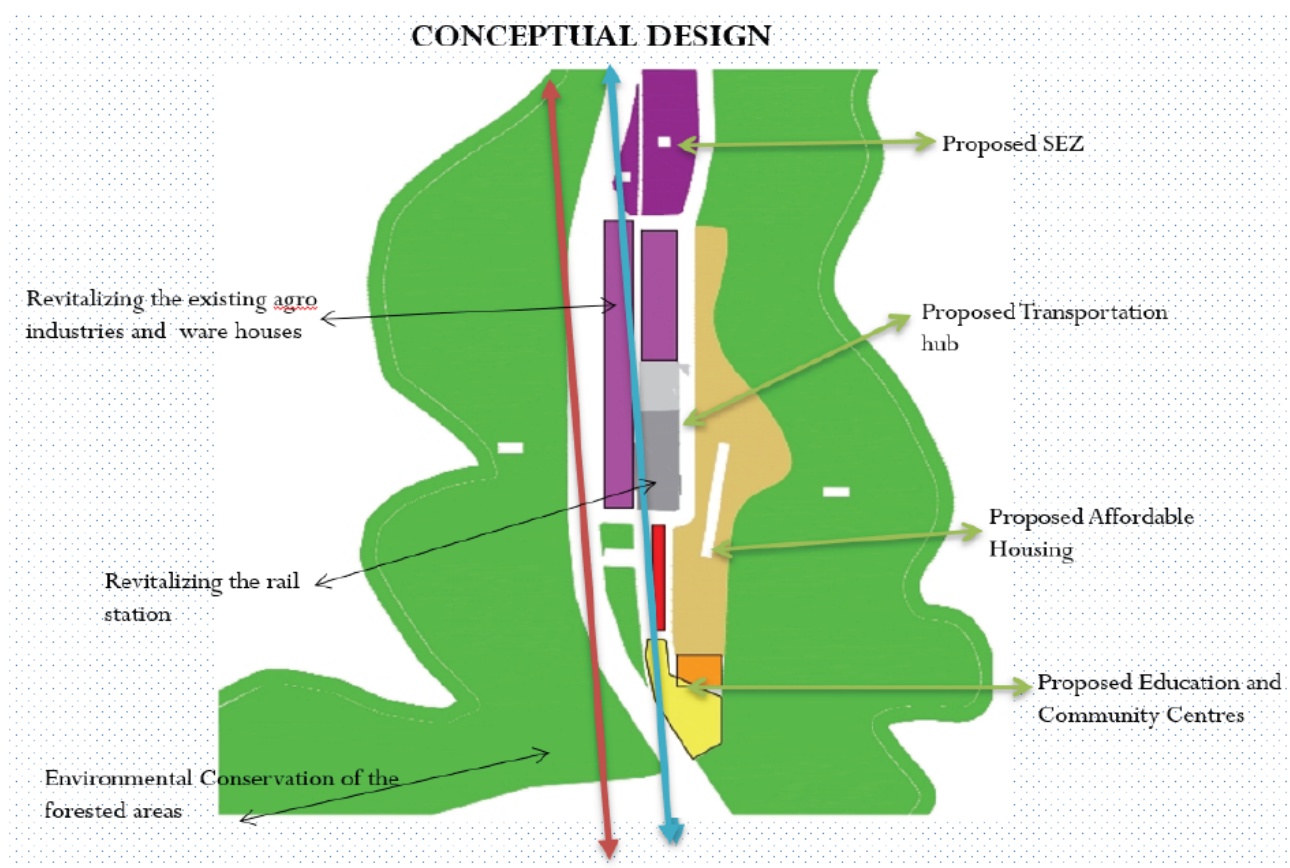
Action area	Justification	Key interventions
Kiganjo	<ul style="list-style-type: none"> <li>Strategic along a Trans-African highway. (The Great-North Road</li> <li>Existing Kiganjo rail station</li> <li>Proximity to the airstrip at Nyaribo,</li> <li>Proximity to Special Economic Zone and ultra-modern market at Chaka</li> </ul>	<ul style="list-style-type: none"> <li>It contains a walkable, high-quality pedestrian environment that integrates streetscaping.</li> <li>The highest housing densities are located closest to the transit center in order to decrease sprawl and promote compactness.</li> <li>The transit center is also at the centre of a destination that has a diverse, mixed-use development.</li> <li>Parking is carefully located, designed, and managed.</li> <li>Most importantly, the community has quality public transit facilities and service.</li> </ul>

**Figure 9: Conceptual layout of Transit Oriented Development (TOD)**



Source: <http://transportpolicy2013.blogspot.com/2013/06/transit-oriented-development-without.html>

**Figure 10: Conceptual Design of the Transit Oriented Development in Kiganjo**



Source: Two EMS Associates, 2020

**Figure 11: Conceptual Design of the Affordable Housing and ECD District**



*Source: Two EMS Associates, 2020*

**Figure 12: Conceptual Design of the Commercial District**



*Source: Two EMS Associates, 2020*

**Figure 13: Conceptual Design of the Health District**



*Source: Two EMS Associates, 2020*

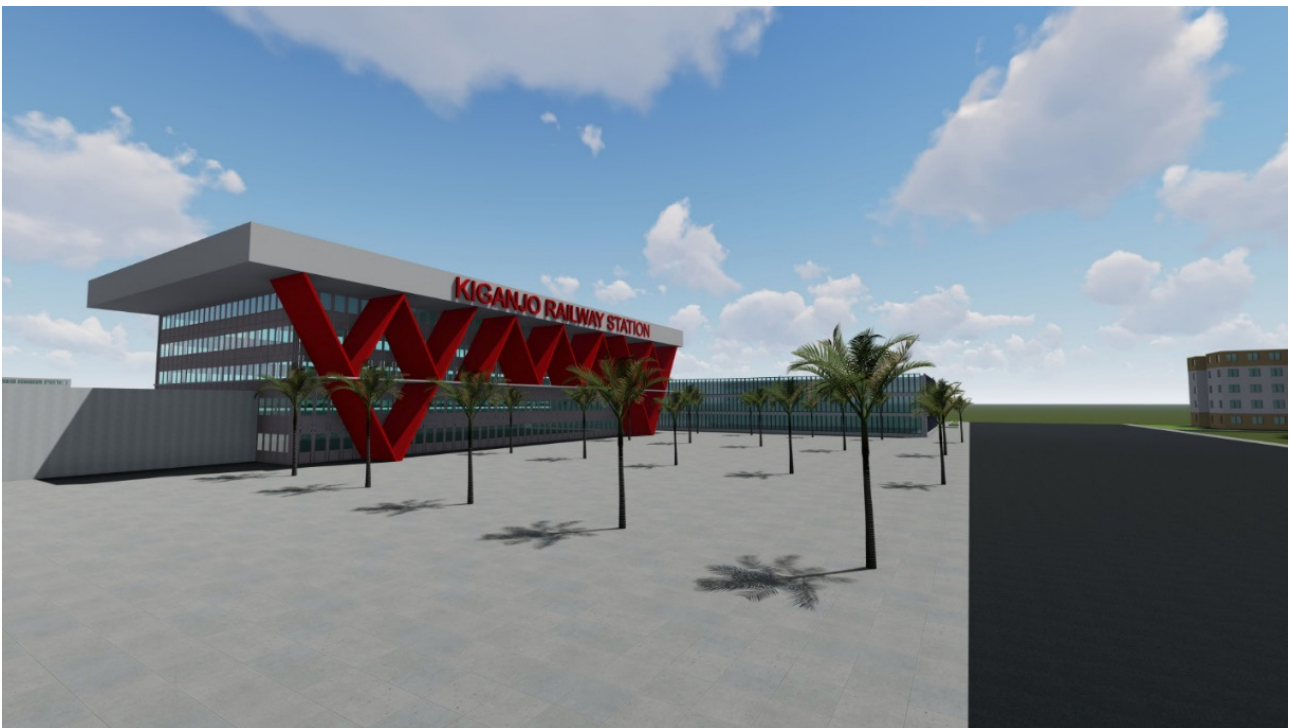
**Figure 14: Conceptual Design of the Parking and Bus Station Facility**

