



KIKUYU MUNICIPALITY

INTEGRATED DEVELOPMENT PLAN (IDEP)

2023-2028

Table of Contents

PREFACE	4
FORWARD	5
CHAPTER ONE: THE BASIS OF THE INTEGRATED DEVELOPMENT PLAN (IDEP)	6
1.1. Background.....	6
1.2 Overview	9
1.3 Economy.....	10
1.4 Strategic Focus/Agenda for our People	10
1.5 Municipal Social Cultural Activities.....	11
CHAPTER TWO: POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK	13
2.1 Overview	13
2.2 Linkage with the Kiambu County Integrated Development Plan	13
2.3 Linkage with the Kenya Vision 2030 and its medium-term plans	13
2.4. Linkage to Sustainable Development Goals (SDGS).....	14
2.5 Urban Areas and Cities Act. – 2011 amended 2019	14
CHAPTER THREE: SITUATIONAL ANALYSIS	17
3.1 Population	17
3.2. Physical Infrastructure and Access.....	19
3.2.1 Roads, parking facilities, and public transport.	19
3.2.2 Storm Water Facilities	25
3.2.3 Electricity, Reticulation and Street Lighting	26
3.2.4 Fire-fighting and Disaster Management.	29
3.2.5 Water and Sewer Facilities	30
3.2.6 Social Infrastructure	31
4.0 SWOT Analysis	38
4.1 Mechanisms of Citizen Participation	39
4.1.1 Citizen engagement as per the County Governments Act 2012	39
4.1.2 Citizen Forums as per the Urban Areas and Cities Act (UACA) 2011.	40
4.1.3 Residents and Neighbourhood Associations	40
4.1.4 Stakeholders Profiling	41
4.1.5 Key Planning Issues.....	42
CHAPTER FOUR: DEVELOPMENT PROPOSALS, STRATEGIES AND MEASURES	43

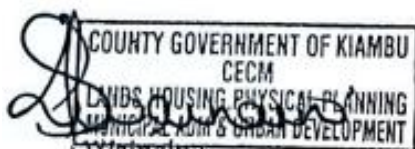
4.1 Overview	43
4.2 Development Goals.....	43
4.3 Strategic Development Directions	44
4.4 Integration of Strategic Environmental and Social Assessment	47
4.4 Summary of Key Planning Issues	54
CHAPTER FIVE: PLAN IMPLEMENTATION, MONITORING AND EVALUATION	57
5.1 Overview	57
5.2 Plan Implementation	57
5.2.1 Quick Win Projects for Kikuyu Municipality as prioritized by the board.....	58
5.2.2 The Priority Sectoral Programmes and Projects	59
5.2.3 Proposed Capital Investment Financing	73
5.5 PLAN MONITORING AND EVALUATION	74
References.....	77

PREFACE

The Constitution of Kenya 2010 provides for two levels of government, the National Government and the County Governments. The Urban Areas and Cities Act of 2011 (Revised 2022) gives the classification of Urban areas. The Kikuyu Municipality of was Gazetted in 2018 after meeting the requisite criteria provided in the Urban Areas and Cities Act even though it already categorized as a municipality owing to it being the county headquarters. The Municipality has made the necessary preparations to formulate instruments to guide its operations.

The Preparation of the Integrated Development Plan (IDeP) is one such efforts of ensuring the Municipality's operations are well planned and coordinated. The Integrated Urban Development Plan for the Municipality of Kikuyu being one of the major urban centre in the county, presents a major milestone in the operationalization of municipalities and other urban areas in the county. It comes against the backdrop of a myriad of urban challenges including rapid and uncontrolled urbanization, inadequate housing, uncontrolled informal settlements, inadequate services and infrastructure and lack of an appropriate framework to guide urban growth. The IDeP provides a clear road map which other municipalities in the County may emulate.

The process of preparation of the IDeP was participatory as per the statutory requirements. The process involved representation from the public, the County Government, and stakeholders from all wards of the Municipality. The Plan will be an important pillar in guiding economic growth, infrastructural, and social-economic development within the Municipality as it aims to achieve its Vision. I take this opportunity to rally the residents and all actors within the Kikuyu Municipality to support the implementation of this Plan in line with our desired transformation agenda of our Municipality and hereby commit myself together with the municipal board to appropriate funding for its implementation. I look forward to the Plan's revitalisation of the Municipality.



CECM, Lands, Physical Planning and Urban Development

FORWARD

The preparation of the Integrated Development Plan for the Municipality of Kikuyu has been the top agenda of the Board as the IDeP will guide the Municipality Board in discharging its mandate. The IDeP is the blueprint that the board will use to ensure that services are provided to the residents of the municipality.

The process of preparation of the IDeP was participatory with the involvement of representation from the public, the County Government and stakeholders from all wards within the Municipality. I share my sincere appreciation to the Board members and all other stakeholders who ensured the successful preparation of the Plan. I urge all the residents of the municipality to join hands with the board for the successful implementation of programs and projects proposed in the Integrated Development Plan.

A handwritten signature in blue ink, appearing to read 'K. Amba'.

Chairperson, The Municipality of Kikuyu

CHAPTER ONE: THE BASIS OF THE INTEGRATED DEVELOPMENT PLAN (IDEP)

1.1. Background

Kikuyu is one of the indigenous towns which grew from the settlement of the colonialist missionaries and the presence of a Rail Station. It covers an area of 235km² is located about 20 km Northwest of central Nairobi. It is bounded on the north by Gatimu Sub-location which is within Limuru Central Ward of Limuru Sub-county. To the east, the planning area is bounded by Kabete Municipality specifically the sub-locations of Muguga, Gitaru, Kanyariri and Uthiru. To the south lies Kajiado County specifically Kibiko Sub-location (part of Kajiado West Sub-County) and Kerarapon (part of Kajiado North Sub-County). Nairobi City defines the planning area's southwestern boundary and Kikuyu Town, the planning area's traditional urban centre, is only about 20Km Northwest of Nairobi city. Some of the area residents to date still refer to the town as 'giceceni', a term coined from the word Station meaning the Railway Station which reached the town in 1899.

The town has some British colonial history links, like the Right Reverend Musa Gitau (Swahili for Moses Gitau), an African believer in democracy who led the first Christian faithful during colonial times. He lived and worked in the town as a reverend and in his honour two schools were named after him.

During the British colonial era the town was known as Fort Smith named after a famous officer Eric Smith in 1891 of IBEA- the Imperial British East African Company, in whose watch it was strengthened. The IBEA Company had identified a place at the border between the Kikuyu and Maasai tribes that was ideal for supplying the Uganda road with farm produce from Kikuyu farmers and when it became imperative to protect caravans on the Ugandan Road the place that was first selected by Captain Lugard was abandoned for Dagoretti. From the early days of Swahili and Arab traders, the fortified village was a supermarket. Caravans stopped over to trade with the Kikuyu near the fort. Neighboring centres to the town include Dagoretti and Thogoto.

An interdenominational missionary conference held in Kikuyu in June 1913 provoked the so-called Kikuyu controversy, which briefly roiled the Anglican churches from December 1913 to February 1914. As of 2009 the total population was 233,231. Due to its geology and rich soil texture, the chief activities are livestock and crop farming. With the recent completion of the Southern Bypass that connects Mombasa to Nairobi via Kikuyu, the town is poised for greater

growth as is the only town on the Bypass. Kikuyu hosts a Municipality Administration which is the administrative division in Kiambu County.

Kikuyu is a cosmopolitan town that is occupied by people of different ethnic and racial background. The small manufacturing [Pharmaceutical, Oil Refining, Steel Rolling and Food Processing] industries employ people from all over the country. Moreover, Kikuyu town, being a host to major national institutions such as Alliance High Schools, Presbyterian Hospital and University of Nairobi (Kikuyu campus), among others, has helped shed the ethnic tag and be respected as an important town.

There are several historical sites within the town, such as the underground caves dug by Indian collies when constructing the Kenya-Uganda Railway. These caves are found just below the town under the railway facing Magana farm. Other sites include the graves of two explorers, who were killed by lions in the 19th century at Kanyariri, a few meters from where Fort Smith was situated; the Undiri swamp, and the PCEA Church of the Torch, the first building at Thogoto. It also hosts the Presbyterian University of Eastern Africa (PUEA), Thogoto Teachers Training College, Kikuyu Commercial College, Vantage Teachers College and Kismart College among others. In addition, Kikuyu is home to two National High Schools; Alliance High School and Alliance Girls High School. In addition, the Pioneer primary school, Musa Gitau Primary School which is one of the best primary schools in the municipality.

Kikuyu Municipality is located at the southwestern part of Kiambu County. The Municipality borders Gatimu sub-location to the north, which is within Limuru Central Ward of Limuru Sub-County. To the east, the planning area is bordered by Kabete Municipality specifically the sub-locations of Muguga, Gitaru, Kanyariri and Uthiru. To the south lies Kibiko sub-location (part of Kajiado West Sub-County) and Kerarapon (part of Kajiado North Sub-County) in Kajiado County. Nairobi City defines the planning area's south-western boundary. The planning area's traditional urban centre is located about 20km northwest of Nairobi city. It is located at the lower eastern slopes of the Aberdare range with Kikuyu Town having an elevation of about 1,700m above sea level. It has a total land area of approximately 17,149.35 hectares, which comprises the entire Kikuyu municipality.

Vision

To be a well-planned, inclusive, and sustainable municipality that fosters economic growth, provides efficient urban services, and offers a high quality of life for all residents

Mission

To promote sustainable urban development through effective planning, provision of quality services, stakeholder engagement, and efficient management of resources to improve the socio-economic well-being of all residents.

Core Values

Integrity

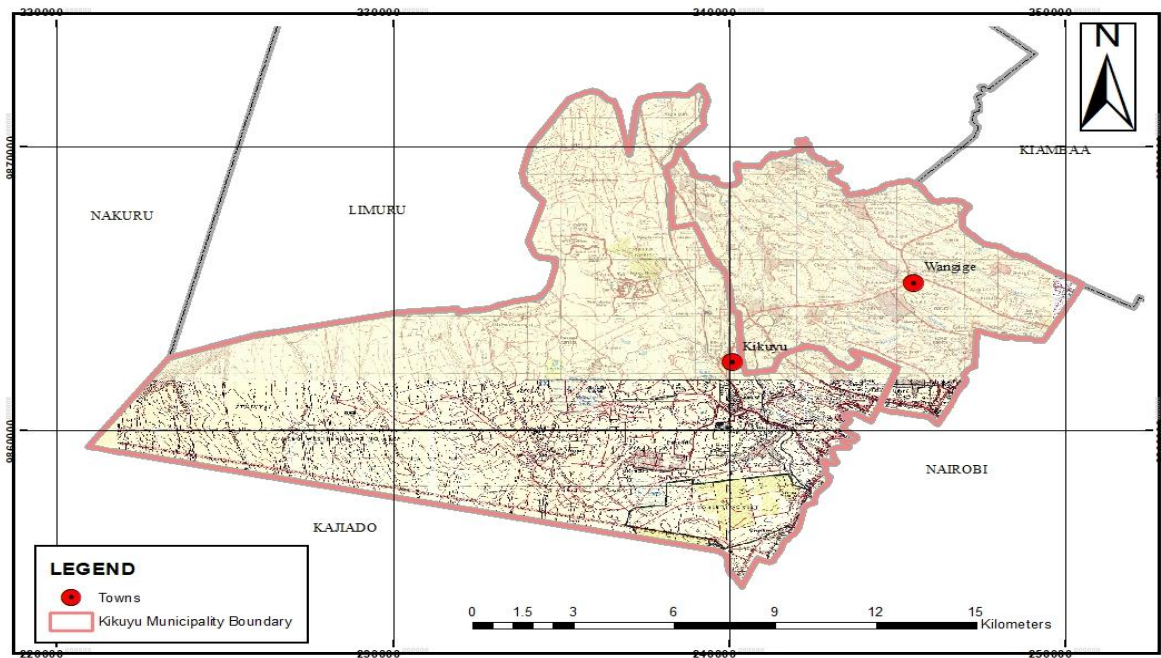
Inclusivity

Innovativeness

Unity of purpose

Professionalism Trust

Kikuyu Municipality boundaries map



Source: GIS directorate

1.2 Overview

The Integrated Development Plan (IDEP) outlines the Kikuyu Municipality’s direction and priorities. The mission, vision, values, and goals are laid out to serve and cater for Kikuyu residents, visitors, businesses and neighbourhoods. The plan sets goals to maintain those aspects of the community that residents, businesses, and employees are most proud of and strives to achieve the new goals articulated by residents and Municipality leaders.

Kikuyu Municipality is continually faced with demands of growth on budgets, infrastructure, and staffing and the need for a comprehensive and clear Integrated Development Plan (IDEP). This plan must reconcile the needs of a community with a diverse service offering, as it is challenging to focus on citizens, leaders, and staff in one direction. Therefore, this Integrated Development Plan (IDEP) aims to facilitate the successful growth of the urban area, and provide a platform to purposefully advance the Municipality as an organization.

1.3 Economy

With her rich background in education, Kikuyu municipality will continue as an educational centre housing different levels of education institutions as highlighted above. In addition, with the recent construction and completion of the Southern and western bypasses that connects Mombasa road to Nairobi- Naivasha Highway at Gitaru via Kikuyu and Ndenderu to Kikuyu town, the town is poised for greater growth by the fact that it's the only town that is on the Bypass. Subsequently, it is likely to open the town for more development activities especially harboring industrial and residential activities. This is evident from the several industries that have set up operational plants in the outskirts of Kikuyu town. Further, the larger Kikuyu area has been playing a vital role in providing accommodation to many residents working in Nairobi and the surrounding urban areas. Kikuyu Town being in the Nairobi Metropolitan region has been captured by both the BRT system and the passenger rail as evidenced by rehabilitation of the once dilapidated railway station commonly known as “giceceni” which puts the Kikuyu Municipality in the map of the most favored destination by many Nairobi residents.

