



**PUBLIC CONSULTATION FOR THE INTEGRATED
URBAN DEVELOPMENT MASTER PLAN FOR THE
CITY OF NAIROBI (NIUPLAN), 2014-2030**

Day 5 Workshop proceedings on 27/01/2014;

Venue; Bomas of Kenya, Karen/Langata constituency

Facilitated and Prepared by



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1. INTRODUCTION

1.1 Overview

The objective of NIUPLAN is to provide an integrated urban development framework for coordinated city development. NIUPLAN seeks to integrate all existing sectoral plans in the city and align them to Vision 2030. The Constitution of Kenya 2010 promotes the right to participation of the people as one of its key Principles and Values for sustainable development; the same has been underscored in the County Government Act 2012 and the Urban Areas and Cities Act 2011. In line with this, the Nairobi City County organized 21 public consultations across the City County to allow the citizens to contribute and share their desired aspirations in the development of the City County. The purpose of the consultations is to share with the citizenry the current City situation, challenges and opportunities. The forum also discussed development options in order to build consensus, agreements, priority programmes and projects and chart the way forward. In order to encourage more interactive deliberations, gain more insights into sectoral issues; Thematic Working Groups were organized to achieve this goal.

1.2 Methodology

Different approaches were applied during the planning stages in order to ensure that an inclusive group of participants drawn from different sectors including MCA's Ward managers, Sub County Administration, religious representatives, mobility associations/groups, market traders, education sector, agriculture sector, public health, women groups, professional and academic groups, private sector and the general public through print media, posters and social media platforms.



The program was divided into three main sessions. The first session focused on people's expectations, general issues and the current development situation including various sectors and emerging proposals. This was achieved through presentations in the plenary. The second session was conducted through four thematic working groups where participants analyzed further the presentations, identified missing gaps,

suggested proposals and built consensus on priority programmes and projects. The third sessions offered opportunity to citizens to provide feedback and to share their proposals in plenary and more importantly to chart the forward and agree on the next steps.

The whole Consultation Process was assisted by a facilitator who gave an overview, purpose and explained the importance of the Process. He then invited key team leaders to make presentations and thereafter facilitated participants to break into four thematic working groups and the plenary feedback and discussions. The small working Groups were co-facilitated by experienced County staff.

1.3 Expectations

The participants emphasized on the need for proper implementation strategies if the 2014-2030 master plan is to be successfully realized. More specific expectations from the participants are as captured below;

Learning, sharing and value addition

- To observe the proceedings
- Share findings of study this far and get feedback from the residents
- Get the views of various stakeholders and have discussions based on this.
- Get Information on findings of previous studies and make contributions to be incorporated in the master plan
- Listen and learn
- Share information on current issues and possible solutions
- Contribute positively to the master plan
- To know what Nairobi really want
- To discuss on what's been happening, what we have been doing and what vision we have for the future of Nairobi.
- Learn more about urban planning, and infrastructural change.

Public participation

- More people were expected to be in attendance
- A member from Halisi trust an organization dealing with social value systems emphasized on the need to incorporate such values as we develop the new master plan
- Understand the plan and how the residents and general public would fit into it.
- Discuss the Vision of Karen- Langata people for the city

- Residents to participate in the process not get shy on making proposals on the way forward
- Proper representation of Karen residents, their input and to for an opportunity to express their grievances.
- Discuss on how to How to bring the private sector on board
- Give input on the planning process and express views of the residents of Karen
- KLDA continue to engage in the process to collect views from the resident and have them incorporated in the final plan
- Give KLDA contributions representing the residents; issues on law and order and what will be done differently in the new master plan.