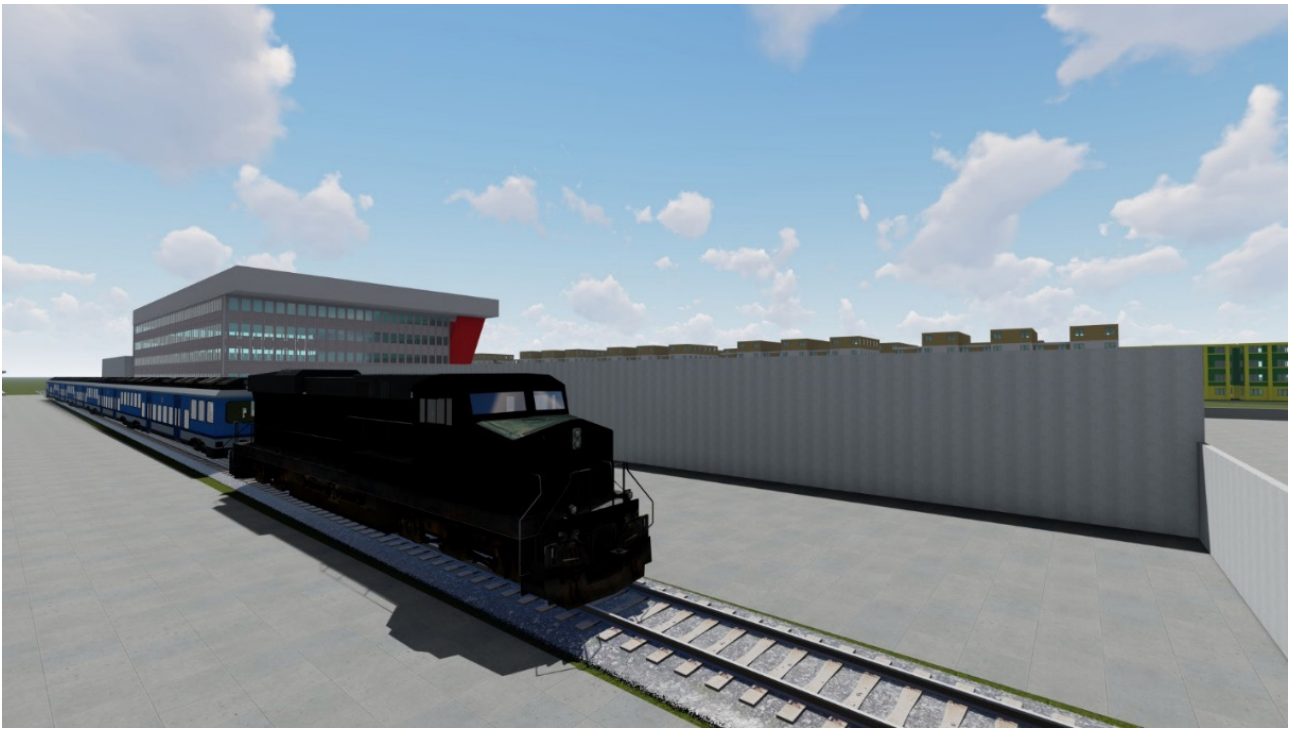




*Source: Two EMS Associates, 2020*

**Figure 15: Conceptual Design of the Railway Station Facility**





Source: TWO EMS Associates, 2020

### 3. FOREST-BASED INDUSTRIES

Nyeri County is served by two major forests in the Mount Kenya and Aberdare ecosystems. There are other forests in the County that face the problem of extinction due to uncontrolled logging of the forest trees.

The project will follow the KFS PELIS model where locals are allowed into certain parts of the forest that are already deforested to grow various tree species for sustainable logging. The registered forest farmers can also supplement forestry with beekeeping and grow medicinal herbs that do well in forest areas. The proposed logging zones are in Gatarakwa and Kabaru.

#### a) Industrial clusters

Industrial clusters refer to a group of firms and institutions located in close proximity whose businesses are interlinked located in close proximity through value and supply chains, labour, and use of similar inputs, technology, and complementary products. The forest business clusters will consist of both primary and secondary forest product manufacturers. They will be involved in providing both pre-processed and final products.

The proposed forest industry subsectors include:





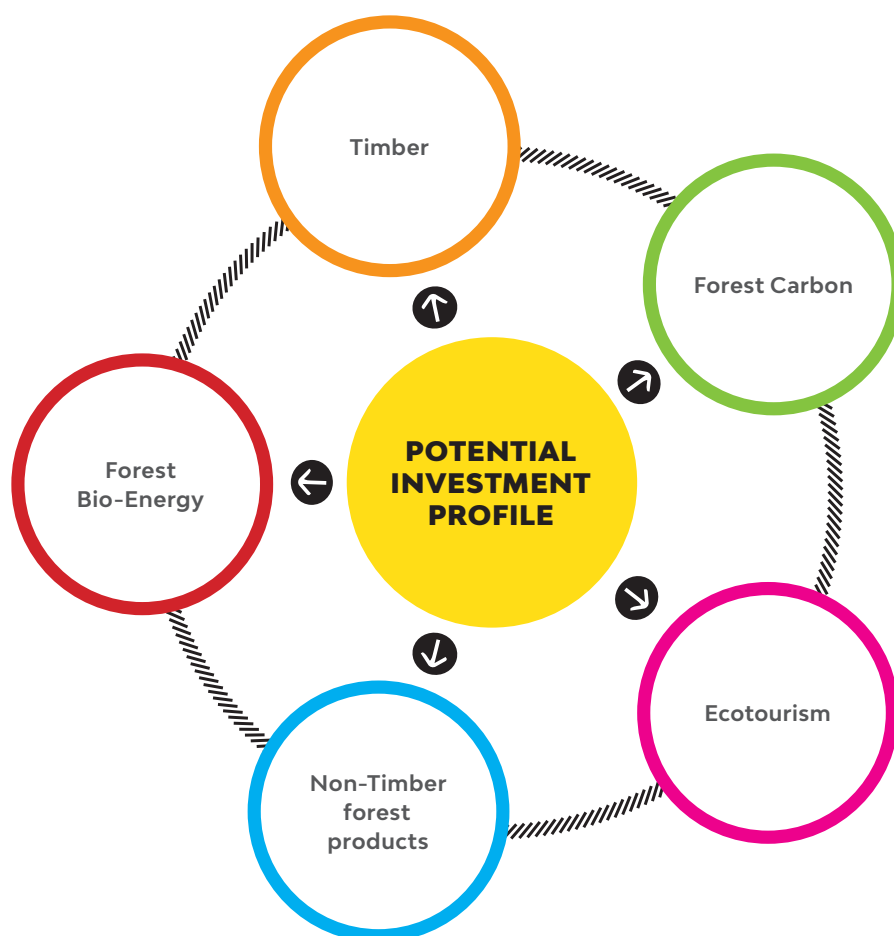
The proposed services to be offered include:

- Research and training centres
- Capacity building
- Extension services

## b) Promotion of Forest Based Enterprises

This flagship project targets the small-scale forest farmers and business people. It aims at providing enormous capacity and options for creating employment and additional income generation through forest-based enterprises development, marketing, and value addition of different products.

