



**OL`KALOU MUNICIPALITY
INTEGRATED STRATEGIC URBAN DEVELOPMENT
PLAN 2023-2032**

NYANDARUA COUNTY

**CONSULTANT: URBAN LINES CONSULTANTS LTD
DATE: OCTOBER 2023**

Introduction

- ❖ **Urban Lines** is a consultancy company incorporated in **2009**
- ❖ Major areas of interest: **urban and regional planning, surveying, GIS mapping, socio-economic studies, feasibility studies, environmental planning, and valuation services.**
- ❖ Besides Ol'Kalou Municipality, the company has prepared ISUDPs for other towns and municipalities i.e.
 - ❖ **10 municipal plans within NMR (Kiambaa, Ruiru, Juja, Kikuyu, Limuru, Mavoko, Kitengela, Ngong, Kiserian)**
 - ❖ **3 Nyeri townships (Ihururu, Kiuu and Narumoru)**
- ❖ Also prepared Ol'Kalou Municipality IDeP 2021-2025
- ❖ Preparation of this ISUDP began in 2022.

Purpose Of This Plan?

- A plan is a tool to evaluate, organize and designate present and future uses, developments, and functions to enhance well being of communities, trigger economic development and achieve optimum land utilization
- Thus this plan will provide a 10 year and beyond framework for urban development and guide investments in:
 - Physical and social infrastructure (roads, education, housing, health, water, etc.) in the municipality
 - Local economic development in agriculture, industrialization, commerce and trade
 - Optimal land utilisation for current and future urban development
 - Provide strategies on revenue enhancement
 - Environmental conservation and management
 - Provide a framework for integrating physical planning and other planning processes in the County.

Fact Sheet

- Ol-Kalou is **100 years** since arrival of railway in 1922
- Declared a municipality in 2019 (county headquarter & 50K pop.) UACA
- Covers **361.65km²** representing 11.14% of total County area
- Population:
 - Current – 78,502, (21,852 households)
 - Projected population by 2034 -**112,703**
- Core urban areas: Ol’Kalou town, Rurii, Captain, Kariamuu, and Tumaini market centres
- **Centrality and strategic location:** *40kms from Nakuru City, 32kms from Gilgil, 160km from Nairobi City, 15kms from Aberdare. Most CEREB counties are within 100km radius*
- **All municipalities** are required by UACA 2011 (2019) to have:
 - **Spatial plan** to control development, uses, subdivision, and zoning (20(2-c))
 - **Integrated Urban Development Plan (IDeP)** to bind, guide and inform planning development and decisions (36(2)).
- The **2000** spatial plan has been overtaken by events and is outdated.
 - Emerging challenges - piecemeal amendments to PDPs, conversion & subdivision of land, land use conflicts,
 - Need to align to the Constitution 2010 and PLUPA 2019.
 - Covered only Ol’Kalou town 7.36km² whereas the municipality covers 365km²

Legal Framework

The Constitution 2010

- 60- sustainable management of land resources
- 66- State has mandate of regulating use of land.

County Government Act No. 17 of 2012

- Mandates devolved units to prepare county plans under Part XI to integrate economic, physical, social, environmental and spatial planning

Physical and Land Use Planning Act No. 13 of 2019

- The Act Plan preparation & approval
- Type of plans
- Provides a framework for coordinating various sectoral agencies;

Urban Areas and Cities Act 2019

- All municipalities are required to have Spatial plan & Integrated Urban Development Plan (IDeP)
- Prescribes qualifications for a municipality
- Prescribed services/facilities in urban areas



Policy Framework

Sustainable Development Goals

- 1- no poverty
- 3- good health
- 6- clean water
- 11- sustainable cities

African Agenda 2063

- Aspirations seeking inclusive development, peace, good governance, education, service provision etc.

Kenya Vision 2030

- Facilitate land administration, computerization of registries & tracking land use patterns

National Spatial Plan 2015-2045

- Provides comprehensive strategies and policy guidelines for sustainable urban development.

National Land Use Policy 2017

- Addresses issues of optimal utilization of land and land related resources by providing principles and guidelines

Other Policies

- ✓ National Environment Policy, 2013
- ✓ National Climate Change Strategy, 2010
- ✓ Sessional Paper No. 3 of 2009 on National Land Policy
- ✓ Energy Policy, 2012
- ✓ National Urban Development Policy

County Plans & Policies

- **Nyandarua County Spatial Plan 2020-2030 (Draft)**
 - Proposed creation of Ol'Kalou municipality
 - Provides overall growth framework for the whole county
- **Nyandarua CIDP2, CIDP3**
- **Ol'Kalou Municipality IDeP 2021-2025**
 - Guide board in discharging service delivery for delegated functions as per UACA and charter.
 - Coordinate implementation of Municipal development programs and projects
 - Provide strategies for revenue enhancement
 - Basis of preparing municipal annual investment plans
- **UNHABITAT Local Assessment Report (LAR), Nyandarua County**
 - Mapped infrastructure necessary to support urban growth
 - Addressed key issues and mechanisms that can inform policy formulation.

Pillars & Enablers Of The Plan

- Aligned to the National Spatial Plan, Nyandarua CSP, Nyandarua CIDP, Ol'Kalou IDeP 2021-2025 and Governor's manifesto

Vision

To be a leading municipality in fostering sustainable socio-economic development through promoting agro-industrialization, environmental conservation, good governance, and social integration"

Pillars

Smart Governance

Smart Economy

Smart Living

Smart Environment

Smart Mobility

Enablers

Political will
Policy, strategy, legal and institutional framework
Land Management
Strong Revenue Base
Stakeholder collaboration

Methodology

1. Pre-planning phase

- *Notice of intention to plan*
- *Transect visits*

2. Data Collection & Analysis

- *Data collection*
- *Analysis*
- *Synthesis*

3. Planning Phase

- *Development Models*
- *Strategies*
- *Structure Plan*
- *Development control ordinances*
- *Land use Plan*
- *Zoning*

4. Approval

- *Completion Notice*
- *Plan approval*

STAKEHOLDERS

- Ministry of Lands, Public Works, Housing and Urban Development
- Ministry of Interior and Coordination of National Government

National Government



- Office of the Governor
- County Departments
- Ol'Kalou Municipality
- Sub-county and ward administrators

County Government



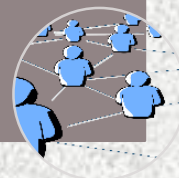
- Area MPs
- Area MCAs
- All local leaders

Electorate



- NEMA
- NLC
- KeNHA
- KURA
- KeRRA
- OLWASCO & ENSWA

State Corporations



- CBOs
- FBOs
- Transport sector groups
- Religious institutions
- Business Community
- Farmers

Groups



- PLWDs
- Women, children and Youth
- Landless & Squatters
- Elderly
- Unemployed