Sectoral expectations

- Better implementation plans; KLDA former plan 2005-2015 was a good document for physical development planning but the implementation was never actualized.
- Inclusion of residents associations in the implementation process
- Strategies to deal with some issues such as waste management at household and/or neighborhood level
- Distribution of facilities: Schools, health centers, market centers etc.
- Understand what's the plan for increasing demand for facilities with the current infrastructure

Expectations/Vision for the new Master plan

- To see implementation of the new master plan
- See the fruitful input to the master plan is made

- Understand what will be done differently this time
- Develop a New plan with better functioning institutions for implementation

2. NIUPLAN PRESENTATIONS

2.1 Overview

The last attempt to plan Nairobi City was in the 1973 when the Nairobi metropolitan growth strategy was prepared which had a planning time-frame of up to the year 2000. This strategy was however not fully implemented. The objective of this new 16-year Master Plan is to develop concepts for implementation of urban development projects for sustainable urban development and improvement of living conditions based on integrated urban development plan for Nairobi City. The current proposal is expected to produce *an Integrated Urban Development Master Plan for 16 years i.e. 2014-2030; an implementation and management program and selected priority areas and priority projects.*

The 2014-2030 Master plan the city of Nairobi is analyzed through 6 thematic areas;

- Land use and Human Settlements
- Population and Urban Economy
- Governance and Institutional Arrangements (capacity development)
- Environment
- Urban Infrastructure (Solid Waste management ; Storm Water and Sewerage; Telecommunication; Power Supply)
- Urban Transport (Road, Rail, Air)

The Environment theme is not a key area of focus in these consultations following the recently completed Strategic Environmental Assessment which covered in great depth all issues environment. Reports on these will be provided in due course. The detailed power point presentation is attached

2.2 Key Highlights of the Presentation

The presentation highlighted the following issues;

Urban economy; Industry is identified as main engine for economic development and the backbone for sustainable employment Nairobi city.

City structure; showing development and city expansions from the CBD before 1973 and further outwards beyond city borders towards Thika and the North West as projected for the year 2000 in the 1973 Nairobi Metropolitan Growth strategy

Population frame ; projecting a City population of 5,212,500 by the year 2030 at an annual growth rate of 4.3% .Population densities showing high densities in the east and north east parts of the city.

Development trend; showing change in land use, expanding urbanization and increasing slum are among other aspects

Urban planning ; including the development vision for the city of Nairobi in 2030 ,the different models of city structure that the city might take to, and the proposed development vision of the Central Business District (CBD)

Urban transport; analyzing the traffic sector and issues of concern .In this section also are represented results of an empirical traffic survey conducted in Nairobi to assess the traffic situation.

According to the 2004 traffic survey in 2013 ,total traffic increased by 1.66 times, private cars on the road increased by 106 thousand which occupies 63% of total increase, Motorcycle increased 9.4 times and light truck increased 3.0 times.

Transport network; highlighting the current transport network and envisioned mass rapid transport plans

Infrastructure; addressing issues of water supply and sewerage systems ,storm water drainage, solid waste management, power supply and telecommunications. Challenges facing the

functioning and development of all these aspects of infrastructure are explained in detail in this section.

Social structure; incorporating social issues including education and health care and the distribution of schools and health centers in the Nairobi City County, the distribution represented exposes the disparities in distribution in comparison to population densities in the different areas bringing out issues of distance and access to these facilities

Governance and institutional arrangements; in this section the basic policy for institutional strengthening is emphasized. Main institutional issues addressed include Development control, urban development management, private sector promotion and public participation

2.3 Comments and feedback

Very strong representation of the residents was represented by the KLDA (Karen Langata Developers Association). Other participants included representatives from the local administration, Ward managers, MCA's among others.

2.3.1 Sector specific issues

- Figures presented in the projected number of motor vehicle should act as a savage alarm and /or warning rather than a cause for concern. It should be an incentive to take action.
- Institutional inertia and inability needs to be addressed if the planning is to move forward
- Focus on moving people rather than moving vehicles .A proper traffic analysis lacking on vehicle destinations.
- Lack of a physical development plan for the city has led to the declining situation in urban planning. Even so, the Karen development plan has been ignored since its completion.
- There's currently no drainage plan in existence.
- Facilities that are currently available are not sufficient and some of the facilities required by the community are not available; these include dispensaries, social halls, market spaces, recreational areas are mostly privatized etc.
- Main focus should be on markets not small road side kiosks.
- Public facilities currently available should be upgraded for instance toilets in the market centre.
- Developers should make provisions for recreational areas and play grounds during their development planning.
- Developers are now focused on highest returns and not the pressure on existing infrastructure that they do not provide for in their developments.

