

Nairobi Metropolitan Service Improvement Program (NaMSIP)

EASTLAND URBAN RENEWAL PLAN, NAIROBI

Date: 2nd October 2019



State Department of Housing &
Urban Development



Nairobi City County
Government

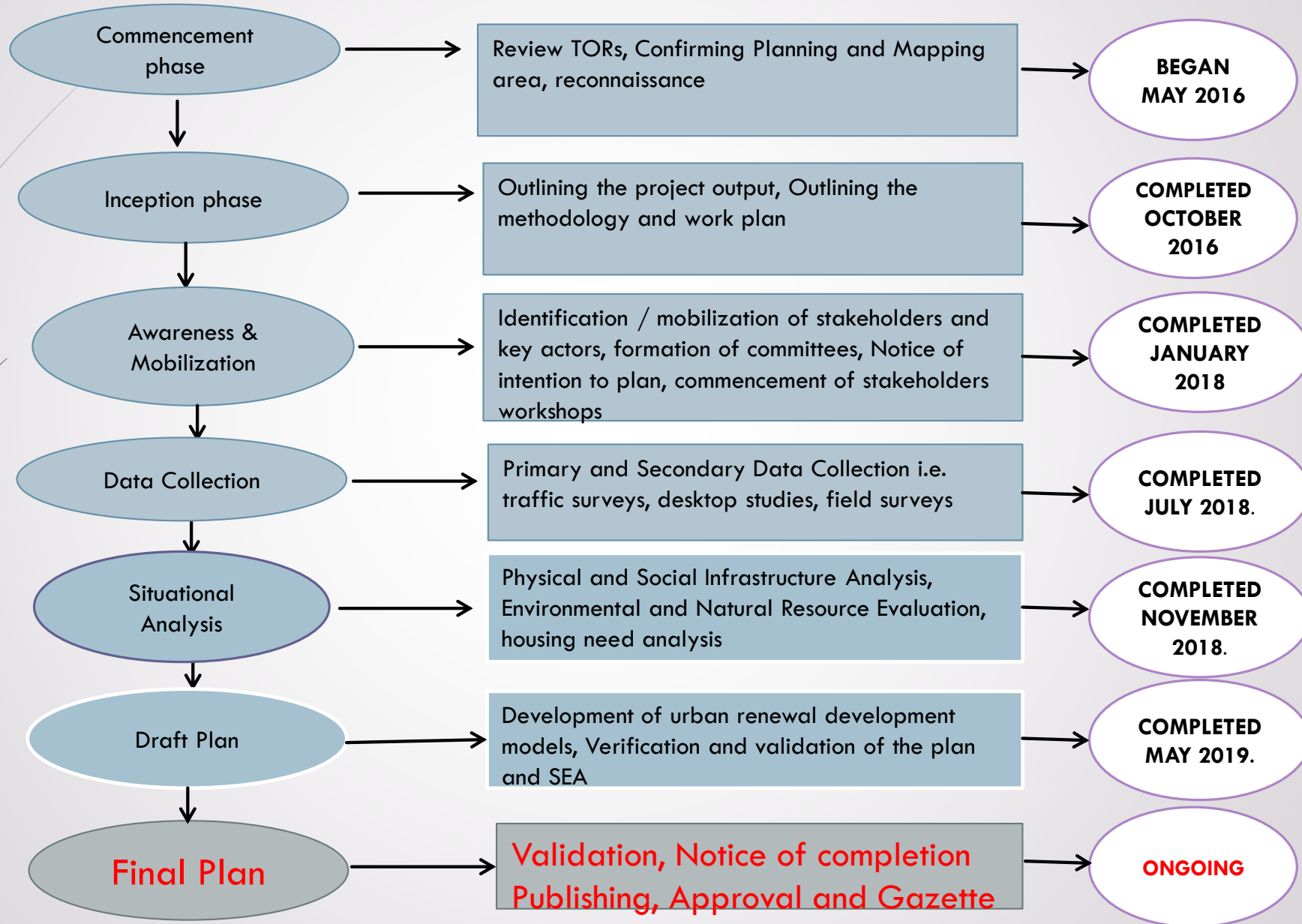


Real Plan Consultants Ltd

Presentation Outline

No	Item
1.	Background
2.	Land Use Plan
3.	Enhancement of work places
4.	Housing enhancement strategy
5.	Infrastructure & Services Plan
6.	Development Control Guidelines
7.	Relocation /Resettlement Strategy
8.	Urban Design Models
9.	Financing strategy
10.	Revenue Enhancement Strategy
11.	Enumeration within Priority Estates
12.	Outstanding activities

Project Status



Justifications for Urban Renewal

- Urban decay
 - Dilapidated & inadequate housing
 - Old and insufficient infrastructure & services
 - Obsolete plans
 - Unplanned developments
 - Environmental degradation
 - Proliferation of slums
 - Social decadence



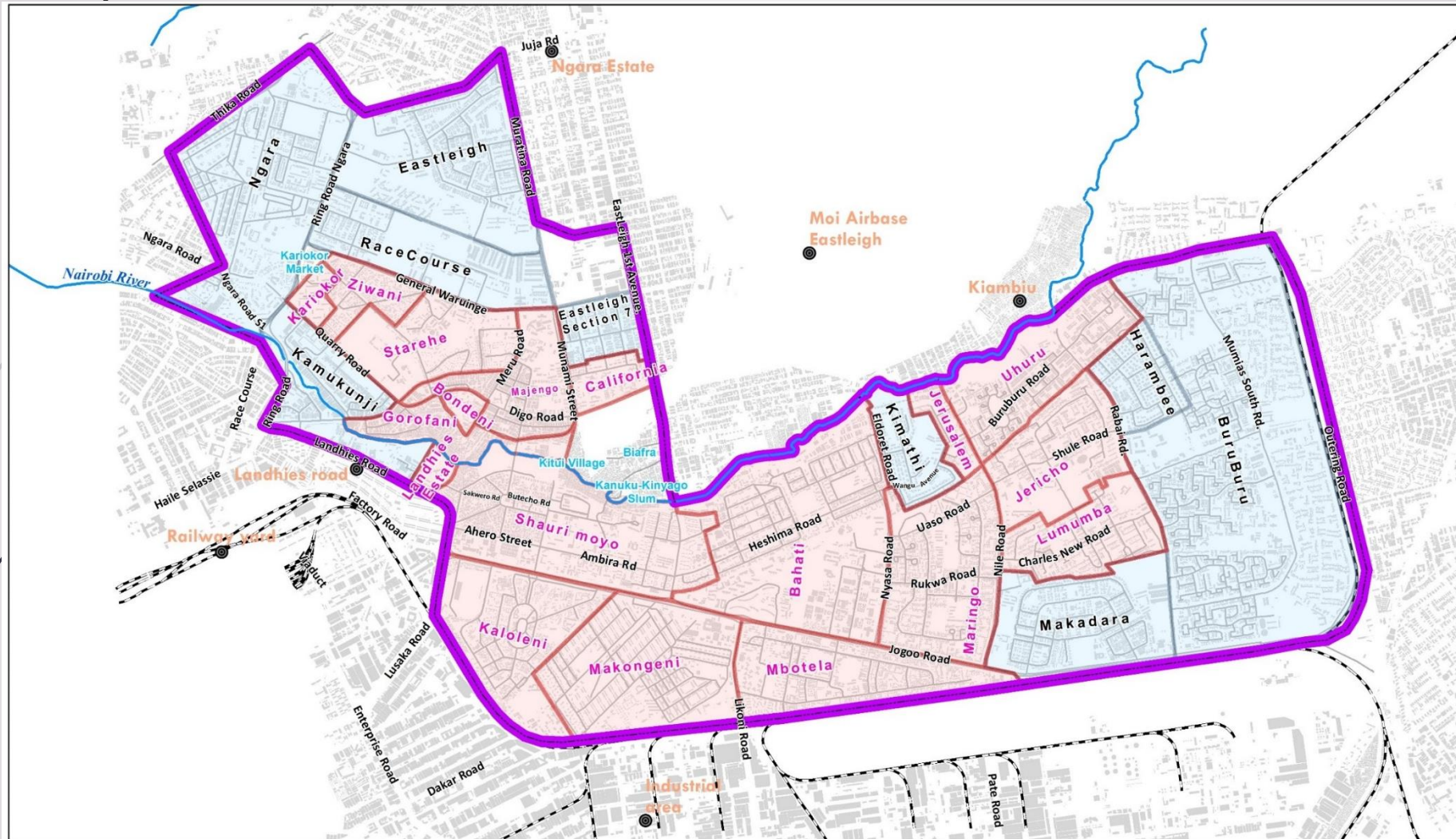
Project Objectives

- Identify & address social economic & environmental issues
- Study & determine land ownership pattern
- Identify development potentials
- Provide development control guidelines
- Provide for adequate public transport
- Develop plan implementation and monitoring framework
- Provide framework for social housing & managing sitting tenants
- Provide framework for dealing with sub-leases

Project Outputs

- Land Use Plan
- Housing enhancement strategy
- Enhancement of work places
- Infrastructure & Services Plan
- Development Control Guidelines
- Relocation /Resettlement Strategy
- Urban Design Models
- Financing strategy
- Revenue Enhancement Strategy
- Enumeration within Priority Estates

Project Area

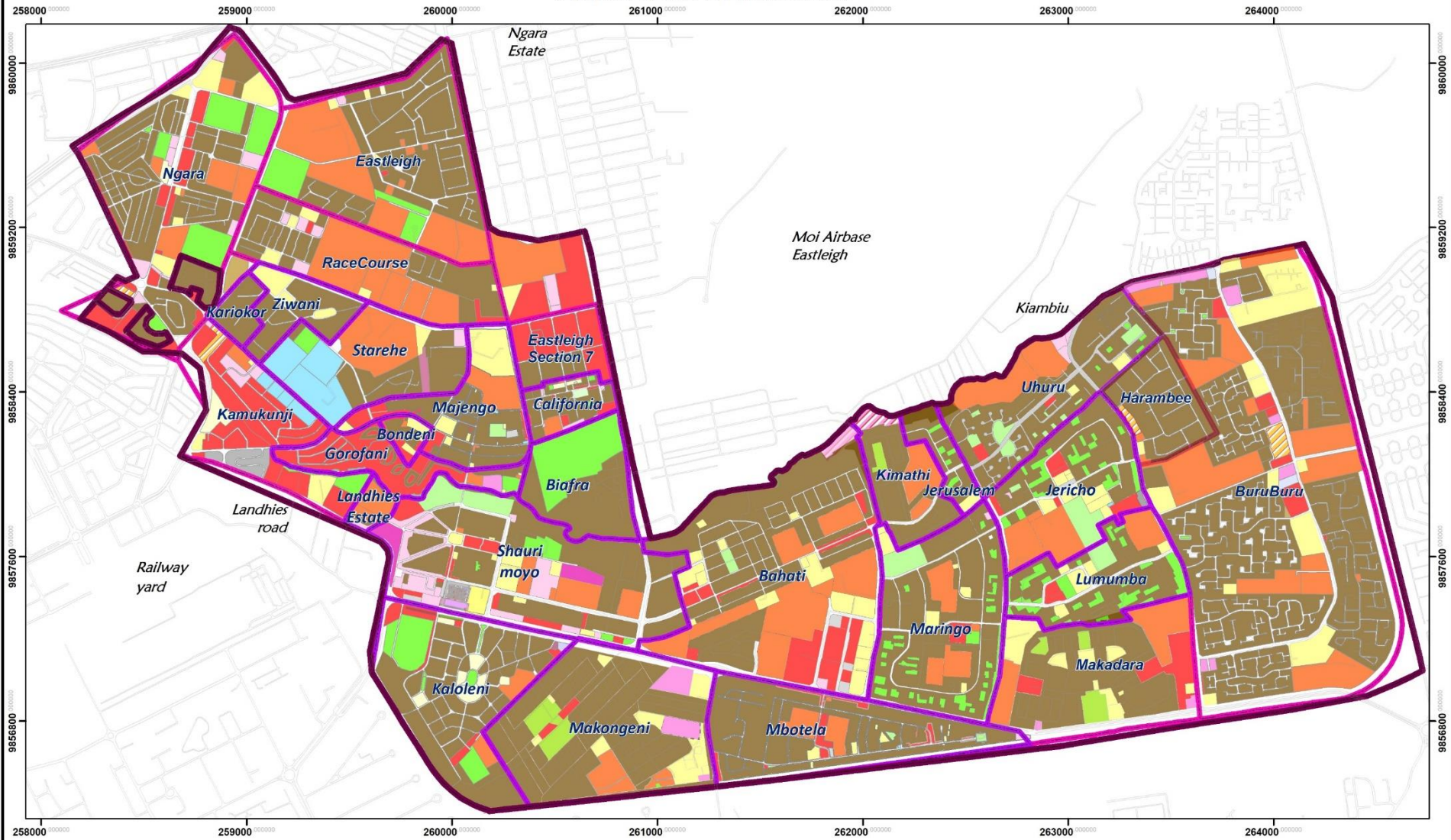


Legend

	Interface Estates		Boundary
	NCCG Estate Boundaries		Railway
	Roads		Land Marks
	River		

- Project area: 1264ha
- Population size: Approx. 250,000
- No of Public estates: 18
- No of Private Estates: 14
- No of Households: Approx. 55,000

EXISTING LANDUSE



Legend		LANDUSE	
	Boundary		MIXED USE
	Estate_Boundary		PUBLIC PURPOSE
	Private_Estate_Boundary		PUBLIC PURPOSE
			PUBLIC UTILITY
			RECREATIONAL
			RESIDENTIAL
			TRANSPORTATION
			COMMERCIAL
			EDUCATIONAL
			INDUSTRIAL
			INFORMAL SETTLEMENT
			LIGHT INDUSTRIAL