The proposed forest-based sector investment profile is as follows:



## Prerequisites for Success

- Feasibility study on an appropriate location and a site
- Establishment of a strong forest Policy framework (at both national and County government level)
- Development of the transport system for export of produce.
- Creation of incentives

## Activities of the flagship project

- Rehabilitating degraded forest areas and promotion of farm forestry
- Development of Plantation programmes- The development of a 5-year felling plan for each forest conservancy and division, which includes annual replanting targets, would ensure harvesting levels are sustainable across the country.
- Forest conservation and management
- Development of an independent body to manage activities of the enterprises
- Involvement of community through community forest associations
- Market promotion

## 4. MINING (CERAMIC INDUSTRY)

The Mukurweini area has clay soils that are potential in supporting a ceramic industry. There have been small scale ceramic industries in the area that have failed due to high costs of production.



The flagship project aims at development of the emerging mining sector to attract local and foreign investors to invest capital and expertise into the industry and to promote local economic development for the County and communities. Some of the products from the ceramic industry would be ceramic tiles, utensils and decorations.

## Activities of the project

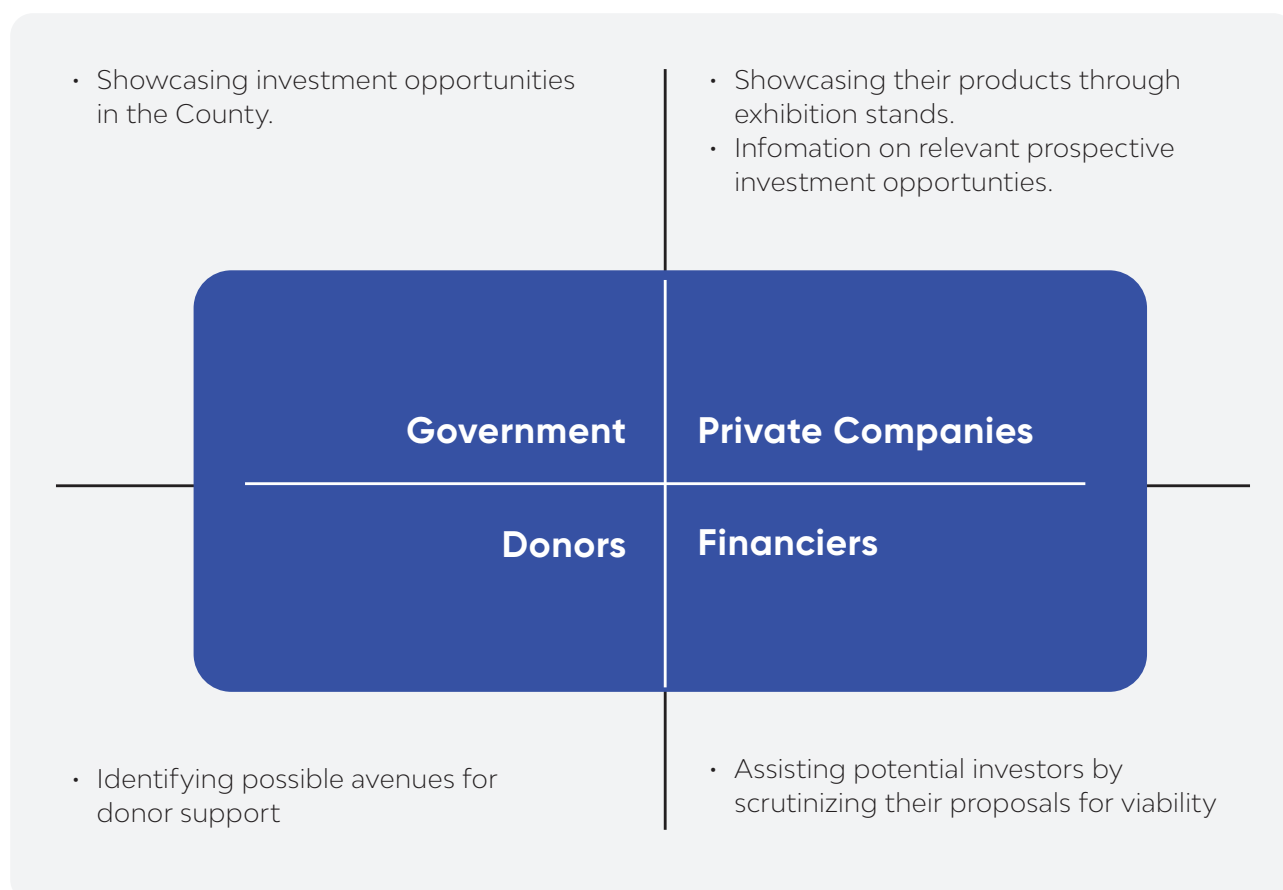
- Policy planning and development. This requires formulation of policies on taxation, government participation, industrial relations, safety and environment, and procurement and personnel that are in line with international mining industry standards
- Strengthening of technical industries
- Preparation of basic geological and project information
- Organization of investment conventions

### Prerequisites for success

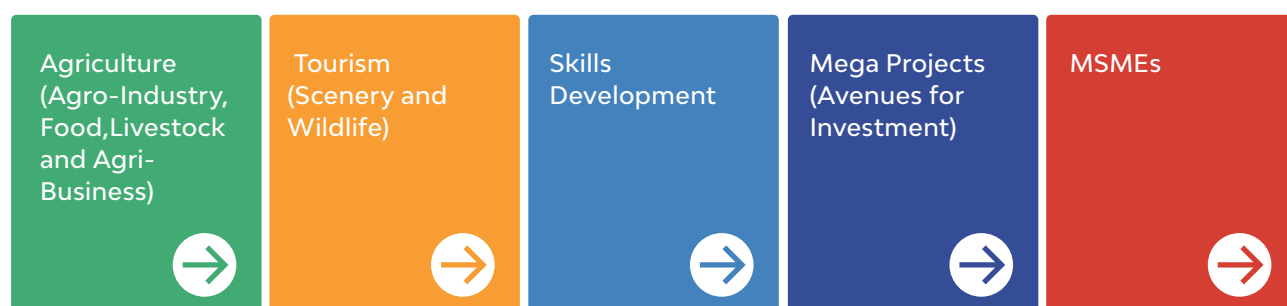
- Creation of an enabling regulatory environment
- Development of a conducive macro-economic environment for mining investment
- Development of the infrastructure systems
- Effective benefit sharing agreements.
- Community participation in multiple uses of mineral resources.