- Neighborhoods are generating new traffic but the profiteers are not willing to contribute to the profit even as they introduce externalities affecting the already existing structures and infrastructure.
- The new master plan must be done in consideration of the metropolitan areas and extended neighborhoods from which the Nairobi constituencies derive resources.
- Consider Minimum land acreage when outing up housing units
- Promote Self-sustaining communities which include well serviced areas with proper lighting, construction of roads, health facilities, schools, community security etc.
- Karen area is a very well developed area but then seriously under developed from the status of the existing infrastructure.
- The organization of neighborhoods must not be viewed as a physical planning aspect but as also including social structures.
- Need to deal with pertinent issues such as food security and urban agriculture.
- Consider Cross subsidies and sharing resources
- Public spaces grabbed in park in Karen plains to be reclaimed
- Look at city development models and see which one of them you can control
- Emerging trend of universities need to address issues of accommodation provision for the students and their impact on the neighborhood and existing infrastructure

2.3.2 Action planning

- Pick ideas that will have an impression on this new master plan
- Emphasis on proper implementation strategies to avoid stalled plans like the Karen physical development plan, and the Nairobi metropolitan strategy of 1973
- Clarity on how the Karen development plan will be integrated into the larger Nairobi city county master plan and to what extent.
- Rationalize on how actions will be taken long before actualization of the master plan

2.3.3 Capacity building and community empowerment

- Residents must organizing their own compounds and neighborhoods
- It's imperative to harmonize how individuals deal with collective problems within the different neighborhood in consideration that Neighborhoods not exclusive to the residents but also to visitors
- Organize Karen and Langata areas based on how the residents envision their areas to be
- Understand how residents impact other people and places even in their own neighborhoods

2.4 Emerging issues

- Though there was no representation from the National Environment Management Authority (NEMA) and Water Resources Management Authority (WRMA), it was clarified that both agencies are important stake holders in this consultation process. Both NEMA and WRMA are part of the team generating the relevant information and have been vigilant in the whole process thus their issues will be presented throughout the process if and when necessary.
- Blocked sewer lines at St. Mary's primary school, Karen have led to the closing down of the school at some point and still this has not been addressed by the relevant authorities. What is the response period?

Response: Regional manager in-charge of the Karen Area to take up case immediately

- Large ditches along Karen –Dagoretti road causing floods along the road during the rainy and destroying the roads.
- Some estates in Karen not getting fresh water .Concerns that cartels might be sabotaging the system so as to make money from selling water to residents

Response:

- ***Whistle blowers are invited to report any cases of sabotage in water provision and supply***
 - ***The NCWSC is behind on bulk water supply for the city as the 1989-1996 project addressing water supply was only to address water issues for up to the year 2005***
 - ***Exploration for more water sources from the Northern collector tunnel exploring more sources to the north were done but this only served for till the year 2010***
 - ***Supply currently available was to provide water till the year 2005 and has faced a deficit of 20-30%***
 - ***To deal with the deficit and issues of equitable distribution water rationing was introduced***
 - ***Karen area gets water 12hrs in a week this supply is projected to increase to 36 hours per week by the year 2017. Meanwhile the residents are encouraged to conserve the available water resources.***
 - ***There are plans underway for investments in bulk water supply including the incorporation of new pipelines (within the next 2 months pipelines from Gigiri are meant to be completed) and realization of reservoirs***
- Land that was meant for a Maternity hospital for Karen residents has been grabbed by a church. Also land meant for fire station has been grabbed.