1.4 Strategic Focus/Agenda for our People

A world class municipality with a stable, progressive, resilient and self-sufficient community with empowered citizenry living in a sustainable environment governed by a competent and dynamic work force.

STRATEGIC FOCUS AREA

STRATEGIC PRIORITY AREAS / OBJECTIVES

**Promote a stable, progressive, resilient
and self-sufficient community**

1. Infrastructure
2. Economic Growth
3. Revenue Generation

Facilitate an empowered citizenry

1. Public Participation- Inclusion of Women, Youth, PWD, Marginalized Communities etc.
2. Appropriate Policy and Legal Framework

Build a sustainable Environment

- 1.Sustainable Land use Planning
- 2.Solid and Liquid Waste Management
- 3.Strong and vibrant neighborhoods

Create and maintain a competent and Dynamic Workforce

- 1 Well-managed government
- 2.Corruption Free Municipality
- 3.Diversity and Inclusivity

1.5 Municipal Social Cultural Activities

Kikuyu Municipality has a vibrant socio-cultural environment shaped by its proximity to Nairobi and the strong cultural heritage of the Agikuyu community. The municipality hosts diverse socio-cultural activities that contribute to community cohesion, identity, and local economic development.

The area is known for active religious and community life, with numerous churches, mosques, and fellowship groups that regularly organize worship services, community outreach programs, and charitable initiatives. These institutions play an important role in social support, moral guidance, and community mobilization.

Cultural practices and traditional events- remain significant within the municipality. Local residents often participate in traditional ceremonies such as weddings, dowry negotiations, and cultural gatherings that preserve the heritage, language, and customs of the Agikuyu community. Cultural music, dance, and storytelling are also common during social celebrations and community events.

Sports and recreational activities- are also prominent socio-cultural aspects in Kikuyu Municipality. Youth and community groups participate in football tournaments, athletics, and other recreational activities organized at local playgrounds and schools. These activities help promote social interaction, youth empowerment, and healthy lifestyles.

The municipality also experiences vibrant market and social interactions through local markets, trading centers, and public spaces where residents meet, trade, and exchange ideas. Weekly markets, small businesses, and social gatherings provide opportunities for interaction among people from different backgrounds.

Additionally, **education and youth engagement activities** form an important part of the socio-cultural landscape. Schools, colleges, and community organizations regularly host academic competitions, cultural days, environmental activities, and community service programs that foster social responsibility and cultural awareness among young people.

Overall, the socio-cultural activities in Kikuyu Municipality reflect a dynamic blend of traditional heritage and modern urban influences, contributing to the social cohesion and cultural identity of the community

CHAPTER TWO: POLICY, LEGAL AND INSTITUTIONAL FRAMEWORK

2.1 Overview

This Integrated Development Plan (IDEP) is linked with other Plans namely: The Kiambu Municipality Integrated Development Plan, the CIDP III, the Kenya Vision 2030 and its medium-term Plans. The plan also aims to eliminate duplication of efforts and promotion of further integrations of the mentioned plans.

2.2 Linkage with the Kiambu County Integrated Development Plan

Kiambu County CIDP 2023-2027 has programs that are geared towards achieving urban development and urban area management.

Urban Areas and Cities Act (2011) puts emphasis on the need for integrated development planning and the need to align annual budgeting to the plan. In Section 36 (2), it states that “an integrated urban or city development plan shall bind, guide, and inform all planning for development and decision-making and ensure comprehensive inclusion of functions.” These plans should be aligned to the development plans and strategies of the county government (section 37(1)).

The sector plans, urban areas plans are therefore an integral part of the CIDP, and it is in view of this that the CIDP has taken into consideration inputs from the sector plans put in place by the various county departments and the urban areas plans. The CIDP linkage with the sector plans will thus facilitate the implementation of the projects and programmes as planned in those plans.

2.3 Linkage with the Kenya Vision 2030 and its medium-term plans

The Kenya Vision 2030 is the national long-term development policy that aims to transform Kenya into a globally competitive nation with a high quality of life to all its citizens by the year 2030 in a clean and secure environment. The Vision is anchored on three key pillars: economic; social; and political. The Kenya Vision 2030 is phased to be implemented in successive five year Medium Term Plans.

The first, second and third plans covered the period 2008-2012, 2013- 2017 & 2023-2022 respectively and was in a series of successive 5-year plans under which the Kenya Vision 2030 is to be implemented. Like its three predecessors, the fourth medium term plan (MTP 2023-2027) will be guided by Kenya Vision 2030 and the constitution of Kenya and incorporate the priorities outlined in the Manifesto of the incoming government.

2.4. Linkage to Sustainable Development Goals (SDGS)

The Sustainable Development Goals (SDGs) are a set of 17 goals, the world will use over the next 15 years to end extreme poverty, fight inequality and injustice, and fix climate change. Formed through extensive consultation with all levels of society, the SDGs are a comprehensive development plan to leave no person behind. As the excerpt from the 2030 Agenda describes, the SDGs and targets are aspirational and global with each government called to:

- a) Decide how the SDGs should be incorporated into national/County/Municipality planning processes, policies and strategies;
- b) Set their own national/County/Municipality targets guided by the global level of ambition, but taking into account national/County/Municipality circumstances; and
- c) In the implementation of the agenda built on existing commitments and in accordance with international human rights standards for the full benefit of all.

The municipality will focus on SDG no. 11 which is to ‘make cities and human settlements inclusive, safe, resilient and sustainable urban areas which will ensure effective urban development and management.

2.5 Urban Areas and Cities Act. – 2011 amended 2019

Section 20(1)(c) of the Urban Areas and Cities Act 2011 makes it clear that, a board of a city or municipality – including a town; (section 20(2)) shall formulate and implement a Integrated Development Plan (IDEP). This is not at the discretion (or gift) of the Municipality. It is a mandatory “urban management” responsibility. Section 39 (1) then states: “A board or town committee shall, within the first year of its election, adopt a single, inclusive Integrated Development Plan (IDEP) for the development of the city or urban area for which it is responsible”.

Other relevant legislations

Law	Purpose
The Land Laws Amendment Act, No 28, 2016	To amend the laws relating to land in order to align them with the Constitution, to give effect to Articles 68(c)(i) and 67(2)(e) of the Constitution, to provide for procedures on evictions from land, and connected purposes.
The Kenya Roads Act, 2017	To provide for the classification, management, construction and maintenance of public roads; to establish the Kenya National Highways Authority, Kenya National Urban Roads Authority and Kenya National Secondary Roads Authority; and to provide for their functions and powers; and for connected purposes.
The Government Lands Act, Cap 280	An Act of Parliament to make further and better provision for regulating the leasing and other disposal of Government lands, and for other purposes.
The Registration of Titles Act, Cap 281	An Act of Parliament to provide for the transfer of land by registration of titles.
The Land Titles Act, Cap 282	To make provision for the removal of doubts that have arisen in regard to titles to land and to establish a Land Registration Court.
The Registered Land Act, Cap 300	To make further and better provision for the registration of title to land, and for the regulation of dealings in the land so registered, and for purposes connected therewith.
The Wayleaves Act, Cap 292	Relating to wayleaves, and the processes involved in creating and management.
The Dairy Industry Act, Cap 336	To provide for the improvement and control of the dairy industry and its products.
The Land Acquisition Act, Cap 295	To make provision for the compulsory acquisition of land for the public benefit.
The Land Act, 2012	To give effect to Article 68 of the Constitution, to revise, consolidate and rationalise land laws; to provide for the sustainable administration and management of land and land-based resources, and for connected purposes.
The Land Registration Act, 2012	To revise, consolidate and rationalise the registration of titles to land, to give effect to the principles and objects of devolved government in land registration, and for connected purposes.
The National Land Commission Act, 2012	To make further provision as to the functions and powers of the National Land Commission, qualifications, and procedures for appointments to the Commission; to give effect to the objects and principles of devolved

Law	Purpose
	government in land management and administration and for connected purposes.
The Special Economic Zones Act, 2015	To provide for the establishment of special economic zones; the promotion and facilitation of global and local investors; the development and management of enabling environment for such investments, and for connected purposes.

CHAPTER THREE: SITUATIONAL ANALYSIS

3.1 Population

According to the Kenya Population and Housing Census 2019, the population of Kikuyu municipality was 187,122. This represented a 49.2% growth from the 2009 population of 125,402¹. Kikuyu's growth is expected to steadily increase owing to the improvements in transportation systems and upcoming urban nodes in the hinterlands e.g. Lusigetti, and Gikambura. Kikuyu sits at an extremely strategic location, served by the main A109, the Southern By-pass, the Commuter Rail line and the 17km dual carriage Western By-Pass. This will also encourage demand for land along Gitaru Road, creating the required impetus for population growth, albeit at a slowed pace compared to Ruiru and Juja municipalities.

Population per wards in Kikuyu Municipality

Wards	2009	2019
Karai	20,420	23,661
Sigona	26,823	52,259
Nachu/Lusigetti	18,655	22,917
Kikuyu Township	32,422	39,585
Kinoo	27,082	48,700
Total	125,402	187,122

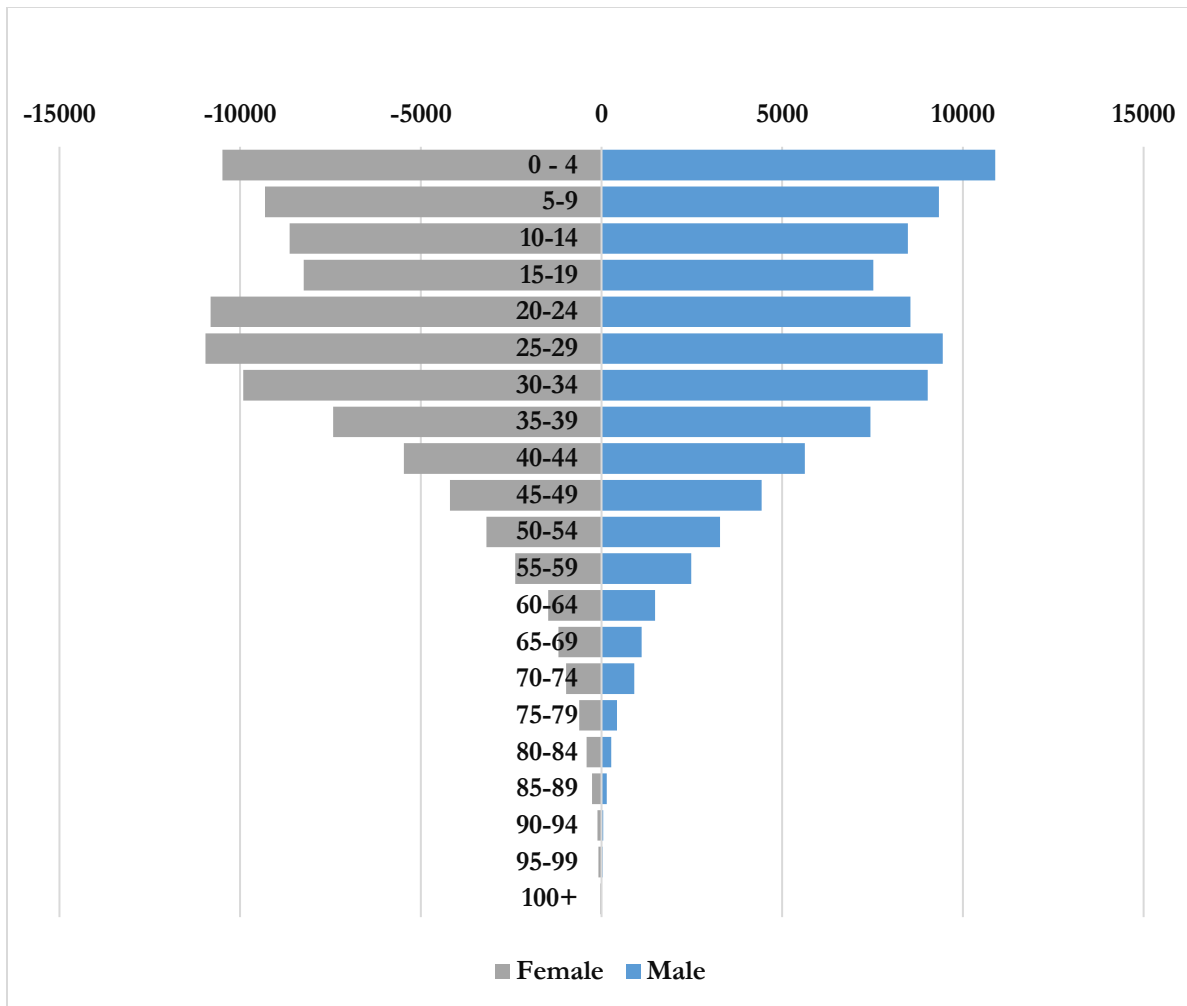
Source: KNBS Kenya Population & Housing Census 2019

The population densities of the various wards in the planning area are shown below

Population Density by Ward

Wards	Area Sq. Km	Density Persons per Sq. Km	Total
Karai	16.8	1408	23,661
Lussigetti	21	795	16,704
Nachu	59.3	105	6,213
Kerwa	31.2	693	21,635
Kikuyu	20.4	8644	176,334
Thogoto	17	1802	30,624
Kinoo	7.2	6807	48,700

According to the Kenya Population and Housing census 2019, the average household size in Kikuyu was 3.7. The household size of 1 - 2 persons per household was 22%, 3 - 4 persons was 26%, 4-5 persons was 29%, and above 7 persons per household was 23%. In terms of structure, the population of the planning area is generally youthful.