NAMSIP
EXISTING LANDUSE

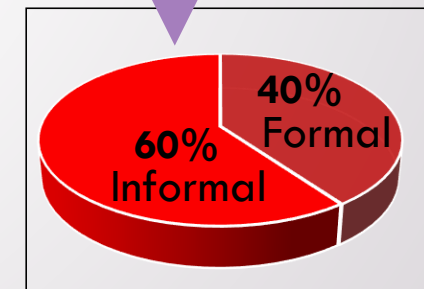
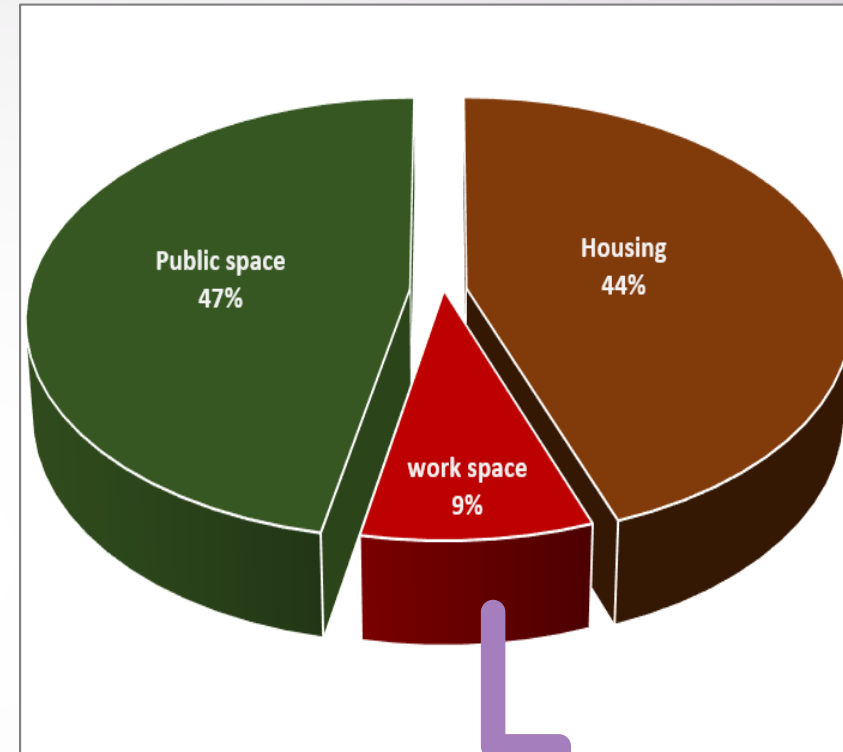
Nairobi City County Government.

Ministry of Transport, Infrastructure, Housing and Urban Development.

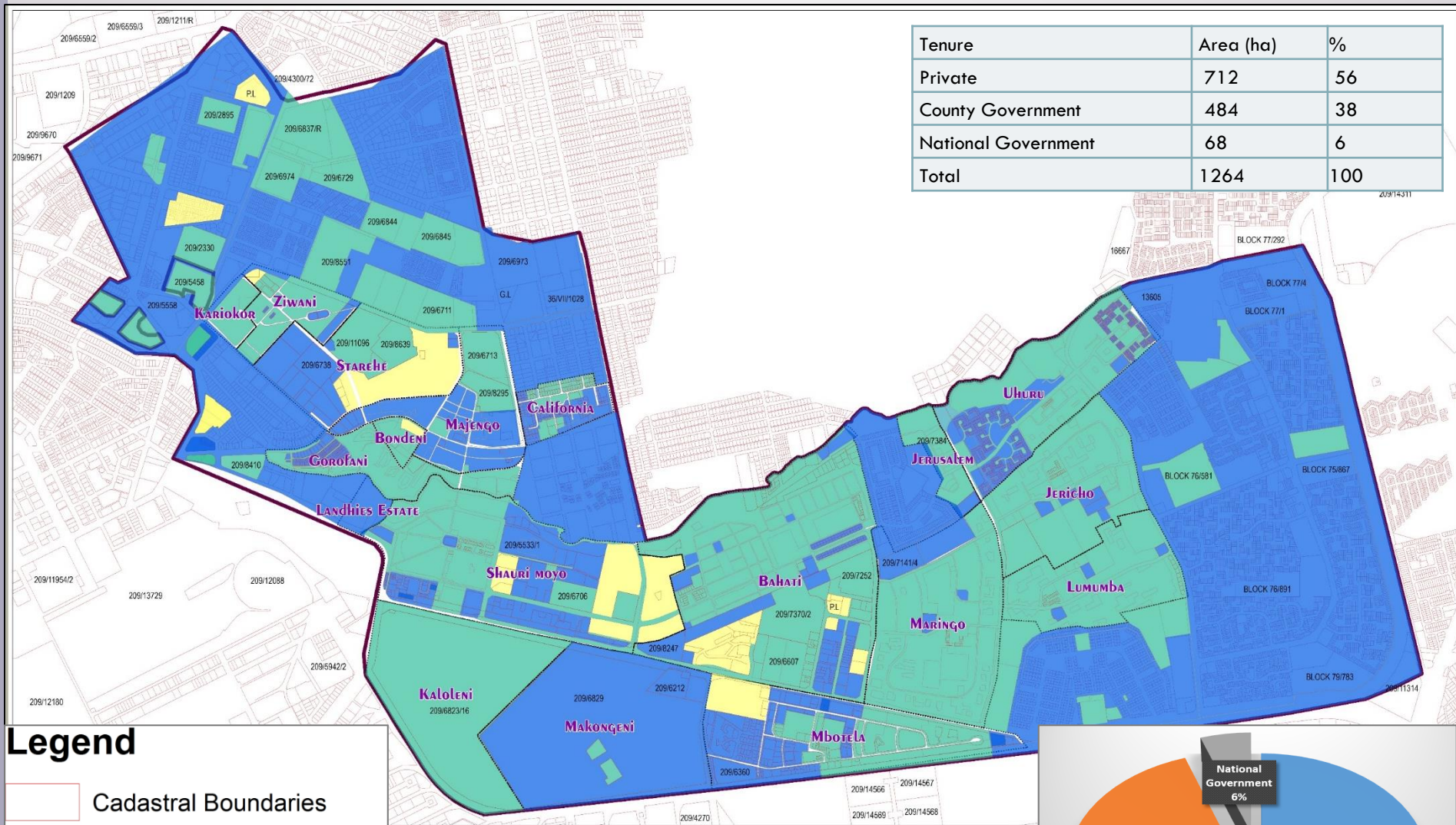
Real Plan Consultants Ltd.

EXISTING LAND USE

Land use		Area(ha)	%
Housing	Residential	561.93	45
Workspaces	Commercial	76.68	6.07
	Industrial	13.09	1.20
	Light Industrial	16.54	1.04
	Mixed Use	2.70	0.22
	Sub-total	109.01	9
Public Space & Transport	Educational	185.60	14.70
	Recreational	79.18	6.26
	Public Utility	8.00	0.63
	Public Purpose	54.15	4.28
	Open Space	13.75	1.09
	Conservational	3.93	0.31
	Transportation	248.45	19.70
		Sub-total	593.06
	Total	1264.00	55.50




LAND TENURE






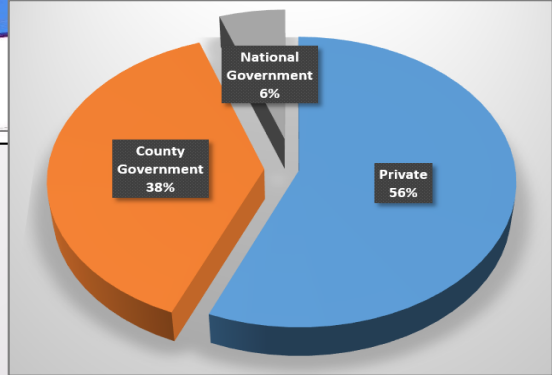
Tenure	Area (ha)	%
Private	712	56
County Government	484	38
National Government	68	6
Total	1264	100

Legend

 Cadastral Boundaries

Ownership

-  NATIONAL GOVERNMENT
-  NCCG
-  PRIVATE



Current Housing Stock

Estate	No. of units	Est. Extensions	Total	%
Bahati	2002	3932	5934	9.8
Jericho	1617	3234	4851	8.0
Maringo	1400	2800	4200	6.9
Lumumba	1388	2776	4164	6.9
Makongeni	1354	4062	5416	8.9
Ofafa Kunguni	1324	2648	3972	6.5
Shauri Moyo	1184	3675	4859	8.0
Gorofani	942	0	942	18.6
Mbotela	904	2700	3604	5.9
Uhuru	884	1768	2652	4.4
Kaloleni	881	1762	2643	4.4
Ziwani	556	1110	1666	2.7
Jerusalem	504	1000	1504	2.5
Outer Ring Road Estate	360	720	1080	1.8
Starehe	359	0	359	0.6
Kariokor	240	0	240	0.4
New Pumwani	224	0	224	0.4
Bondeni	110	1210	1320	2.2
Harambee	96	192	288	0.5
Landhies	56	112	168	0.3
Ziwani Ex-KBS	47	94	141	0.2
Total	16,481	34,893	50,374	100.0

Public Participation

Stakeholders Groups

- Government officials both (National and County)
- Nairobi County Assembly Planning Committee & Area MCAs
- Nyumba Kumi leaders
- Estate residential associations
- General Residents
- Estate tenants
- Business people
- People with Disability
- Women & Youths representatives
- Transport sector representatives
- Security officials
- Education sector
- Peace Committee
- Religious leaders
- Elders



Public Engagement Sessions

Project Phase	Sessions
Awareness & Sensitization	20 Sessions
	✓ 6 cluster local area stakeholders workshops
	✓ 4 Ward admins & estate officers Consultative forums
	✓ 1 Nairobi County Assembly Planning Committee & Area MCAs
	✓ 9 Focused group discussions
Mapping/Surveys	25 Sessions
	✓ 20 estates in project area
	✓ 5 markets
Situation Analysis & Draft Plan	28 Sessions
	6 cluster local area stakeholders workshops
	1 Nairobi County Assembly Planning Committee & Area MCAs
	2 Priority estates local area stakeholders workshops
	19 Estate Consultations
Final Plan	13 Sessions
	6 cluster local area stakeholders workshops
	2 Consultative meetings Bahati Residents committee
	5 Consultative meetings Kaloleni Estate Residents Association

Notices of Intention to Plan

Standard Newspaper

THURSDAY, MAY 31, 2018 *The Standard* 41

REPUBLIC OF KENYA
MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT (MoTIH&UD)
STATE DEPARTMENT FOR HOUSING, URBAN DEVELOPMENT AND PUBLIC WORKS (SDFHUD&PW)
Nairobi Metropolitan Services Improvement Project (NaMSIP)

NAIROBI CITY COUNTY
MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT (MoTIH&UD)
STATE DEPARTMENT FOR HOUSING, URBAN DEVELOPMENT AND PUBLIC WORKS (SDFHUD&PW)
NAIROBI METROPOLITAN SERVICES IMPROVEMENT PROJECT (NaMSIP)

NOTICE OF INTENTION TO PLAN

URBAN RENEWAL AND REDEVELOPMENT STUDY OF EASTLANDS

Notice is hereby given to all residents and stakeholders in Nairobi City County that pursuant to the provisions of The Physical Planning Act Cap 286, County Government Act, 2012, Urban Areas and Cities Act, 2011, among others, Nairobi City County Government in conjunction with the Ministry of Transport, Infrastructure, Housing and Urban Development, has initiated a study to guide urban renewal and redevelopment of Eastlands for the period 2016-2036. The exercise is being carried out under Nairobi Metropolitan Services Improvement Project (NaMSIP) whose aim is to improve services in the Nairobi Metropolitan Area covering five (5) Counties of Nairobi City, Kiambu, Machakos, Kajiado and Murang'a.

The study is an offshoot of the Nairobi Integrated Urban Development Master Plan (2014-2030) where Eastlands Urban renewal was identified as a key priority project to be implemented in the short term.

It covers an area of approximately 1100 Ha and include: **the Old City County Estates** (Kaloleni, Mbotela, part of Shaurimoyo, Bahati, Kariokor, Ziwani, Lumumba, Makadara RH, Landhies, Uhuru, Jericho, Maringo, Gorofani, Bondeni, New Pumwani/Carlfonia, Ofafa1, Jerusalem), **Old Government /Railway Housing Estates** (Makongeni, Government Quarters, Starehe and part of Shauri Moyo) and **other adjacent areas owned by companies and private individuals** (Kimathi, Majengo, Kayole Ndogo, Buruburu, Harambee, Outer Ring Road) in Eastlands, Nairobi City. The purpose of the study is to provide an urban renewal planning framework for guiding integrated socio-economic development.

The study process is participatory as required by the Constitution and other statutory provisions and therefore all stakeholders and members of the general public are invited to participate. Any comments, enquiries or suggestions may be done in writing to:

County Secretary
County Government of Nairobi City
P.O Box 30075-00100
NAIROBI

REPUBLIC OF KENYA
KENYA RAILWAYS
NAIROBI CITY COUNTY

MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT (MoTIH&UD)
STATE DEPARTMENT FOR HOUSING, URBAN DEVELOPMENT AND PUBLIC WORKS (SDFHUD&PW)
NAIROBI METROPOLITAN SERVICES IMPROVEMENT PROJECT (NaMSIP)

PUBLIC NOTICE

INTENTION TO PLAN

NAIROBI CITY COUNTY GOVERNMENT

Name of Project: Consultancy Services for preparation of Urban Plans, Urban Designs, Economic/Finance and Implementation Study for Redevelopment of the Nairobi Central Railway Station and its Surroundings

Notice is hereby given to all residents and other stakeholders that pursuant to the provisions of The Physical Planning Act Cap 286, County Government Act, 2012, Urban Areas and Cities Act, 2011 and other enabling legislations, Nairobi City County Government in conjunction with the State Department of Housing, Urban Development and Public Works Kenya Railways and the Department of Metropolitan Development with support from the World Bank through DOHWA(Korea)/GIBB (Africa) has commenced the planning of the Nairobi Central Railway Station and its surroundings. The exercise is being carried out under Nairobi Metropolitan Services Improvement Project (NaMSIP) and is one of the priority projects identified under the Nairobi Integrated Urban Development Master Plan (NIUPLAN).

