APPRASING PLANNING ACHIEVEMENTS IN THE FIRST ERA OF DEVOLUTION IN KENYA:

CASE OF NAIROBI COUNTY: NIUPLAN IMPLEMENTATION PROCESS

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ANNUAL NATIONAL PLANNERS CONVENTION
JANUARY 29TH - 2ND FEBRUAY 2018 ,MERICA HOTEL NAKURU:
NAIROBI INTEGRATED URBAN DEVELOPMENT MASTERPLAN
- Land Area - 694 km²
- Est. Population : 3.1 people during the night, 4M by day
- The estimated population by 2015 was over 3.9 million; at birth rate of 3.9%
- Growth rate: 4.1%
- Contributes 60% of Kenya’s GDP of the 3.7 trillion
- Nairobi national park- a park within the city boundary
- National Museum
NAIROBI URBAN PLANNING LEGACY

1973: NAIROBI METROPOLITAN GROWTH STRATEGY

- Decentralization & dev. of alternative service centers.
- Spatial framework for infrastructure dev, social welfare services, facility dev & urban land supply for dev.
- Required huge capital for investment; No framework to bring in private sector resources.

1979 LAND USE RATIONALIZATION

- Greatly influenced dev. of the city & contributed to the current city structure.
- Densification of land uses, but infrastructure & amenities not improved to service the increased density.
Concentric urban form with heavy concentration of economic activities & civic function.

CBD One Core System

- Concentric urban form created an inefficient spatial economy.
- Increased dependence on private cars & discouraged growth in public transport investment.
- Private car increased from 147,387 in 2004 to 253,298 in 2013 representing 63% of total increase.
- 46,000 vehicles pass through city, 84,000 vehicles come into city & 86,000 vehicles go out of city.
- Traffic jams costs the country 50Million/day in lost productivity in the city.
Develop an Integrated Urban Development Plan for Nairobi City with a view to;

- Reorder urban structure to address prevailing spatial inefficiency,
- Review & develop concepts for integrated sustainable urban development & improvement of living conditions.
- Formulate an implementation & management program,
- Select priority areas & priority projects for immediate implementation,
- Review and formulate policies, rules & guidelines for County Government,
- Capacity building to the county & stakeholders in the course of the Project.
NAIROBI INTEGRATED URBAN DEVELOPMENT MASTER PLAN (NIUPLAN 2014 -2030):

Key developmental principle of the plan

- **Integration** - departing from the technocratic planning approaches, Seeking to foster a shared understanding across a broad spectrum of actors on how best to manage the city’s development, achieve the goals of economic development & improved living conditions.

- The plan advocates that various development sectors align their investment plans & commit resources for its implementation.

- Plan provides a platform for different actors & levels of government to collaborate in order to ensure inclusive, secure, resilient & sustainable urban development
**Constrains**

- Passage of International Route through Urban Centre
- Rapid Increase of Private Vehicles
- Lack of Efficient Public Transportation System/NMT
- Delay of Road Development and Intersection Improvement

**Responses**

- Improvement of Road Network and Diversion of the Through Traffic
- Strengthening of Road Development Mechanism
- Applying of Efficient and Suitable Transport System
- Harmonization and Coordination of the Existing Plans
IDENTIFIED CONSTRAINTS & RESPONSES (Socio Economy)

**Constraints**
- Urban Safety and Security
- Inadequate Proper Housing for a Variety of Income Groups
- Insufficient Public Service Facilities
- Unemployment Particularly Among Youth

**Responses**
- Proper Planning including Land Use and Sub-Centres
- Proper Land Use and Development Control and Provision of Housing
- Examination of the Future Population Based on the Land Use Plan and Equal Distribution of Urban Facilities
- Equal Urban Development throughout Nairobi through Sub-Centres Development and Industrial Promotion
Lack of Sufficient Urban Infrastructure

Sprawl and Uncontrolled Urban Development

Uncontrolled Development by Private Sector/lack of information

Excessive Concentration in CBD

Ensure efficient Implementation of proposed Infrastructure Plan

Updating of the Master Plan and Strengthening of Implementation Mechanism

Dissemination of the Master Plan and Development Rules

Consideration of Integrated CBD Development and Linkage between CBD and Other Areas
KEY PROPOSALS
Proposed as the first step for the implementation of the plan by 2018:

**Urban Development Programs**
- Revitalization of the CBD
- Sub –Centre development
- Development of the Railway city
- Urban Renewal in the old County Rental Estates

**Urban Transport development Programs**
- Commuter Train modernization
- Link between Urban core, Main Industrial area & Railway city

**Infrastructure development program**
- Water, Power & Telecommunication

**Environmental Improvement Program**
- Storm Water Drainage & sewerage
- Solid Waste Management
- Air Pollution Control

**Institutional strengthening program**
- GIS, ICT Infrastructure, Human resource development
IMPLEMENTATION FRAMEWORK.

- Master Plan – visionary plan for strategic city development
- Flagship projects,
- Urban development programmes,
- Urban planning – Detail Area Plans,
  - Integrated Sectoral & Land Use Plans,
  - Sub - Center Development,
- Sectoral Investment Plans,
- Resources Mobilization,
PROGRESS ON IMPLEMENTATION.

On-going Projects

- Railway city development.
- Sub-Centres – Development Control Policy
- Integrated urban mobility - Loop line – Prefeasibility (JICA)
- Viaduct over Railway City
- CBD revitalization – Railway City development, Green Mall development (WB)
- Eastlands Urban renewal (WB)
- Revitalization of commuter rail (KRC/WB)
- Formulation of an Air Quality Policy
- Preparation of SEA plan.
Detail Area Plans - Land Use & Economic Plans

Study and preparation of detail area plans under funding from county appropriation based on the following:

- Nairobi Strategic Plan (10 year plan) committing resources for plan implementation.
- County Integrated Development Plan (5 year Plan)
- Annual Development Plans (1 year plan)

These plans to be completed in five years.
**Revitalization of the urban core – study and preparation of detail area plan**

- Encourage businesses & mixed use development to locate in the core

- Viaduct - Flyover in CBD to link the Railway City/Central Industrial Area.