Minority Groups





Kickoff meeting

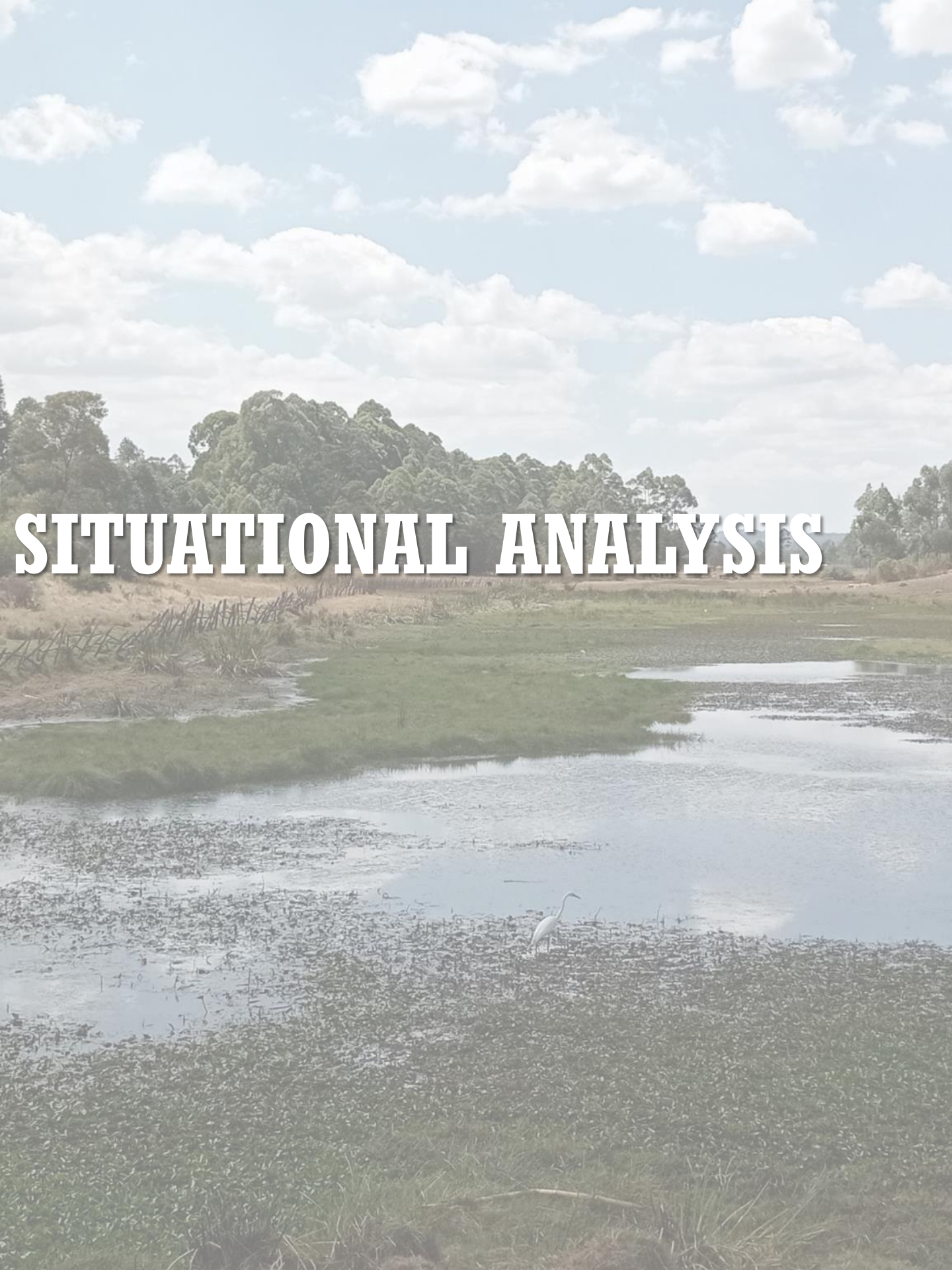


1st Stakeholders Workshop



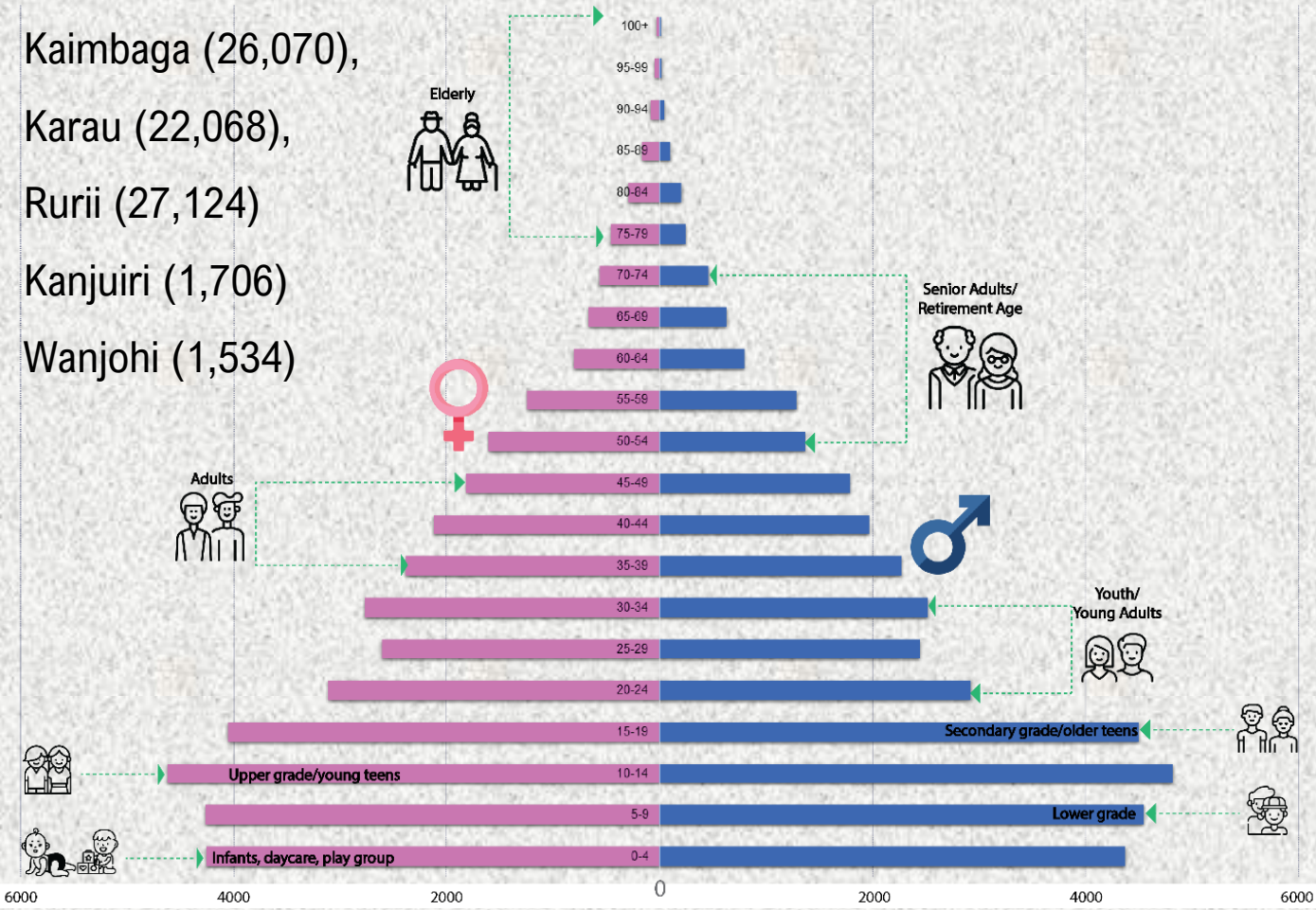
2nd Stakeholders Workshop

SITUATIONAL ANALYSIS



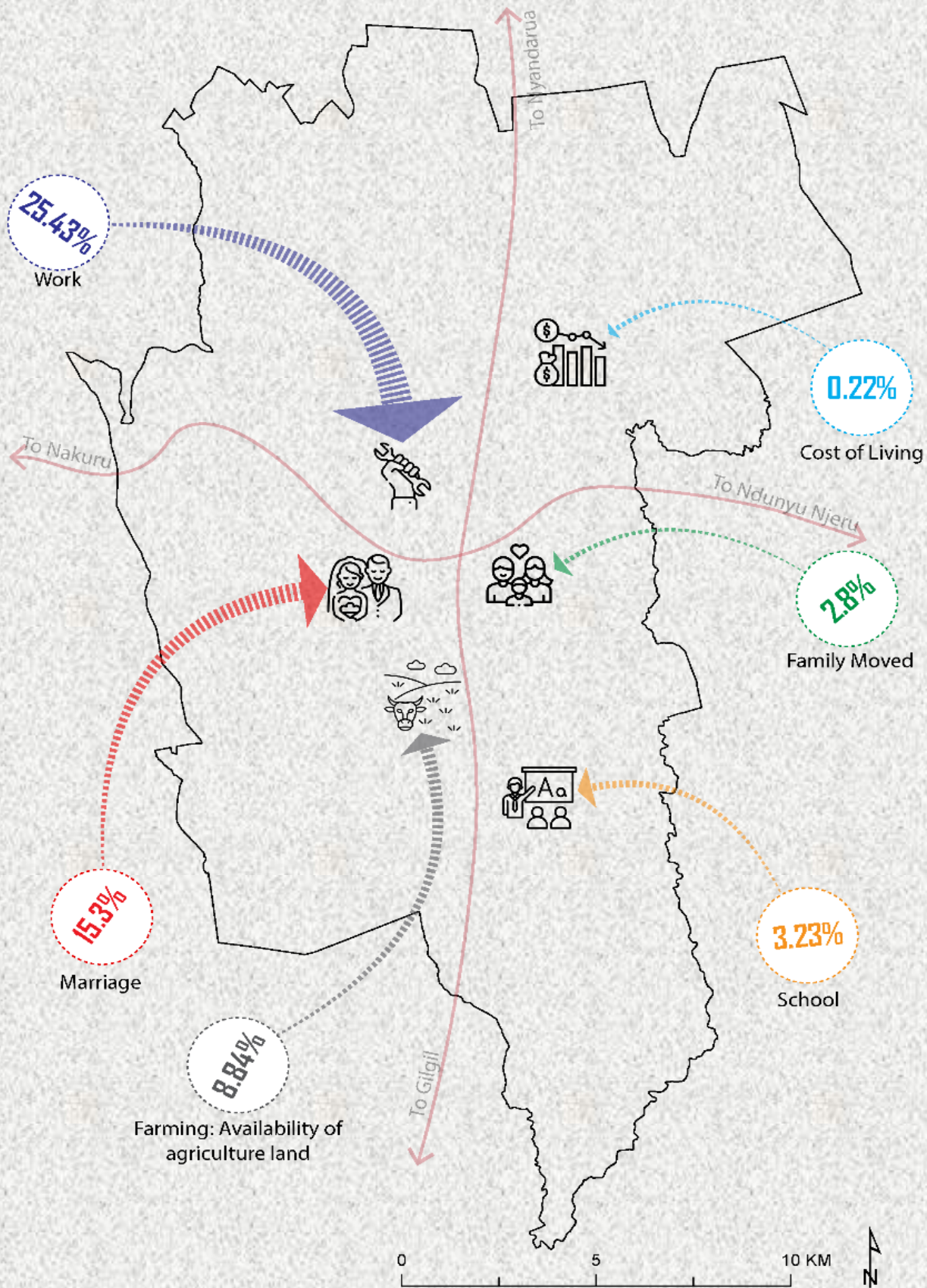
Population Characteristics

Current population: **78,502** Projected population: **112,703**



- Narrow top & broad base – low life expectancy and emigration in search of jobs,
- 55% of the population is below 25 years
- 41% between 25-60 years
- 4% are 70 years and above.
- Need for schools, medical care, jobs, housing, recreational, food security, social protection support for the vulnerable, friendly infrastructure for all

IMMIGRATION



LAND USE ANALYSIS

Land tenure systems

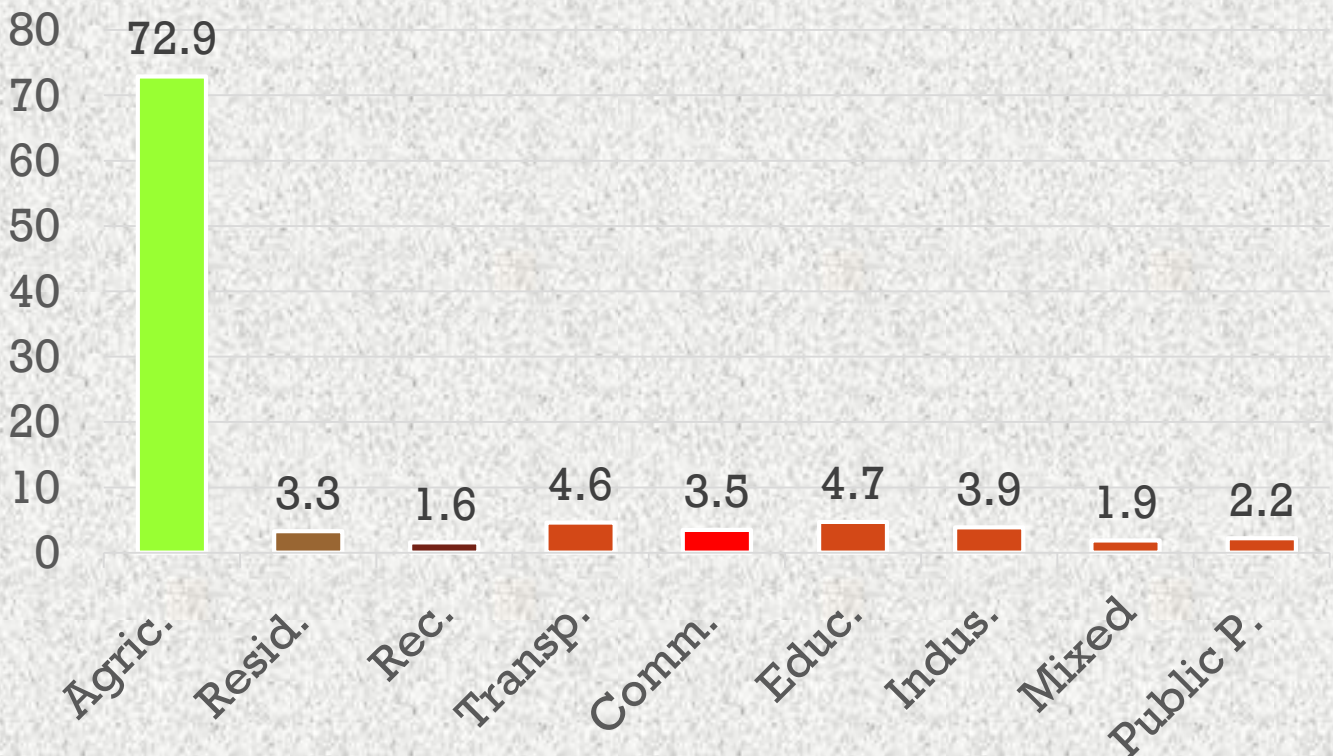
82%

Freehold

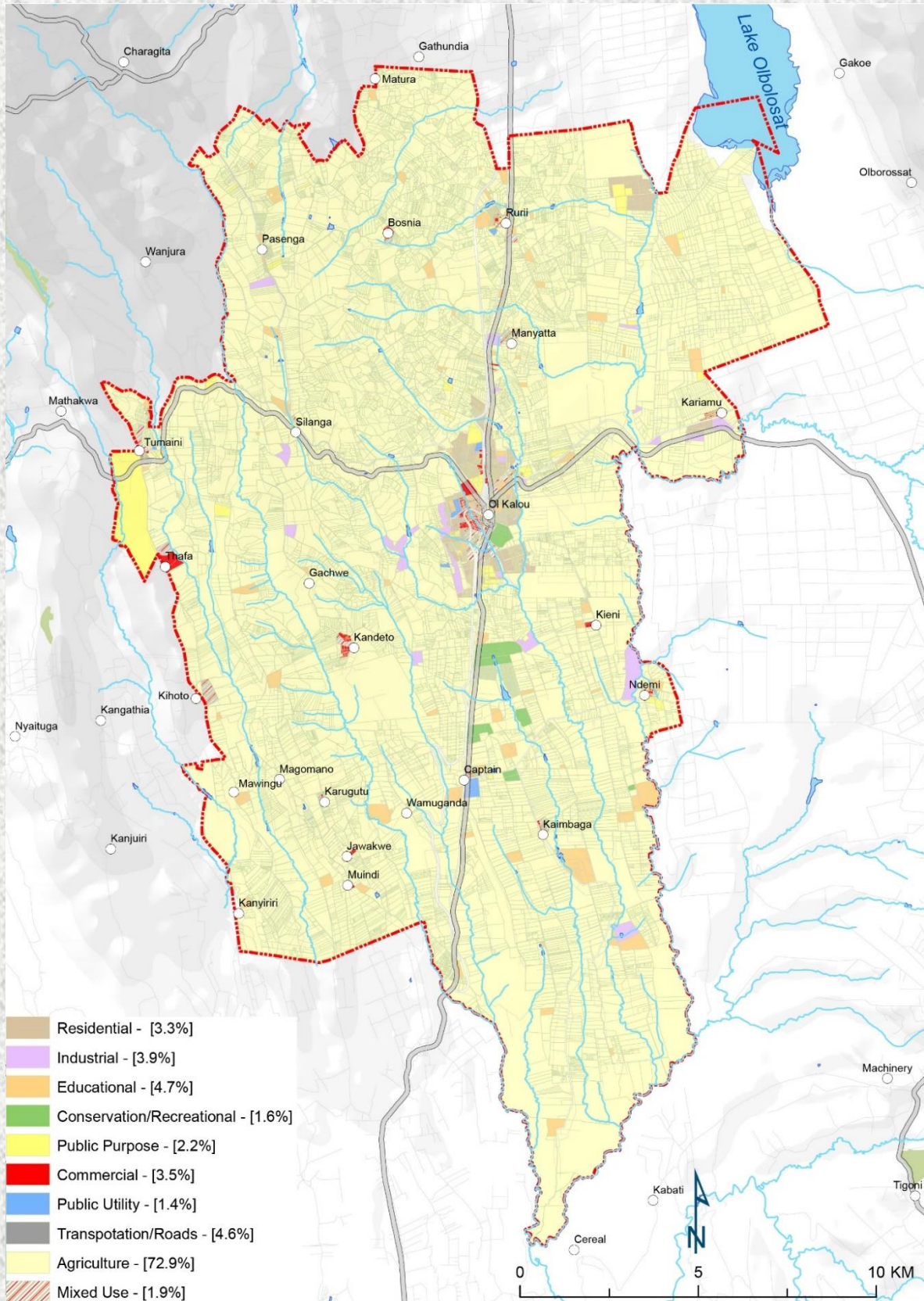
18%

Leasehold

- ❖ **Tenure**, since most of the land is freehold, there is
 - ❖ Inadequate land to provide public facilities and service provision.
 - ❖ Irregular distribution of public facilities