Source: Based on the 2019 Kenya Population and Housing Census Report

3.2. Physical Infrastructure and Access

3.2.1 Roads, parking facilities, and public transport.

Kikuyu municipality has a fair coverage of classified roads of bitumen, gravel and earth surface. The main Nairobi- Nakuru road traverses the constituency and has five underpasses at Uthiru/ Kinoo, Regeni, Gitaru, Zambezi and Kiambaa all of which fall under the Kenya National Highway Authority (KeNHA). The recently completed Southern bypass is likely to boost trading activities as it cuts right across Kikuyu town. Other supporting infrastructure is the Nairobi-Kisumu railway line which cuts across Kikuyu town. Most of the road networks in the constituency are murram and earth roads which are not in good condition for effective movement of goods and services and they worsen during the rainy season. Accessibility to markets by farmers to sell their produce and

acquire inputs is hindered by the poor state of roads, especially when farmers cannot deliver their perishable produce to the market on time.

A significant number of transportation projects have been earmarked for Kikuyu municipality. These projects will play key roles in determining the scale and manner of future development in Kikuyu.

Kikuyu should be prepared to accommodate the anticipated increase in the traffic volume of lorries plying inter-city routes as well as the intra-city traffic that will be generated by the logistics park. Moreover, land should be provided to accommodate the increased industrialization in the municipality as the logistics park is expected to attract related businesses.

List of roads that connects Kikuyu to other Towns

Road Name	Link	Length within the planning area (km)	Surface type	Condition	ADT Volumes (Both directions)	
					NMT	MT
Dagoretti-Gitiva Road	Dagoretti Road to Gitiva	7	gravel	poor	-	-
Muhuri Road	Dagoretti Road to Waiyaki Way	5.3	paved	poor	-	-
Thogoto-Gikambura Road	Dagoretti Road to Mutwarakwa	25	paved	fair	-	-
Gicharani Road	Thogoto Road to Gicharani	5	gravel	fair	-	-
Gikambura Road	Thogoto Road to Gikambura.	5	paved	fair	-	-
Mai-i-hii-Gikambura Road	Thogoto Road to the Green Garden Schools.	6	Gravel	fair	-	-
Hospital Road	Thogoto Road to Dagoretti road	3	paved	good	-	-
Dagoretti Road	Dagoretti to Kikuyu	10	paved	fair	2,188	7,189
Ondiri Road	Dagoretti Road to Ondiri via Southern Bypass	7.3	Road under construction		-	-

Waiyaki Way	87 to Limuru	11.4	paved	fair	7,265	16,756
Kerwa Road	Waiyaki Way to Kerwa Road	8	gravel	poor	-	-
Nderi Road	Kikuyu to Nderi	7	paved	good	-	-
Posta Road	By Pass to Kikuyu Town.	0.9	paved	fair	5,757	4,869
Market Road	Posta Road to Market	1	Under construction		-	-
DEO Road	Posta Road to District Education Officer Office	2	gravel	poor	-	-
Southern ByPass	Section 1: Waiyaki Way to Bus Park.	1.3	paved	good	7,157	6,544
	Section 2: Bus Park to Thogoto	33.7	paved	good		
GitaruWangige		5.2	paved	poor	-	-
Ndumboine Road	Waiyaki Way to Ndumboini	5	paved	Fair	-	-
Magana Road	Waiyaki Way to Magana	2	gravel	poor	-	-
Kinoo-Gaitumbi Road	Kinoo to Gaitumbi	8	gravel	poor	-	-
87-Kanyariri	87 to Kanyariri	10	paved	poor	-	-
Dagoretti- Karen Road	Dagoretti Road to Karen	5	paved	fair	-	-

Source; Kikuyu ISUDP report

It is anticipated that there will be a number of nodal terminals that will be developed along the Mass Rapid Transport (MRT) lines that will traverse Kikuyu.

A possible site of a major nodal terminal is the point where the Regional Orbital, Radial Corridor and Southern Bypass Road will converge which may be near Kikuyu Town.

Figure 3: Thogoto-Gikambura Road



Figure 2: Kikuyu bus terminus



Source: Field survey, May 2023

The Kikuyu Municipality has three bus parks; two in Kikuyu town and one in Wangige. There is a widespread on-street parking in the area. The municipality is predominantly served by public transport with 280 buses and 544 matatus registered with the Directorate of Roads and Transport which are owned by the private sector.

The Mombasa – Nairobi – Kampala Railway Line passes through the municipality. The line is used for commuter passenger transportation to and from Nairobi during peak hours, and also for inter-city freight transportation. The Nairobi Commuter Rail Development Master Plan proposes a commuter rail network which will be developed to provide rail-based mass transit services between Nairobi Central Railway Station and the municipality. When this is implemented, it will provide alternative means of transport to Nairobi.

Freight transport to and from Mombasa has been diverted to Southern Bypass to ease congestion within the Nairobi City Centre. In the long-term, proximity of the road to Kikuyu may influence transport in terms of the need for truck parking within it.

Kikuyu is one of the areas where the Regional Orbital (road and rail) in the Nairobi Metropolitan Region will pass through. According to the concept the Regional Orbital will inter-connect the regional urban centres and promote direct accessibility and flow amongst them without the necessity to pass through Nairobi City. Both passenger and goods movement, in equal proportion, would take place along the orbital (see figurebelow). Kikuyu will be connected to Karuri, Karen and OngataRongai via the C63 and C58 roads. It is that the Regional Orbital should have a road reserve of at least 110m to accommodate green areas, dual carriageway roads, and two railway lines.

Figure 4: Transport Network for NMR, 2030

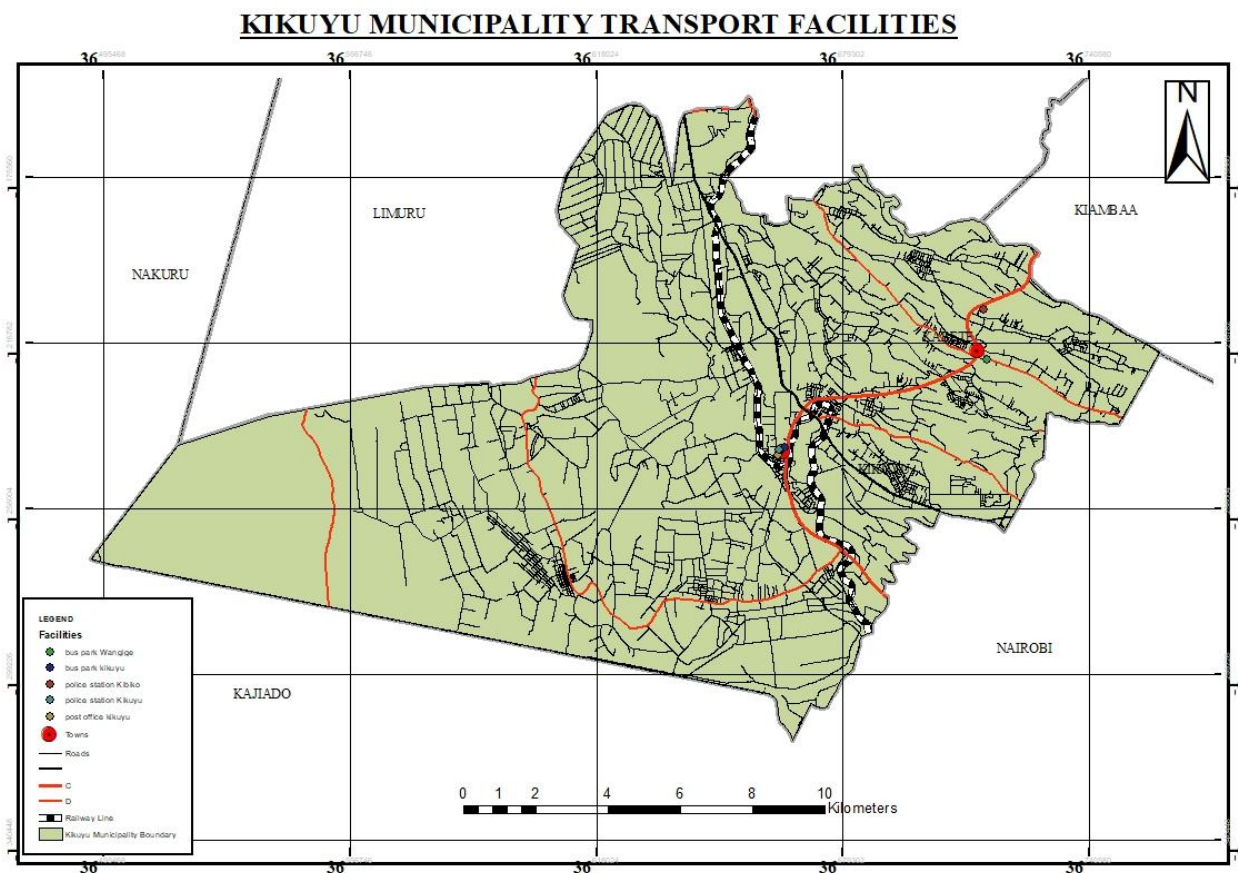


Source: Spatial Planning Concept for NMR

The municipality will be connected to Nairobi CBD via the A104 and the Southern bypass roads, and the railway line. The A104 is due for expansion from JKIA to Rironi, past Kikuyu, and will incorporate a BRT lane up to Kangemi. A commuter rail-based service is also planned for in the future.

Like in other NMR towns, a nodal terminal should be developed in Kikuyu for efficient movement of both passenger and freight, since it is at the intersection of the Regional Orbital and a Radial Road. The terminal would be multi-use complexes with commercial, office and other uses. The terminal would provide the interface between the intra-town traffic and the regional transport system.

The municipality has fibre optic cable trunk that transmit major service providers such as Safaricom, Kenya Data Networks, Orange Kenya, Jamii Telkom, Zuku among others. The network is connected through the existing road network i.e. Nairobi-Nakuru Highway (A 104) and Dagoretti-Kikuyu-Ndenderu-Banana (C63).



Source: Municipal Administration & Urban Development directorate

3.2.2 Storm Water Facilities

In the Fourth schedule, Part 2 of the Constitution of Kenya 2010, the County Government is mandated to provide County public works and services including water and sanitation services, and storm water drainage. Urban storm water management is becoming increasingly important for towns especially in developing countries, and the extent of the issue becomes particularly apparent when there is heavy rainfall that floods the settlements situated in the lowest parts of towns and the large number of urban development issues. Storm water is all the water that runs off the land after a rainfall or snowmelt incident. This is a natural process but in urban areas, proper infrastructure needs to be put in place.

There is an existing common drainage systems which drains the area Developments in Kikuyu should be designed to provide for internal drains to collect the surface run-off and safely dispose to the area drainage system.

The flooding causes extensive damage to housing and other infrastructure such as roads, water pipe lines and underground electric cables, which generally disrupts both residential and commercial activities in the town. The lack of public awareness, improper demarcation and protection of storm water drains/ditches and their proximity to residential/ informal settlements has led to several negative impacts on the bio-physical and social environment.

Global climate change has affected weather events including rainfall patterns so that there are unpredictable seasons and rainfall intensity which cause flooding and their ultimate effects. This calls for intervention into effective storm water management practices which are resilient and adaptive to changing climate especially in dealing with urban storm water runoffs. There is need for more investment in storm water management in the area.

Storm water drainage in Kikuyu Municipality



Source: Field survey, May 2023

3.2.3 Electricity, Reticulation and Street Lighting.

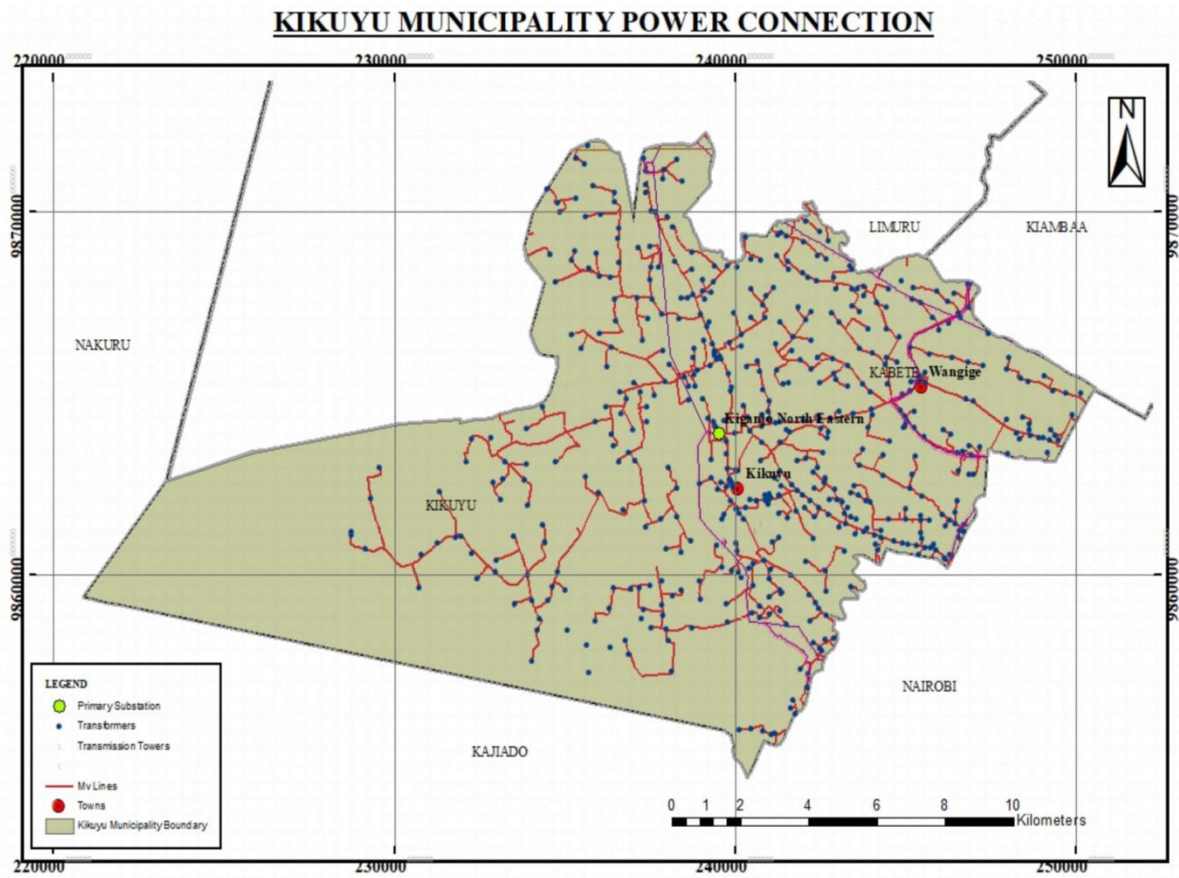
As per 2023 KPLC power connection data survey, the households that had electricity connection in Kikuyu constituency were 54,111. However, a large number (13,666) of the households use lantern while 7,783 of the households use tin lamp as main lighting fuel. The County is also in the process of installing 4,000 Solar Streetlights. This is an initiative geared towards reducing the rocketing annual electricity bills.

