

COMMERCIAL DEVELOPMENTS ON ROAD FRONTAGES

Dear member/resident/developer/land owner,

The KLDA office and residents are continually asked to agree to commercial projects along the major roads in the area. The following has been observed:

- There are no zoning laws, for the area, allowing and or designating major road frontages as commercial. For example, Langata Road. Indeed, there is the Karen Local Physical Development Plan (LPDP) that is still valid.
- Landowners/developers should be aware that a landowner or broker cannot purport to inform a prospective buyer that such a site, as above, has been designated as commercial. Otherwise, it beats the purpose of authorities referring the developer to consult residents



Commercial activities on Langata road

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- As a landowner or developer, it is incumbent upon you to carry out due diligence on such a matter. Unless you want to buy land at excessively much more millions and are left navigating the rough waters without a sure outcome.
- Residents have a say in land usage. And the law supports them.
- The licensing or otherwise to commercial use is then obtained or withheld by the Nairobi City County Government (NMS in-charge now).
- A prospective developer has to then transparently engage the public on the proposed development. Especially, the contiguous residents at public stakeholder meetings. Not employees or passersby as is commonly practiced by developers' consults.
- KLDA has in place a committee that also interrogates the proposal. The association has experts to draw advice from within the community.
- The association merely seeks to and on behalf of residents, maintain the status and level of law and order. Not to develop in a haphazard manner devoid of considerations for the present and future generations.



Developments on Langata Road

- Across the world, there is some form of orderliness is evident. Why not in Kenya?

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- The association's office is open for any developer or landowner to get information. There is no need or profit in getting information or advice from quarters that have no clue as to the zoning laws applicable.
- We all want a sustainable, legal, world class, safe and environmentally conducive residential area devoid of information lacking, being abused and misunderstood, respect for the law and residents'.

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