EXISTING LAND USES



Land Management

- **Agriculture** is the dominant land use but under threat due to land fragmentation/subdivision.
- **Challenges in land management include;**
 - **Inadequate public land** due to freehold land, lack of surrender and encroachment (land grabbing)
 - **Lack of titles/leases** as most of the urban land is **not surveyed**.
Loss of land rates & slows development
 - Land conversion – land use conflicts and loss of agri. land
 - Land fragmentation to uneconomical sizes – inheritance, speculation
 - Land disputes slows development
 - ❖ Out of 4366 plots, 400 had disputed ownership, 1526 on public land
 - Weak land administration where land boards and lands office do not engage the County Government
 - Lack of updated physical **development plan**
 - Leading to uncontrolled development - informal settlements
 - Loss of productive agricultural land

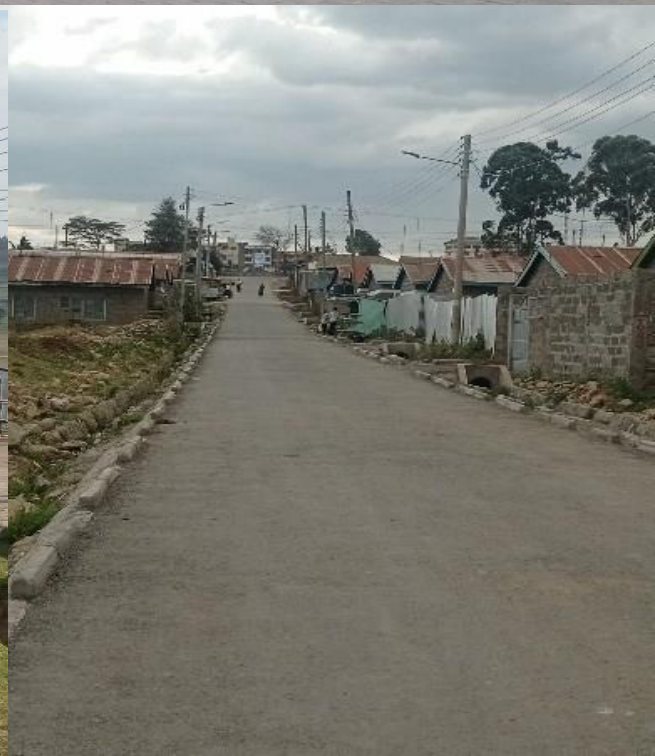


PHYSICAL INFRASTRUCTURE



Transportation

- The municipality is well connected to other neighbouring towns by road but the internal/feeder roads are in poor state.
- Other transportation needs identified include;
 - *NMT facilities are inadequate – mostly within the main town*
 - *The rail transport is not functional despite repairs*
 - *Need for lorry and truck parking – park along road shoulders*
 - *Need for designated boda boda parking*
 - *Most roads lack storm water drainage channels*



Water

- 13% (2,949 H/H) rely on piped water and boreholes
 - OLWASCO is the main supplier – 35km² (10%) coverage
 - Output of 2400m³ (7.5%) against a demand of 32,311m³/day
- 87% rely on other sources; rivers, shallow wells, unprotected dams
- There is inadequate water for productive activities like agriculture leading to overreliance on rainfed agriculture.
- Some residents have to walk for several kilometres to access water (Mawingu, Kaimbanga)



Donkeys being used to port water



Water Bowser at Ol'Kalou town



Borehole

Liquid Waste Management

- Only 2000 households (10%) are connected to sewer reticulation mainly in Ol'Kalou town
- 90% using on-site sanitation such as unimproved pit latrines
- Challenges include;
 - Poor disposal of liquid waste hence water & land pollution exposing residents to diseases & poor environment
 - Low connection to sewer
- There are plans to expand the network to a capacity of 3300m³/day covering beyond the township



Discharge at Huruma Estate

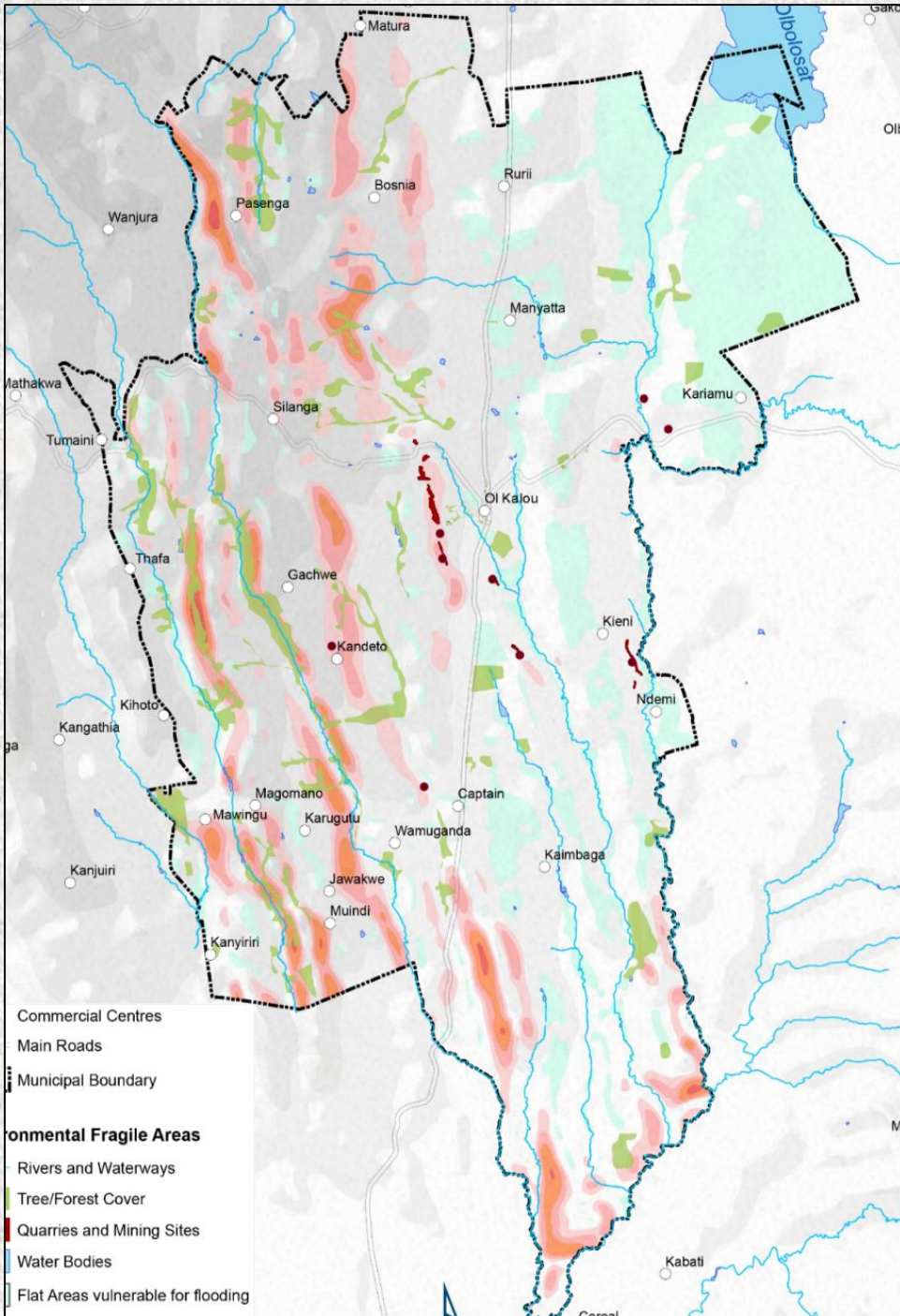
Solid Waste Management

- Municipality generates 450 tonnes of waste per month
 - 21% of this is collected by County and 7 licensed SWM collection groups and transported to Mahinga site
 - 79% of the waste is burnt or dumped in open spaces and road reserves
- Main challenges include;
 - Lack of collection points & waste segregation points
 - Inadequate collection as there's only one truck
 - Mahinga site is poorly managed – environmental and health risks.
- Municipality purchased 4 waste receptacles and were distributed to market centres



Mahinga dumping site

Environmental Fragile Areas



- include; waterbodies, forests, mines, flood prone areas including valleys among others.
- Need to protect these areas due to their fragility