- Owners of small roadside kiosks getting troubled by the council recommendation to put up modern kiosks to avoid conflicts with the city council
- No public toilets within the shopping centre at Karen- Hardy
- Available social hall and offices are too small to accommodate to facilitate for public participation processes
- Proposals for nodes in Karen; One of the proposals agreeable to all during the consultation was the designation of nodes at specific places in the Karen /Langata area. The proper locations for these nodes must be identified. Areas for possible nodes in the city include;
 - Along the Karen triangle
 - Kasarani area on Thika road to ease congestion in the city
 - Imara Daima on Mombasa road

The nodes must be connected with proper transport systems

Developments would then be planned along such set nodes and ribbon areas and intervening areas such as galleria for the Karen area.

Planning must be not compromise on environmental health and the quality of human life.



3. THEMATIC WORKING GROUPS FEEDBACK

3.1 Urban transport and infrastructure			
Issues	Opportunities	Challenges	Possible options /proposals
<p>i) Urban Transport</p> <ul style="list-style-type: none"> - Poor Connectivity to neighboring areas - Congestion at road convergence points - Half-done roads – mandate changing form Kenya urban roads authority to the county government - Road standards within private subdivision schemes - Congestion in the CBD - Uneven discontinuous road improvement - No non-motorized transport - Livestock invasion form neighboring townships 	<ul style="list-style-type: none"> - Rongai via Karen - Ngong Road dualing - Extension of Langata Road to Karen(define extent, character and impact) - Mbagathi Rd improvements - Karen structure plan for road improvement - Decentralization of CBD functions - Local public transport improvement plan 	<ul style="list-style-type: none"> - Funding for roads - Move from public to private transport - Dark streets 	<ul style="list-style-type: none"> - Road characterization and hierarchy subdivision; highways to boulevards, neighborhood roads - Traffic to flow and not to fly - Engage KLDA to engage with roads authority ;graphic presentation and Structure , plan for roads in Karen - Road standards that are codified ;storm water drainage and related enabling works - Decentralize city council services - Strategic by passes and ring roads - Introduce Light rail and train - Public private partnerships - Provide walkways

			- Street lighting
ii) Urban infrastructure	-	-	-
Water supply - Erratic water supply - Poor Storm water drainage	- Substitutes ; rain water - Community sensitization	- Outdated Bulk water supply infrastructure - Change in demand points - Not knowing way leaves - Unwilling to let storm water flow in it natural way leaves - Blocked out ways for storm water by individuals	- Water storage at individual sites - Man-made lakes and reservoirs to avoid over dependence on existing resources - Efficiency and recycling - Rain water harvesting - Way leaves for storm water to follow its natural course - Non-revenue water (rainwater and storm water catchments) - Integrated storm water and rain water management between roads and water authorities - Codify requirements for water management - Set Standards for both private and public infrastructure - Public education and awareness
Solid waste management and sewers	- Willingness of agencies and community to		- Public education on solid waste management

	engage		<ul style="list-style-type: none"> - Integrated solid waste management - Solid waste for energy generation - Improvement of Karen ponds - Respect available infrastructure
Energy <ul style="list-style-type: none"> - Insufficient power supply 	<ul style="list-style-type: none"> - Alternative energy 	<ul style="list-style-type: none"> - Lacking policies 	<ul style="list-style-type: none"> - Solar power supplementation - Public awareness - Policies on alternative energy
Telecommunication			<ul style="list-style-type: none"> - Codify Data cables installations
Additional comments <ul style="list-style-type: none"> - Who's looking on issues of maintenance and plans for repairs on existing infrastructure? - The relevant authorities should strongly emphasize on structures maintenance programs and schedules - Emergency response strategies must be improved ;provide emergency through ways to save time - Learn from other countries Water recycling for urban agriculture case of Burkina Faso - Construction of man-made dams also creating opportunities for recreation and fishing. - Waste management issues ; Bottle bank available for glass bottles and collected by central glass industries and people with tree nurseries - Encourage other neighborhood to adapt best practices from other initiatives (3000 tonnes of solid waste generated everyday .180-tones get to the dumpsite - Solid waste management should start from the residents - Make inventory of groups working on solid waste management. 			