## 5.2.2 Annual Investment Summit

The Annual Summit brings together the Nyeri County Government officials, Nyeri residents, National Government officials, Investors and Entrepreneurs to showcase the investment opportunities in the County. The County should take advantage of the summit by giving economic incentives for all investors to attract them to Nyeri. The summit is expected to promote various connections as illustrated below:

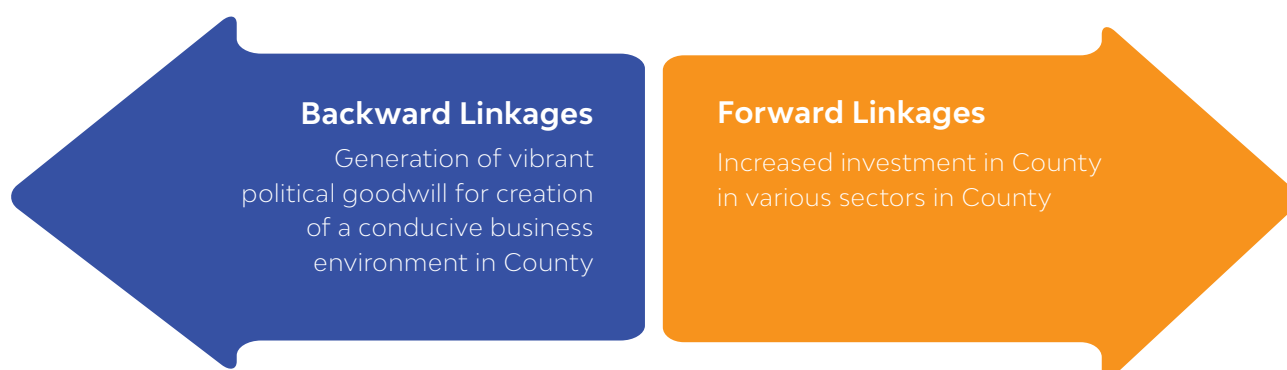


The investment summit aims to establish the Nyeri Entrepreneurship Expo Summit which invites investors to the County to see what the County has to offer. The County niches to be promoted as the main focus sectors are proposed to include:



The investment summit should also be supported by an interactive online portal, with a one-stop mechanism for investors that want to invest in the County.

A forward linkage is created when the growth of a particular industry encourages investment/ leads to the growth in subsequent stages of production/ of industries that use its output as input. A backward linkage is created when a when the growth of an industry leads to the growth of the industries that supply it.



This flagship project is expected to create the following forward and backward linkages:

**Prerequisites for Success:**

- Strong political goodwill
- Robust County economic and business environment policy and laws
- Vibrant branding and marketing campaigns by the County
- Anchoring summit on a plan

### 5.2.3 Enhancement of Farmer Cooperatives

Agriculture is the backbone of Nyeri's economy. Most agricultural value chains are largely influenced by poor marketing of produce, problem of accessing farm inputs and limited capacity of farmers to intensify agricultural production. Cooperatives in general, should not be viewed as societies helping their members only, but should be considered as tools for social change and institutions for community development.

The flagship aims to promote joint action in marketing of agricultural produce and accessing quality farm inputs through farmer owned cooperative movement and build the capacity of farmers in agricultural techniques

that can intensify production.

#### Activities of the project

- Implement a flexible cooperative law
- Impose a single taxation model for cooperatives
- Clearly defined competition rules among organization
- Policies and measures to support farming cooperatives and technical (extension) assistance, especially in for small scale farmers

#### Backward Linkages

Build farmer capacity on financial literacy and information flow  
Promote farmer savings & joint action in accessing inputs and negotiating prices

#### Forward Linkages

Ease of farmer based value addition  
Ease of sourcing regional markets from the economies of scale

**Prerequisites for Success:**

- There must be technical support on implementation of cooperative societies development policies.
- Facilitate easy registration and de registration of cooperative societies
- An institutional framework that facilitates and enhance linkages among cooperative stakeholders, both locally and internationally
- There should exist a conducive environment for the cooperative movement networking in the areas of production, processing, marketing, financing and investment

## 5.2.4 Private sector-driven resource mobilization

Pre-requisites for success

- Regular community and civic education and sensitization on devolution at ward level.
- Integration of County leadership efforts: scheduled meeting of Governor, Senator, MPs, MCA's, DC and chiefs to coordinate efforts of the County
- Establishment of an Independent Public Monitoring and Evaluation Committee at ward level for public scrutiny on a quarterly basis, of development projects
- Formation of Ward Development Committee per Ward to oversee how, where and when resources are allocated and spent
- Creation of awareness and sensitization of communities at ward level regarding intended development projects
- Implementation of village administrators and council of elders' leadership as proposed in the Constitution

- Transparency of County, ward and village expenditure for clear understanding of budgetary allocation at grass root level.

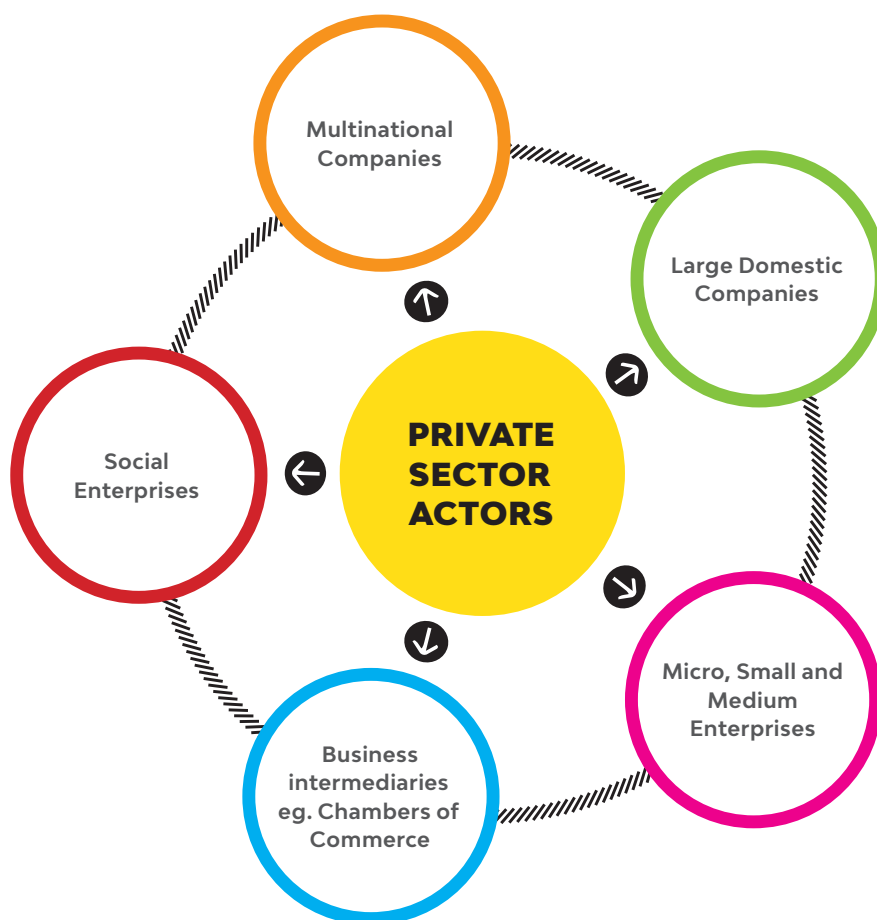
## 5.2.5 Private Sector Facilitation

The private sector is a basic organizing principle of economic activity in a market-based economy where:

- Private ownership is an important factor
- Markets and competition drive production
- Where private initiative and risk-taking set activities in motion

This is a facilitative flagship project which aims at assisting Nyeri County; Increase exports of goods such as animal and crop products and services regionally, benefit from increased market access and enhance growth prospects and reduce poverty.