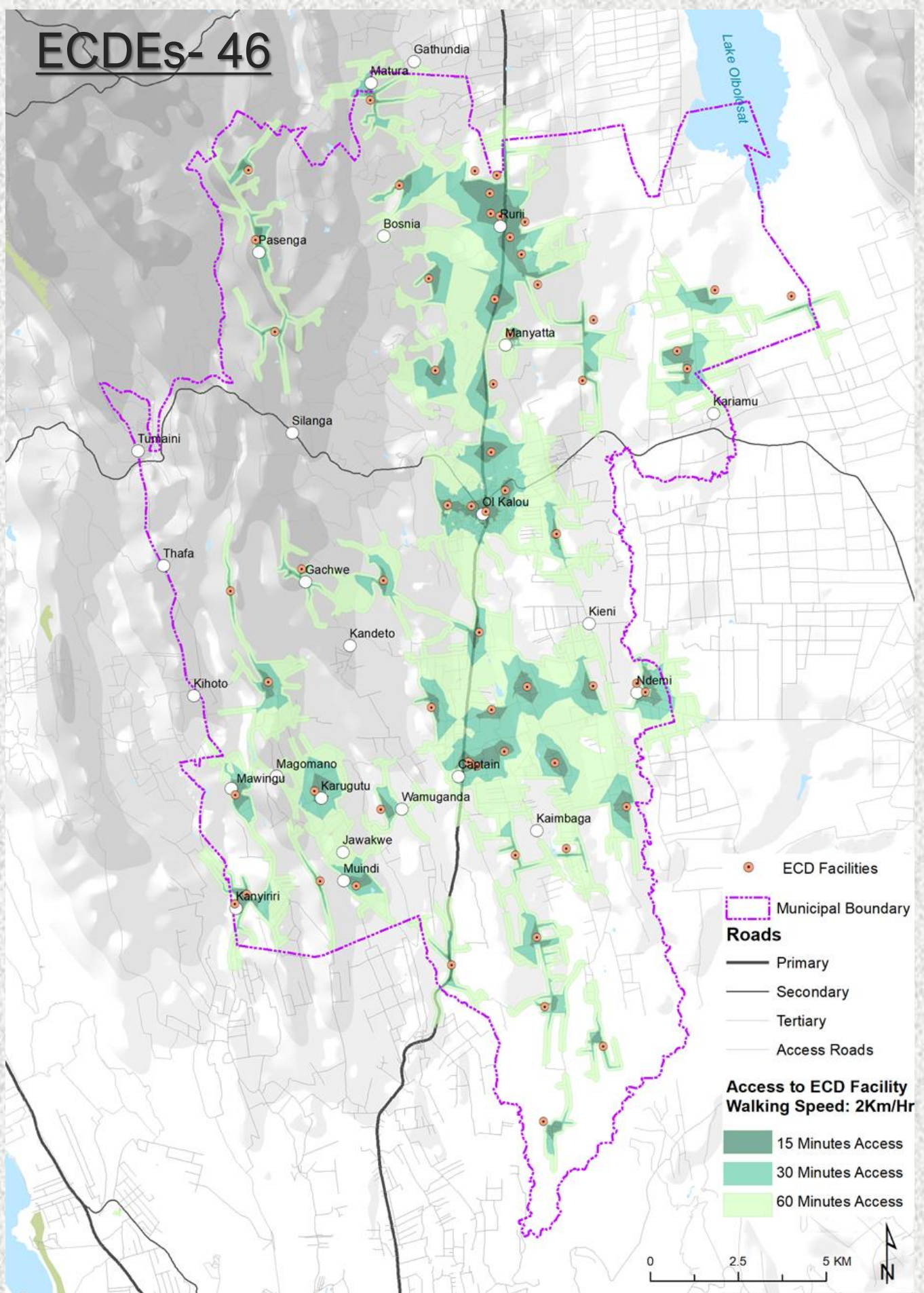
SOCIAL INFRASTRUCTURE

Educational Facilities

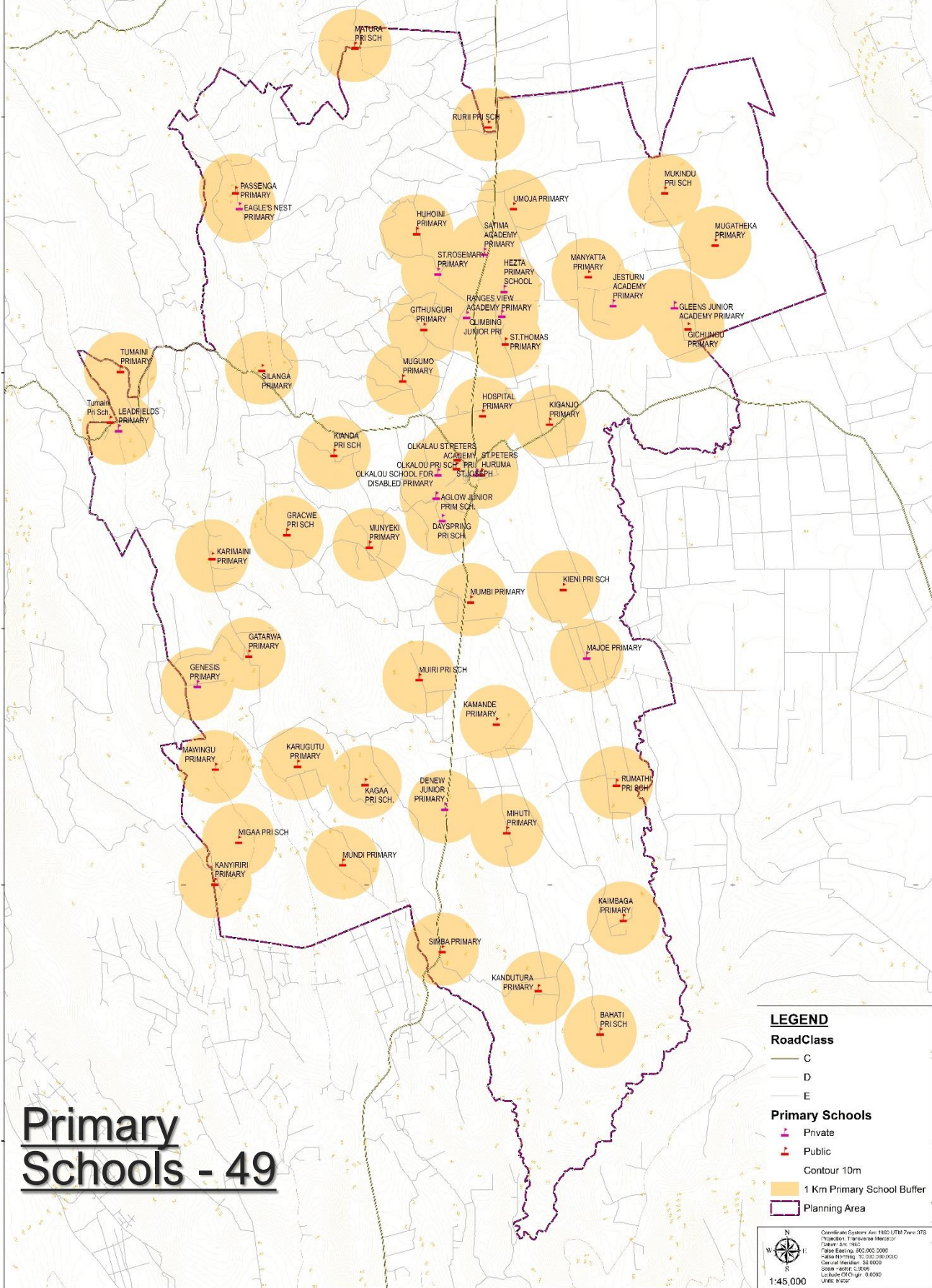
	Pre-School (ECDE)	Primary	Secondary	Youth Polytechnic	Tertiary Colleges	Adult Education	Universities
Current No.	46	49	20	2	3	0	0
Ideal (now)	66	69	29			3	1
Projected 2032	85	94	40			3	1

- Other challenges include;
 - Uneven distribution of facilities
 - Low enrolment of pupils in some schools
 - Poor access roads
 - Inadequate facilities such as sanitation

ECDEs- 46



Primary School Accessibility Map



9980000

9973000

9966000

9959000

9952000

Primary Schools - 49

LEGEND

RoadClass

- C
- D
- E

Primary Schools

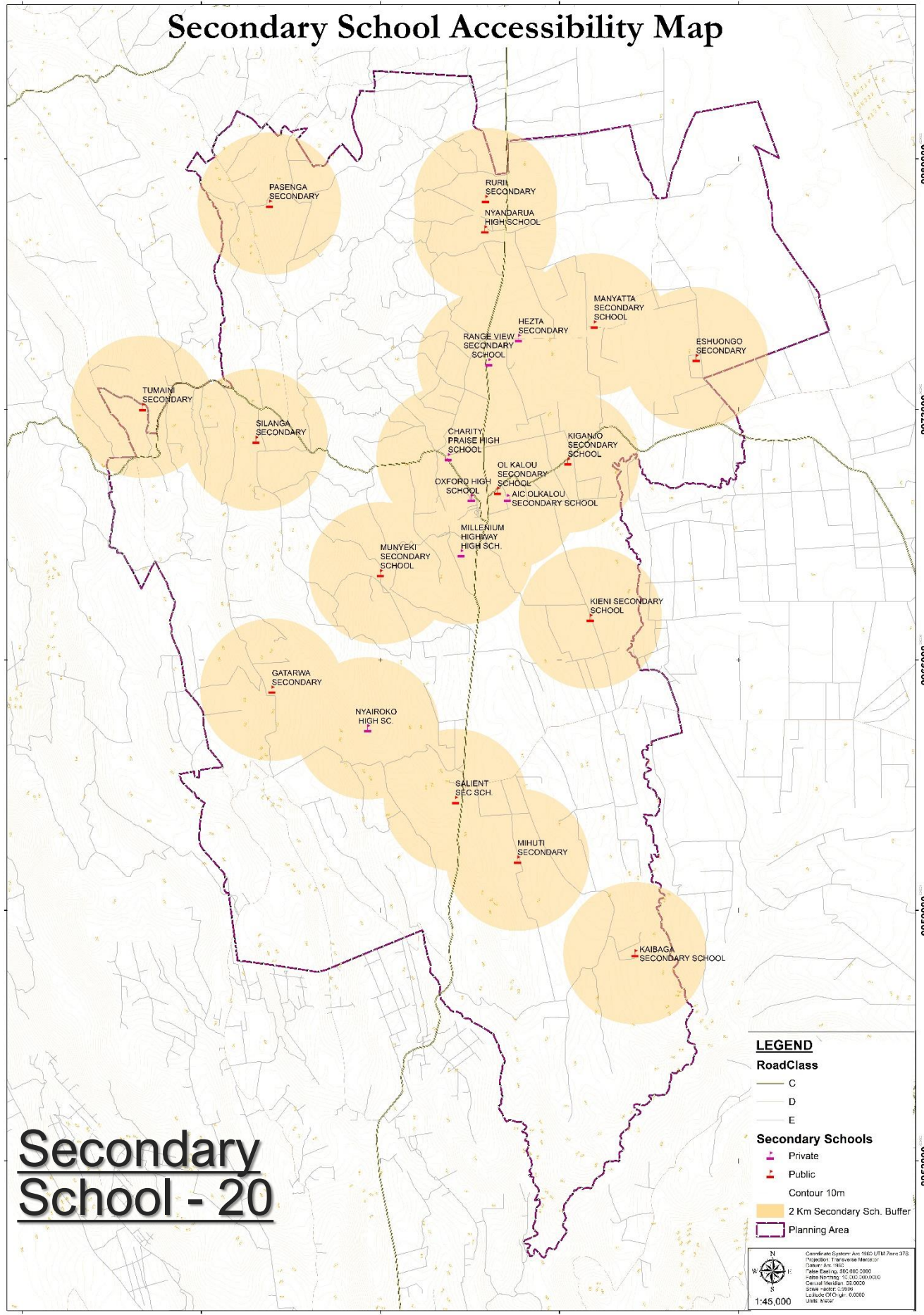
- Private
- Public

- Contour 10m
- 1 Km Primary School Buffer
- Planning Area



Coordinate System: Arc 1960 UTM Zone 37E
 Projection: Transverse Mercator
 Datum: AD 1960
 False Easting: 500 000 000
 False Northing: 10 000 000 000
 Central Meridian: 53 0000
 Scale Factor: 0.9999
 Latitude Of Origin: 0.0000
 Units: Meter