Street lighting and high mast in Kikuyu



Source: Field visit, May 2023

Electricity Distribution including power reticulation, transformers and floodlights within the Municipality



3.2.4 Fire-fighting and Disaster Management.

Fourth schedule, Part 2 of the Constitution of Kenya, stipulates that the County Government should provide for Firefighting and disaster management services to its residents. Further the Kiambu County Emergency Fund Act 2013 was enacted in December 2013. In each financial year, monies contained in the fund are 0.5% of the Counties budget. The purpose of the fund is to enable payments to be made in respect of a County when an urgent and unforeseen need for expenditure arises for which there is no specific legislative authority and it is for public interest. This payment may be necessary to alleviate the damage, loss, hardship or suffering which may be directly caused by unforeseen event.

The Directorate of Public Works and Utilities has put in place measures for emergency fires and accident in fire and rescue section. There are plans underway to build capacity within the township to ensure timely fire response. There is one operational fire station located in Kikuyu Township with 10 fire fighters.

Other achievements of the fire and rescue department include: reduction of emergency response time, fire safety and audit, training of fire officers and installation of fire hydrants.

Table 6 below shows the status of fire engines in the municipality.

Status of Fire engines in the Kikuyu Municipality

Kikuyu	1 No. 4500L Fire Engine	Functional	
	1 No. Rescue Van	Functional	
	1 No. 400L Rapid Intervention vehicle (RIV)	Functional	

Source: Department of Roads, Transport, Public Works and Utility Services

Kikuyu Fire station



Source: Field visit, May 2023

3.2.5 Water and Sewer Facilities

In the Fourth schedule, Part 2 of the Constitution of Kenya 2010, the County Government is mandated to provide County public works and services including water and sanitation services. The main sources of water in the municipality are:

- Boreholes
- Rivers: River Ondiri, River Gitaru, Kiambagathi River

Kikuyu area is a net groundwater recharge zone. Ground water contribution to water demand in Kikuyu is about 13,855 m³/day. Discharge takes place at the eastern and southern fringes through base flow in rivers which originate from the area, the Kikuyu springs and Ondiri Swamp (Feasibility Study and Master Plan for Developing New Water Sources for Nairobi and Satellite Towns – Master Plan Report).

The main water service provider is Kikuyu Water and Sanitation Company and the Singuna Water Company, and self-help water providers. However, they have all been absorbed into Kiambu Water and Sewerage Company which is expected to be more efficient in water services provision.

a population of 103,983 is served by the Kikuyu Water Company. There are 9,945 connections of which only 6,330 are active. In the year 2035 water demand for Kikuyu area is estimated to be 55,526 m³/day. The total production capacity of the present sources is 4,202 m³/day.

Kikuthi water project supplies borehole water in Kikuyu town. The municipality does not have an existing public sewer system. Waste water from commercial and high middle income residential areas is discharged in septic tanks and soak pits while low income residential areas commonly use pit latrines. Therefore, there is a need to provide a sewer system which will serve Kikuyu town and other areas like Muthiga, Kinoo, Gikambura, Thogoto, Gitaru, Dagorretti, and Kabete. Source:

Kanyariri water project in Kikuyu Municipality



Source: Field visit, May 2023

3.2.6 Social Infrastructure

3.2.6.1 Healthcare facilities, Ambulance services, Cemeteries and related Services

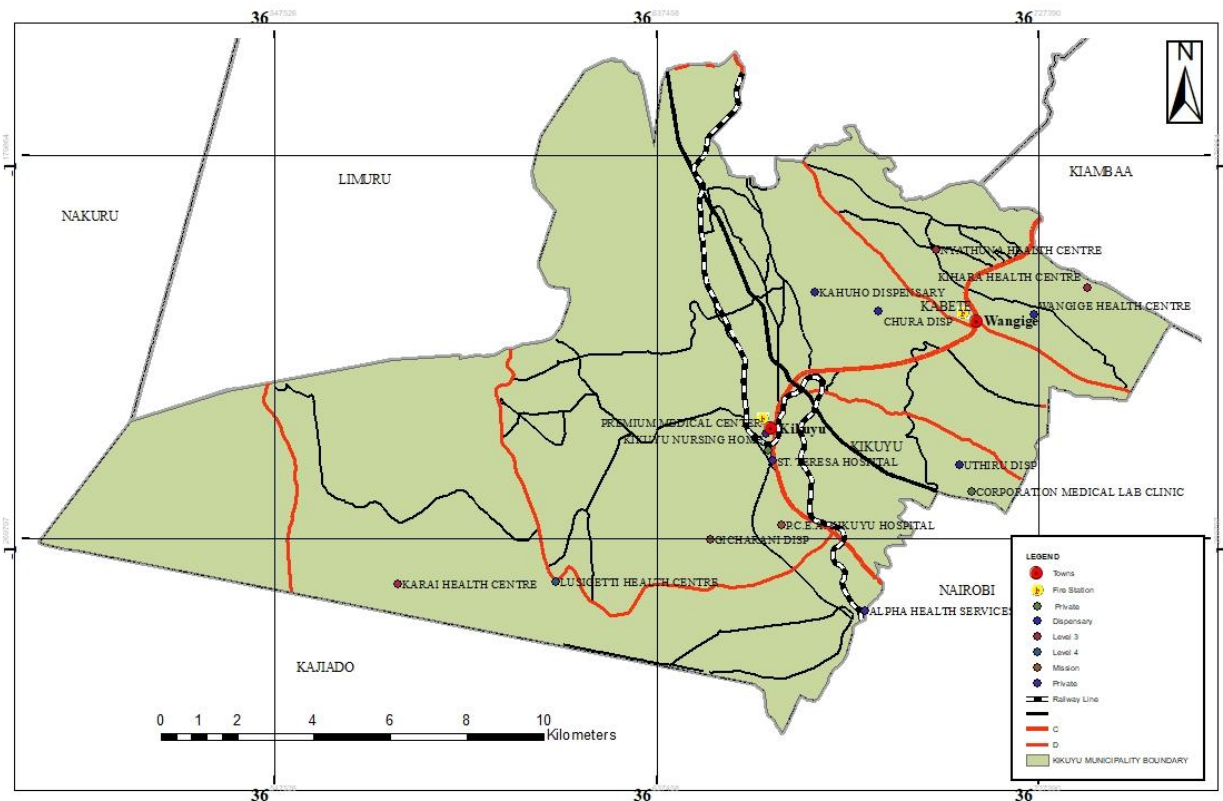
Kikuyu Municipality, through the County Department of Health Services. The health care facilities in the Kikuyu Municipality comprises of dispensaries, private clinics, Health Centres, Nursing Homes and Dispensaries. Lusigetti Level IV and Wangige Level IV hospitals are the major healthcare facilities managed by the County Government. PCEA Kikuyu Hospital is the main private owned healthcare facility in the municipality. The facilities are staffed by nurses, clinical officers, pharmaceutical technologists, drivers, public health officers, medical technologists, nutritionists among others. The Health Services department ensures that services are of quality and accessible to every resident. On average, residents of Kikuyu Constituency travel for about 5 kilometers to a health facility. The table below gives a summary of health facilities in the municipality.

Summary of Health Facilities in the Kikuyu Municipality

FACILITY	LEVEL
Lusigetti level 4 hospital	IV
Wangige level 4	IV
Nyathuna level 4 hospital	IV
Uthiru health centre	III
Kahuho dispensary	II
Karai-Muslim dispensary	II
PCEA Kikuyu Mission hospital	Private
Gikambura Health Centre	II
Uthiru health centre	
KARI Dispensary	II
Gichuru Dispensary	II
Kikuyu Nursing Home	Private
St. Theresa Nursing Home	Private

Source: Department of Health Services

KIKUYU MUNICIPALITY HEALTH FACILITIES



Source: Municipal Administration & Urban Development Directorate

3.2.6.2 Education Facilities

Access to affordable, accessible and high-quality education provision childcare (preschool and school age) can play a significant role in children’s development and positively influence school-readiness, future educational attainment, economic participation and health. Universal, high-quality education and care, not only benefits the whole population but can particularly benefit children from the most disadvantaged backgrounds.

Kikuyu Municipality has a well facilitated network of primary, secondary, tertiary and training institutions. The municipality boasts of two National secondary schools (Alliance Boys and Alliance Girls), as well as University of Nairobi, Kikuyu Campus. Kikuyu hosts numerous Government research institutions such as Kenya Forest Research Institute (KEFRI), Kenya Agricultural and Livestock Research Organization (KALRO) and Kenya Plant Health Inspectorate Service (KEPHIS).

Universities located within the municipality

NO	Universities
1	University of Nairobi - Kikuyu Campus
2	Presbyterian University of East Africa (PUEA)

Source: County Director of Education

Technical learning Institutions within the Municipality

1	Lio School Of Hairdressing And Beauty
2	Arknet Computer College, Kikuyu
3	Lio School Of Computer Studies
4	Esmart College
5	Viteec Training Institute
6	Kikuyu College
7	Thogoto Teachers Training College
8	Toprank Computer Training Centre
9	Kikuyu Commercial College

Source: County Director of Education/ Department of Education, Gender, Culture and Social Services

Public ECD and Primary Schools within the Municipality

PUBLIC SCHOOLS			
NO	NAME OF THE SCHOOL	NO	NAME OF THE SCHOOL
1	Gitiba ECD	27	Rubuki Nursery
2	Gikambura Nursery	28	Ngure Nursery School
3	ThirimeECD	29	Kingeero Nursery
4	LusigettiECD	30	Kanyariri Nursery School
5	Gicharani NGO ECD	31	Kibichiku Nursery
6	PceaMagutuiniECD	32	GataaraECD
7	TimanGitauECD	33	Renguti Nursery
8	PCEANjumbi Nursery	34	GathigaECD
9	PCEARuthigiti Academy Nursery	35	Kanjeru Nursery
10	PceaRuthigiti Academy	36	Farlawns Nursery Centre
11	Kanyiha Nursery	37	NderiECD
12	NachuECD	38	Kandeng'wa Nursery
13	ThogotoECD	39	PceaNderi Nursery
14	Pcea Musa GitauECD	40	Mahia-Ini Nursery
15	Gatune Nursery	41	KahuhoECD
16	Thogoto Parish Rehabilitation ECD	42	Utafiti Nursery
17	Mai-A-Ihii Nursery	43	Kamonjoni Nursery
18	Mama Ngina Kenyatta ECD	44	KamugugaECD
19	Uthiru Nursery School	45	NduriundituECD
20	Kinoo Nursery School	46	GatuanabuECD
21	WambaaPriECD	47	Kirangari Nursery
22	Kikuyu Model Nursery School	48	Muguga Nursery
23	PceaRungiriECD	49	KanyanjaraEcd
24	GathiruECD	50	Kerwa Nursery School
25	Kamangu Nursery	51	Nduma Nursery
26	KanduturaECD	52	KerwaECD

Source: County Director of Education/ Department of Education, Gender, Culture and Social Services

Private ECD Schools within the municipality

NO	NAME OF THE SCHOOL	NO	NAME OF THE SCHOOL
1	Primrose Junior Ecd	36	Hope And Joy Academy
2	St Veronica Ecd	37	Golden Bells Nursery
3	Emmanuel Junior Academy Ecd	38	Children's Palace Nursery