It is proposed that the County government of Nyeri partners and forms voluntary and collaborative relationships with the private sector. Private sector actors may include:



### Rationale for Private Sector Inclusiveness:

The private sector is the main driver of economic growth as it represents the main source of employment creation. It also creates and delivers goods and services as well as new technology and innovation. Furthermore, the private sector will expand revenue channels for the County government of Nyeri.



This flagship project is anticipated to bring in the following results:



#### Prerequisites for success

- Active County government support for private sector development
- Adequate and good quality infrastructure within Nyeri County
- Effective measures designed to combat crime and insecurity in the lowlands
- Reduced legal, regulatory and administrative barriers to business registration
- Reformation of County government institutions for better service delivery to the private sector

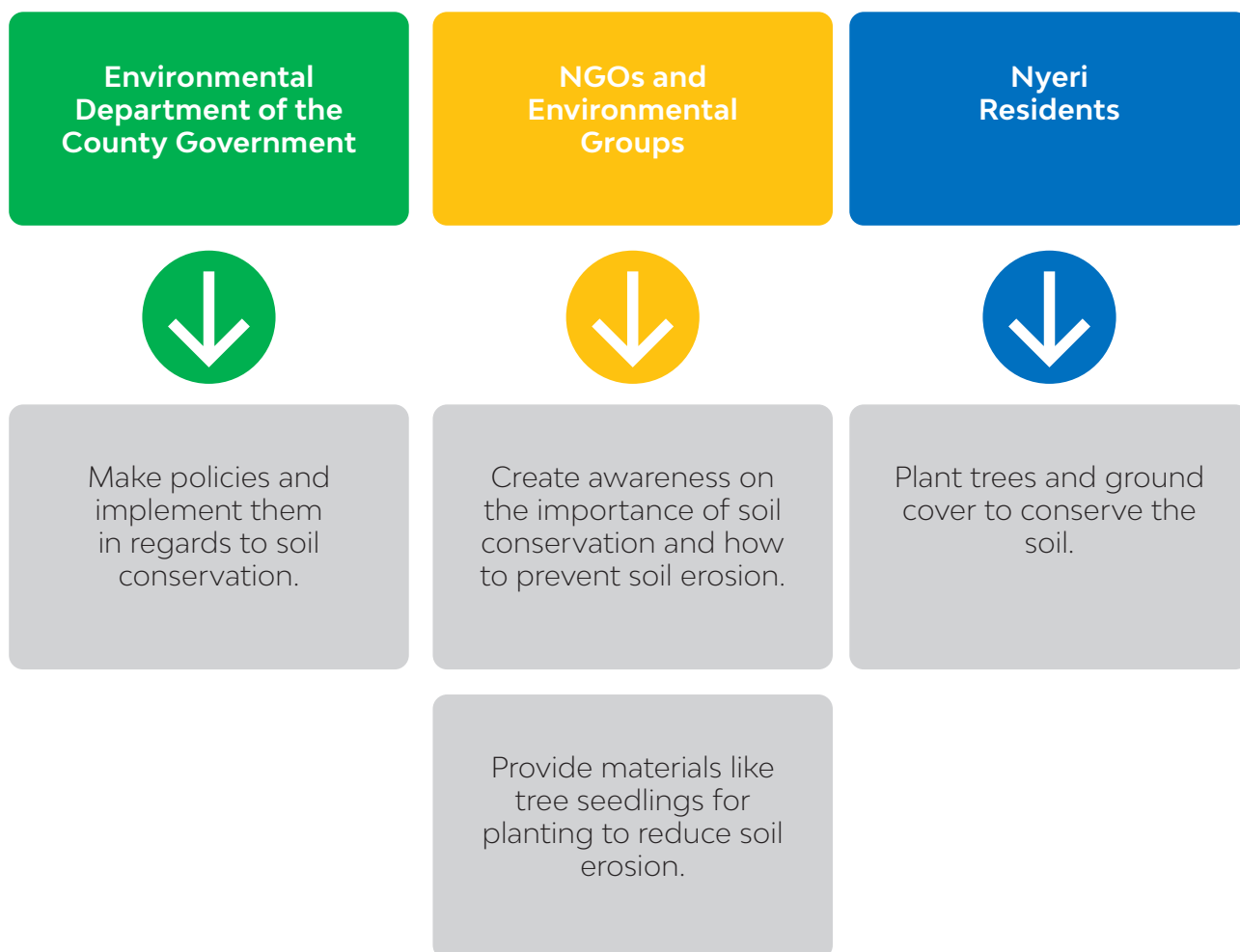
### 5.3 Environmental Conservation Areas

Landslides and soil erosion are some of the key challenges experienced within the County. However, there is urgent need to undertake projects that will help in soil conservation and protection of ground cover minimizing instances of landslides and erosion.

### Objectives of the Flagship.

- To ensure sustainable soil conservation measures are put in place.
- To ensure increased ground cover
- To reduce the effects of soil erosion
- To curb water pollution in major rivers and streams
- To promote use of sustainable agricultural farming methods
- To ensure public engagements in soil conservation measures

Some of the actors towards realization of this flagship include;



### BAMBOO TREE PLANTING

Planting of bamboo trees along the steep slopes and riparian reserves is important in curbing soil erosion because they help in soil stabilization especially in steep slopes. Encouraging farmers to practice bamboo farming on their farms in these areas will also improve the soil fertility. In addition to just soil conservation, bamboo trees can be used for paper hence a source of livelihood to the farmers.



Objectives of Bamboo planting:

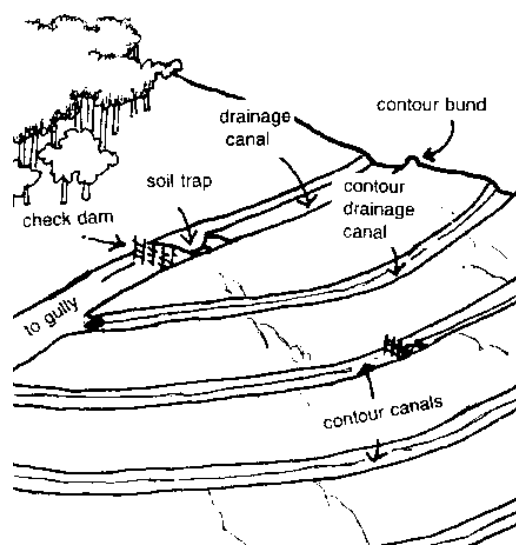
- To promote afforestation.
- To promote soil conservation
- To improve air quality
- To preserve and improve biological diversity.

## 1. CONTOUR FARMING

This is a soil conservation practice where farmers especially those on steep slopes plant crops and trees across or perpendicular to contours on a farm. This method is very efficient in controlling soil erosion and landslides as it creates man made water breaks that not only helps in water penetration into the soil but also helps in conservation of the topsoil. For effectiveness, this method needs one to create equal levels on the ground.