Secondary School Accessibility Map



9980000

9973000

9966000

9959000

9952000

Secondary School - 20

LEGEND

RoadClass

- C
- D
- E

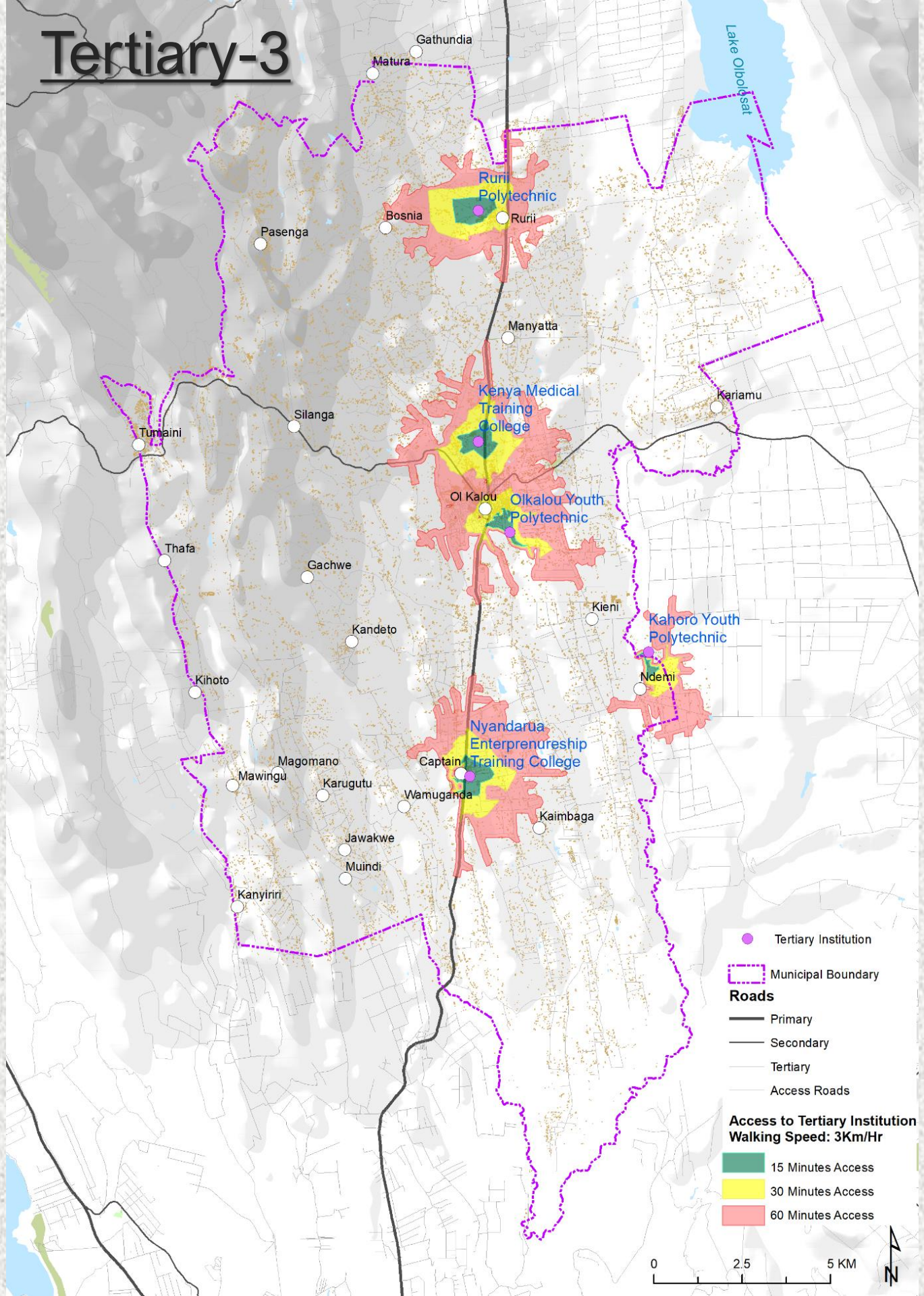
Secondary Schools

- Private
- Public

- Contour 10m
- 2 Km Secondary Sch. Buffer
- Planning Area

Coordinate System: Arc 102 UTM Zone 37E
 Projection: Transverse Mercator
 Datum: WGS 1984
 False Easting: 900 000 000
 Central Meridian: 35 000 000
 Scale Factor: 0.9996
 Units: Meter
 1:45,000

Tertiary-3



Gathundia

Matura

Lake Olbolosat

Ruri Polytechnic

Bosnia

Ruri

Pasenga

Manyatta

Kenya Medical Training College

Kariamu

Tumaini

Silanga

Olkalou Youth Polytechnic

Oi Kalou

Thafa

Gachwe

Kieni

Kahoro Youth Polytechnic

Kihoto

Kandeto

Ndemi

Nyandarua Entrepreneurship Training College

Captain

Mawingu

Magomano

Karugutu

Wamuganda

Kaimbaga

Kanyiriri

Jawakwe

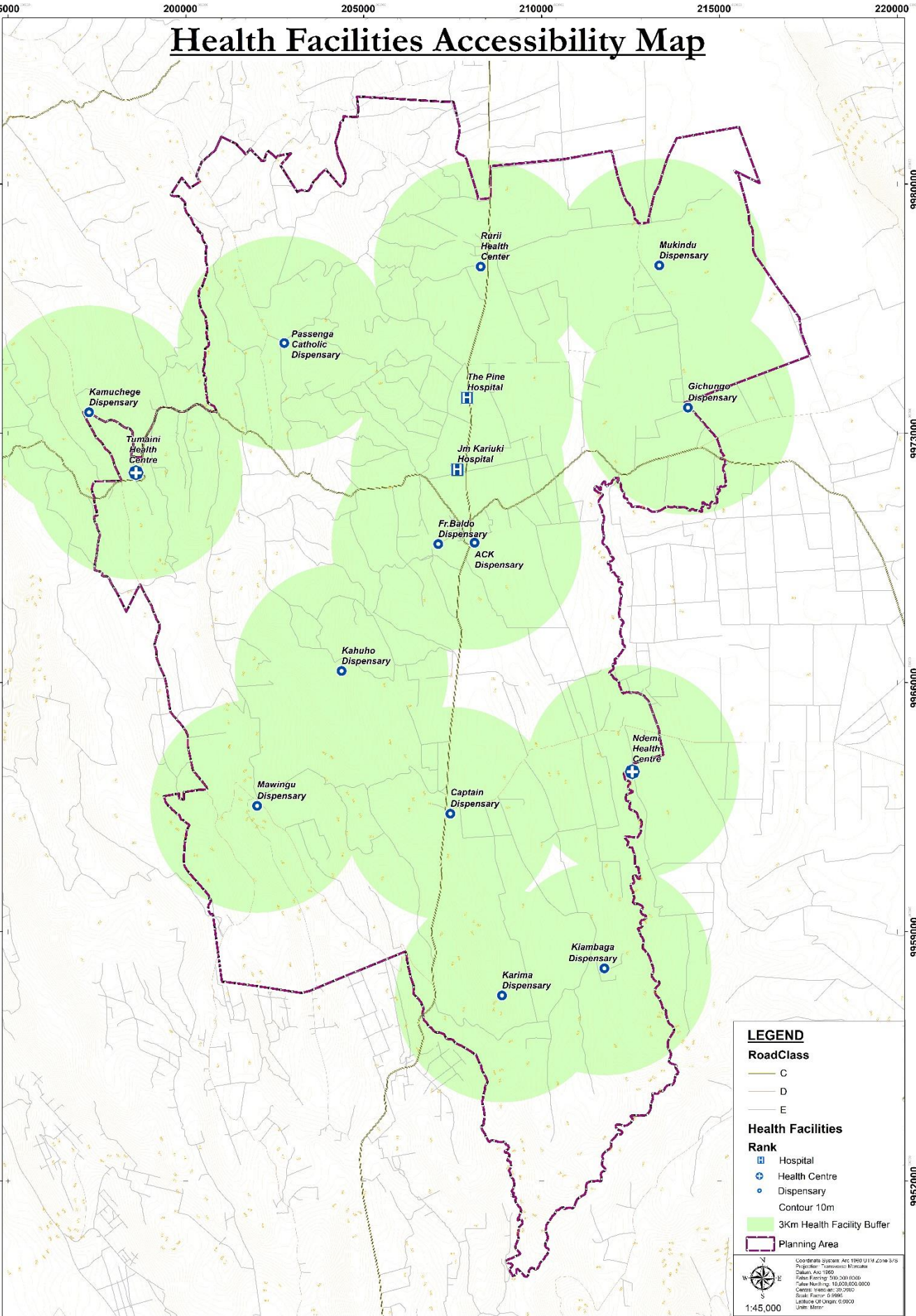
Muindi

Health Facilities

Hospital (2)	Health centres (4)	Dispensaries (14)
<ul style="list-style-type: none">– <i>J.M. Kariuki County Referral Hospital</i>– <i>Pine Hospital (Private)</i>	<ul style="list-style-type: none">– <i>Ndemi</i>– <i>Tumaini</i>– <i>Mawingu</i>– <i>Ngorika</i>	<ul style="list-style-type: none">– <i>Captain</i>– <i>Gichungo</i>– <i>Mawingu.</i>– <i>Kamuchege</i>– <i>Father Baldo</i>– <i>Rurii</i>– <i>Karima</i>– <i>Gathudia</i>– <i>Kamoche</i>– <i>Kahuho</i>– <i>Mukindu</i>– <i>Kaimbaga</i>– <i>Mirangine /Passenga</i>– <i>Catholic</i>– <i>ACK Mothers Union</i>

- Other challenges include;
 - Overreliance on JM Kariuki hospital
 - Inadequate drugs
 - Staff shortage
 - Lack of specialized treatment (ENT, ophthalmology, oncology)

Health Facilities Accessibility Map



LEGEND

RoadClass

- C
- D
- E

Health Facilities

Rank

- Hospital
- Health Centre
- Dispensary
- Contour 10m
- 3Km Health Facility Buffer
- Planning Area



Coordinate System: Arc 1960 UTM Zone 37S
 Projection: Transverse Mercator
 Datum: AD 1960
 Spheroid: Everest
 False Easting: 500 000
 False Northing: 10 000 000 000
 Centre Meridian: 35 000 000
 Scale Factor: 0.9996
 Latitude Of Origin: 0 0000
 Units: Meter

1:45,000

Ward	Facilities	No Of Facilities (2023)	Required Facilities	Deficit/ Oversupply	Project ion 2032
Rurii	Hospitals	1	1	1	2
	Health Centre	0	3	-3	4
	Dispensaries	5	6	-1	8
Kaimbaga	Hospitals	-	-	-	2
	Health Centre	-	-	-	4
	Dispensaries	6	6	0	8
Karau	Hospitals	-	-	-	2
	Health Centre	1	2	-1	4
	Dispensaries	3	5	-2	7
	County Referral Hospital	1	1	0	1
Ndemi	Hospitals	-	-	-	-
	Health Centre	1	1	-	1
	Dispensary	-	-	-	-

Facilities	Year	2023	2028	2032
	Population		78502	95970
County Referral		1	1	1
Hospitals		1	4	4
Health Centre		2	10	12
Dispensaries		14	20	24

Other Social Infrastructure

Court

- ❖ 1 law court that interprets the law in Kalou.
Residents feel its reliable.

Police Post

- ❖ 2 police stations – Ol'Kalou & Kariamu
- ❖ Police posts – Captain, Ndemi, Rurii, Gichungo, Kanyiri, Passenga

Library

- ❖ 1 library in Ol'Kalou town

Cemeteries

- ❖ 2 cemeteries in the municipality – Kalou & Tumaini

Fire station

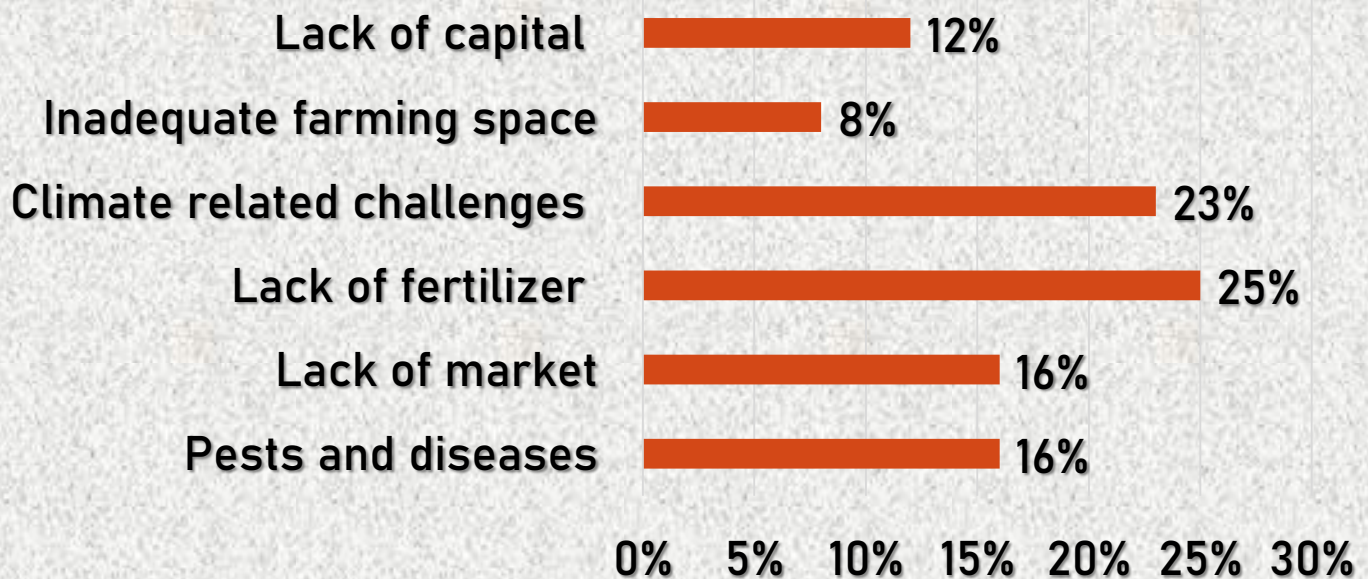
- ❖ The municipality has one fire station & 1 fire engine



LOCAL ECONOMY

Economic Analysis (Agriculture)

- ❑ 85% of the Nyandarua economy relies on agriculture with potatoes being the lead crop.
- ❑ Activities include; livestock keeping, crop farming, fish farming, poultry, pig farming