- Nairobi Loop line - Light Rail around the urban core (Feasibility ongoing)

- Development of New Public termini in Railway City

- Revitalization of commuter train operation (Ongoing KRC, World bank)

- Renewal of Water supply, Sewerage, Drainage & other infrastructural facilities.
Railway City Urban Regeneration Project - part of revitalization of the Urban Core

- Study and preparation of Integrated Development Plan ongoing – Feasibility study and preparation of the plan is supported by the World Bank. Concept Master-planning Options completed.
Comprehensive Urban Renewal – Framework Approach

- Integrated redevelopment & transformation of the old institutional housing estates Nairobi’s Eastlands.
- 475 Ha land of ten estates belongs NCCG estates with approx. 9,557 households.
- Development of new housing stocks, upgrade of infrastructure, water and sewerage services, commercial/social centres & light industrial parks development.

Urban Renewal - Housing Projects/Program – WB sponsored Study process at Public Consultations;
- Eastlands – Sustainable Mini-City mixed use mixed income development – Urban Renewal Master-planning.

Project Approach Targeting Private Capital & Middle Market
- Focusing to deliver 14,500 units on 7 housing sites - using Joint Venture Arrangement – starting in February 2018
Development of BRT along five identified priority corridors is lagging behind. Both EU & WB now ready to fund Line 1 and Line 3. The rest have no funding.

Loop Line project maybe affected by BRT delay.

New Proposal is for Metro line running along Thika road through CBD to Ngong road preferred by the City/JICA.

Infrastructure Development at Embakasi SGR station & its surroundings

Implementation of Intelligent Traffic Management System

Construction of Northern Part of Circumferential Road C 2 – LRT
Viaduct - part of the Urban core Revitalization

- Design of the Viaduct to commence after completion of feasibility study & agreement on relocation of Wakulima Market.
- Land already identified & funds for acquisition.
Loop Line – urban core

- Prefeasibility study completed.
- Loop line is based on BRT which seem to lag behind in implementation. New proposal for a metro line along Thika road through the CBD to Ngong corridor.
- Inter governmental consultation to resolve some critical issues.
Current county power demand about 1240MW expected to rise to 6000MW by 2030.

This will account for 42% of the National demand which will be 14,275MW

Opportunity for renewable energy, green building technologies and promotion of resource efficiency.
Water Supply

- **3R and Intermediate Treatment**
  Currently water supply in the county is 540,000 CM/day against a demand of 670,000 CM/per day & expected to grow to 1.2 Million CM/day by 2030. This leaves supply deficit of 130,000cm/day.

- The Northern Collector project is meant to extract flood waters from river is on-going. This will increase water production capacity by 140,000 m3 per day. The project is scheduled to be completed by end of 2019. However, its design may be reviewed to include a dam as the County and NWSCo has been pressing. This may delay the project’s completion. Meanwhile demand grows by 20,000cm/day annually.

- Rain water harvesting – creating an opportunity to capture, treat and direct it for domestic usage/or secondary useage

- Existing distribution network is requires renewal

- Growing settlements without water supply.
Storm Water Drainage & sewerage

- Required is study and preparation of Storm Water Drainage Master Plan – funding of Khs. 300m not yet secured.
- Several piecemeal projects being undertaken as part of NAMSIP.
- Only less than 40% of city’s population is served/connected to the existing sewerage network.
- Several areas have trunk lines but no lateral lines to function due lack of funding.
- Opportunity to invest in expansion of the sewerage network & embrace alternative eco-friendly waste disposal systems.
- Investment in localized sewerage treatment facilities.
- Opportunity for waste water recycling & energy co-generation.
3R and Intermediate Solid Waste Treatment

- Aims to reduce the waste taken to final disposal site by 16% in the year 2030 through:
  - Public education and awareness creation
  - Establishment of 3R & Intermediate Treatment Programme
  - Introduction of home composting and community composting
Franchise System

**AIMS**: ensure reasonable profitability of the investment for the Franchisee, high and sustainable standards of services at manageable costs

*Nairobi divided into 8 franchise zones*
Institutional strengthening program

- NIUPLAN has Institutional Strengthening component assisted by Jica. Only technical Assistance by way of experts and overseas training for planners is so far being implemented.
- Integrated Solid Waste Management has the same which is progressively leading to corporatizing Solid Waste management.
- City is rolling out ICT Transformation funded by WB through ICT Authority. Estimated 30% of the project is already delivered.
- No approved City Planning Structure exists. No capacity to coordinate implementation of NIUPLANGIS – On going studies,
- Opportunity to apply Urban Areas & Cities Act, section 6 subsection 5
- Human Resource development –

GIS, ICT Infrastructure, Human resource development
NAIROBI INTEGRATED URBAN DEVELOPMENT MASTER PLAN 2014 - 2030

CONCLUSIONS

- NUIPLAN Implementation is heavily dependent on donor funds and donors interests sometimes tend to generate intergovernmental Conflicts especially in transport sector.
- Poor design of projects resulting from institutional conflicts such as Northern Collector project,
- Too many Studies before Investment, some studies results out of conflicts involving rivalry among donors or local actors.
- Low Absorption Capacity of donor funds.
- Inadequate Funding for NUIPLAN Implementation.
THANK YOU,
GOD BLESS YOU ALL