The project is situated within the Nairobi Central Railway Station area, the marshalling yard, the Kenya Railways Pension Scheme land, the locomotive and wagons workshops, Central Business District, parts of the Industrial Area and the surroundings.

The Nairobi Central Railway Station area, which comprises about 200 acres of prime land, is in urgent need of urban redevelopment to facilitate urban continuity of the Central Business District (CBD) and improve transport linkages to the south i.e. the Industrial Area. The project will entail strategies to revitalize the CBD and the adjacent areas and show linkages with the other sub-centres in Nairobi as proposed in the NIUPLAN.

The integrated nature of this Plan and as required by the Constitution and other statutory provisions, necessitates that participatory, multidisciplinary and multi-sectoral approaches are deployed. Therefore all stakeholders and members of the general public are invited to participate. Any person or institution that wishes to participate or make comments on the planning project can reach or forward any such comments to the Chief Officer – Urban Planning, Nairobi City County, Main City Hall 2nd Floor, P.O. Box 30075-00100 Nairobi, or railwaycity@googlegroups.com.

County Secretary
County Government of Nairobi City
P.O Box 30075-00100
NAIROBI

Taifa Leo

TANGAZO Alhamisi, Mei 31, 2018 TAIFA LEO 7

JAMHURI YA KENYA
KENYA RAILWAYS
KAUNTI YA JIJI LA NAIROBI

WIZARA YA UCHUKUZI, MUUNDO MSINGI, MAKAO NA USTAWI WA MIJI (MoTIH&UD)
IDARA YA SERIKALI YA MAKAO USTAWI WA MIJI NA UJENZI (SDFHUD&PW)
MRADI WA UIMARISHAJI HUDUMA KATIKA JIJI LA NAIROBI NA VIUNGA VYAKE (NaMSIP)

SERIKALI YA KENYA
KAUNTI YA JIJI LA NAIROBI

WIZARA YA UCHUKUZI, MUUNDO MSINGI, MAKAO NA USTAWI WA MIJI (MoTIH&UD)
IDARA YA SERIKALI YA MAKAO USTAWI WA MIJI NA UJENZI (SDFHUD&PW)
MRADI WA UIMARISHAJI HUDUMA KATIKA JIJI LA NAIROBI NA VIUNGA VYAKE (NaMSIP)

ILANI KWA UMMA
NIA YA KUPANGA
SERIKALI YA KAUNTI YA JIJI LA NAIROBI

ILANI KWA UMMA
ILANI YA NIA YA MPANGO

Jina la Mradi: Huduma ya ushauri wa maandalizi ya mipango ya miji, utafiti wa kiuchumi/kifedha wa ustawishaji wa kituo cha reli cha Nairobi Central na viunga vyake

Ilani inatolewa kwa wakaazi na washikadau wote kuambatana na Kifungu 286 cha Sheria ya Mipango ya Ustawishaji Ardhi, Sheria ya Serikali ya Kaunti, 2012, Sheria ya Miji, 2011 na sheria zingine husika, Serikali ya Kaunti ya Nairobi kwa ushirikiano na Idara ya Serikali ya Makao na Ustawi wa Miji, Shirika la Kenya Railways na Idara ya Ustawi wa Miji Mkuu kwa usaidizi wa Benki ya Dunia kupitia DOHWA(Korea)/GIBB(Africa) imeanzisha mipango ya ustawishaji Kituo cha Reli cha Nairobi Central Railway na viunga vyake. Shughuli hii inaendelezwa chini ya Mradi wa uimarishaji huduma katika jiji la Nairobi na viunga vyake (NaMSIP) ambapo nia yake ni kuimarisha huduma katika kaunti tano (5) za Jiji la Nairobi, Kiambu, Machakos, Kajiado na Murang'a.

Mradi huu uko katika eneo la kituo cha reli cha Nairobi Central, uwanja wa kupanga mabogi, ardhi ya mradi wa shirika la Kenya Railways wa malipo ya uzeeni, karakana za mabehewa ya mizigo, kati kati mwa jiji, sehemu kadha za viwandani na viunga vyake.

Eneo la kituo cha reli cha Nairobi Central, linalojumuisha takriban ekari 200 za ardhi, linahitaji ustawishaji upya ili kuwezesha mwonekano mpya wa kati kati mwa jiji (CBD), na kuimarisha mwunganisho wa usafiri na sehemu za kusini, yaani eneo la viwandani. Mradi huu utahusisha mikakati ya kuthibitisha sehemu za kati kati mwa jiji na sehemu zinazoizingira na kuonyesha miunganisho na vituo vingine vidogo katika jiji la Nairobi kama ilivyopendekezwa na NIUPLAN.

Mwunganisho wa mpango huu kuambatana na Katiba na sheria zingine, unahitaji ushiriki wa sekta mbali mbali husika. Kwa hivyo washikadau na umma wanaalikwa kushiriki. Mtu au taasisi yoyote ambayo ingependa kushiriki au kutoa maoni kuhusiana na mradi huu waweza wasilisha kwa Afisa Mkuu – Upangaji wa miji, Kaunti ya Jiji la Nairobi City, Ukumbi mkuu wa Main City Hall Orola ya pili, S.L.P 30075-00100 Nairobi, au railwaycity@googlegroups.com

Katibu wa Kaunti
Serikali ya Kaunti ya Jiji la Nairobi
S.L.P 30075-00100
NAIROBI

Katibu wa Kaunti
Serikali ya Kaunti ya Jiji la Nairobi
S.L.P 30075-00100
NAIROBI

Member for Lands, Housing, Physical Planning and Urbanization through Executive Committee Minute No. CECM/175/2018, approves the time of valuation for Nyeri County Government Roll, Nyeri Municipality to be 31st December, 2018.

KWAI WANJARIA,
County Executive Committee Member,
MR/5319966 *Lands, Housing, Physical Planning and Urbanization.*

GAZETTE NOTICE No. 9508

THE VALUATION FOR RATING ACT

(Cap. 266)

COUNTY GOVERNMENT OF NYERI

RESOLUTION

DECLARATION

IN EXERCISE of the powers conferred by section 6 of the Valuation for Rating Act, the County Executive Committee Member for Lands, Housing, Physical Planning and Urbanization through Executive Committee Minute No. CECM/175 declares that the valuer in preparing of any draft Valuation Roll or Draft supplementary Valuation Roll, need neither value nor include in the roll the assessment for improved rate as required by paragraph (c) and (e) respectively of this section.

KWAI WANJARIA,
County Executive Committee Member,
MR/5319966 *Lands, Housing, Physical Planning and Urbanization.*

GAZETTE NOTICE No. 9509

THE RATING ACT

COUNTY GOVERNMENT OF NYERI

interested person(s) who wishes to make representations in connection or objections to the named development plan may send such representations or objections in writing to be received by the County Physical Planning Officer, P.O. Box 10-60406, Kathwana, within sixty (60) days from the date of publication of this notice and such representations or objections shall state the ground on which it is made.

Dated the 17th August, 2018.

NJUE NJAGI,
CECM Lands, Housing, Physical Planning and Urban
MR/5319580 *Development, Environment and Natural Resources.*

GAZETTE NOTICE No. 9511

THE PHYSICAL PLANNING ACT

(Cap. 286)

MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT

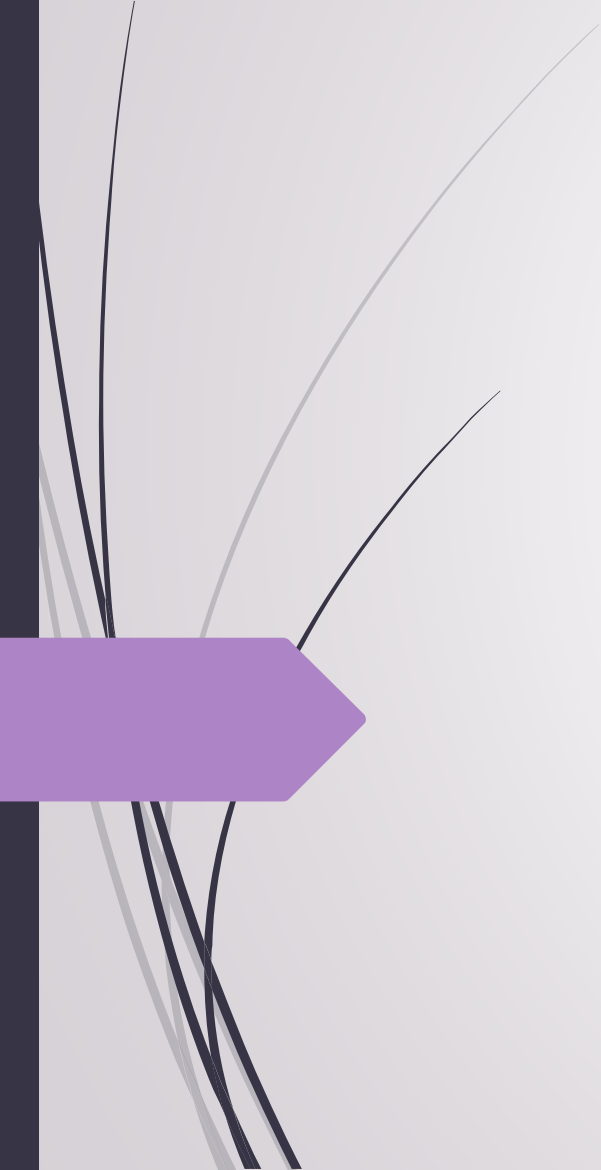
INTENTION TO PLAN

URBAN RENEWAL AND REDEVELOPMENT STUDY OF EASTLANDS

NOTICE is given to all residents and stakeholders in Nairobi City County that pursuant to the provisions of the Physical Planning Act 286, County Governments Act, 2012, Urban Areas and Cities Act, 2011, among others, Nairobi City County Government in conjunction with Ministry of Transport, Infrastructure, Housing and Urban Development, has initiated a study to guide urban renewal and redevelopment of Eastlands for the period 2016-2036. The exercise is being carried out under Nairobi Metropolitan Services Improvement Project (NaMSIP) whose aim is to improve services in the Nairobi Metropolitan Area covering five (5) counties of Nairobi City, Kiambu, Machakos, Kajiado and Murang'a.

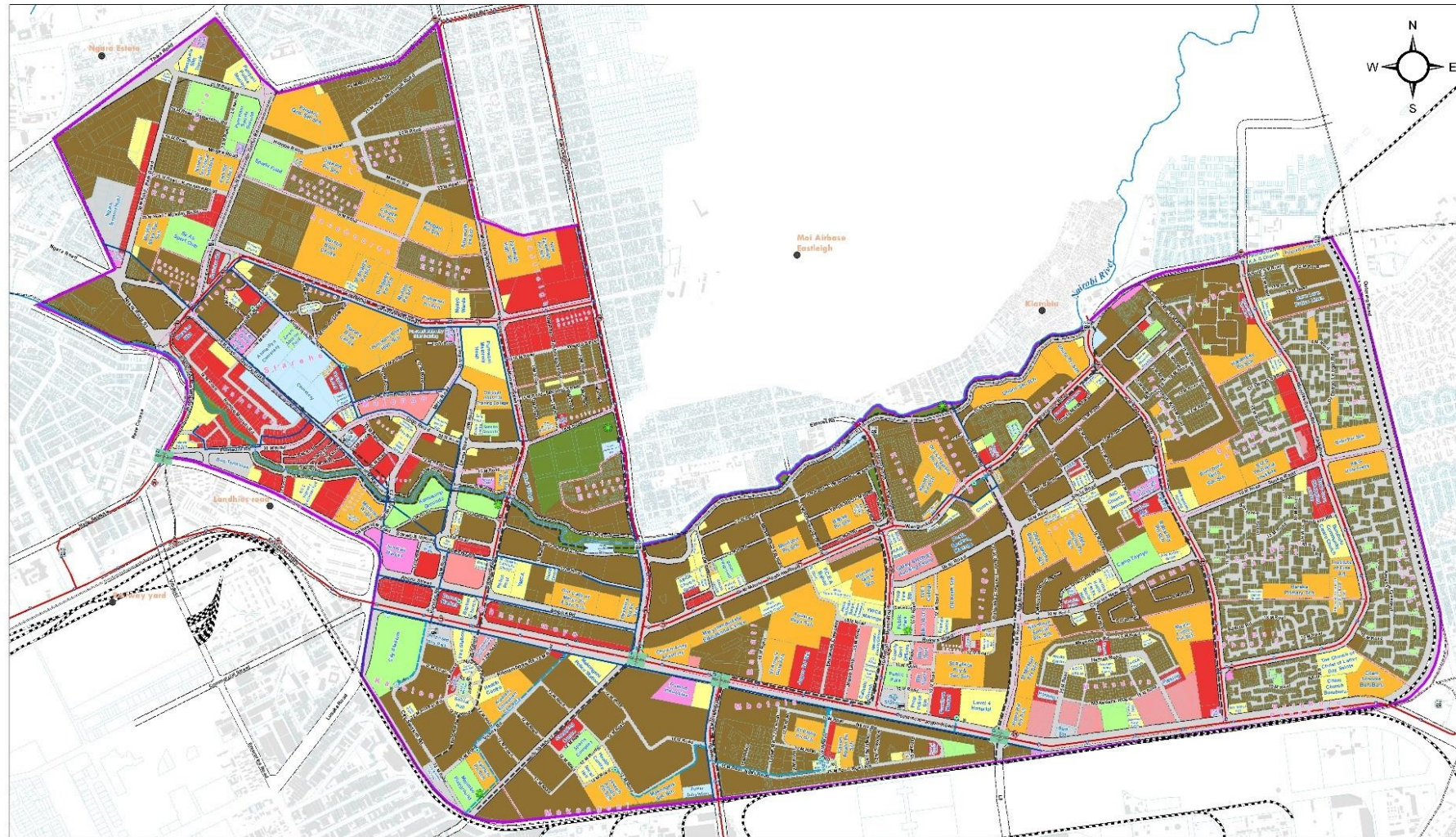
The study is an offshoot of the Nairobi Integrated Urban Development Master Plan (2014-2030) where Eastlands Urban renewal was identified as a key priority project to be implemented in the short term.