3.2 Land use and human settlements

Issues	Opportunities	Challenges	Possible options
<ul style="list-style-type: none"> • Development control not complying with the area plan • Proliferation of tertiary institutions in the area • Conflicting interests of stakeholders (neighborhoods associations/developers) • Lack of awareness on planning issues • Lack of communication of planning decisions to the areas residents • Rampant flooding due to encroachment of drainage way leaves 	<ul style="list-style-type: none"> - Set regulations 	<ul style="list-style-type: none"> - Developments out of scale with neighborhoods character - Demand for support facilities and infrastructure for new developments - Weak enforcement mechanisms - 	<ul style="list-style-type: none"> - Keep institutions out of residential areas - Create a buffer between institutions and residential areas - Control development within institutions - Transport hubs for public transportation. To enhanced mass public transport e.g. a Metro form Bomas interchange to town - Sub-centres to be located at Bomas and Karen triangle
<ul style="list-style-type: none"> • Sporadic rise of commercial nodes (Dagoretti Road) • Growth of informal settlements 	<ul style="list-style-type: none"> - Plan for Karen approved in 2005 	<ul style="list-style-type: none"> - Approval of otherwise illegal businesses establishments - Current economic situation 	<ul style="list-style-type: none"> - Entrench commercial zones at designated areas - Enforce compliance on buildings under construction that deviate from zoning guidelines - Regularize informal settlements - Upgrade informal

			settlement and - Include them in the plan. - Prepare zonal plans to guide developments (area specific plans in consultation with residents) - Stipulate minimum standards on building materials so all housing units are decent
<ul style="list-style-type: none"> • Dumping of waste material outside the upcoming learning institutions 		- Poor enforcement	- Approvals and enforcement
<ul style="list-style-type: none"> • Food security 	- Farming areas available		- Change by laws to allow for small domestic farming activities - Designate specific areas for urban agriculture- confine it towards keraropon
<ul style="list-style-type: none"> • Road widening 	<ul style="list-style-type: none"> - Willingness by citizens - Existing Karen master plan to incorporate new initiatives and proposals 		- Citizens willing to surrender some land for land widening with fair compensation
Additional comments; <ul style="list-style-type: none"> - Compensation for private roads or water way leaves within residential areas : participants were of the view they must be compensated if they are to surrender part of their land for these - Participants were advised on their attitude “ your town, your road, your rates” - Surrendering land for public amenities (rescue centres, hospitals, schools etc.) 			

- Work together to renew the face of Karen
- Uncontrolled generation in future from present poor investment in social growth
- Track budget lines to avoid leakages in cases of funding for public facilities and infrastructural developments
- Haphazard approval for set up of tertiary institutions infringing on rights basics for human habitation
- Urban agriculture should not be within residential areas in cases of large scale farming .Residents should opt for small scale gardening and not large scale farming.
- There's need to Identify relevant stakeholders their needs and interests.
- Strengthen neighborhood associations
- Better attendance and participation in such meetings
- Inclusion of those living in the slums.
- Socio-economic disparities in different regions; bridging the difference within the master plan
- As a step towards addressing issues of the informal settlements slum dwellers must be incorporated in the residents association
- Emphasis on improved frameworks for implementation, enforcement and monitoring.