**Fig. 3.6. Contour farming.**



**Objectives of Contour farming:**

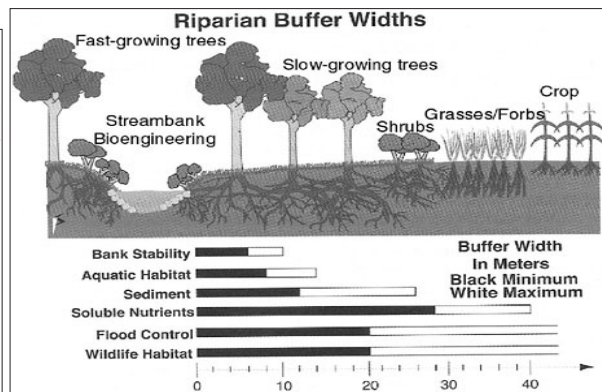
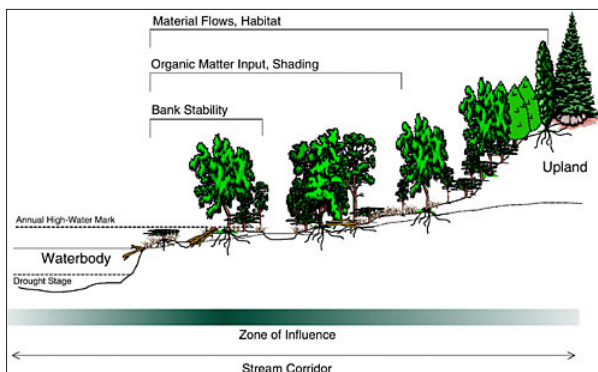
To promote soil conservation

- To increase ground cover
- It improves water retention in the soil hence maintaining fertility
- Increases yield production to farmers.

## 2. RIPARIAN CONSERVATION

In conservation of the riparian reserves, it is important to undertake the following activities;

- Apiculture
- Terracing and building of gabions on steep slope areas
- Reforestation



Objectives of Riparian Conservation:

- Water quality protection
- Flood control
- Stabilization of water flow in streams and rivers
- Habitat for aquatic and terrestrial wildlife
- Aesthetic and recreational benefits

In undertaking the above activities, the following will be key towards achieving the said milestones;

#### Prerequisites for Success:

##### Backward Linkages

Generation of a vibrant environmental department for creation of a sustainable environment in the County

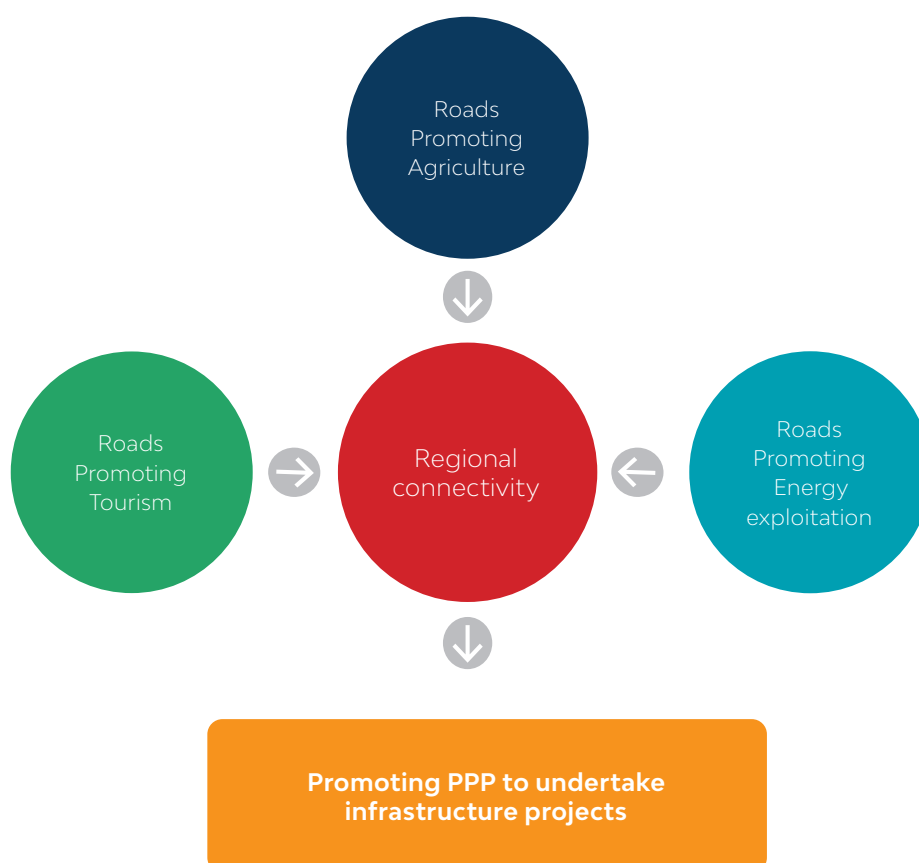
##### Forward Linkages

Improved soil conservation for sustainable environmental control.

- Strong policy and implementation facilities from the environmental department of the County Government.
- Efficient public participation and stakeholder involvement towards sustainable environmental conservation.

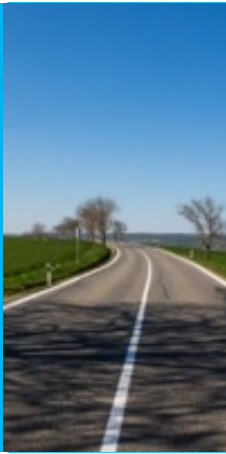
## 5.4 Strategic Roads Flagship

The County will boost economic growth by developing the transport infrastructure. The flagship project will focus on enhancing connectivity to promote competitiveness of the County with its neighbouring counties. This can be done through:



### The objectives of this flagship project are:

- To create an enabling business environment for trade of pillars of County economy
- To promote maximum utilization of the County's rich natural resources
- To promote security.
- To establish an improved transport connectivity



### Road promoting Agriculture:

This will enable connectivity in the rich agricultural areas of the County that are currently underserved by good roads:

- Karindi-Mukurwe-ini, Gikondi-Muthuthini-Karaba-Mutoga-Thaara
- Mweiga-Amboni-Endarasha-Charity-Watuka-Gakanga-Embaringo-Kiamunguru
- Kimunyuru-Embaringo-Gakanga-Watuka-Charity-Endarasha-Mwiyogo
- Amboni-Nyarugumu-Ihururu-Ihwa-Kinunga-Kagogi-Muthua-ini-Kagwathi
- Kiswahili or English), as agreed upon by the County.



### Roads promoting tourism:

This includes construction, upgrading and maintainance of roads used to access tourism destinations across the County:

- NaroMuro-Mwiyogo-Kihuhiro
- Mweiga-Mwireri-Chaka-Karundas-Iruri-Judea-Manyata—Irigithati-Guruai-NaroMoru-Nanyuki
- Gathaithi-Itundu-Ndumanu-Kagochi-Iruri-Karundas-Chaka-Mwireri-Mweiga-Amboni
- Njogu-ini-Mathari-Nyeri-Nyaribo-Chaka-Karundas-Iruri-Kagochi-Ndumanu-Itundu-Gathaithi
- Nyeri-Mathari-Ihururu-Kihuhiro



### Roads promoting Commerce and Business:

This include construction and upgrading of road to promote commerce in the County:

- Ihithe-Kiandogoro-Mutubio-Ndunyu Njeru Road.
- Narumoru-Karich-Milimani-Chaka-Kiganjo-Kirichu-Marua
- Mweiga-Babito-Kiawara-Rurii-Tanyai-Nairutia
- Narumoru-Karicheni-Milimani-Kiganjo-Kigongo-Nyeri-Kiamwathi-Giakanja-Gachatha-Kagere-Gacami-Othaya-Kariki.