Plan Outputs



Land Use Plan

PROPOSED LAND USE PLAN



Legend	
--- Road Reserve	Storm water Retention site
--- Railway Line	BRT Routes
--- River	LRT Corridors
--- Planning Area	Elevated Water Tank
--- Cadastral Boundaries	Water valves
--- Estate boundary	Existing Water Lines
--- Buildings	Proposed Main Water Lines
	Main Sewer Trunks
	Interchanges
	Multimodal Stations
	Freight
	BRT Stations
Land use	
INDUSTRIAL	CONSERVATION
PUBLIC PURPOSE	RESIDENTIAL
PUBLIC UTILITY	TRANSPORTATION
	RECREATIONAL
	RESIDENTIAL
	COMMERCIAL
	MIXED USE
	EDUCATIONAL

NAMSIP

EASTLANDS URBAN RENEWAL PROJECT

PLAN REF:



Clients



Nairobi City County Government.



Ministry of Transport, Infrastructure, Housing and Urban Development.

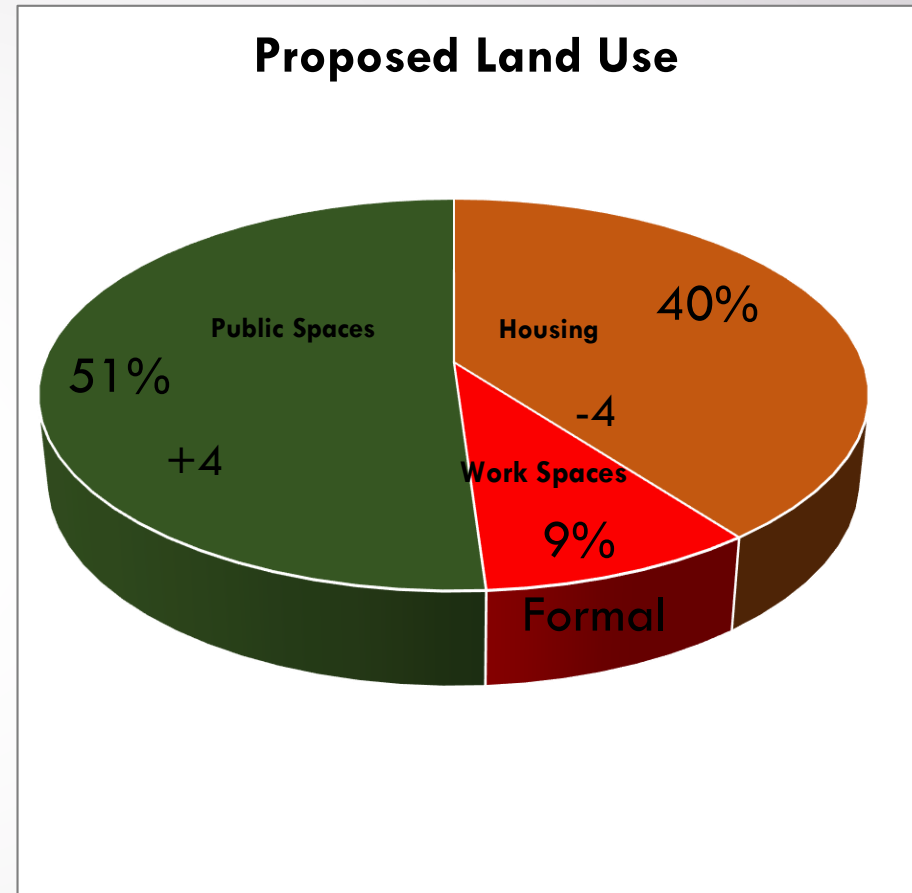
Consultants



Real Plan Consultants Ltd.

Summary

Land Use		Proposed Area (Ha)	%
Housing	Residential	383.7	30.4
	Open spaces	117.4	9.3
	Subtotal	501.1	40
Work Places	Commercial	84.6	6.7
	Light Industrial	8.9	0.7
	BCR	24.2	1.9
	Sub-total	117.7	9
Public Spaces	Public Utility	14.9	1.2
	Public Purpose	71.0	5.6
	Recreational	43.1	3.4
	Educational	181.8	14.4
	Conservation	26.4	2.1
	Transportation	308.0	24.4
	Sub-total	645.2	51
Total		1264.0	100.0



Enhancement of Work Spaces

Market Revitalization

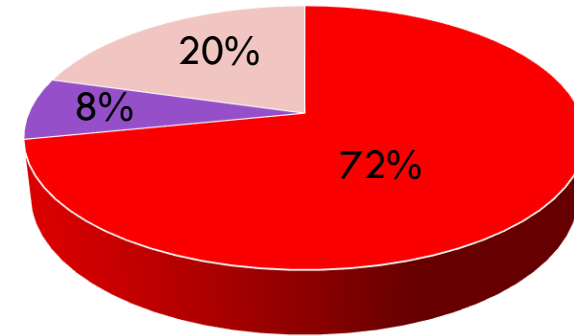
- Gikomba market
- Jericho market
- Kamkunji Jua Kali light industry
- Burma Market
- Jogoo road market
- Mwariro market

Work Space Proposals

PROJECT AREA WORKSPACE PROPOSALS

Land Use	Existing Area (Ha)	Proposed Area (Ha)	%
Commercial	76.68	84.6	72
BCR	2.70	24.2	20
Light Industrial	16.54	8.9	8
Total	109.01	117.7	100.0

Proposed Work Spaces



■ Commercial ■ Light Industrial

Proposed Land Use for Gikomba Market

Phase	Block No(s)	Main Use	Ground Area(sq.m)	Area at 7 levels	Affected
1(Construction ongoing)	A	General	2037	14260	Existing Market burnt block
2	B,C	Second hand goods & eateries	3738	26167	64 No Gorofani Housing Units & existing Fish Market
3	D,E,N & Terminals	Second hand goods & eateries	4521	31644	64 No Gorofani Housing Units
4	F,G	Fish & Agricultural Produce	7690	53831	112 No Gorofani Housing Units
5	H,J	Agricultural Produce	5451	38155	128 No Gorofani Housing Units
6	K,L,M	Furniture & allied	3300	23099	Existing Gikomba Shopping Centre
7	P	Furniture & allied	1181	8266	Existing Gikomba Shopping Centre
Total			27917	195422	



Legend

Land Marks	COMMERCIAL
RIVER	MIXED USE
prop_land_use 1	EDUCATIONAL
BUILDINGS	INDUSTRIAL
Building	PUBLIC PURPOSE
Gikomba area	PUBLIC UTILITY
Interface Estates	RECREATIONAL
PROJECT AREA BOUNDARY	CONSERVATION
CADASTRAL BOUNDARY	RESIDENTIAL
RESIDENTIAL	TRANSPORTATION

GIKOMBA MARKET

EASTLANDS URBAN RENEWAL PROJECT



Clients

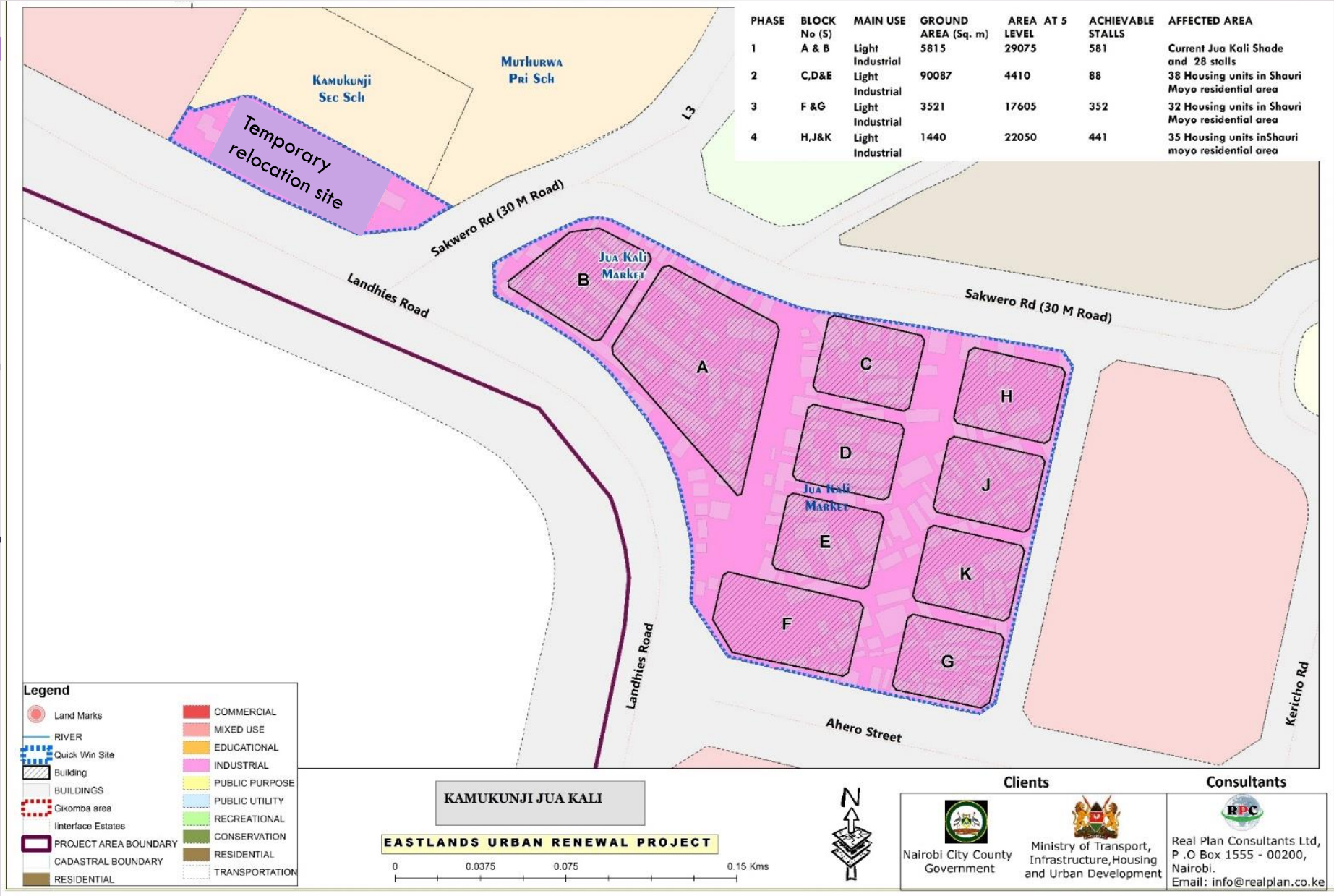


Consultants

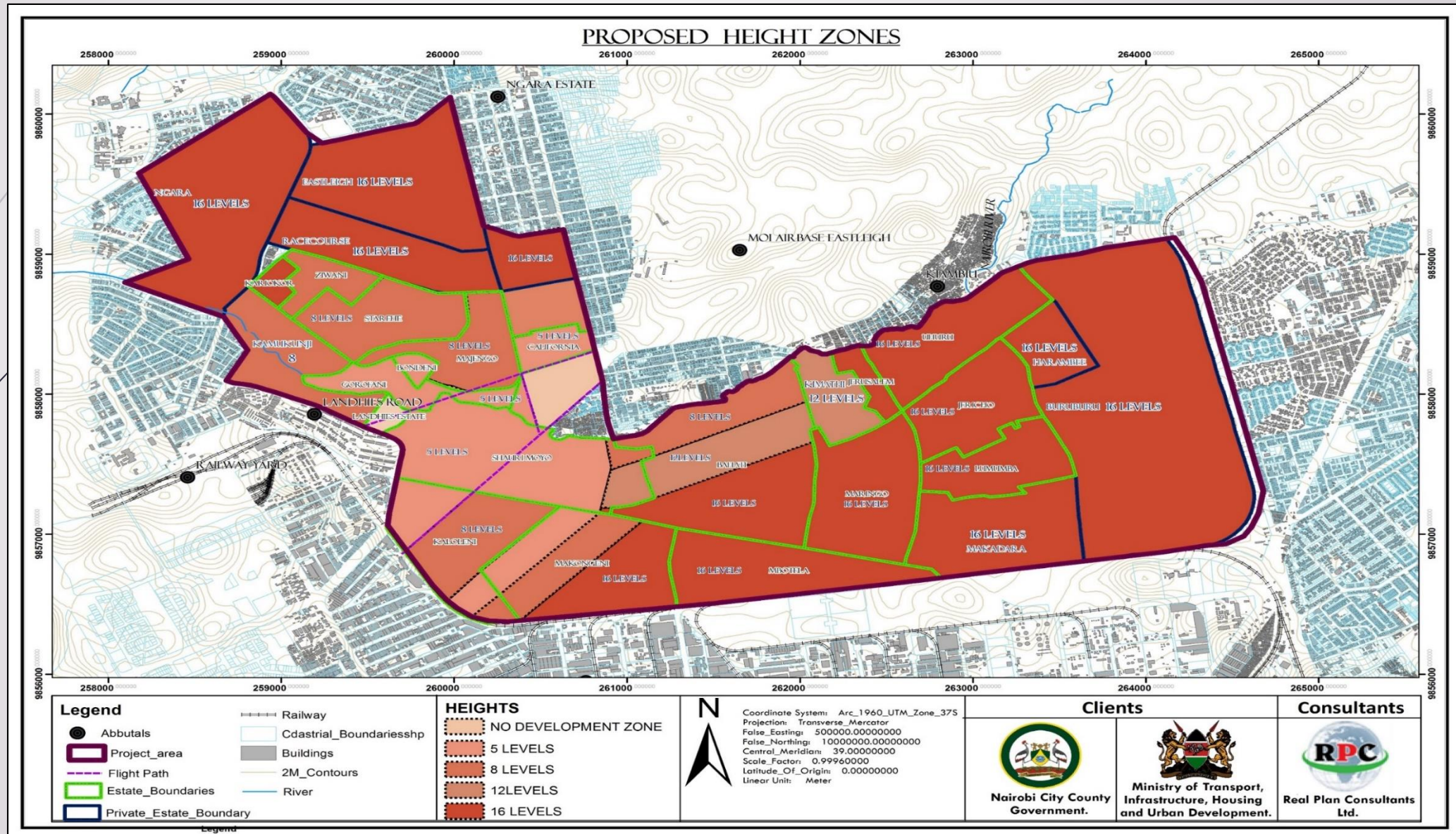


Real Plan Consultants Ltd,
P.O Box 1555 - 00200,
Nairobi.
Email: info@realplan.co.ke