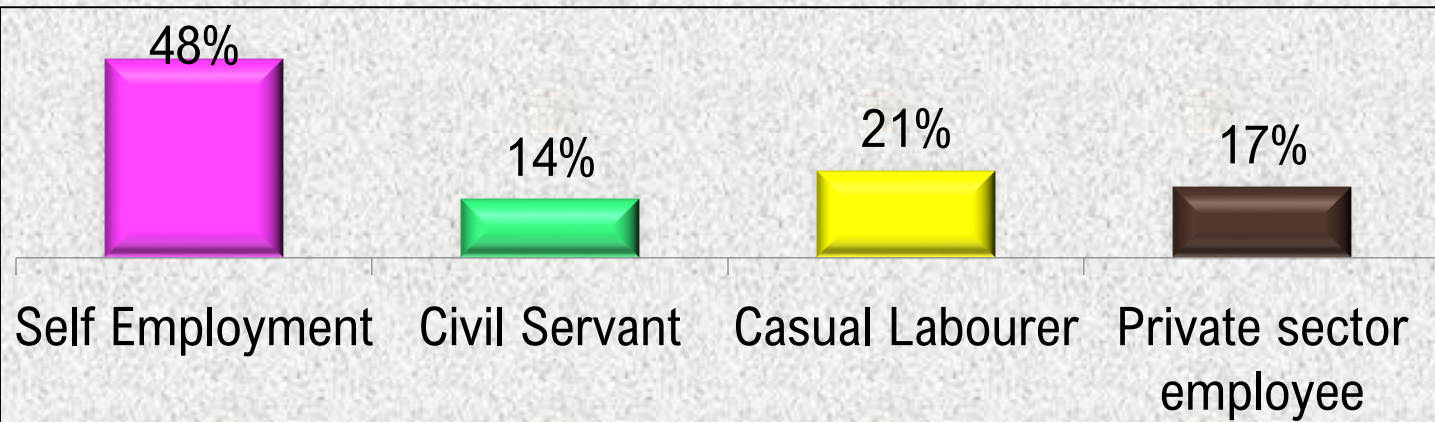


Flower farms in Ndemi



Bee Keeping

Local Economy



Self employment: *small scale traders, jua kali traders, hawkers*

- **Casual labourers:** *flower farms, farms*
- **Private sector employees:** *banks, hotels, petrol stations*
- **Civil servants:** *national and county govt employees*
- **Challenges;**
 - *High unemployment among youth*
 - *High cost of doing business; - taxes vs low demand due to high prices of commodities*
 - *High cost of lending due to high interest rates*
 - *Business competition due to limited diversity*
 - *Unregulated hawking affecting shop owners*

Industrialization

- ❑ The main industrial activities include:
 - ❑ Dairy processing
 - ❑ Timber/milling
 - ❑ Water bottling and packaging
 - ❑ Potato processing plant
 - ❑ Jua kali includes fabrication (metal, wood, and apparel), garages, small scale cottage industry
- ❑ Challenges include;
 - ❑ Low industrialization despite high potential of value addition for agricultural sector



Economic Analysis (Mining)

- ❑ Mining of building materials -stones, ballast, sand.
- ❑ The environmental challenges associated with above
 - ❑ Land degradation and riverine
 - ❑ Encroachment of agricultural land
 - ❑ Air and noise pollution
 - ❑ Derelict quarries pose threats to people





PART III PLAN PROPOSALS

VERNMENT OF NYANDARUA

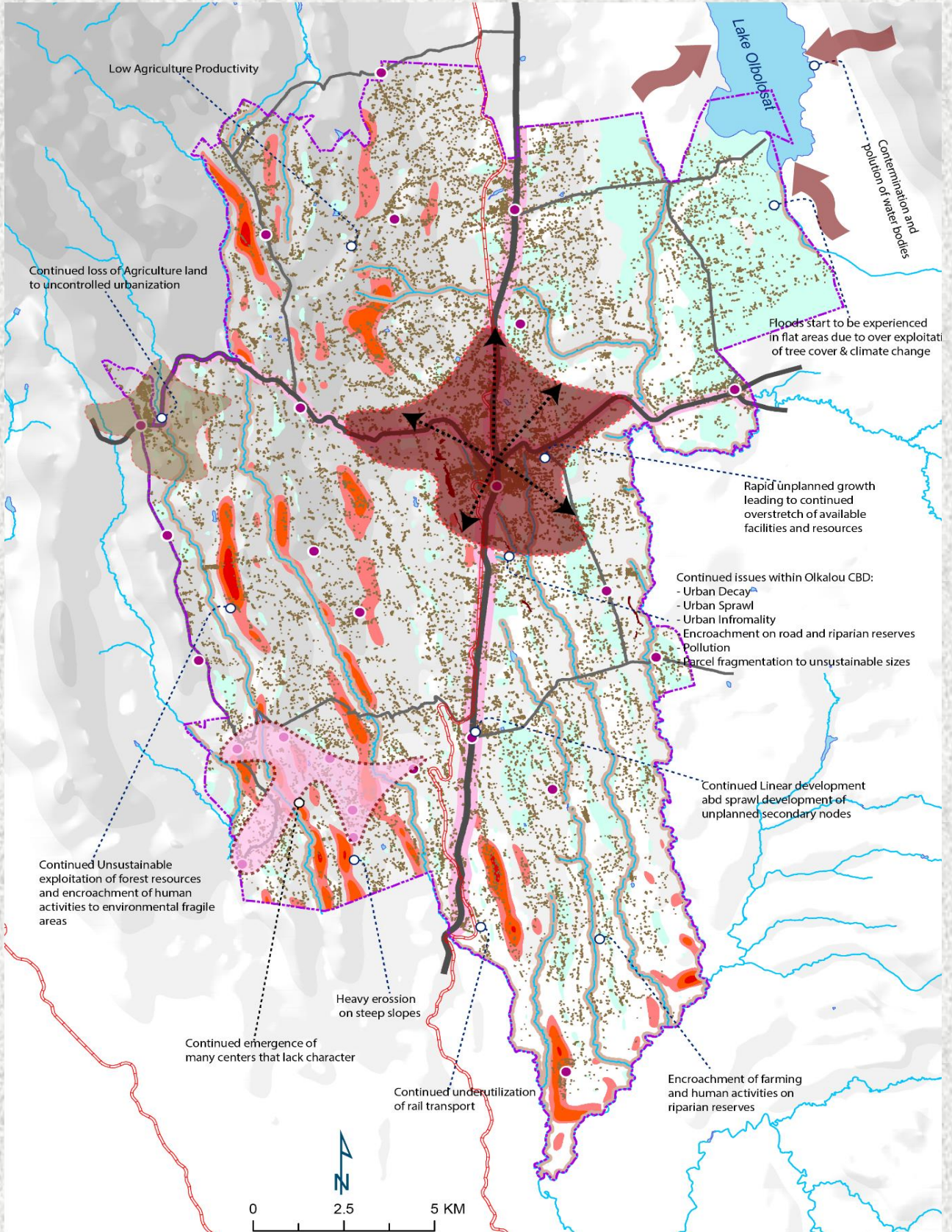
S CONSULTANTS LIMITED (ULS)