3.3 Governance legal and institutional arrangements

Issues	Opportunities	Challenges	Possible options/proposals
i) Communication and information sharing protocol ii) Legal framework iii) Implementation monitoring and evaluation		<ul style="list-style-type: none"> - Poor communication between the county government and the public - Lack of dissemination of procedures - Lack of coordination mechanism - Corruption 	<ul style="list-style-type: none"> - Establish proper communication channels - Decentralize government functions - Sensitize county government t officials - Proper Implementation frameworks
iv) Transparency and accountability		<ul style="list-style-type: none"> - Incompetence - Lack of point men 	<ul style="list-style-type: none"> - Sensitize county government officials

			<ul style="list-style-type: none"> - Sign a charter between the county government and members of the public - Clear demonstration of county government in implementation of by-laws, policies etc.
v) Service delivery		<ul style="list-style-type: none"> - Poor standards of service delivery - Preferential treatment for reasons of ethnicity or corruption 	<ul style="list-style-type: none"> - Establish minimum standards for service delivery - Encourage Public private partnerships
vi) Planning and development		<ul style="list-style-type: none"> - Weak Enforcement and development control 	<ul style="list-style-type: none"> - Clear planning policy on sub-division of lands for development - Effective development controls
vii) Public participation /involvement			<ul style="list-style-type: none"> - MCAs to sign memorandum for public engagement - Operationalize the county government act provision - Set up a committee comprising of members of the public on matters of development
viii) Safety and security			<ul style="list-style-type: none"> - Economic empowerment of the youth by providing

			employment opportunities in trade centers - Implementation of the Nyumba kumi initiative - Policy to enforce developers to install CCTV surveillance in their properties - Street lighting
Additional comments; - Residents opposed haphazard manner of development not just development - The question on how to deal with informal settlements? - Decentralization is a requirement by law to increase accessibility and efficiency - Former Nairobi City Council to own up on the things they have done wrong in the past - There's no systems on how documents are checked and approved in the council - County government to publish all submissions for development plans regularly before any of these are approved .Area representation must be present in the decision making. - County management to check on interaction with between MCA and residents - MCAs should be required by law to demonstrate engagement with local communities - NCC has inherited the city council which was seen to be extremely corrupt and inefficient. How will this be addressed? - Structured formal communication between the residents and city hall; requirement for a focal point to access the city - Safety and security should be key and should be addressed urgently; - Nyumba kumi initiative needs to be unpacked and understood so it can work.			
3.4 Population and urban economy			
Issues	Opportunities	Challenges	Possible options/proposals
i) Population - Transitional population		- No exact figures of the demographic	

<ul style="list-style-type: none"> - Student population; temporary basis; universities, hostels etc. - Entertainment population serving people beyond the area i.e. wedding grounds, 		<p>information</p> <ul style="list-style-type: none"> - Pressure on existing infrastructure 	
<p>ii) Urban economy</p> <ul style="list-style-type: none"> - Small scale agriculture - Retail and commercial - Tourism - Education - Cottage industry - Residential services 	<ul style="list-style-type: none"> - Tax contribution - Rewards from investment - Pros and cons - laws and frameworks to abide by - Half acre per dwelling <p>Demand for Karen area accommodation</p>	<ul style="list-style-type: none"> - Control of retail activities - Noise and land pollution 	<ul style="list-style-type: none"> - Designate areas of trade and agriculture sticking to them - Concentrate on already existing developments for commercial purposes - Housing student population between the premises - Set requirements and implement the set rules and regulation - Accommodate a lot of more people without affecting the current status in the area
<p>For Karen to maintain its current status there must be regulations to Limit economic activities and manage upcoming developments in the area.</p>			

4. WAY FORWARD & NEXT STEPS

The consultation process is ongoing all through Nairobi in the different constituencies till the 13th of February 2014. All the information gathered will be compiled and the public will be invited for a validation workshop to ascertain that all issue have clearly been captured. There are other channels to submit inputs either by walking in our offices at City hall

The steps are as follows;

- City wide consultations ongoing see schedule <http://citymasterplan.nairobi.go.ke>
- Concerns on ideas not taken into consideration ; proceedings will be worked on and reports provided
- Proceedings will be covered and documented accurately
- Report to be compiled by 25th February and shared to ensure that all inputs are properly captured
- These proceedings to be included in to the draft final report and final report around June 2014.
- March validation workshop with report circulated beforehand including master planning and SEA outcomes
- Reports from previous studies available in the website <http://citymasterplan.nairobi.go.ke>
- Other contact details

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