Kamukunji Jua Kali Light Industry



Housing enhancement strategy



Current and Proposed Housing Stock

	<i>Single Rooms</i>	<i>Double Rooms</i>	<i>Bedsitters</i>	<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>	<i>Hostels</i>	<i>Total</i>
Existing	7,758	572	223	5,645	610	319	0	15,127
Proposed	0	0	0	26,573	83,639	61,997	4,930	177,139



Existing Housing Situation



New Housing environment after renewal

Achievable Units

No.	Estate	1 BR (15%)	2 BR (50%)	3 BR (35%)	Hostels	Total
1.	Kaloleni	1220	4066	2846	0	8132
2.	Mbotela	1709	5697	3988	0	11394
3.	Makongeni	4168	8960	9723	4930	27781
4.	Shauri Moyo	613	2044	1431	0	4088
5.	Bahati	3450	11499	8049	0	22998
6.	Bondeni	116	387	271	0	774
7.	Gorofani	179	598	418	0	1195
8.	Kariokor	760	2532	1772	0	5064
9.	Ziwani	717	2391	1674	0	4782
10.	Starehe	823	2743	1920	0	5486
11.	Maringo	2553	8510	5957	0	17020
12.	Jerusalem	1118	3727	2609	0	7454
13.	Lumumba	3228	10760	7532	0	21520
14.	Jericho	3967	13222	9255	0	26444
15.	Uhuru	1815	6048	4234	0	12097
16.	New Pumwani	11	35	24	0	70
17.	Makadara RH	126	420	294	0	840
	Total	26,573	83,639	61,997	4,930	177,139

Social Housing

- ▶ Houses to have a max. of 5 levels to minimize rental costs
- ▶ Social housing targets households that earn btwn Kshs 0-19,999
- ▶ Priorities given to sitting tenants
- ▶ Estimated to accommodate 49% pop. of sitting tenants

NO	UNIT TYPE	SELL PRICE (Kshs.)	RENT PERMONTH(Kshs.)
1	1room	600,000	2,500 Per Month
2	2 rooms	1 million	4,500 per month
3	3 rooms	1.35million	6,500 per month

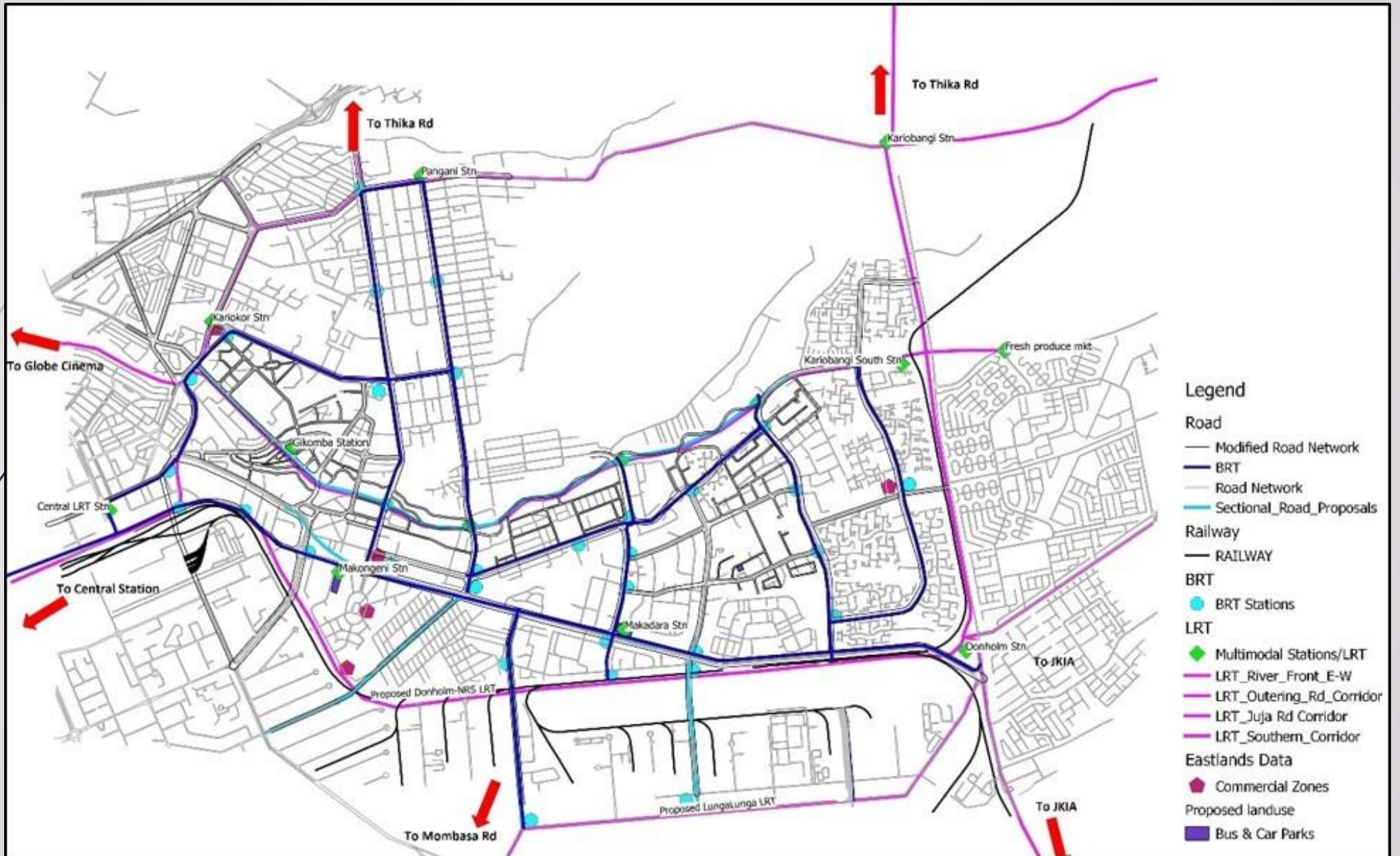
Proposed Distribution of units & Rents for Sitting Tenants

House Type	Social Rent	No. of Units (Sitting tenants)	%
One Bedroom	3,200	18,602	15.4
Two Bedroom	5,800	58,548	48.6
Three Bedroom	8,200	43,397	36.0
Total		120,547	100.0