DATE: JULY, 2

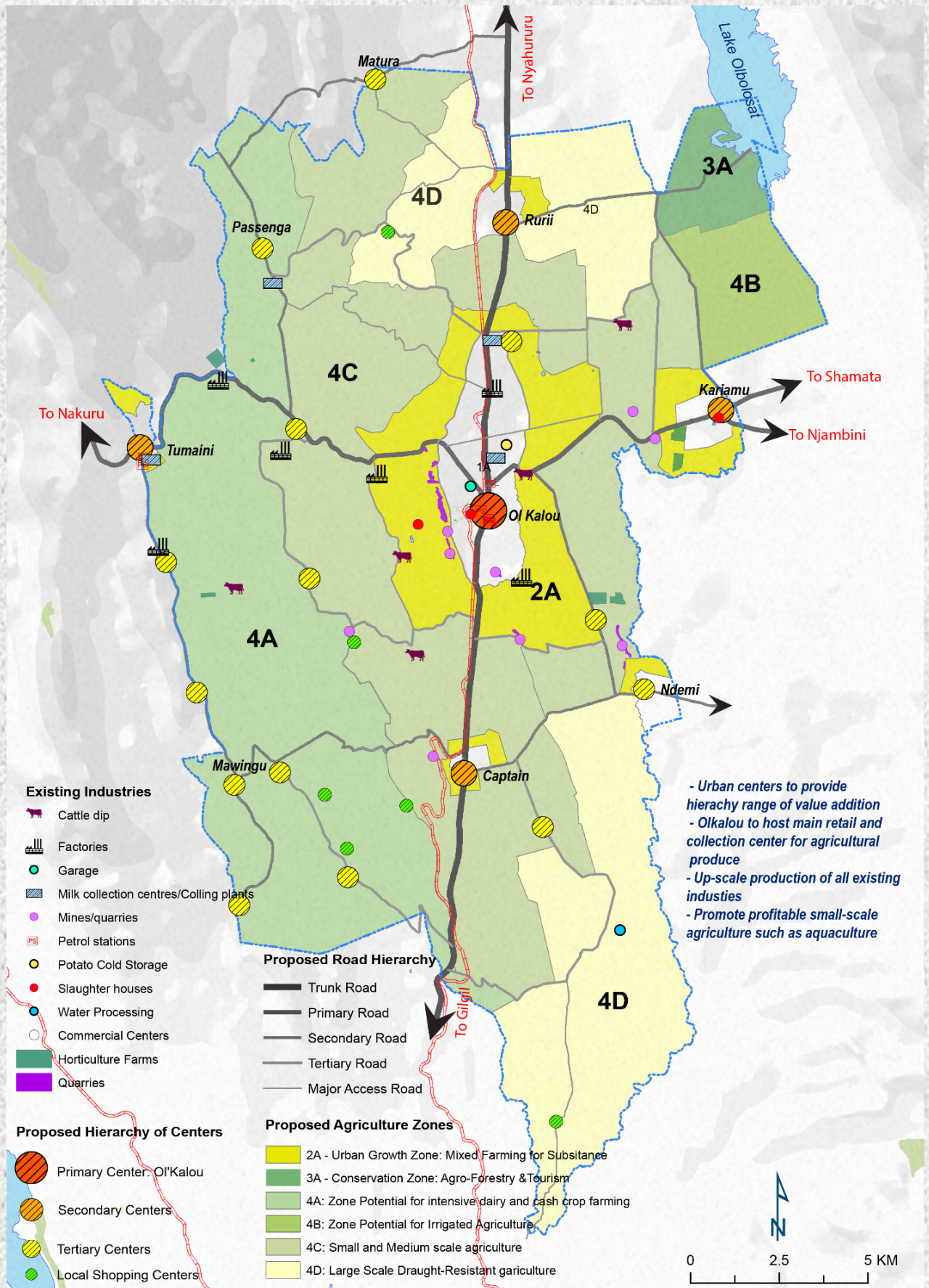


ALTERNATIVE PLANNING PROPOSALS

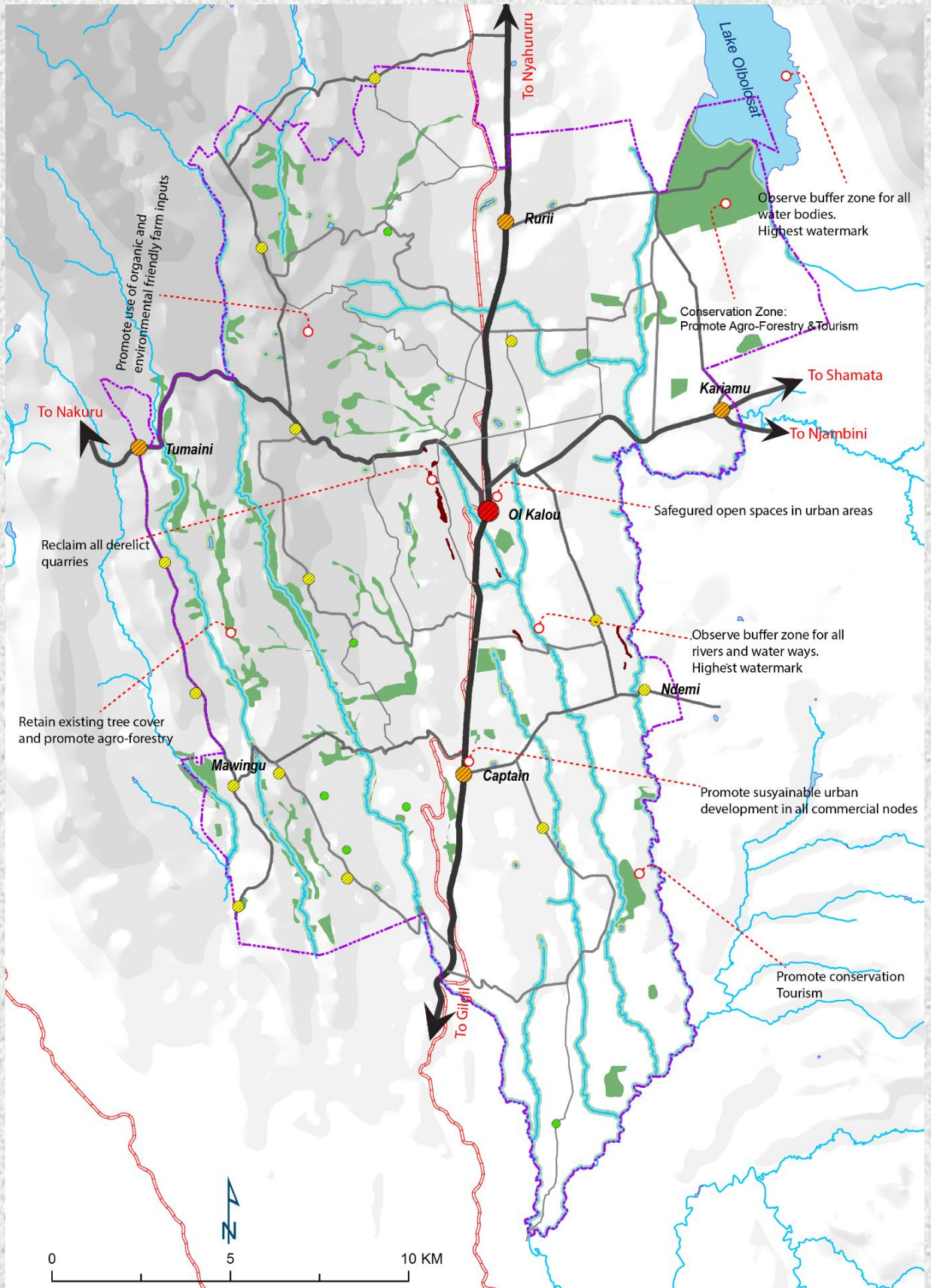
1. Nil Intervention



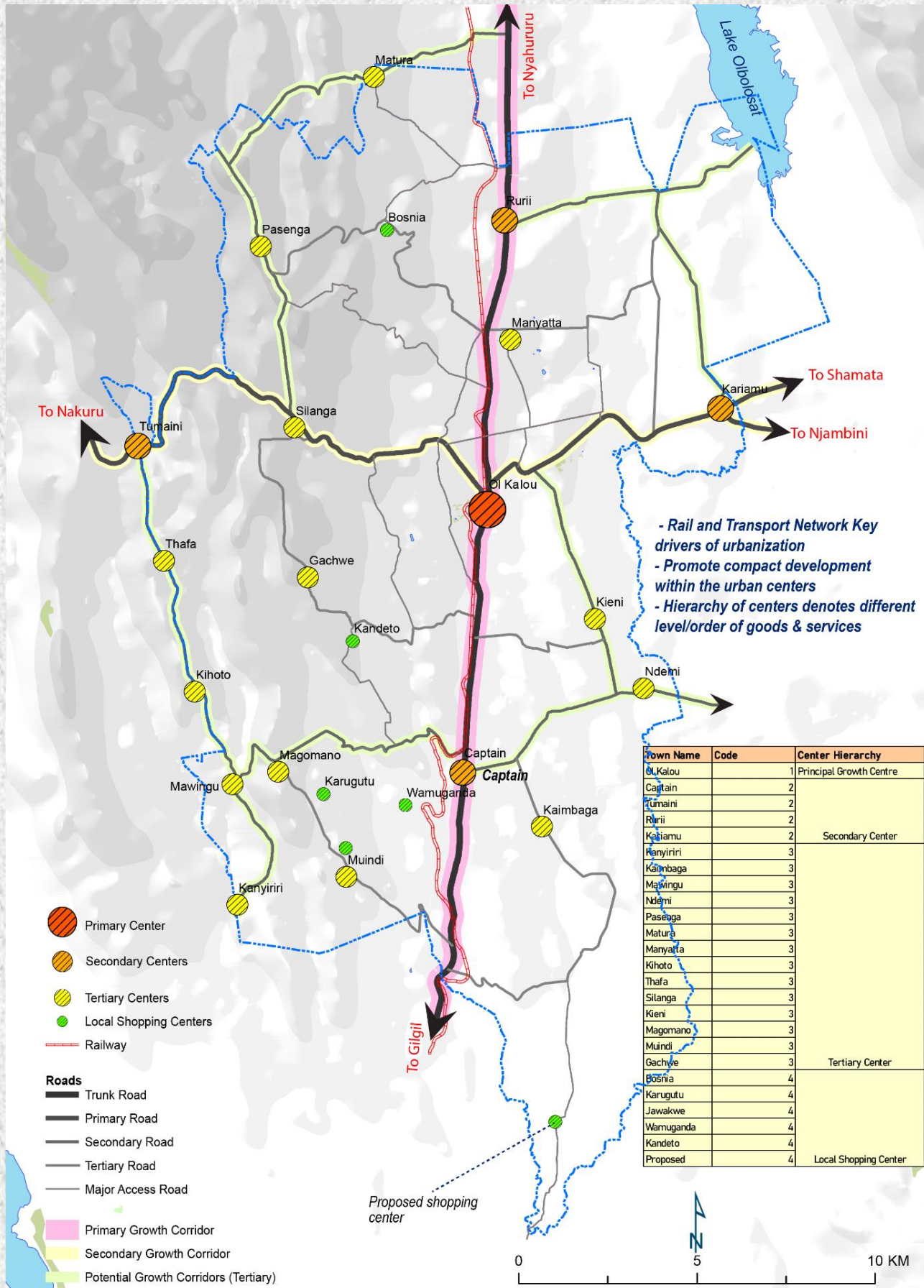
2. Agro Industrialization-Led Growth Scenario Model



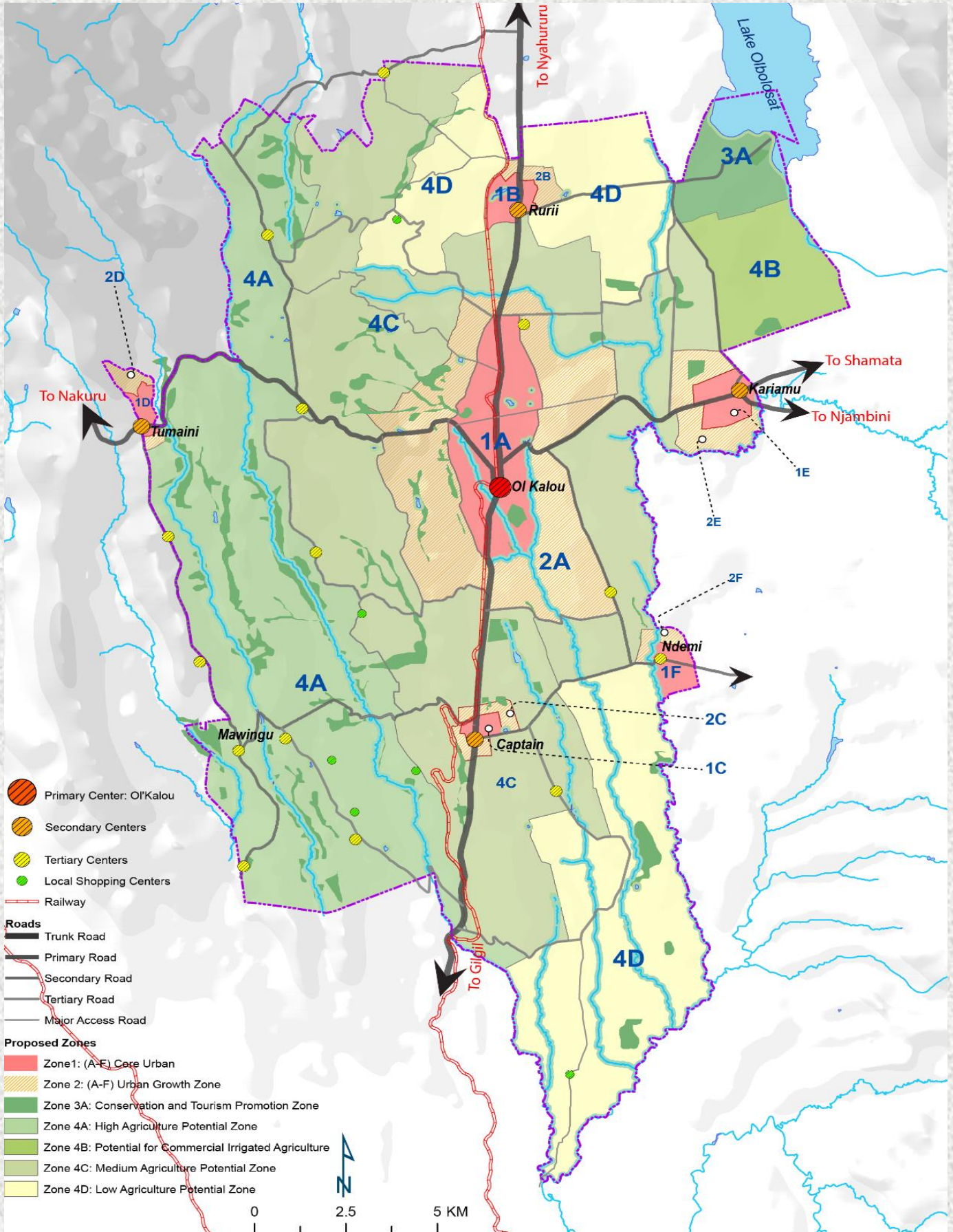
3. Conservation-Led Growth Model



3. Urbanization-Led Growth Scenario Model



Integrated Model Alternative [Preferred]



Proposed Plan

The preferred model for the municipality promotes;

- ❑ **Agro-industrial development in the municipality**
 - ❑ Milk processing, potato processing,
 - ❑ 5.8% of land has been set aside for industries
 - ❑ Proposes 2 industrial/economic zones in each ward
- ❑ **Protection of agricultural land**
 - ❑ 64.2% of land has been zoned for agriculture
 - ❑ Small scale agriculture, horticulture,
 - ❑ Promotion of compact development within urban limits
 - ❑ Reduced fragmentation of land
- ❑ **Sustainable urban development**
 - ❑ Sustainable environmental conservation of fragile ecosystems.
 - ❑ Strict enforcement of development control measures.
- ❑ **Growth of secondary and tertiary nodes**
 - ❑ Growth of secondary centres will reduce overstretching of resources and infrastructure
 - ❑ Reduced traffic congestion
 - ❑ Increased investments, jobs, trade and commerce opportunities
 - ❑ Enhanced intra and inter regional connectivity

URBAN GROWTH STRATEGIES

Primary Urban Centre

- Ol'Kalou Town

Secondary towns

- Rurii
- Kariamu
- Captain
- Tumaini

Market centres

- Mukindu
- Mundi.
- Gichungo
- Karugutu
- The rest

Main Urban Centres	Use
Ol'Kalou town	<ul style="list-style-type: none"> • County HQs & administrative hub • Commercial hub • Residential • Industrial • Transportation hub
Rurii	<ul style="list-style-type: none"> • Small & medium scale industrial centre • Township centre • Residential • Education/vocational
Captain	<ul style="list-style-type: none"> • Upgrade to Township • Tertiary education centre • University village • Commercial • Residential
Kariamuu	<ul style="list-style-type: none"> • Agro-industrial centre • Horticulture • Education • Residential
Tumaini	<ul style="list-style-type: none"> • Agro-processing • Value addition • Industrial