# 5.5 Leadership and Governance Flagship

## VISION: Transparency and Accountability Towards Equitable Resource Allocation

### Rationale

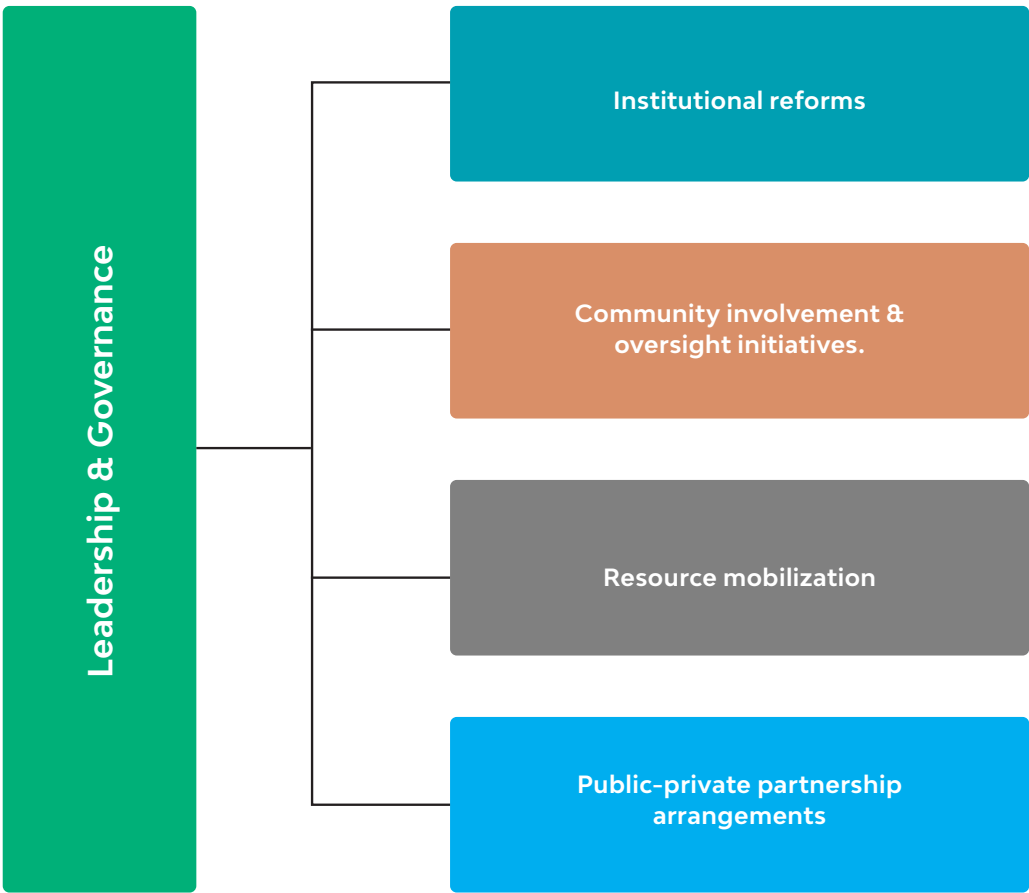
The main aim of this flagship is to create an enabling environment for the productive sector and all the other sectors of the economy to operate efficiently and to operate effectively and efficiently. Further, this flagship seeks to create institutions that are transparent, accountable, and ethical as well as result oriented.

The goal is to enact and operationalize the necessary policy, legal and institutional reforms required to strengthen public transparency and accountability.

Kenya Vision 2030 stresses on the improvements in resource mobilization with focus on the involvement of the private sectors.

### Objectives

- Public Accountability per Ward through formation of Independent Public Monitoring and Evaluation Committee
- Civic Education and sensitization of community per ward on ongoing and planned development projects based on roles of leaders
- Integration of County Leaders per quarter of the year to take stock of development issues in region.





**PART III:**  
**PLAN**  
**IMPLEMENTATION**

# Plan Implementation Strategy

The ability of the planning system to implement policies and proposals is perhaps the most important test of its effectiveness. To this effect, this chapter attempts to lay a roadmap for effective plan implementation, monitoring and evaluation. The chapter consists of the following components:



## 6.1 Institutional Framework for Plan Implementation

Proper plan implementation relies on a sound institutional set up. The successful implementation of this Plan will greatly depend on the level of detail and attention given to ensuring that the implementation schedule provided for this plan is followed.

Given the multi-disciplinary nature of the County Spatial Plan, this plan proposes creation of an implementation and coordination committee to facilitate its implementation. The committee should consist of key executive officers from the thematic areas. The thematic areas will all be GIS based, attached to a GIS laboratory. Each of the key officers should be mandated with strategic projects to implement. They will also ensure that the thematic areas are regularly updated in the GIS database for the County.

Furthermore, a Plan Implementation and Coordination Committee composed of County and National Government Representatives shall be established to oversee effective implementation of the Plan projects and subsequently ensure proper management of the allocated funds. In addition, the committee members must not be more than two-thirds from one gender, and a representative of disabled persons, the youth and marginalized communities must be incorporated into the committee.

The appointment of the Committee Chairperson is critical to ensure all activities and resources necessary for the implementation of the Plan projects are well coordinated and organized so as to add value to the development process. It is proposed that the Chairperson be a member of the committee with full understanding of plan execution.

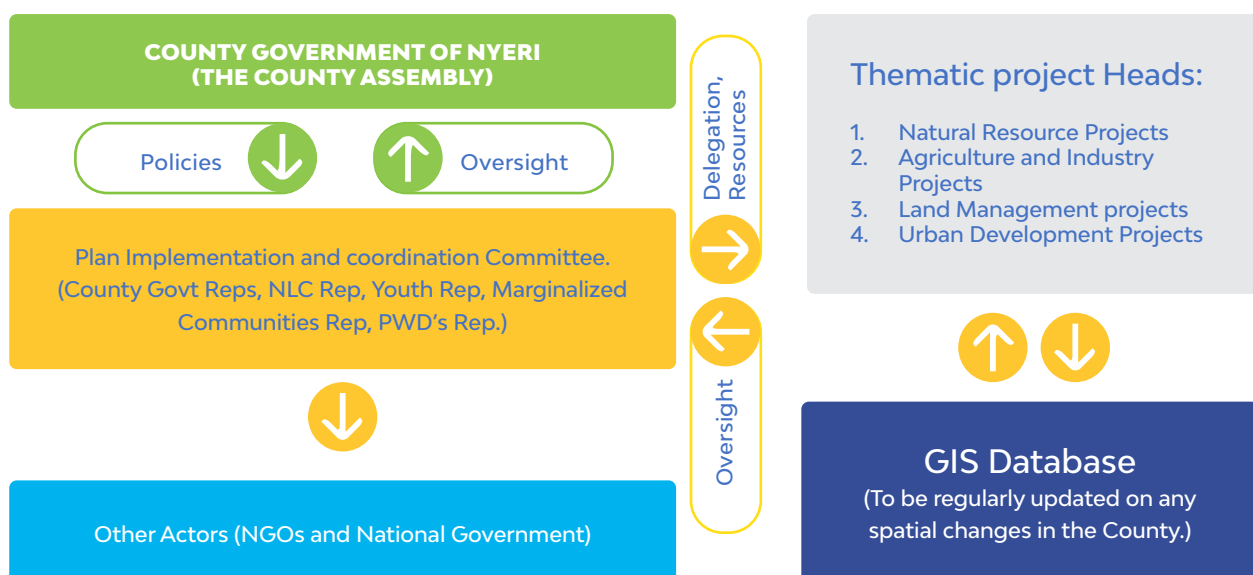
A professional consultation team comprising of Physical Planners, Environmentalists, Water Engineers, Agriculturalists or any other relevant profession will be from time to time consulted on the development of certain projects for the Plan implementation.