Infrastructure and Services Plan

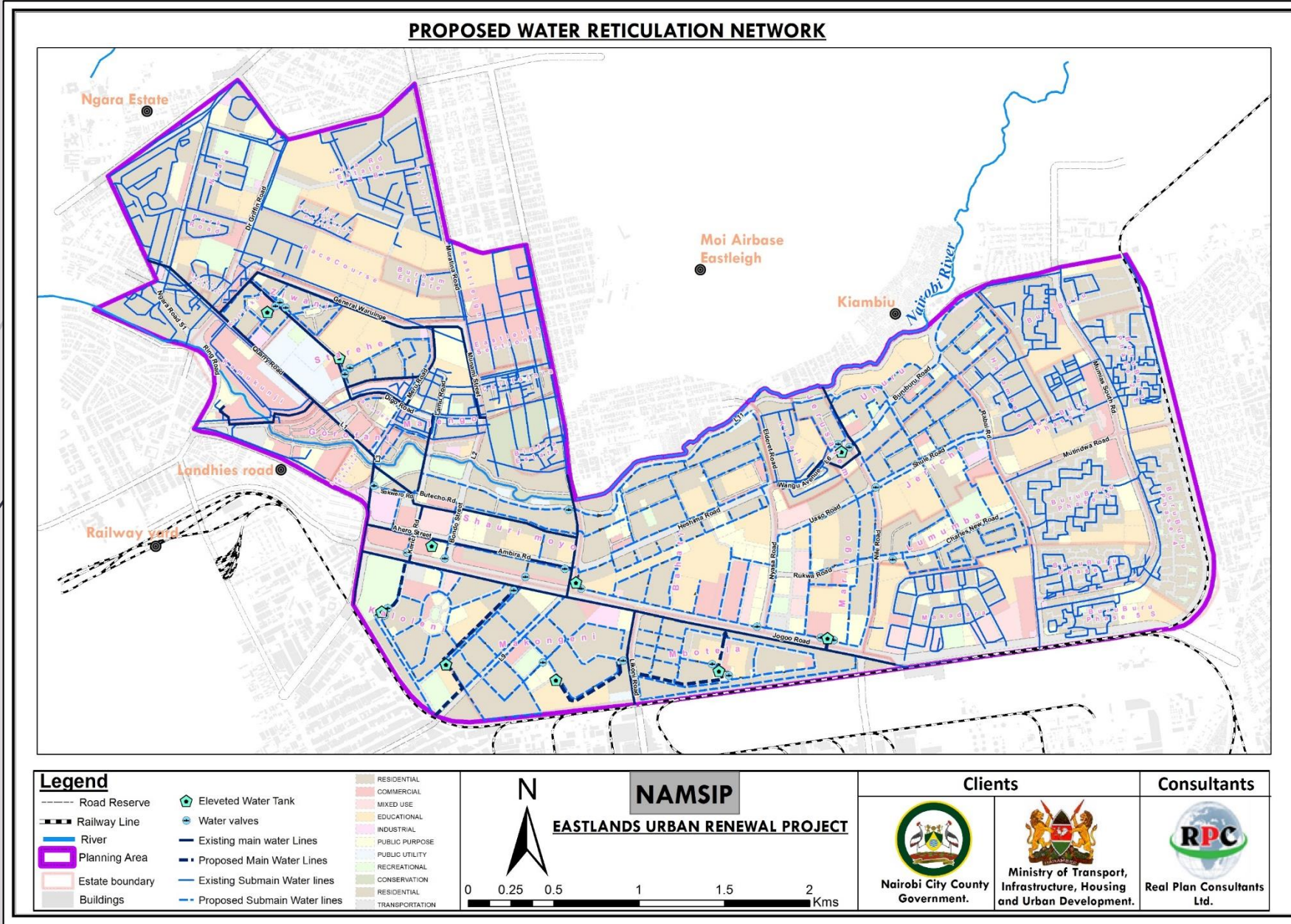
Infrastructure and Services Plan



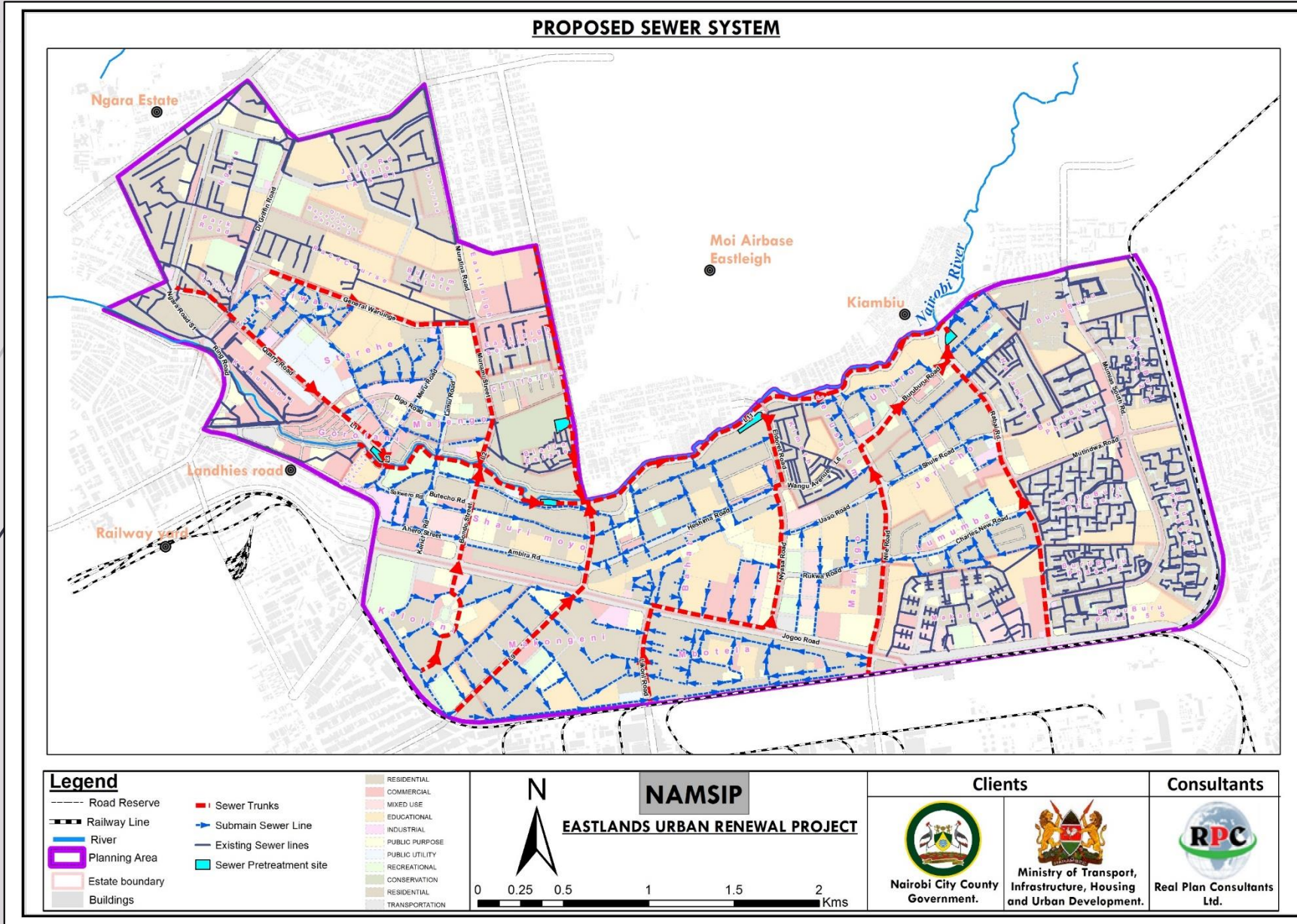
Road Widening

Road Name	Rank	Existing Reserve(m)	Proposed Reserve (m)	Length(m)	Existing Road area(ha)	Gross widening(m)	Proposed rd area(ha)	Net Gain(Ha)
1. Jogoo Road	1	55, 35	60	5210	28.7	5	31.3	2.6
2. Landhies Road	1	35,30	60	1310	4.6	25	7.9	3.3
3. Lusaka Road	1	45	60	320	1.4	25	2.2	0.8
4. Ahero Street	2	25	40	480	1.2	15	1.9	0.7
5. Ambira Rd	2	25	40	750	1.9	15	3.0	1.1
6. Bondo Street	2	25	40	500	1.3	15	2.0	0.8
7. Buruburu Road	2	25	40	730	1.8	15	2.9	1.1
8. Eastleigh 1st Avenue.	2	30	40	3140	9.4	10	12.6	3.1
9. Eldoret Road	2	15	40	580	0.9	25	2.3	1.5
10. General Waruinge	2	30	40	1860	5.6	10	7.4	1.9
11. Heshima Road	2	30	40	1280	3.8	10	5.1	1.3
12. Juja Rd S1.	2	30	40	890	2.7	10	3.6	0.9
13. Juja Rd S2.	2	20	40	1110	2.2	20	4.4	2.2
14. Likoni Road	2	25	40	600	1.5	15	2.4	0.9
15. Mumias South Rd.	2	30	40	3570	10.7	10	14.3	3.6
16. Muinami Street	2	30	40	650	2.0	10	2.6	0.7
17. Muratina Road	2	20	40	1730	3.5	20	6.9	3.5
18. Nile Road	2	30	40	1290	3.9	10	5.2	1.3
19. Nyasa Road	2	30	40	850	2.6	10	3.4	0.9
20. Quarry Road	2	18	30	810	1.5	12	2.4	1.0
21. Rabai Rd.	2	35	40	2820	9.9	5	11.3	1.4
22. Ring Road	2	40	40	620	2.5	0	2.5	0
23. Ring Road Ngara	2	40	40	1730	6.9	0	6.9	0
24. Wangu Avenue	2	25	40	280	0.7	15	1.1	0.4

Proposed Water Reticulation Network



Proposed Sewer System



Educational Facilities

Retained educational facilities

Name	Current Gross Area (Ha)	Net Proposed Area (Ha)	Location
Primary Schools			
Canon Apollo Pri	1.73	1.73	Mbotela
St Pauls Pri	2.11	2.11	Mbotela
Mary Immaculate Education Centre	2.17	2.17	Bahati
Church Arm Academy	1.81	1.81	Bahati
Rabai Road Pri	2.81	2.81	Lumumba
St Michael Pri and special school	2.40	2.40	Makadara
Jogoo Rd Pri	1.16	1.16	Makadara
Martin Luther Pri	1.46	1.46	Makadara
Kimathi Pri	3.84	3.84	Kimathi
Uhuru Pri	3.20	3.20	Uhuru
Makongeni Pri	1.12	1.12	Makongeni
St. Joseph Apudo Pri	2.89	2.89	Makongeni
Heshima Pri	1.25	1.25	Shauri Moyo
Ainsworth Pri	2.40	2.40	Eastleigh
New Eastleigh Pri	4.86	4.86	Eastleigh
Pangani Pri	7.08	7.08	Eastleigh
Race Course Pri	4.65	4.65	Eastleigh
Juja Road Pri	3.77	3.77	Eastleigh
Muthurwa Pri	2.15	2.15	Landhies
Baraka Pri	3.00	3.00	Buruburu
Blessed Sacrament Church	1.97	1.97	Buruburu
Harambee Pri	4.18	4.18	Buruburu
Bidii Prim	3.67	3.67	Buruburu
Doctor Aggreys Pri	0.91	0.91	Race course
St. Bridged Pri	1.12	1.12	Race course
Muslim Pri	3.90	3.90	Race course
Park Road Pri	1.33	1.33	Ngara
New Pumwani Estate Prim	0.85	0.85	New Pumwani

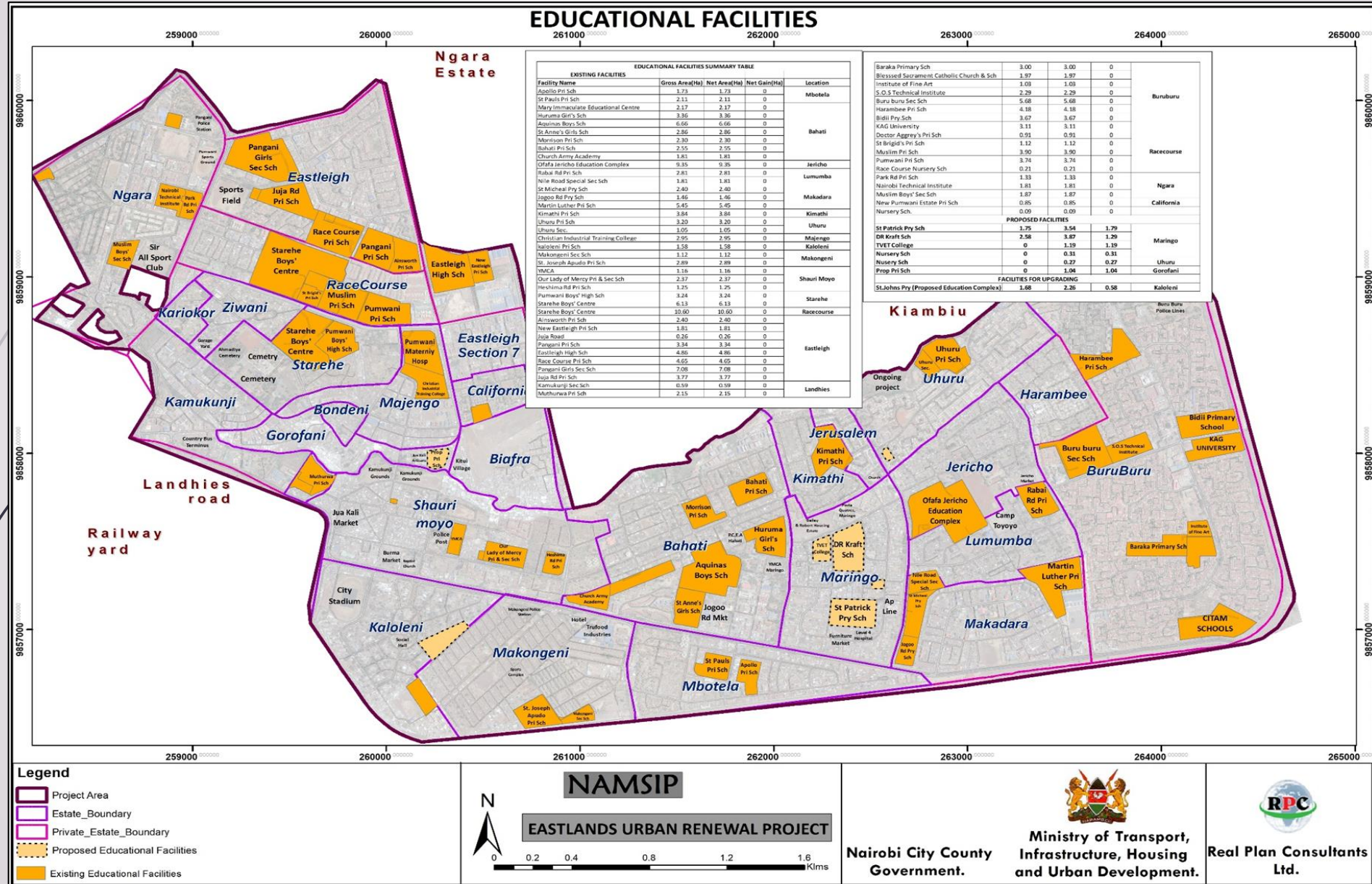
Name	Current Area (Ha)	Net Proposed Area (Ha)	Location
Secondary Schools			
Huruma Girls	3.36	3.36	Bahati
Eastleigh High School	4.86	4.86	Eastleigh
Aquinas Boys School	6.66	6.66	Bahati
St. Anne's Girl Sec	2.86	2.86	Bahati
Kamukunji Sec	0.59	0.59	Landhies
Our Lady of Mercy Pri & Sec	2.37	2.37	Shauri Moyo
Ofafu Jericho Education Complex	9.35	9.35	Jericho
Nile Road Special Sec School	1.81	1.81	Lumumba
Muslim Boys Sec	1.87	1.87	Ngara
Buruburu Sec	5.68	5.68	Buruburu
Pumwani Boys High	3.24	3.24	Starehe
Pangani Girls	7.08	7.08	Eastleigh
Starehe Boy Centre	16.73	16.73	Starehe
Uhuru sec	4.8	4.8	Uhuru
Tertiary institutions			
Nairobi Tech Institute	1.81	1.81	Ngara
Institute of fine art	1.03	1.03	Buruburu
S.O.S Technical Institute	2.29	2.29	Buruburu
YMCA	1.16	1.16	Shauri Moyo
CIT College	2.95	2.95	Majengo
KAG University	3.11	3.11	Buruburu
Total	157.4	157.4	

Educational Facilities...cont'd

Expanded educational facilities

Name	Current Gross Area (Ha)	Net Proposed Area (Ha)	Net Gain (Ha)	Location
St Patrick Pri	1.75	3.54	1.79	Maringo
Dr. Kraft Pri	2.58	3.87	1.29	Maringo
St. John Pri	1.68	2.26	0.58	Kaloleni
Morrison Pri	1.61	2.30	0.69	Bahati
Bahati Pri	2.00	2.65	0.65	Bahati
Pumwani Pri	2.70	3.74	1.04	Race course
Race Course	2.83	4.83	2.0	Race course
Kaloleni Pri	1.10	1.58	0.48	Kaloleni
Total	16.25	24.77	8.52	-

Educational Facilities...cont'd



- Legend**
- Project Area
 - Estate_Boundary
 - Private_Estate_Boundary
 - Proposed Educational Facilities
 - Existing Educational Facilities

NAMSIP

EASTLANDS URBAN RENEWAL PROJECT

Nairobi City County Government.
Ministry of Transport, Infrastructure, Housing and Urban Development.

Real Plan Consultants Ltd.