4	BershebaEcd	39	Little Angle's Academy
5	SilverbeckEcd	40	Glory Academy
6	Summit Vine Academy Ecd	41	First Born Christian Centre Ecd
7	La'unica Junior Academy	42	Kidstar Academy
8	WamereWanene Nursery	43	Acacia Green Academy Ecd
9	Green Lane Academy Ecd	44	Kaga Academy Ecd
10	Shalom Junior Ecd	45	Good Foundation Nursery
11	The Brilliant SchoolEcd	46	Jeddy Vision Ecd
12	Golden Heights Ecd	47	Neema Junior Academy Ecd
13	St. KizitoEcd	48	Jada School Ecd
14	Anchor Shine Ecd	49	Sweet Dreams Academy Ecd
15	Ebenezar Kindergarten	50	Millenium Academy Ecd
16	Gicharani Nursery	51	Muthiga Academy Ecd
17	Juda& Joy Ecd	52	Muthiga Academy Ecd
18	Fr. Calvin Carey Ecd	53	Green Garden Ecd
19	St. Lillian Academy Ecd	54	Soon Big Brain Academy
20	Good Shepherd Nursery	55	Uthiru Genesis Academy Ecd
21	King Solomon Ecd	56	Springhill Ecd
22	St Edwards Nursery	57	Imara Kindergarten
23	Great Vision Ecd	58	Sueni Junior Academy Ecd
24	Aslan Junior Academy Ecd	59	Lampstand Academy Nursery
25	Lillyput Kindergarten	60	Kiddy's Nursery School
26	Cedar Grove Junior Academy –Ecd	61	Stara Academy NurSch
27	Cedar Groove Ecd	62	Stara Academy Ecd
28	Stelly Nursery Ecd	63	Junel Nursery
29	St. Peters Academy Ack Nursery	64	AicKamangu Nursery
30	St Edgar PriSchEcd	65	MosrukaEcd
31	Kings Academy Ecd	66	Great Vision Ecd
32	Take Care NurSch	67	Ondiri Junior Academy Ecd
33	First Class Junior Academy	68	Bishop Kariuki Academy Nursery
34	Danellie Academy Ecd	69	EnyaJuniour Nursery
35	Sunnybrook Kindergarten	70	Mother's Love Ecd
71	Kabete Kings Academy Nursery	108	Revival Missions Centre Academy
72	Gacio Junior Academy	109	Moonlight Nursery School
73	Mary Nyanjenga Academy	110	Kandeka Nursery
74	St. Peter's Elite Nursery School	111	SamnelEcd
75	JaysamNusery School	112	Anezah Nursery
76	Steps Nursery School	113	Blossoms Jnr School

77	Life Restoration Church Rubuki Nursery	114	Nderi Sacred Heart Ecd
78	Vantage Nursery School	115	Valence Nursery
79	StevelandEcd	116	Margary Nursery School
80	Steveland Academy Ecd	117	Peter Hill Nursery School Gathiga
81	Joy Bringers	118	GlannEcd
82	Acma Academy Nursery	119	Angelines Academy
83	The Niche School	120	St Jedidah Jnr Academy
84	Victory Academy Ecd	121	Flopen Junior Academy
85	MwanzoNursey	122	Victory Academy Nursery
86	GoldirocksKindergaten	123	Little Pals Academy
87	Lafoi Educational Centre	124	St. Peters Ndunyu Academy Nursery
88	Euvate Nursery	125	Lucky Day Nursery
89	Eager Beavers	126	Cura Nursery School
90	Little Angels Nursery	127	Gracious School Nursery
91	New Hope Junior School Nursery	128	Muthumu Nursery
92	Earlier Melody Nursery	129	Mitcga
93	Valley Crest School	130	Gracious Academy Ecd
94	MsingiMwema Nursery	131	New Generation School
95	Springs Academy Nursery	132	St John Orthodox Academy Nursery
96	Morning Star Academy	133	Hill Of Vision Nursery
97	Mother Danila Kindergarten	134	Githima Nursery
98	Waka Academy Nursery	135	Ngababa Nursery
99	Good Will NuserySchool	136	Ack Emmanuel Kibiku Preparatory
100	Kenaftric Charitable School	137	Our Lady Of Holy Rosary Ecd
101	Kingeero Jnr Academy Nursery	138	Frecan Nursery
102	Westmore Nursery	139	Serine Academy Ecd
103	Kamrose Nursery	140	Chajamy Brilliant
104	Bright Vision Nursery	141	Pine View Ecd
105	Kingeero Adventist Ac Nursery	142	Muguga Complex Academy
106	St HellenEcd	143	Nannys Junior School-Nursery
107	Whitehouse Centre	144	St MarysKaimba
145	Open Arms Kindergarten	160	Muguga Elite Nursery
146	ACK Kirangari Nursery	161	St Salome Nursery
147	Minneh Junior School	162	Jonathan Memorial Academy Ecd
148	Winners Preparatory Nursery School	163	Justus GichehaEcd
149	St. Tito Nursery Sch	164	PCEA Nyathuna
150	St Lilian Academy Nursery	165	King David Academy Nursery School
151	Bridgeway School	166	Sacred Oasis Nursery School

152	Tiny Toons Nursery	167	KanyanjaraGeck Nursery
153	Ambassador Vision Nursery	168	Church View Nursery School
154	Gikuni Market- Nursery School	169	Tumaini Nursery
155	Rainbow School	170	Site View Ecd
156	Lucky Pat Jnr Academy	171	Ken Academy Nursery
157	A.I.C Gikuni Academy	172	Hope Academy Nursery
158	Highbridges Academy	173	Jeremy Academy Nursery
159	Muguga Heritage Nursery		

Source: County Director of Education/ Department of Education, Gender, Culture and Social Services

Secondary Schools within Kikuyu Municipality

	PRIVATE SECONDARY		PUBLIC SECONDARY SCHOOLS
1	Nova Star Academy	1	PCEA Gichuru Memorial Secondary
2	Anchor Shine Secondary	2	Karai Mixed Day Secondary School
3	WamereWanene Memorial High School	3	Nachu Secondary
4	Green Garden Secondary	4	PCEA Kikuyu Day Secondary School
5	St. Peter's Boys Secondary	5	Muhu Secondary
6	Grace Community Sec Sch	6	PCEA Musa Gitau Secondary
7	Muthiga Model High School	7	Alliance Girls High School
8	Fort Smith High School	8	Alliance Boys High School
9	Springboard Educational Centre	9	Uthiru Girls High School
10	Ondiri Academy	10	Ma-A-Ihii Secondary
11	Kikuyu Township Secondary School	11	Kabete High School
12	Elizabeth Orthodox High School	12	Mary Leakey Girls High School
13	Star Sheikh Academy	13	PCEA Rungiri Secondary School
14	Authentic Academy	14	Moi Girls Kamangu Secondary
15	Neema High	15	Kanyariri Sec School
16	Sigona St Luke Secondary	16	Kibichiku Secondary
17	Stonebic Secondary School	17	Renguti High School
18	Cathedral Secondary	18	Kanjeru Girls
19	Lay Cannon Numa Secondary	19	Gathiga High School
20	Muguga High School	20	St Kevins Sec School
21	St. Tito High School	21	Kirangari Secondary
22	St Seraphim OfSarov Secondary	22	KahuhoUhuru High School
		23	Muguga Heritage School
		24	MugugaWagatonye Secondary

		25	Nyathuna Sec Sch
		26	Kerwa Secondary Sch

Source: County Director of Education, Kiambu Office

4.0 SWOT Analysis

The table below illustrates a SWOT Analysis to determine the strengths, weaknesses, opportunities and threats in Kikuyu Municipality, Kiambu County.

Strength, Weaknesses, Opportunities & Threats	
Strengths	Weaknesses
<ol style="list-style-type: none"> 1. Its proximity to Nairobi City hence serving as a gate/exist to Nairobi. 2. Has a reliable transport connectivity network to the city and other municipalities 3. Good arable land 4. Well-developed institutions such as schools and hospitals and tertiary. 5. Sufficient labour force from its high youthful population. 6. Well-developed housing and real estate sector 7. Close proximity to international agencies i.e UN and Embassy's 8. Initial municipal structures 	<ol style="list-style-type: none"> 1. Poor urban planning and enforcement 2. Insufficient budget, budget plans and development plans. 3. Few staff and personnel to run all function (secretariat). 4. Unskilled work force 5. Inadequate data for planning and decision making 6. Absence of management systems and technology 7. Lack of defined roles and functions to govern the municipality 8. Insufficient urban amenities such as sewer, water, roads, internet and recreational centres 9. High Value of Land
Opportunities	Threats
<ol style="list-style-type: none"> 1. Inclusivity to the Nairobi Metropolitan 2. Availability of land for Real estate investment 3. Existing suitable locations for dams construction 	<ol style="list-style-type: none"> 1. Presence of By-passes lead to social barriers to kins' mates 2. High rate of unemployment leading to increased insecurity

<ol style="list-style-type: none"> 4. Ability to increase Revenue collection (building approvals, parking fees, market levies, licenses fees, encroachment etc) 5. Creation of public private partnerships 6. Grow public ownership and confidence through public participation forums 7. More areas opening up for investment due to the ongoing road network expansion 8. Existing development plans at county and national level 	<ol style="list-style-type: none"> 3. Generation of high volume of solid /liquid waste 4. Narrow road corridors due poor land demarcations 5. Lack of PDPs and other 6. Political Interference
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4.1 Mechanisms of Citizen Participation

Both the County Governments Act 2012 and Urban Areas and Cities Act 2011, provide mechanisms of public engagement in governance and participation in the affairs of the county and urban areas respectively.

4.1.1 Citizen engagement as per the County Governments Act 2012

The County Governments Act 2012 Section 115 prescribes the following mechanisms of public participation:

- Information communication technology-based platforms;
- Townhall meetings;
- Budget preparation and validation fora;
- Notice boards: announcing jobs, appointments, procurement, wards and other important announcements of public interest;
- Development project sites;
- Avenues for the participation of peoples’ representatives including but not limited to members of the national assembly and senate; and/or
- Establishment of citizen fora at the county and decentralised units.

In respect to the above mechanisms, the county planning authority invites the public to review the plan through the following ways:

- Planning clinics within the Municipality wards and villages, facilitated by their representatives. The participants are given an opportunity to comment on the proposed county developments and programmes. Comments are noted and considered by the county planning authority;
- Development applications, for example, change of land use notifications through print media and on-site advertisements. Anyone with objections is invited to avail their comments to the county planning authority; and
- Meetings with municipality associations in the following categories:
 - Neighbourhood;

- Professional – health, built and urban environments, economic and finance etc.;
 - Sectoral – industries, business communities, agriculture, health, hospitality etc.;
 - Education and Research Institutions; and
 - Non-Governmental Organisations (NGOs) and Community Based Organizations (CBOs) – religious centres; and
- Use of communication technology through the County’s websites, television and radio channels, social media and daily newspapers.

Public participation through the above mechanisms ensures inclusivity of the minority and marginalised groups, people with disabilities, youth and women, in accordance with the County Governments Act 2012 Section 97.

4.1.2 Citizen Forums as per the Urban Areas and Cities Act (UACA) 2011.

Public participation (citizen fora) in cities, municipal and towns affairs is provided in the Third Schedule of UACA (2011). The residents are expected to engage in the following manner:

- Deliberate and make proposals to the relevant bodies or institutions on:
 - The provision of services;
 - Proposed issues for inclusion in County policies and legislation;
 - Proposed National policies and legislation;
 - The proposed annual budget estimates of the County and National Government;
 - The proposed development plans of the County and National Government; and
 - Any other matter of concern to the citizens.
- Engage in plans and strategies preparation on various levels and units of government on matters concerning the citizens;
- Monitor activities of elected and appointed officials of the urban areas and cities, including members of the board; and
- Receive representations, including feedback on issues raised by the county citizens, from elected and appointed officials.

By adopting the above practices, urban authorities can tap into the social capital a create a positive impact on service delivery, business climate, poverty reduction, accountability and transparency. Participatory democracy promotes inclusivity and ownership of ideas and plans.

4.1.3 Residents and Neighbourhood Associations

The Kiambu Community and Neighbourhood Associations Engagement Act 2016 gives local communities a statutory role in complementing County Government’s service delivery. Further, the Kiambu County Citizen Petition and Participation Act 2015, prescribes conditions for public participation in the administration and management of the County for its development and associated purposes.

Neighbourhood associations are emerging as major stakeholders on matters of participation and governance. Some of the notable neighbourhood associations in Kikuyu include Link Road and Kidfarmaco associations. They are actively involved in matters of planning and development control which are relevant to the successful implementation of this Plan.

Kenya Alliance of Residents Association (KARA) is actively involved in promoting awareness of Kiambu County Participation and Engagement Act 2016, in order to strengthen collaboration between the Resident Associations and the County Government on service delivery.

4.1.4 Stakeholders Profiling

Many stakeholders have been engaged in the preparation of this Plan. The table below represents a sample of stakeholders involved in the formulation of the Plan. These stakeholders will also play a major role in the implementation of this Plan.

Stakeholders Profiling

National & County Government	Other Stakeholders
Ministry of Lands and Physical Planning (MoLPP)	Business community
Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works (MOTIHU&PW)	Informal businesses
National Land Commission (NLC)	Residential and Neighbourhood Associations
National Environment Management Authority (NEMA)	Non-Government Organisations
Office of the County Commissioner	Professionals from the private sector
Urban, Rural Roads and Highways Authorities	Community- Based Organisations
Deputy County Commissioner	Religious Institutions
Municipality Departments	Local Community
Municipality Administrator	Farmers
Area Member of Parliament	Traditional & cultural centres
Utility Service providers (Water & Sanitation, Electricity)	Minority and marginalised groups
Ward Administrator	Youth
MCAs	Women
Area Chiefs	
Municipal Boards	

From the multiple rounds of stakeholder engagements done in the planning area, the following were the key concerns that they identified.

Stakeholders Concerns

Thematic Issues	Concerns
Stakeholder participation	<ul style="list-style-type: none"> • Inadequate participation by youth, elderly and the marginalised groups; • Unsuitable mode of mobilisation through media lacking properly targeted outreach to the residents; • Lack of legal awareness on citizens right to participate in planning and projects prioritisation; and • Meetings are conducted using legal, financial and technical language alienating the active participation of members.
Gender and equity	<ul style="list-style-type: none"> • Lack of desegregated forums targeting different genders and groups; and • Most of the proposed projects are male-dominated (e.g. physical infrastructure) and political and overlook soft issues like health.
Minority and marginalised	<ul style="list-style-type: none"> • Most of the people invited for the meetings are opinion and community leaders, overlooking minorities and the marginalised; and • Skewed development along voting lines and during annual budgetary forums.
Urban safety and security	<ul style="list-style-type: none"> • Though Kikuyu town has benefited with the security lights, the peri-urban areas are not covered; • Crime reporting; • Lack of gender reporting desks ; • The nyumba Kumi foras are male-led and male-dominated; and • There is a need to map out crime hotspots areas to enhance surveillance.
Efficiency in service delivery	<ul style="list-style-type: none"> • Lack of service charters; • Slow response to disaster, repair and maintenance issues; and • Tariffs.
Transparency and accountability	<ul style="list-style-type: none"> • Increasing financial burden through multiple licenses; • Inadequate consultation on fees and taxes – rates on freehold land, single business permits – professionals; and • Lack of simplified communication to enable common Mwananchi to understand and participate.