The Plan Implementation Coordination Framework desires to maximize the use of available resources, avoid duplication, ensure accountability, reduce implementation delays, conflict and improve the capacity of the members. The functions of the implementation committee will include:

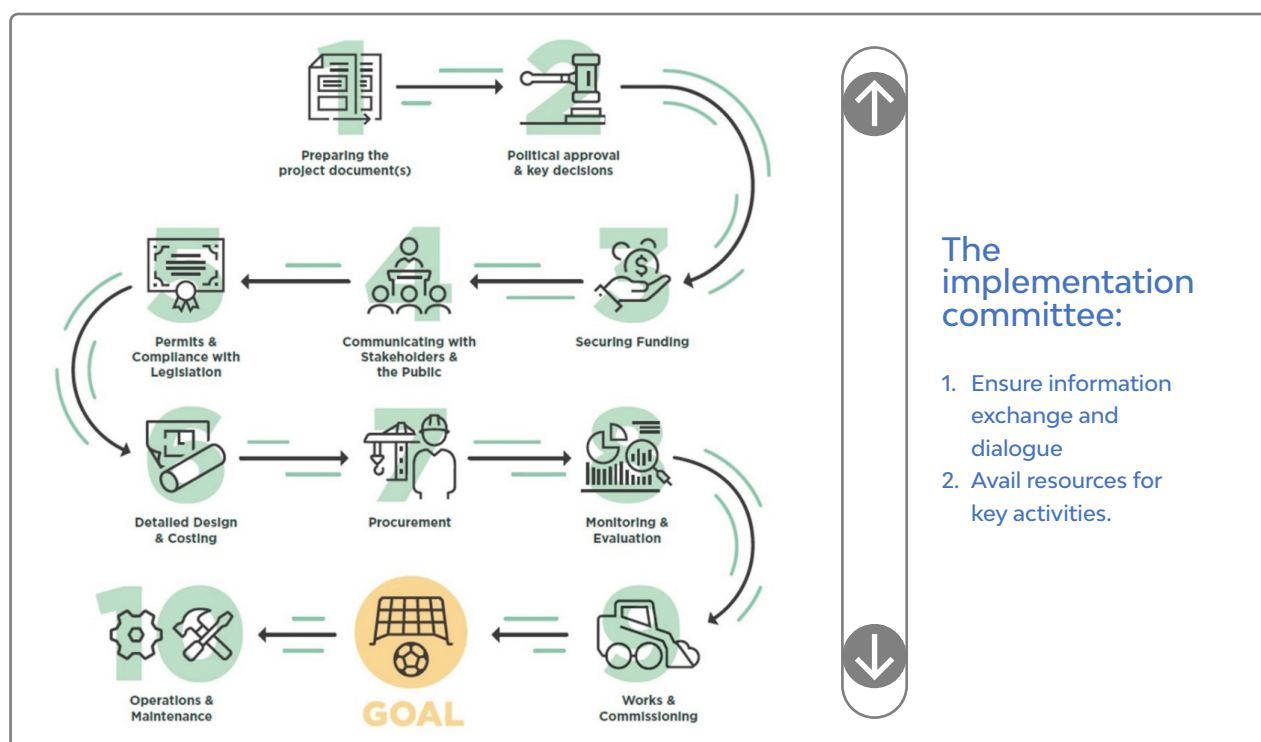
- Understanding and implementing the strategies and projects;
- Establishing an effective communication and dialogue between all parties involved in implementation;
- Facilitation of administrative procedures;
- Availing implementation resources;
- Oversee the setting up of reliable baseline data to facilitate M&E functions; and
- Revision of the plan every five years.

All involved stakeholders shall assume collective responsibility of the plan implementation to ensure proper use, management and conservation of the desired Spatial structure of the County.

The following schematic diagram best illustrates the coordination framework as well as the reporting mechanism in the implementation of the Plan.



The following schematic diagram best illustrates the cycle followed in strategic project implementation.



## 6.2 Implementation Log Frame

(See plan strategies presented in section 3 for implementation log frame).

## 6.3 Capital Investment Plan

Nyeri County requires to invest in infrastructure and the social improvement assets that should enhance the economic and social development of its communities. Hence the county needs to create an investment framework that ensures sustainable development in the county that would enhance the welfare of the people of Nyeri. The following are some of the strategic projects that will be transformative in the county.

PROJECT ID	PROJECT	QTY	UNIT	PHASE		PHASE I					PHASE 2						APPROXIMATE COST (in Kes)
				1 (%)	2 (%)	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029		
ENVIRONMENTAL CONSERVATION																	
EC001	Preparation of forest management plans for all gazetted County forests. (Tumutumu Forest, Nyana Forest, Nyeri Forest & Karima Hill)	4	No	80	20											25,000,000	
EC007	Construction of small multipurpose flood control dams especially along major rivers; Sagana, Chania, Gura, Tana, Amboni	5	No	80	20											85,000,000,000	
EC009	Construction of hydropower stations along river Sagana, Gura, Chania	3		80	20											725,000,000	
ECONOMIC DEVELOPMENT.																	
EDS012	Creation of proper designated markets in Konyu ward Gatarakwa ward Ruguru ward Narumoru ward Ruring'u ward Aguthi - Gaaki ward Kiganjo ward A wholesale market in Karatina	8	No	80	20											40,000,000	
EDS020	Construction of a fish hatchery in Iria-ini	1	No	100												5,000,000	
EDS034	Upgrade and expand the Othaya Coffee Millers factory to roast, value addition and branding local Nyeri coffee	1	No	100												250,000,000	

PROJECT ID	PROJECT	QTY	UNIT	PHASE		PHASE I					PHASE 2					APPROXIMATE COST (in Kes)
				1 (%)	2 (%)	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	
TRANSPORTATION																
ITS036	Improvement of air transport infrastructure Nyaribo Airstrip Construction of standard terminal building with improved security screening, lounges and shops for effective service delivery. Expansion of runway and parking bays. (3.4 km)	3.4	KM	70	30											134,000,000
ITS032	Construction of walkways and bicycle lanes in Mweiga, Nyeri, Chaka, Karatina, Mukurwe-ini, Othaya, and Endarasha	7		80	20											39,500,000
HUMAN SETTLEMENTS																
HS001	Preparation and updating of physical development plans to provide zoning regulations in major towns in county (Municipality and Town).	12	No	60	40											648,000,000

PROJECT ID	PROJECT	QTY	UNIT	PHASE		PHASE I					PHASE 2						APPROXIMATE COST (in Kes)
				1 (%)	2 (%)	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029		
INFRASTRUCTURE DEVELOPMENT																	
IDS010	Construction and operationalization of a Mini-Hydroelectric Turbines (across rivers Chinga, Gura, Magura, Chania)	4	MW	70	30											259,584,000	
IDS014	Construction and operationalization of sewer trunk lines and Sewerage Treatment Plants (Endarasha - Mweiga Sanitation improvement project, Nairutia - Kiawara Sanitation Improvement Project, Kiganjo-Chaka Sanitation Improvement Project, Dedan Kimathi sanitation Improvement Project, Othaya-Wamagana sanitation Improvement Project, Narumoro town Sanitation Improvement project, Mukurweini-Sanitation Improvement project, nyeri-municipality sanitation improvement project Proposed Nyeri County Solid Waste Management Plant.	9	No	80	20											3,870,000,000	
		Procurement and Selection of Consultants; Funds				Project Implementation					Project Evaluation and Monitoring						





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