Health Facilities

Retained public health facilities

No.	Name	Area (Ha)	Location
Public			
1.	Kaloleni HC	0.24	Kaloleni
2.	Makongeni HC	0.20	Makongeni
3.	Mbotela HC	0.20	Mbotela
4.	Bahati HC	0.41	Maringo
5.	Jericho HC	0.46	Lumumba
6.	Pumwani HC	0.22	Pumwani
7.	Jerusalem HC	0.55	Uhuru
8.	Ofafa Clinic	0.15	Maringo
9.	Makadara HC	0.37	Makadara
10.	Pangani HC	0.16	Pangani
11.	Hono Crescent HC	0.20	Jericho
12.	Jericho Antenatal Clinic	0.2	Jericho
13.	Pumwani Maternity Hospital	5.5	Majengo

Retained private health facilities

No.	Name	Area (Ha)	Location
Private			
1.	Metropolitan Hospital	1.96	Buruburu
2.	Jamaa Mission Hospital	0.52	Uhuru
3.	Guru Nanak Hospital	0.31	Ngara
4.	Mary Immaculate H.C	0.69	Bahati
5.	Mercy Sisters Dispensary	1.26	Bahati

Health Facilities...cont'd

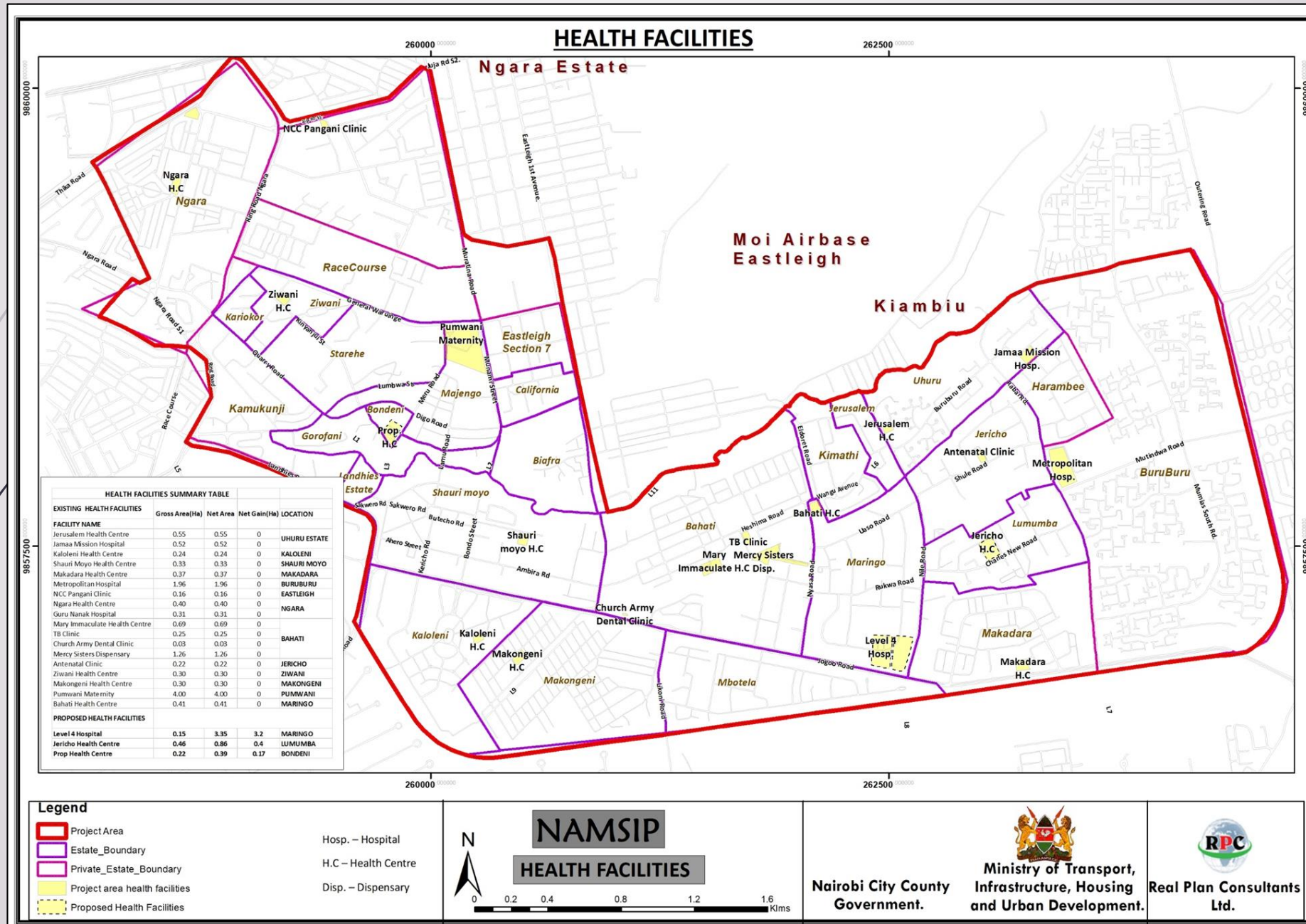
Upgraded health facilities

Health Facility	Requirements
<ol style="list-style-type: none"> 1. Jericho Health Centre 2. Makongeni Clinic 3. Mbotela Clinic 4. Bahati HC 5. Makongeni 6. Pumwani HC 7. NCCG Clinic Pangani 8. Makadara HC 9. Jerusalem HC 	<p>Equip to fit status of Health Centre</p> <ul style="list-style-type: none"> • 125 hospital personnel • Placenta pit/ composite pit • Labor ward • 16 in-patient beds • 2 staff houses • Water storage tanks
<ol style="list-style-type: none"> 1. Ofafa Clinic 	<p>Upgrade to a Level 4 Hospital with the following facilities:</p> <ul style="list-style-type: none"> • 125 health personnel • Placenta pit/composite pit • Labor ward • 16 in-patient beds • 2 staff houses

Expanded health facilities

Name	Current Gross Area (Ha)	Proposed Net Area (Ha)	Net Gain (Ha)	Location
1. Jericho HC	0.46	0.86	0.4	Jericho
2. Pumwani HC	0.22	0.39	0.17	Bondeni
3. Mbotela HC	0.05	0.21	0.16	
4. Maringo HC (Upgraded to Level 4 Hospital)	0.15	3.35	3.2	Maringo
Total	0.88	4.81	3.93	

Health Facilities...cont'd



Other Social Facilities

Retained social halls

No.	Name	Area (Ha)	Location
1.	Pumwani	0.53	Gikomba
2.	New Pumwani Resource Centre	0.14	New Pumwani/California
3.	Kaloleni	0.73	Kaloleni
4.	Bahati	0.96	Bahati
5.	Lumumba	0.35	Lumumba
6.	Tom Mboya	0.41	Buruburu
7.	Jericho	0.40	Jericho
8.	Mbotela	0.60	Mbotela
9.	Kariokor	0.40	Kariokor
10.	Uhuru	0.40	Uhuru

Expanded recreational facilities

Estate	Recreational Facility	Existing Area	Proposed Area	Area Gained
Kaloleni	City Stadium	5.02	7.38	2.64
Shauri Moyo	Kamukunji Grounds	3.40	4.51	1.11
Lumumba	Camp Toyoyo	1.41	3.50	2.09
Kaloleni	Majimbo Playground	1.80	2.9	1.1

Other Social Facilities...cont'd

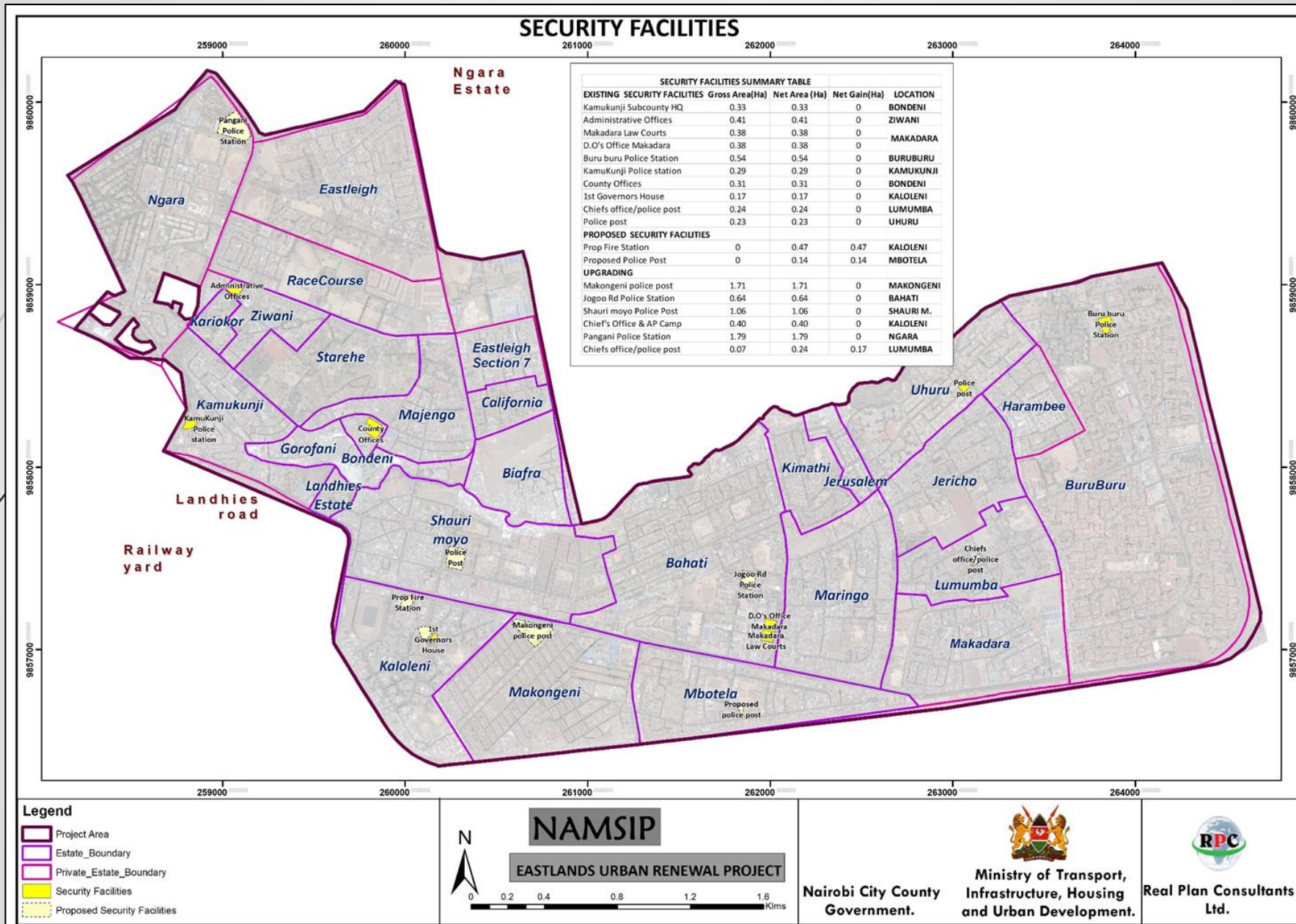
Retained security facilities

Facility	Name	Location
Police Stations	1. Jogoo road Police Station	Makadara
	2. Makongeni Police Station	Makongeni
	3. Shauri Moyo Police Station	Shauri Moyo
	4. Pangani Police Station	Pangani
	5. New Pumwani Police station	New Pumwani
	6. Buruburu Police Station	Buruburu
Chief's camps/offices	7. Shauri Moyo Chief's camp	Shauri Moyo
	1. Makadara chief's office	Makadara
	1. Mbotela chief's office	Mbotela
	1. Gorofani/Bondeni Ass. chief's office	Majengo
	1. Kaloleni chief's camp	Kaloleni
	1. New Pumwani chief's office	Biafra
	1. Harambee Chiefs Camp	Harambee
1. Lumumba chief's office	Lumumba	
Law courts	Makadara law courts	Makadara

Newly Proposed security facilities

Estate	Proposals	Remarks
Mbotela	Establish a Police Post	To occupy 0.14 Ha
Bondeni	Establish a police post at the Chief's Camp	
Bahati	Establish a police post	To occupy 0.25 Ha
Bahati	Establish a chief's office	To occupy 0.25 Ha

Other Social Facilities...cont'd



Other Social Facilities...cont'd

Newly Proposed Rehabilitation Facilities

Estate	Allocated Land (Ha)
Makadara	0.5
Majengo	0.3
Bahati	0.54
Lumumba	0.44
Total	0.8