4.1.5 Key Planning Issues

key planning issues on governance and Stakeholders Participation

Key Highlights	Opportunities
Weak citizens participation especially the youth, minorities and marginalised groups	Existing laws and County policy provide mechanisms of engagement to ensure equitable participation.
Gender and equity	Use of well documented available innovative approaches and participatory tools for inclusive engagement.
Inadequate personnel in the Municipality offices to enforce development control	The County to hire relevant and qualified personnel for efficient implementation of projects.
Skewed project identification participation meetings	Use of best practices and tools to inform project selection.

CHAPTER FOUR: DEVELOPMENT PROPOSALS, STRATEGIES AND MEASURES

4.1 Overview

From analysis and synthesis of the primary and secondary data, the various problems and opportunities are identified. In order to bring sustainability among other desired aspects, the plan proposes the following interventions to improve, rectify, and prevent the occurrence of undesirable growth and development in the town. An addendum of the concepts, strategies and proposals together with their remarks.

The main objectives of this plan are to:

- Provide a basis for infrastructure and service provision for present and projected population over the plan period,
- Tackle environmental issues and concerns affecting the towns.
- Propose development potentials of the planning area (social, economic).
- Provide a basis for development control and investment decisions.
- Allocate sufficient space for various land uses to ensure efficient function and convenience of users and accommodate future growth.
- Uphold innovative civic and urban design that enhances the character and form of the town.

4.2 Development Goals

The main goal is to achieve the objectives of this plan through strategies that will give guidelines and policies which if implement result in the attainment of Kikuyu municipality Vision.

The main goal can be broken down and related to the Nairobi Metro 2030 Strategy as seen in the table below.

Key Result Areas Nairobi Metro 2030 Strategy	Local Development Goals
	Protect the integrity and sustainability of the natural environment. Protect productive agricultural land
Building an internationally competitive and inclusive economy for prosperity	Support economic and social development and growth and the creation of employment opportunities
Deploying world class infrastructure and utilities for the region	Provide efficient infrastructure networks and services

Optimizing mobility and accessibility	Improve movement and connectivity
Enhancing the quality of life and inclusiveness in the region	Create an efficient and integrated urban environment
Delivering a unique image and identity through effective place branding	Create a recognizable identity for the town
Ensuring a safe and secure region	Create an attractive and safe town
Building world class governance systems	Strengthen the capacity of the land management system

4.3 Strategic Development Directions

Significance of Kikuyu in Metropolitan Region

Kikuyu municipality is situated 20 km from Nairobi city. Due to its proximity to the city, it acts as a dormitory town to Nairobi. The major urban areas within the Municipality that are linked to Nairobi are Kikuyu, Kinoo and Thogoto.

Growth Nodes

Growth nodes can be largely viewed as focal centres that ensure socio-economic balance for its population and has a direct impact on the development of surrounding centres and vice-versa. The growth nodes within the Municipality include Kikuyu, Kinoo and Thogoto. The lower-order goods and service centres include Gikambura, Nderi, Kamangu, Kanyayo, Rengutti, Lusigetti and Nachu.

Kikuyu town is characterised by strategic transportation networks, which include the Southern bypass, Kikuyu road and Nairobi-Nakuru Highway. The urban centre is characterised by mixed land use, which includes public purpose land use dominated by administrative offices, commercial land use, residential land uses, and industrial land use.

Kinoo is located to the southeast of Kikuyu and is approximately 14 km from Nairobi Capital City. It is situated along the Nairobi-Nakuru highway and mainly consists of residential land use. The centre also has educational facilities as well as low order goods and services stops to serve the residents within the centre.

Thogoto urban centre is situated to the south-western side of Kikuyu and is located between Kikuyu road, Southern bypass and Dagoretti Road. The town is characterised by educational and

public purpose land uses. The key educational facilities within the centre include Alliance Boys and Girls High School, and UON Kikuyu Campus, amongst others. Some of the key hospitals include Kikuyu Hospital Eye Unit and PCEA Kikuyu Mission Hospital.

Planning for these centres will be oriented towards steering developments to ensure that the planning area becomes a sustainable agro-industrial and residential centre. This will be done by planning for compact centres with mixed land use within the nodes to control development and leaving the hinterlands for agricultural use.

Improving the urban environment will strengthen the nodes to become viable centres. Along with encouraging mixed-use developments, the urban design shall be considered in the formulation of the Kikuyu Plan. The development of these growth nodes will also include expansion of roads paving the way for the improvement of drainage and sewerage systems, pedestrian sidewalks and amenities, public landscaping, and street lighting within the way leaves. An iconic landmark, signifying entry to the Kikuyu CBD, may be constructed at the bus park where it will be highly visible as one enters and exits the Kikuyu CBD.

Protect environmentally sensitive areas:

Environmentally sensitive areas include those that require special protection due to its natural characteristics, landscape form, historical value as well as wildlife component. Policies and strategies shall be laid out to ensure the adequate protection of these areas. This calls for the protection of environmentally sensitive locations such as the Nyakumu swamp in Karai, Ondiri swamp and Kikuyu springs in Kikuyu as well as Dagoretti and KARI forests.

The riparian reserves should be provided with a 30 m buffer on both sides of the rivers. The buffer zones will create physical distances between environmentally sensitive areas and high-density urban developments.

The planning area shall have high-density growth nodes, which graduate into lesser densities towards environmentally sensitive areas. It is also important to establish “urban limits” such that urban sprawl will not fully overrun the remaining open agricultural areas thus losing valuable urban open space. Urban growth should, as much as practicable, be confined to strategic and suitable locations.

Enhancement of comparative advantage of ecological zones

The planning area is endowed with Kikuyu springs which extend over an area of 161 square kilometres, from Bathi springs to the north to just beyond Nyakumu Swamp. The main Kikuyu

Springs ground recharge rock is in Limuru. The groundwater infiltrates way down into the Karura and Kabete areas, which form the second of the two main aquifers. The springs are a vital source of water for Nairobi city.

Nachu ward is characterised by the hot and dry climate which is favourable for the growth of sunflower and castor. The ward is also endowed with escarpments, which if properly planned for can be used as a tourist attraction site.

The Municipality also has Ondiri wetland, a swamp with bog-like characteristics. It is an important source of water for farming activities, horticulture and livestock rearing as well as the being the source of Nairobi River. This huge environmental asset adjoins Kikuyu Town at the border of the Southern Bypass Road. However, there are already encroachments to the swamp as it is affected by market-driven urban growth and abstraction of water for irrigation purposes.

Transit-Oriented Development (TOD)

This is a form of development that maximises the amount of commercial, residential and recreational space within walking distance of public transport. This aims at promoting sustainable urban growth by increasing public transport ridership by reducing private car usage. The key transport intersection nodes include Kikuyu, Kinoo and Thogoto. Kikuyu urban centre has strategic transport linkages which include the Southern bypass, Nairobi-Uganda railway, Kikuyu road as well as Dagoretti-Karen road. Thogoto urban centre is served by the southern bypass, Kikuyu-Ondiri road and Dagoretti-Karen road. Kinoo urban centre is traversed by Nairobi-Nakuru highway.

Planning for compact centres will ensure controlled development within the nodes and preservation of the agricultural lands. The existing Nairobi-Uganda railway line that is underutilised should be revived. The urban centres should have intensive mixed-use development to ensure that there is ease in accessing public purpose facilities such as schools and health centres. Planning shall consider TOD modalities such as encouraging mixed-use high-density developments, ample landscaped public open spaces, enhanced motorised and non-motorised transportation as well as adequate parking facilities.

Control of urban sprawl

Urban sprawl is viewed as the uncontrolled spreading of urban development especially on undeveloped lands neighbouring a city/urban centre. This may cause pressure on available

resources, physical and social infrastructure facilities. Within Kikuyu Sub-County, the uncontrolled growth of settlements will cause conversion of valuable agricultural land, strain the government in providing the requisite public infrastructure and services, linear sprawl that threatens to cause traffic congestion along the major roads, and widespread land speculation and idling of erstwhile productive lands, amongst others. It is therefore important to control urban sprawl through proper land use planning and ensuring timely implementation of the approved plans.

Conservation of agricultural land

Kikuyu has factors and comparative advantages to make it a hub of agricultural activities that could lead to the development of an agro-industrial hub. These advantages could be exploited to meet the huge demand for food, to include processed, packaged and value-added food, from NMR and other countries. These include the following: frequent rainfall and abundance of water from the river for irrigation; availability of land for expansion of farming activities and building of warehouses, cold storage plants, packaging plants and other establishments for the elaborate supply chain of products; and presence of agricultural supporting infrastructure such as improved road networks as well agriculture-oriented educational institutions. The proposed land-use plan should be implemented as a measure of conserving agricultural fields.

4.4 Integration of Strategic Environmental and Social Assessment

The preparation of this Idep was done together with a Strategic Environmental and Social Assessment (SESA). The purpose of SESA is to integrate environmental and social considerations into policies, plans, and programmes. It involves an evaluation of the environmental and social consequences of a proposed policy, plan or programme in order to ensure that they are fully included and appropriately addressed at the earliest appropriate stage of decision making in line with economic and social considerations. Section 57A of Environment Management and Coordination Act (EMCA) (amendments) 2015, all policies, plans, and programmes for implementation shall subject to Strategic Environmental Assessment.

In this light, this Idep has included a SESA on the potential impacts from the strategies, formulate alternatives, and develop mitigation strategies. SESA is complemented by an Environmental and Social Management Framework (ESMF), which establishes the principles, guidelines, and procedures for reducing, mitigating, and/or offsetting potential adverse environmental and social impacts, enhancing positive impacts and opportunities, and otherwise guiding potential investments towards compliance with relevant safeguards.

The SESA shall integrate social and environmental considerations into planning, leading to more sustainability of the expected outcomes of this Plan. The table below summarizes the key social and environmental impacts on various projects identified in the plan.

Summary of impacts, mitigation measures and interventions

No	Impacts	Sources of Impact	Suggested Mitigation Measures in the SESA	Interventions
1.	Impacts on air quality (emissions expected at construction sites)	<ul style="list-style-type: none"> Industrial uses, chemicals, mineral extractives, improper waste management, automobiles, construction sites, etc. 	<ul style="list-style-type: none"> SESA has indicated that the Environmental and Social Management Plan (ESMP) has provided adequate mitigation measures; and The ISUDP should ensure maintenance and enhancement of green zones to sequester carbon from emissions. Furthermore, the ISUDP can develop an air quality policy that binds developments within the planning area (such as the industrial sector) to control pollution and adhere to air quality regulations. 	<ul style="list-style-type: none"> Continuous monitoring has been identified in the Idep implementation plan; and Preparation of Environmental and Social Impact Assessment (ESIA) to be carried out on specific projects.
2	Noise and vibrations impact on activity sites	<ul style="list-style-type: none"> Excavators, mixers, and delivery trucks. 	<ul style="list-style-type: none"> Land-use planning should encourage the location of noisier activities (such as industrial and commercial uses) near main roads or peripheral areas, and the residential, recreational, educational uses inwards in the more serene areas; Establishment of buffer zones between different land uses will attenuate noise, further reducing the potential impacts; and Adherence to noise ordinances such as the Environmental 	<ul style="list-style-type: none"> The plan recommends the integration of Environmental Impact Assessment to be part of plan approval change of use approval to ensure compliance; and There is a need for the county to do continuous monitoring to ensure compliance.

No	Impacts	Sources of Impact	Suggested Mitigation Measures in the SESA	Interventions
			Management and Coordination (Noise and Excessive Vibration Pollution Control) Regulations, 2009 and employment of noise attenuation mechanisms for point sources will mitigate the impact.	
3.	Impact on energy resources	<ul style="list-style-type: none"> The proposed development and project activities will result in higher demand for energy resources both during the execution of the planned developments and operation phases. 	<ul style="list-style-type: none"> Institute energy conservation measures in proposed developments while at the same time taking advantage of the renewable energy opportunities that the site and proposed developments provide, including solar energy, green buildings, etc. 	<ul style="list-style-type: none"> County to promote green and renewable energy; Building plans to be approved subject to compliance to provision for solar energy; and Promote green building technologies and designs.
4.	Impact on soils and geology	<ul style="list-style-type: none"> Activities such as landscaping, excavation, quarrying, and carting away soil may lead to soil degradation from compaction and soil sealing leading to increased surface runoff and soil erosion; and Spillage of materials (such as oils, fuel, grease, paints, solvents, curing compounds, adhesives, acids, soil stabilizers and binders etc.) may also lead to soil contamination while the importation of soil in landscaping and fill activities may lead to the introduction of invasive species/noxious weeds and pathogens such as bacteria, fungi and nematodes. 	<ul style="list-style-type: none"> It is considered that these impacts can be mitigated and should be adequately addressed in ESMPs developed. Impact on soils and geology is expected to be moderate². This is because the planners have taken adequate measures to ensure re-vegetation and management of stormwater in all cleared sites, landscaped areas and farmlands. 	<ul style="list-style-type: none"> Compel miners and landscapers to ensure revegetation to reduce soil erosion; The Plan has identified steep slopes as fragile areas and unsuitable for development activities. Care should also be taken in mining in such areas; and Mining companies to submit compliance certificates to the County.

No	Impacts	Sources of Impact	Suggested Mitigation Measures in the SESA	Interventions
5.	Impact on water resources	<ul style="list-style-type: none"> • The development is likely to lead to increased demand on water resources; and • Generation and disposal of wastewater/ effluent from the proposed developments have the potential to cause ground/surface water pollution and health hazards to human and aquatic life. 	<ul style="list-style-type: none"> • Include measures to ensure adequate water supplies for the envisioned developments by the proposed ISUDPs need to be established in the project/site-specific ESMPs to ensure the conservation of water resources; and • Management of construction wastewater, spill control mechanisms, and treatment of effluent will be required to ensure the protection of water resources. 	<ul style="list-style-type: none"> • These proposals have been integrated into the water resource and supply strategies.
6	Solid Waste Generation	<ul style="list-style-type: none"> • All proposed developments and land uses will generate a substantial amount of solid and liquid waste. During development phase materials (soil, rocks, vegetation) packaging materials (e.g. paper, polythene, plastic and metallic packaging), reject materials (including damaged bricks, concrete and mortar, plastics), wastewater, used oil among others will be generated. 	<ul style="list-style-type: none"> • Adequate waste management measures are required since dumping/careless disposal both on-site and off-site may cause environmental pollution, interfere with aesthetics and lead to the creation of breeding grounds for vermin. 	<ul style="list-style-type: none"> • Solid waste management strategies have been incorporated into the Plan.
7.	Impacts of flora	<ul style="list-style-type: none"> • An upsurge in catchment degradation through the clearing of vegetation may lead to loss of economically significant flora and degradation of environmentally important areas; 	<ul style="list-style-type: none"> • Some of the key management strategies include carrying out landscaping of different zones and maintaining the proposed green spaces as per the Plan; and • The Plans should also ensure the protection of the riparian 	<ul style="list-style-type: none"> • This has been identified as a challenge in the situational analysis and provided for in the strategies.

No	Impacts	Sources of Impact	Suggested Mitigation Measures in the SESA	Interventions
		<ul style="list-style-type: none"> Habitat alteration may include fragmentation of forested and other wildlife habitats through bush clearing, disruption of watercourses, the establishment of non-native invasive plant species, creation of barriers to wildlife movement and visual and auditory disturbance due to the presence of machinery, construction workers, associated equipment and development operations; and Environmental degradation on change of land use from agricultural land to a built environment was identified as a concern by the stakeholders. 	<p>environment and establishment of a riparian reserve management plan. Based on the precautionary measures to be put in place, this impact is expected to be moderate.</p>	
8.	Impacts on fauna	<ul style="list-style-type: none"> There would be visual and auditory disturbance due to the presence of machinery, construction workers, and associated equipment. There is also the likely loss and fragmentation of wildlife habitats. Some of the natural forests which act as habitat for wildlife are likely to be cleared to pave way for the proposed development. This will result in habitat loss and fragmentation. Changes that may alter the existing natural conditions are known to impact negatively on wildlife. 	<ul style="list-style-type: none"> A wildlife management plan can be developed in collaboration with the Kenya Wildlife Service (KWS) to determine the carrying capacity of the conservation area, translocations and/or introduction of any new wildlife species. Since the ISUDP has recommended preservation of areas ecosystems, this impact will be moderate. 	<ul style="list-style-type: none"> Collaboration between the County Government, KWS, and KFS in management of areas with flora and fauna.

No	Impacts	Sources of Impact	Suggested Mitigation Measures in the SESA	Interventions
9.	Impacts on the socio-economic environment	<ul style="list-style-type: none"> Weak inclusion of hawkers and small scale business operators in the local economy. 	<ul style="list-style-type: none"> Social inclusion in business planning by including hawkers and other small-scale business operators to cushion them from the uncompetitive business environment. 	<ul style="list-style-type: none"> The ISUDP has identified the need to engage with the business operators to increase their participation in the local economic activities.

Source: Kiambu SESA Report 2020

4.4 Summary of Key Planning Issues

Planning Context

Kikuyu is strategically located within the Nairobi Metropolitan Region with good connectivity of key transportation networks to other areas within Kiambu County and neighboring counties. This makes the planning area an ideal location for investments.

The planning area exists within a jurisdiction with a pool of existing legal and policy framework to enable implementation of this Plan.

Physiographic Features

Kikuyu municipality lies within the Kikuyu highlands and has good soils for crop farming. The soils are also well-drained hence making the area less prone to flooding. However, some areas of Kikuyu are prone to soil erosion. The Municipality also has natural features like Ondiri, Nyakumu swamps and the escarpment.

Population and Demography

Kikuyu Municipality like other sub-counties in Kiambu is also experiencing a population boom. The population has grown from 125,402 to 187,122 marking a growth of 49%. Majority of this population is young families and youths.

In addition, the Municipality has a youthful population with high literacy levels thereby creating a pool of skills for uptake by the labour market. On the other hand, this is a population in need of employment, social facilities and infrastructure which has been addressed by the government.

Land

Land use pattern in the Municipality is largely influenced by transportation corridors. This is creating a ribbon pattern of development. These developments are mostly characterised by incongruous land uses, such as the siting of industries near residential areas, due to lack of development control and lack of compliance. This has triggered complains from the residents due to the fumes and noise produced by the industries. There is also a need to enforce planning standards when subdivisions are being carried out.

Land administration in the Municipality is still run on manual platforms reducing efficiency during processing.

There is limited public land to provide public facilities like schools, playgrounds, etc.

Environment

The planning area has several endangered natural resources such as Ondiri swamp and Nachu escarpment. The County needs to tap into the tourism industry using these features for economic benefit.

Physical Infrastructure

The Municipality enjoys a rich network of transportation corridors connecting it to nearby sub-counties and counties through road and rail. However, the feeder roads that connect to these roads are in poor condition. This encourages ribbon developments as residents only prefer to live along well-maintained roads.

The road system is vehicle oriented as many roads do not have pedestrian sidewalks and cycle paths. The planning area suffers from lack of sewer, poor storm drainage and street lighting, especially in the peri-urban areas.

Human settlements and housing

Human settlements in the municipality have taken a linear pattern along major road corridors which poses challenges of transportation planning and development.

The real estate sector has largely driven by private developers accounting for more than 96% of the housing stock while there is limited or no public sector investment. Real estate development is happening in areas lacking support infrastructures like roads, water and sewer facilities.

Social Infrastructure

The private sector is a key player in the provision of social facilities like schools and health facilities. The private sector accounts for 62% of all the primary schools in the planning area. To ensure that education remains affordable, there is a need to increase budgetary allocation in order to build more public facilities.

The distribution of social facilities is not equitable. Some highly dense areas do not have enough schools forcing pupils and students to walk for long distances to access schools.

The area also lacks public parks, stadiums, and social halls for recreation and community activities.

Economic Analysis

The Municipality boasts of an existing base of industrial activities which are mostly manufacturing. Major industries include Coninx, Palak, and Kikuyu Pipes, amongst others. These industries offer employment. However, there are existing land-use conflicts as these industries are located next to residential areas triggering complaints from residents due to air and noise pollution.

The Municipality also accommodates many small and medium-sized enterprises ranging from commercial services, furniture and cottages and jua-kali industries.

Agriculture activities in the drier parts of Kikuyu like Nachu ward are hindered by erratic weather. On the other hand, in peri-urban areas are being affected by urbanisation leading to the conversion of rich agricultural areas to urban use.

The Municipality also has potential for mining activities of diatomite and extraction of building materials along the escarpment. However, it is a delicate balance of extracting the minerals against the need to conserve the escarpment.

CHAPTER FIVE: PLAN IMPLEMENTATION, MONITORING AND EVALUATION

5.1 Overview

The integrity and impact of the idep will be determined by consistent decision-making supporting the agreed long-term urban structure and form (what growth and where?) and managed in terms of prioritizing development based on the spatial transformation agenda and approach (when and how?). The most important test of its success is the planning system's willingness to implement policies and plans. To this purpose, this chapter aims to carry out a road map for successful implementation monitoring and evaluation of proposals.

5.2 Plan Implementation

The implementation of the plan should be done by following a plan implementation matrix, with the funding budgeted for in the Capital Investment Plan, and monitored to ensure that deliverables are being achieved with the monitoring and evaluation matrix. Evaluations should be carried out to also ensure that indicators that will help the County Government to achieve their visions are being attained. And in order to restructure the programme activities, it will be necessary to carry out a review after 5 years. The programme's progress should, at reasonable intervals, be reported to the stakeholders.

5.2.1 Quick Win Projects for Kikuyu Municipality as prioritized by the board

Quick Win Projects and Strategies

Sector	Intervention	Strategy	Timeline
Environment & Natural Resources	Focus on Swamps including nyakumu	Protection of Ondiri and Nyakumu Swamps as environmentally sensitive areas.	ST
		Eviction of private encroachment surrounding the Ondiri and Nyakumu swamps.	
		Establishment of appropriate green buffers to protect natural greenery around these environmentally sensitive areas.	
		Enforcement of appropriate and related regulations regarding riparian reserves.	
		Establishment of conservation centres and sites (Ondiri and Nyakumu) to demonstrate sustainable natural resource management.	
		Encourage eco-friendly tourism activities and initiatives at the conservation centres.	
Commerce and Economy	Boost the local economy of Kikuyu Sub-County	Focus on the agricultural sector.	MT
		Encourage growth of agriculture value addition cottage industries e.g. milk, eggs, meat, etc.	
		Promote modern agricultural farming techniques e.g. green housing - with links to appropriate markets locally and internationally.	
		Improve transportation links across agriculturally productive regions and the hinterlands in order to grow the agricultural markets.	
		Encourage growth of Small and Medium Enterprises (SMEs) by creating a conducive business environment - reduction of entrepreneurship red tape.	
Kikuyu CBD Redevelopment	Improvement of Kikuyu's Urban Design	Application of TOD principles - vehicle use management; quality public transport (BRT, public transport); active transport complete with adequate NMT and traffic calming measures; mixed-used development with strict building guidelines; and public spaces and amenities.	MT
		Managing linear growth along the by-passes (Northern and Western) and main A109.	
		Rejuvenate and promote commuter railway in Kikuyu CBD.	
		Develop proper conservation designs for environmentally fragile and conservation areas.	
		Reclaim encroached road reserves and enforce guidelines across the Sub-County roads.	
Solid & Liquid Waste Management		Enhance liquid and solid waste management systems.	ST

Sector	Intervention	Strategy	Timeline
	Improve and extend clean water supply across the Sub-County	Provide waste collection and transfer facilities in the Sub-County. Privatise solid waste management across Kiambu County; encourage private Sub-County players.	

Proposed Budget for CBD and Ondiri Swamp

Project		Cost (Ksh)	Timeline
Kikuyu CBD	New market	300,000,000	ST
	New public bus terminus	25,000,000	ST
	Redevelopment of old market	150,000,000	ST
	Train interchange station sheds	10,000,000	ST
	Post office road; carriageway, street lighting, pedestrian walkways, drainage and landscaping. 500 m long	250,000,000	ST
	Pedestrianisation of adjacent roads 2100 m long.	17,000,000	ST
	Roads upgrade; proposed roads 5.5 km	550,000,000	Short-Term to Medium-Term
	Slip road from southern by-pass	50,000,000	Short-Term
	3 open spaces and landscaping	10,000,000	Short-Term
	Densification of the CBD	Cost to developers	Short-Term to Long-Term
	Total	1,362,000,000	

5.2.2 The Priority Sectoral Programmes and Projects

For ease of implementation, the final out outputs of the Plan are specific projects and urban services based on the specifics thematic and sectoral areas. The projects can be grouped into three broad programme areas:

- **Infrastructure development programme:** Comprising the roads networks, public works, water supply networks and sewerage reticulation and renewable energy, power supply and communication improvement;
- **Urban and rural development programme:** Setting up of municipal board structures, detailed urban plans for towns and market centres to manage urban sprawl, services systems, development control and enforcement, affordable housing and

community development services; agricultural extension and agri-business cooperative support to rural-based economic activities; and

- **Environmental improvement and conservation programme:** Water bodies and conservation activities, stormwater drainage and solid waste management and air quality control activities.