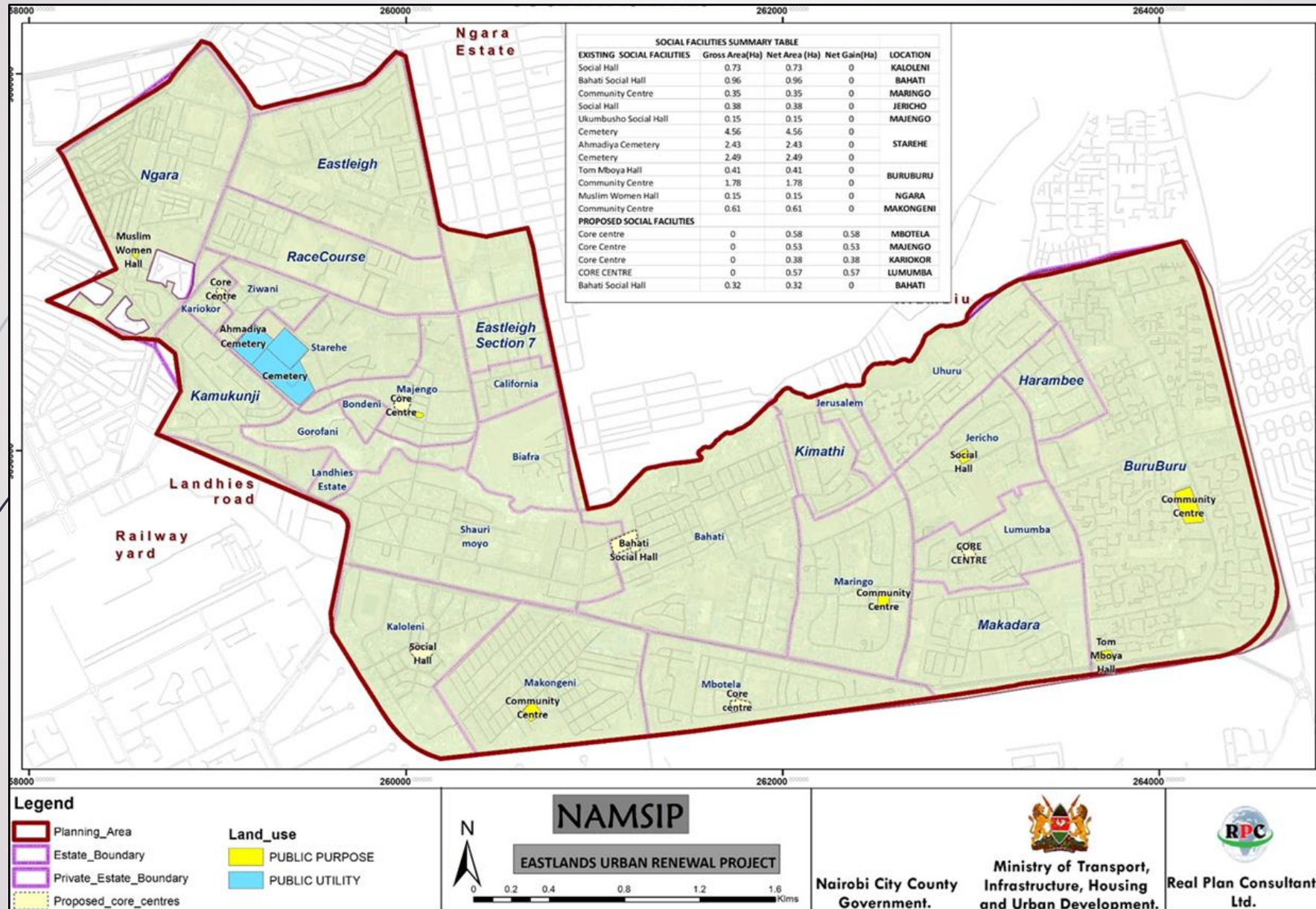
Newly Proposed Elderly Homes

Estate	Allocated Land (Ha)
Bahati	0.37
Majengo	0.31
Total	0.68

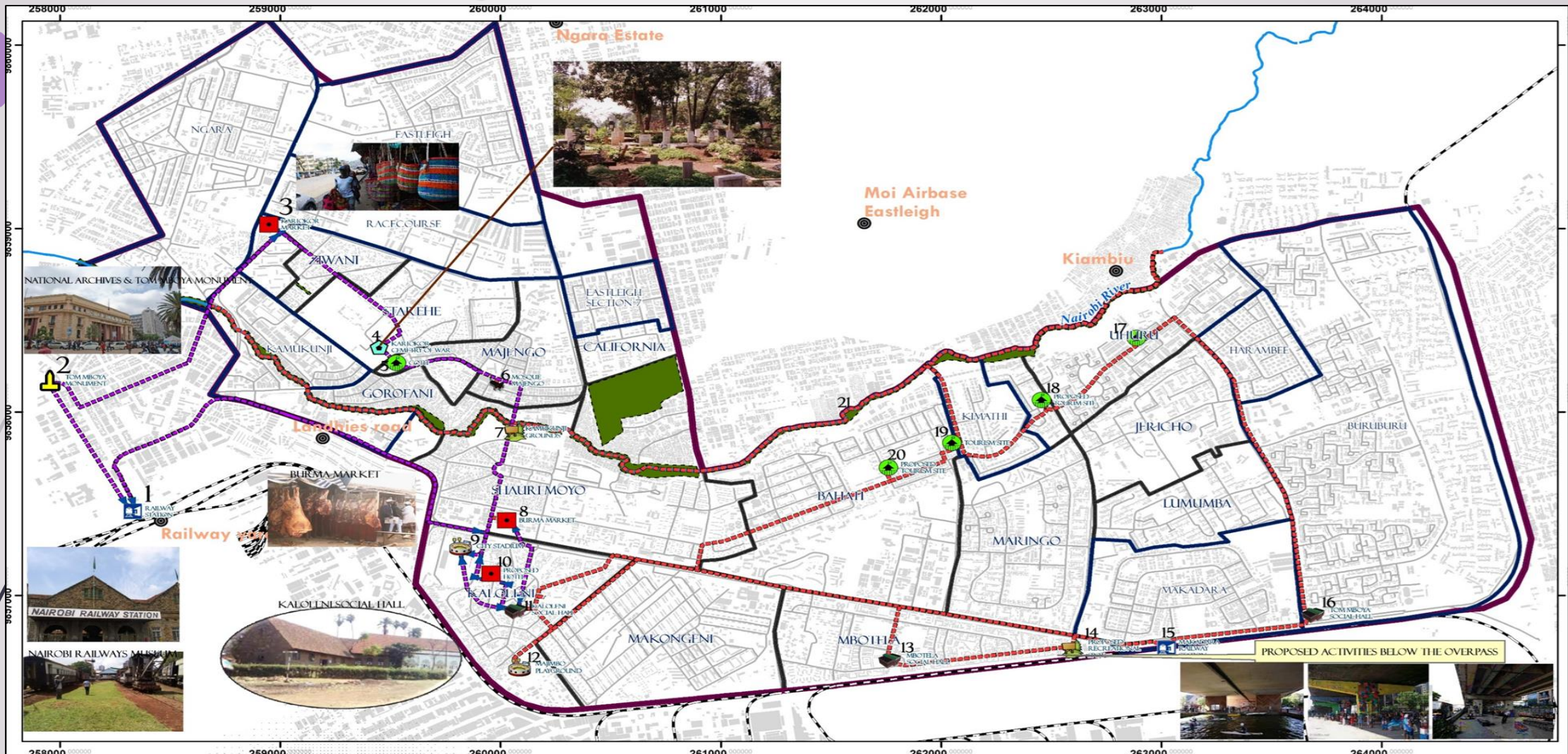
Retained Cemeteries

Cemetery	Estate	Area (Ha)
Kariokor World War II	Starehe	1.6
Muslim cemetery	Starehe	6.6
Bohra Qabrastan	Starehe	0.8
Aga Khan Shia Imami Khojia Ismaili	Starehe	0.8

Other Social Facilities...cont'd



Heritage Preservation



Legend	
	Cemetery
	Market
	Monument
	Railway Station
	Recreational
	Religious
	Social Hall
	Sports
	Tourism site
	Abbutals
	PROJECTAREA
	Estate_Boundary
	Private_Estate_Boundary
	TOURISM CIRCUIT 1
	Tourism Circuit 2
	Railway Line
	CONSERVATIONAL
	Buildings
	Roads_Single_Line
	River

N

Coordinate System: Arc_1960_UTM_Zone_37S
 Projection: Transverse_Mercator
 False_Easting: 500000.00000000
 False_Northing: 10000000.00000000
 Central_Meridian: 39.00000000
 Scale_Factor: 0.99960000
 Latitude_Of_Origin: 0.00000000
 Linear Unit: Meter

0 0.125 0.25 0.5 0.75 1 Kilometers

Clients		Consultants
Nairobi City County Government.	Ministry of Transport, Infrastructure, Housing and Urban Development.	Real Plan Consultants Ltd.

Major Recreational & Sports Facilities



Development Control Guidelines

The need to provide the development control guidelines is informed by the observation that a lot of private developments are upcoming but without a proper guiding framework. This has led to conflicting land uses which have in turn caused poor living and working environments, social conflicts and spatial disorder.

Existing Situation

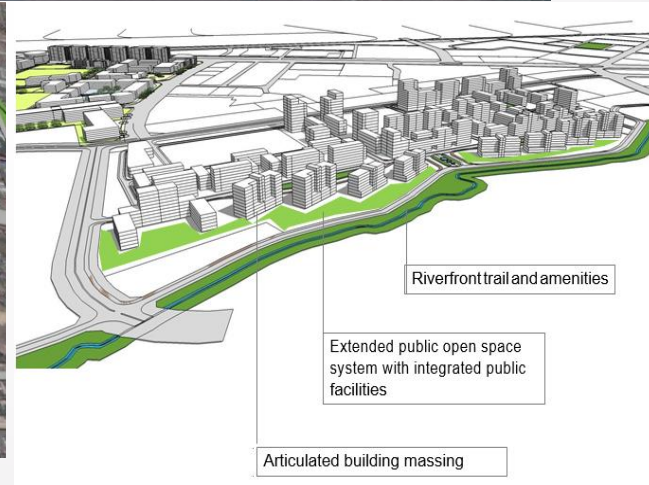
There are several scenarios of existing and permitted development control guidelines:

1. A ground coverage of 50% and plot ratio of 1.0 as in the case of Buruburu
2. Ground coverage of 50% and plot ratio of 0.5 as is the case in Harambee
3. Ground of 75% and plot ratio of 4.0 which is the scenario of Ngara
4. A ground coverage of 75% and a plot ratio of 3.7. this is the case in Kamukunji and Gikomba where the buildings are up to 5 floors

Proposed Development Control Guidelines

Estate	Estimated Plot Size (Ha)	Max. Building Heights	Current Permitted Densities			Proposals			Zone Area(Ha)
			G.C %	P.R	Use	G.C (%)	P.R	House Types	
Kimathi	0.02	1	50	0.75	Residential	50	0.75	Bungalows	19.8
Racecourse	0.01	2	50	0.75	Residential	50	0.75	Bungalows	41.5
Makadara (Hamza)	0.01	7	50	2.0	Residential	75	4.0	Flats	54.3
Ngara	0.04	11	75	2.0	Residential	75	6.0	Flats	81.8
Majengo	0.02	10	50	3.0	Residential	50	6.0	Flats	29.5
Eastleigh	0.1	10	50	2.5	Residential	80	6.0	Flats	14.7
Buruburu	0.01	7	50	0.75	Residential	50	1.0, 2.5	Maisonettes, Flats	208.6
Mbotela	0.02	5	50	2.0	Residential	60	6.0	Flats	21.2
Ushirika	0.045	2	50	0.75	Residential	50	0.75, 2.5	Maisonettes, Flats	4.6
Rabai Road	0.02	2	50	0.75	Residential	50	1.0, 2.5	Maisonettes, Flats	36.9
New Pumwani	0.02	5	80	2.5	Residential	80	2.5	Flats	10.4
Kayole Ndogo	0.02	5	50	0.75	Residential	50	3.0	Flats	1.0
Bahati	0.02	8	50	0.75	Residential	80	5.0	Flats	5.8
Uhuru Phase 3 & 4	0.01	2	50	0.75	Residential	80	6.0	Maisonettes, Flats	15.3
Harambee	0.02	7	50	0.75	Residential	50	1.0, 2.5	Bungalows, Flats	18.6
Pangani	0.045	10	50	2.5	Residential	80	6.0	Flats	66.1
Juja A & B	0.1	10	50	2.5	Residential	80	6.0	Flats	61.3

Urban Design Framework



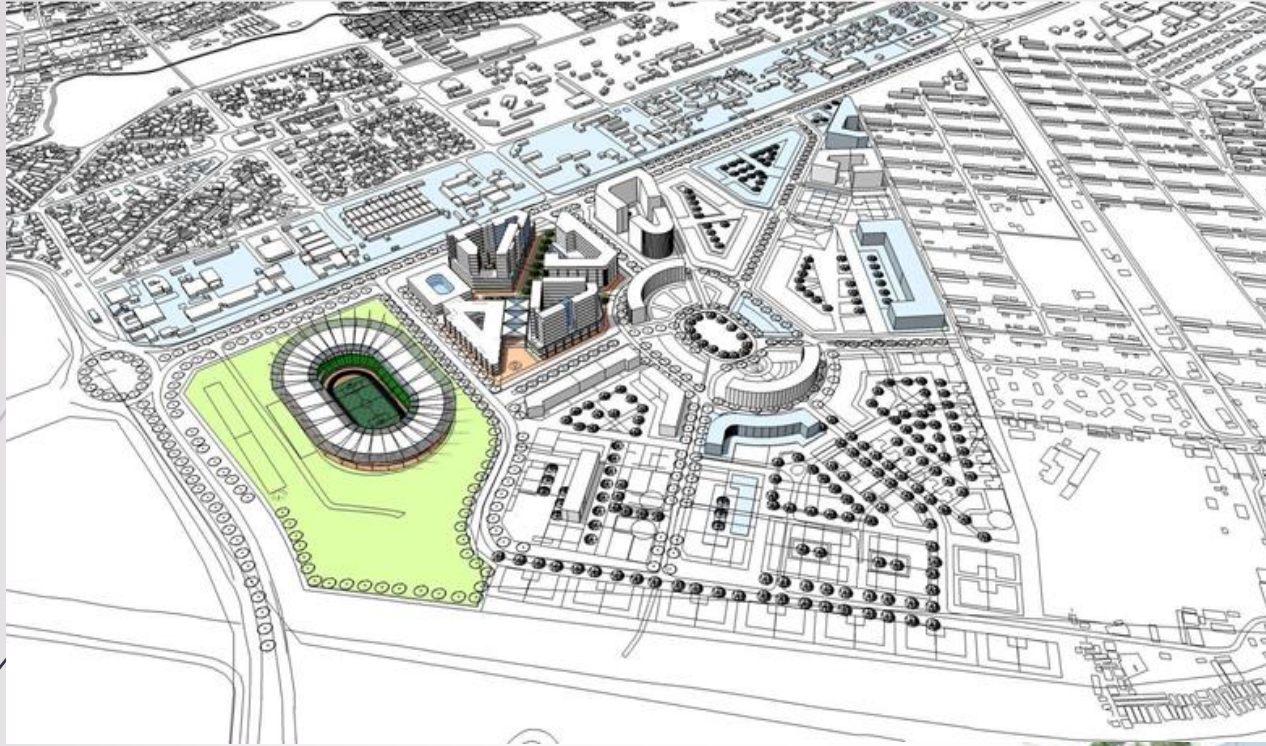
Well Connected Growth Nodes & Market Spaces



Kamukunji Ground



Kaloleni City Stadium





Relocation options

- Hire Temporary Accommodation
- Fund Hiring of Temporary Accommodation
- County leasing of Temporary Accommodation
- Compensation
- Offer new units

Priority Projects

- Gikomba Market
- National Government priority estates;
 - ✓ Shauri Moyo, Makongeni & Starehe
- Makadara node
- First 7 county estates;
 - ✓ Bahati, Maringo, Ziwani, Gorofani, Bondeni, Jericho & Lumumba



Financing Models

Funding by;

- National government
- County government Marching funds
- Kenya Mortgage Financing company
- Public Private Partnership (PPP)
- Incremental renewal tax
- Municipal bonds
- Foreign investors
- Tenant purchase
- Site and service schemes
- Sacco's

Outstanding Activities

1. Notice of completion
2. Incorporate comments from various stakeholders
3. Approval of the plan



THANK YOU