Implementation Matrix for priority programmes and projects in Kikuyu

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
Environment and Natural Resources	Management and improvement of Environment and Natural Resources	Protection of ecologically sensitive areas	Control from the encroachment of the Ondiri swamp private investments.	Fencing off of Ondiri Swamp along its officially defined boundaries.	Ondiri Swamp	ST	Lands & Physical Planning	NEMA Police Environment & Natural Resources Development Partners	5M
			Establishment of appropriate green buffers to protect natural resources in the Sub-County.	Protection and fencing off of 5 ecologically sensitive areas in the Sub-County.	Muguga Forest, Dagoretti Forest, Ondiri Swamp, Nyakumu, Kikuyu Springs	ST	Environment & Natural Resources	NEMA KFS	5M
			Implement SESA recommendations		Sub-County	LT	Environment & Natural Resources	NEMA Development Partners	2M
			Establishment and environmental inventory of all existing natural features across the Sub-County.	Carry out a survey of 8 natural features across the Sub-County.	Sub-County	ST	Lands & Physical Planning	NLC Environment & Natural Resources KFS NEMA	2M
			Sensitisation and awareness creation on environment and	Reforest three forest areas in Kikuyu Sub-County.	Dagoretti, Bama and Muguga Forest	ST		KFS Development Partners NEMA	10M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			conservation efforts.						
			Enforcement of appropriate and related regulations regarding riparian reserves and wayleaves.	Clear and restore riparian areas across water catchments and sources in the Sub-County.	Mbagathi, Nyangara, Mweteta, Nairobi, Gitathuru, Nyakumu, Ondiri and Kikuyu Springs	ST	Water	Environment & Natural Resources NEMA WRA KIWASCO	5M
			Manage and control pollution into the environment affecting natural resources e.g. rivers, swamps.	Implement water recovery mechanisms in the rivers in the Sub-County.	Sub-County	MT	Environment & Natural Resources	Water NEMA WRA	40M
			Development and enforcement of requisite laws and regulations on managing environmental pollution e.g. on effluent disposal etc.	Formulate an environment protection law emphasis on sustainably managing the water catchment areas for the Sub-County.	Sub-County	MT	Environment & Natural Resources	NEMA WRA	5M
		Sustainable exploitation of natural resources	Establishment of conservation centres and sites (Ondiri and Nyakumu) to demonstrate	Intervention to conserve Ondiri and Nyakumu Swamps as conservation areas.	Ondiri & Nyakumu	MT	Environment & Natural Resources	ERC NEMA Trade, Tourism, Industries &	7M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			sustainable natural resource management.					Enterprise Development	
			Promote agroforestry (in Nachu) and agro-tourism across the Sub-County.	Delineate areas for agroforestry in Nachu and Gacuthi.	Nachu	MT	Environment & Natural Resources	NLC KFS NEMA	8.5M
			Promote water harvesting in schools, homes and public facilities in Kikuyu.	Construction and implementation of water harvesting facilities in 20 primary and secondary schools in the Sub-County.	Sub-County	Continuous	Environment & Natural Resources	WRA Water NEMA KIWASCO	34M
	Air and noise quality	Reduction of air and noise pollution in urban areas, quarrying and construction sites	Enforce NEMA regulations on air quality and noise levels	Conduct periodic measurements	Urban areas Market centres Public transport Quarries Construction sites	Continuous	Public Health Dept	Private sector NEMA	10M
Social Infrastructure	Social Infrastructure	Improve access to social infrastructure	Encourage private investment towards the provision of health and		Sub-County	ST	Health	Development Agencies	2M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			education facilities.						
		Housing	Enforcement of the building and construction code and regulations across the Sub-County.		Sub-County	ST	Lands & Physical Planning	NEMA	2M
		Education	Construct more schools in Nachu ward.	Construction of 20 classrooms and 10 dormitories in primary and secondary schools in the Sub-County.	Nachu	MT	Education	Development Partners National Government	150M
		Health service provision	Construct health facilities in Nachu, Muguga, Kamangu.	Construction of 6 public health facilities (wards and medical units) in Nachu and Kamangu.	Nachu, Kamangu, Muguga	MT	Health	Lands & Physical Planning	100M
			Build a bigger health facility in Nachu and equip it to be able to attend to the residents of Nachu.	Upgrade Lusigetti Hospital, Gikambura H. Centre and Nachu Dispensary to Level 3 centres.		MT		Development Partners	500M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			Ensure that there is at least a dispensary in each ward.	Construct health facilities in Nachu, Kanyayo, Muguga Jet and Kerwa.		MT			50M
			Increase the number of health workers in Nachu.			ST			
		Land management - Public spaces	Develop an inventory of public land available for the provision of public facilities.		Sub-County	ST	Lands & Physical Planning	NLC	5M
			Construction of recreational facilities in each ward.	Upgrade Kikuyu's playground to a 7000 seat second tier stadium.	Kikuyu	ST	Social Services		15M
				Construct three playfields in Kinoo, Karai and Sigona.	Kinoo, Karai, Sigona		Social Services		60M
		Security improvement	Construction of Police Posts to enhance security, especially in Nachu.	Construct two Police Posts in Nachu.	Nachu	MT	Security	Development Partners	22M
			Installation of streetlights in towns,	Install street lights to 5 urban	Nachu, Kanyayo,	ST	Security	Energy KPLC	20M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			commercial and residential places.	centres in the Sub-County.	Kerwa and Muguga Jet				
	Economy	Improve the agricultural sector	Promote modern agricultural farming techniques.	Set up two agricultural innovation centres in Kikuyu and Sigona.	Kikuyu, Sigona	Continuous	Agriculture, Livestock & Irrigation	Development Partners	60M
Economy			Improve rural roads to facilitate the movement of farm produce to markets	(See road improvement proposals).	Sub-County	Continuous		Academic Institutions	120M
			Promote the adoption of drought-resistant crops.	Propagate 300 acres of drought-resistant legumes in Nachu.	Sub-County	Continuous			60M
			Promote organic fertilisers (composting).	Establish composting and fortification centres in Kikuyu and Kinoo.	Kikuyu and Kinoo	Continuous			25M
		Create a conducive business environment in order to promote a diverse economy	Encourage the growth of Small and Medium Enterprises (SMEs) by creating a conducive	Simplify the process of acquiring approvals for commercial developments within areas	County and Sub-County	ST			3M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			business environment.	zoned for commercial.					
			Encourage innovation into new frontiers.		e.g. Nachu	Continuous			
		Promote the growth of industries	Create new zones where industries can set up.			MT			
			Formulate favourable policies to incubate and help the growth of businesses.			ST		Development Partners	
	Urban & Rural Development	Enhance urban and rural interaction	Improve conditions of feeder roads that drain into Dagoreti road.	(See road improvement proposals).	Kikuyu	ST	Road Department	KeRRA	
Urban & Rural Development			Establish administrative operations across the Sub-County.	Construct County Admin offices in 4 Centres in the Sub-County.	Kikuyu CBD	LT	County Government		60M
		Control urbanization	Strictly enforce zoning guidelines so as to protect rural areas.		Kiambu County and Kikuyu Sub-County	ST	Physical Planning Department	Dept. of Agriculture	

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			Review the fees charged for change of user in farming zones with a view to protecting agricultural land.			MT	Physical Planning Dept.	Land control Board	
	Urban Design	Promote public spaces	Promote NMT including cycle paths.	Construct 1 Km of NMT in Kikuyu Town.	Urban centres across the Sub-County	MT	Roads Dept	Physical Planning Dept.	33M
Urban Design			Develop proper conservation designs for environmental conservation areas.	Install environment-friendly disposal bins in all urban centres across the Sub-County.		MT	Environment Dept.	Physical Planning	20M
		Sustainable developments	Institute controlled urbanisation by densification of residential districts.		County and Sub-County	Continuous			
	Transportation	Promote multi-modal transportation modes	Promote light rail especially in Kikuyu CBD.		County and Sub-County	MT	Roads Dept.		
Transportation			Develop strategic stations where different transport modes intersect.	Construction of a major transport terminus in Kikuyu.		MT	Roads Dept.	KeRRA, KURA and KeNHA	53M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			Promote BRT to and around the Sub-County.			MT	Roads Road Dept.	KeRRA, KURA, KeNHA	
			Promote NMT in urban areas in the Sub-County.	Construct an additional two km NMT in Kikuyu and Kinoo centres.		MT	Roads Road Dept.	KeRRA, KURA, KeNHA	20M
		Road and transportation improvement across the Sub-County	Provision of drainage channels, and pedestrian paths on roads.	Construction of 3 km stormwater drains in Kikuyu and Kinoo.		MT	Roads Dept.	Roads Dept, KeRRA, KURA, KeNHA	15M
			Phase-out 6-metre roads for at least a road reserve of 9 metres.			ST	Physical Planning and Roads Depts.		
			Reclaim encroached road reserves.			ST			
	Housing and Informal Settlements Upgrading	Improve housing conditions	Promote rainwater harvesting to supplement tapped water.	Install water harvesting facilities in all County Admin offices across the Sub-County	Kikuyu, Kinoo	Continuous	LHP&UD		2M
Housing and Informal Settlements Upgrading			Improve housing conditions in Nachu and informal settlements of	Construct 50 housing units in three centres.	Nachu, Kiamburi, Muthiga	MT	As above	KISIP	125M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			Kiamburi and Muthiga.						
			Innovate new technology for the construction of affordable housing.			MT	As above	Private sector	
			Encourage private developers to build more to increase housing stock.			Continuous	As above	Private	
		Managing Urban Sprawl	Encourage and permit densification of residential districts to reduce urban sprawl.		County and Sub-County	Continuous	LHP&UD		
			Strictly enforce zoning guidelines to curb urban sprawl.		County and Sub-County	Continuous			
		Informal settlements	Provision of subsidised services e.g. water to informal settlements to improve	Upgrading of at least half of Kiamburi Informal settlement into permanent housing units.	Kiamburi	Continuous	County Government of Kiambu & National Government		200M

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			livelihoods and increase access to services.						
			Encourage the use of cheaper materials to create decent housing.			Continuous			
			Widen roads in informal settlements to allow delivery of services to informal settlements and to also enable authorities to respond to emergencies.	Expand 500 m of the road in Kiamburi and Muthiga settlements.	Kiamburi, Muthiga	Continuous			13M
	Physical Infrastructure Strategies	Improve access to water	Provision of tapped water in Nachu.	Extension of 5km piped water (complete with water conservation measures) to residents of Nachu.	Nachu	MT	Water Dept.		20M
Physical Infrastructure Strategies									
			Subsidise the cost of water to		Sub-County	ST			

Sector	Planning Issues	Objectives	Strategy	Projects	Location	Time Frame	Implementation Agency	Actors	Budget
			enable more residents to get connected.						
		Enhance waste management	The County Government to enhance waste collection within the town.	Provision of 3 strategically placed additional waste skips in four urban centres.	Kikuyu, Magana, Kinoo and Gikambura	Continuous	Environment and Natural resources.		50M
			Encourage the entry of private companies to collect garbage.			ST			
			Regular collection of waste in Kikuyu.		Kikuyu	ST			

Source: Vision RI

5.2.3 Proposed Capital Investment Financing

The proposed programmes and projects will be financed using the following approaches:

- Preparation of detailed sectoral plans for each Programme and secure budgetary allocation through the CIDP process;
- Financing by National Government and agencies in major infrastructure such as roads, energy, water supply and sanitation;
- Factor specific projects within the bilateral funding programmes such as Kenya Urban Support Programme (KUSP), Kenya Informal Settlement Improvement Programme (KISIP) and NaMSIP; and
- Direct private sector investment and partnership with the County in housing, education, industrial, health, etc.

5.5 PLAN MONITORING AND EVALUATION

SECTOR	NATURE OF PROJECTS	MONITORING INSTITUTIONS	EXPECTED OURCOMES	SUCCESS INDICATORS
TRANSPORTATION	<ul style="list-style-type: none"> ▪ Road construction projects ▪ Road expansion ▪ Tarmacking projects ▪ NMT provision ▪ Street scaping/Street lighting ▪ Storm water drains ▪ Construction of modern Bus parks ▪ Bus stops ▪ Construction of a parking silos 	KeNHA/KURA/KeRRA and County Government	<ul style="list-style-type: none"> ▪ Improved road transport system ▪ Enhanced movement of people and goods ▪ improved traffic movement and road safety ▪ Enhanced ease of movement of pedestrians ▪ Increased parking spaces 	<ul style="list-style-type: none"> ▪ Adequacy of road network ▪ Ease of traffic circulation ▪ Level of road safety ▪ Quality of transport services ▪ No of Streetlights ▪ NMT infrastructure
HOUSING	<ul style="list-style-type: none"> ▪ Prioritization of areas for County new housing ▪ Development control regulations 	County Government	<ul style="list-style-type: none"> ▪ Increased housing stock in the planning area ▪ Improved living environment 	<ul style="list-style-type: none"> ▪ Sufficiency of housing ▪ Adherence to development control ▪ DC applications and approvals
WATER AND SANITATION	<ul style="list-style-type: none"> ▪ Water and sewerage network projects ▪ Solid waste management 	KIWASCO/AWSB	<ul style="list-style-type: none"> ▪ Improved water supply ▪ Better sanitation in the planning area 	<ul style="list-style-type: none"> ▪ Level of access to water and sewerage services ▪ Level of sanitation

COMMERCE AND INDUSTRY	<ul style="list-style-type: none"> ▪ Upgrading markets ▪ Industrial developments* ▪ Hawkers square ▪ Constructing a conference centre opposite Kirigiti Stadium ▪ 	Ministry of Industrialization & trade / County government	<ul style="list-style-type: none"> ▪ Increased employment opportunities ▪ Improved household income ▪ Improved government revenue 	<ul style="list-style-type: none"> ▪ Production levels in the industry ▪ Employment levels in the industry ▪ Income levels of workers ▪ Amount of revenue
SOCIAL INFRASTRUCTURE	<ul style="list-style-type: none"> ▪ Constructing a community hall and Library at Ndumberi Stadium ▪ Constructing a museum at current municipal offices space ▪ Construct a fire station at Ndumberi Police Station ▪ Construct two health facilities, one at Thindigua and the other at Ndumberi near Kanunga ▪ Locate water hydrants at Kirigiti, Ndumberi and Thindigua 			
RECREATION	<ul style="list-style-type: none"> ▪ Upgrading Kirigiti stadium 	County Government		

	<ul style="list-style-type: none"> ▪ Upgrading Ndumberi to stadium and recreation park ▪ Public spaces 			
AGRICULTURE	<ul style="list-style-type: none"> ▪ Conservation projects 	Ministry of Agriculture, Livestock and Fisheries County Gov't	<ul style="list-style-type: none"> ▪ Enhanced agricultural productivity ▪ Improved income farmers 	<ul style="list-style-type: none"> ▪ Agricultural productivity levels ▪ Farmers' income levels
ENVIRONMENT	<ul style="list-style-type: none"> ▪ Green spaces projects 	County Government	<ul style="list-style-type: none"> ▪ Improve the aesthetic value of Kiambu town 	<ul style="list-style-type: none"> ▪ Extent of green areas in the town

References

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National Land Policy
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National Climate Change Response Strategy (NCCRS), 2010
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Urban development and Management
National Urban Development Policy
Urban Areas & Cities Act (2011, revised in 2015 & 2019)
The County Government Act 2012
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National Gender and Equality Commission Act 2012
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