LAND USE & ZONING PLAN

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - OL'KALOU MUNICIPALITY, NYANDARUA COUNTY

Legend

- Road Hierarchy**
- A Commercial Nodes
 - B Contours (10M)
 - C Railway Line
 - D Rivers/Waterways
 - Other Minor Access Roads

- Land Use Zones
- Urban Growth Limit
- Water Bodies

- Land Uses**
- 0 - Residential High Density
 - 0₂ - Residential Medium Density
 - 0₃ - Residential Low Density
 - 1 - Industrial
 - 1₂ - Light Industrial
 - 1₃ - Agro-Industrial
 - 2 - Institutional
 - 3 - Recreational
 - 4 - Public Purpose
 - 5 - Core Commercial
 - 5₂ - Commercial
 - 5₃ - Mixed-Use (BCR)
 - 6 - Public Utility
 - 7 - Transport
 - 9 - Agriculture - Horticultural
 - 9₁ - Agriculture Zone: High Potential
 - 9₂ - Agriculture Zone: Medium Potential
 - 9₃ - Agriculture Zone: Low Potential
 - 9₄ - Agriculture Zone: Potential For Irrigation
 - 10 - Conservation and Hospitality



Coordinate System: Arc 1960 UTM Zone 37S
 Projection: Transverse Mercator
 Datum: Ars 1960
 False Easting: 500,000,000
 False Northing: 10,000,000,000
 Central Meridian: 39,00000
 Scale Factor: 0.9996
 Latitude Of Origin: 0.0000
 Units: Meter

PREPARED BY:
 URBAN LINES CONSULTANTS LIMITED
 NAME: Paul G. Chege (Lead Planner)
 Physical Planner Registration Number: 0106
 Signed _____ Date _____

DRAWN BY:

1. Mark Nyamu
2. Solomon Githinji
3. Sammy Munda
4. Peter Mwachira
5. John Munsie
6. Benson Thuku

CERTIFIED BY:
 COUNTY DIRECTOR, PHYSICAL AND USE PLANNING
 NAME: _____
 Signed _____ Date _____

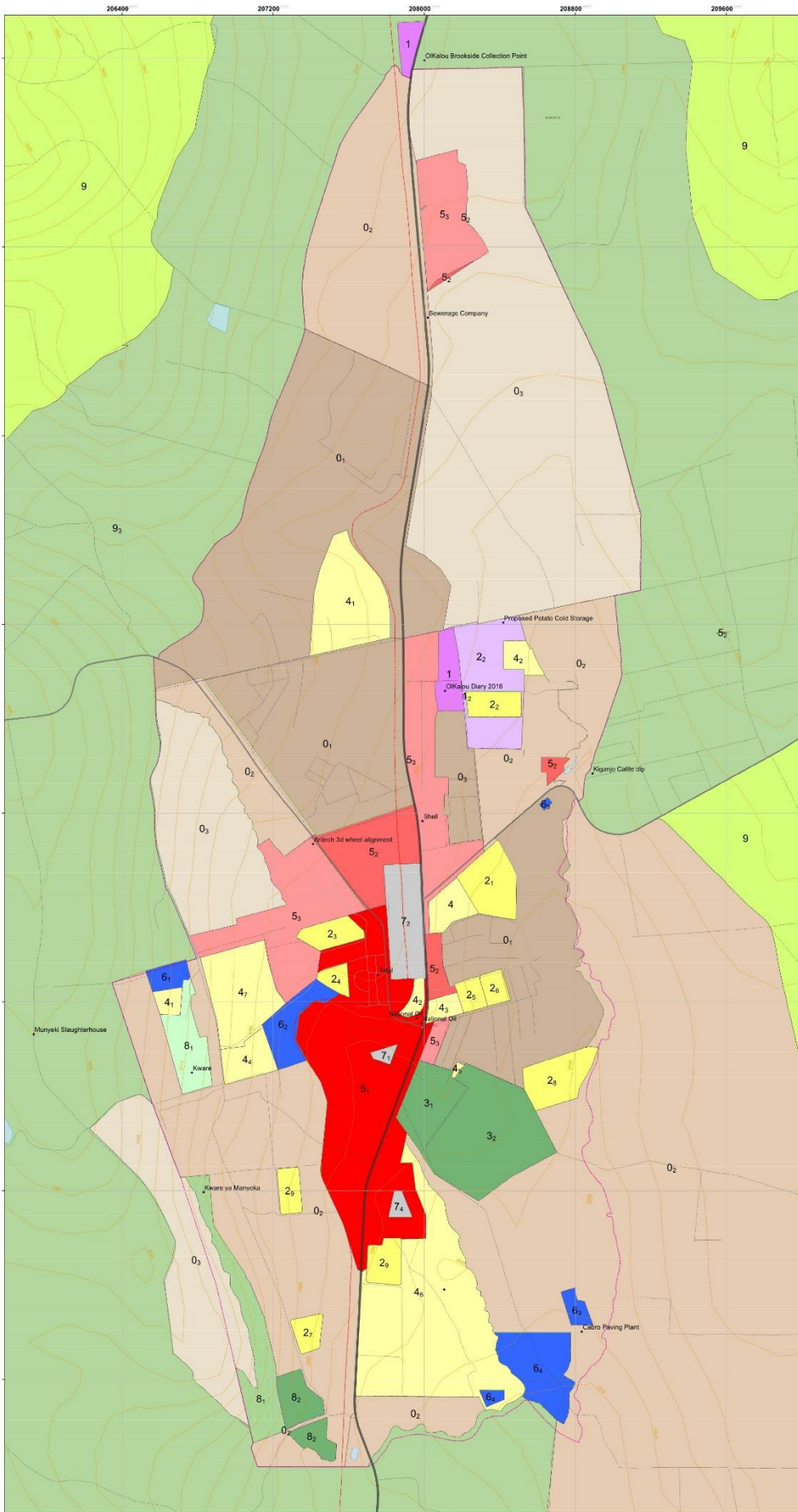
APPROVED BY:
 COUNTY EXECUTIVE COMMITTEE MEMBER IN CHARGE OF PHYSICAL AND USE PLANNING
 NAME: _____
 Signed _____ Date _____

APPROVED BY:
 COUNTY ASSEMBLY
 _____ (Hon. Clerk)
 Signed _____ Date _____
 Hansard NO. _____

APPROVED DEVELOPMENT PLAN No. _____

ENDORSED BY:
 H.E. GOVERNOR COUNTY GOVERNMENT OF NYANDARUA
DR. KIARIE MOSES N. BADILISHA
 Signature _____ Date _____





OL'KALOUTOWNSHIP ZONING PLAN

Legend

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- A Commercial Nodes
 - B Contours (10M)
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- Land Uses**
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 - Commercial
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 - Public Utility
 - Transport
 - Agricultural
 - Agriculture - Horticultural
 - Agriculture Zone: High Potential
 - Agriculture Zone: Medium Potential
 - Agriculture Zone: Low Potential
 - Agriculture Zone: Potetial For Irrigation
 - Conservation
 - Conservation and Hospitality

Code	Land Use Detail
0 ₁	Low Density Promotion Zone
0 ₂	Medium Density Promotion Zone
0 ₃	High Density Promotion Zone
1 ₁	Agro-Industry Promotion Zone
2 ₁	Existing Education Facilities
	1. K-12 Learning Zone
	2. Hospital Primary School
	3. O.K. Kibito Primary School
	4. Kigarijo Calthip Primary School
	5. Kigarijo Primary School
	6. Kigarijo Secondary School
	7. Kigarijo Primary School
	8. O.K. Kibito Secondary School
	9. Proposed Secondary
3 ₁	Recreational Areas
	1. Stadium
	2. Recreation
4 ₁	Public Purpose Function
	1. Art and Culture Center
	2. Okkalou Police Station
	3. Kigarijo Church
	4. Kigarijo Water Dam
	5. Kigarijo
	6. Kigarijo
	7. Kigarijo
5 ₁	CBD Zone 1 - Core CBD
5 ₂	CBD Zone 2 - Medium Commercial Promtion
5 ₃	CBD Zone 3 - Business Class Residential
6 ₁	Public Utility Function
	1. O.K. Kibito Water Treatment Plant
	2. O.K. Kibito Cemetery
	3. Proposed Cemetery
	4. Proposed Cemetery
	5. Proposed Cemetery
	6. Proposed Cemetery
	7. Proposed Cemetery
7 ₁	Transportation Function
	1. Existing Transportation Area
	2. Proposed Transportation Area
	3. Proposed Transportation Area
	4. Proposed Transportation Area
	5. Proposed Transportation Area
8 ₁	Conservation
8 ₂	Conservation
9 ₁	Agricultural

Coordinate System: Arc 1980 UTM Zone 37S
 Projection: Transverse Mercator
 Datum: Arc 1980
 False Easting: 500,000,000.0
 False Northing: 10,000,000,000.0
 Central Meridian: 39.0000
 Scale Factor: 0.9996
 Latitude Of Origin: 0.0000
 Units: Meter

1:7,000

PREPARED BY:
 URBAN LINES CONSULTANTS LIMITED
 P.O. BOX 65812-00607
 NAIROBI

CLIENT:
 OL'KALOU MUNICIPALITY
 - NYANDARUA COUNTY

DEPARTMENT REFERENCE No.....

APPROVED LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN No.....

Co de	Use	Existing Land Uses	Proposed Plan
0-1	Residential High	3.3%	3.6%
0-2	Residential Medium		2.1%
0-3	Residential Low		0.6%
1	Industrial	3.9%	5.8%
2	Educational	4.7%	5.6%
3	Conservation/ Recreational	1.6%	6.5%
4	Public Purpose	2.2%	3.1%
5	Commercial	3.5%	4.0%
6	Public Utility	1.4%	2.2%
7	Transportation	4.6%	5.5%
9	Agriculture	72.9%	64.2%
10	Mixed-Use	1.9%	2.3%

LAND USE CODE	LAND USE	LAND USE BUDGET		PERCENTAGE (%)
		Hectares	Acres	
0	Residential	339.52	833.07	37.88
1	Industrial	28.45	70.51	3.31
2	Education	22.87	56.81	2.58
3	Recreational	68.41	169.21	7.62
4	Public Purpose	123.11	306.23	13.92
5	Commercial	35.20	86.97	3.97
6	Public Utility	17.95	44.21	1.98
7	Transportation	181.80	450.23	20.53
8	Agricultural	4.17	10.32	0.47
9	Conservation	49.22	121.92	5.50
Total		885.74	2188.65	100.00

OL'KALOUT TOWNSHIP PROPOSED LAND USE PLAN

Legend

- ### Road Hierarchy
- A
 - B
 - C
 - D
 - Other Minor Access Roads
 - Commercial Nodes
 - Contours (10M)
 - Railway Line
 - Rivers/Waterways
 - Land Use Zones
 - Urban Growth Limit
 - Water Bodies

- ### Land Uses
- Residential
 - Industrial
 - Education
 - Recreational
 - Public Purpose
 - Commercial
 - Public Utility
 - Transportation
 - Agricultural
 - Conservation
 - 3M Water Wayleave

NORTH
1:5,000

Coordinate System: Arc 1980 UTM Zone 37S
 Projection: Transverse Mercator
 Datum: Arc 1962
 False Easting: 500,000.0000
 False Northing: 10,000,000.0000
 Central Meridian: 35.0000
 Scale Factor: 0.9998
 Latitude Of Origin: 0.0000
 Units: Meter

PREPARED BY:
 URBAN LINES CONSULTANTS LIMITED
 NAME: Paul G. Chege (Lead Planner)
 Physical Planner Registration No. 0106

..... Signed Date

DRAWN BY:
 1. Mark Nyamu
 2. Solomon Githirji
 3. Sammy Muriuki
 4. Peter Macharia
 5. John Munene
 6. Benson Thuku

CERTIFIED BY:
 COUNTY DIRECTOR, PHYSICAL AND USE PLANNING
 NAME:

..... Signed Date

APPROVED BY:
 COUNTY EXECUTIVE COMMITTEE MEMBER IN CHARGE
 OF PHYSICAL AND USE PLANNING
 NAME:

..... Signed Date

ADOPTED BY:
 COUNTY ASSEMBLY
 (Hon. Clerk).....
 Signed Date

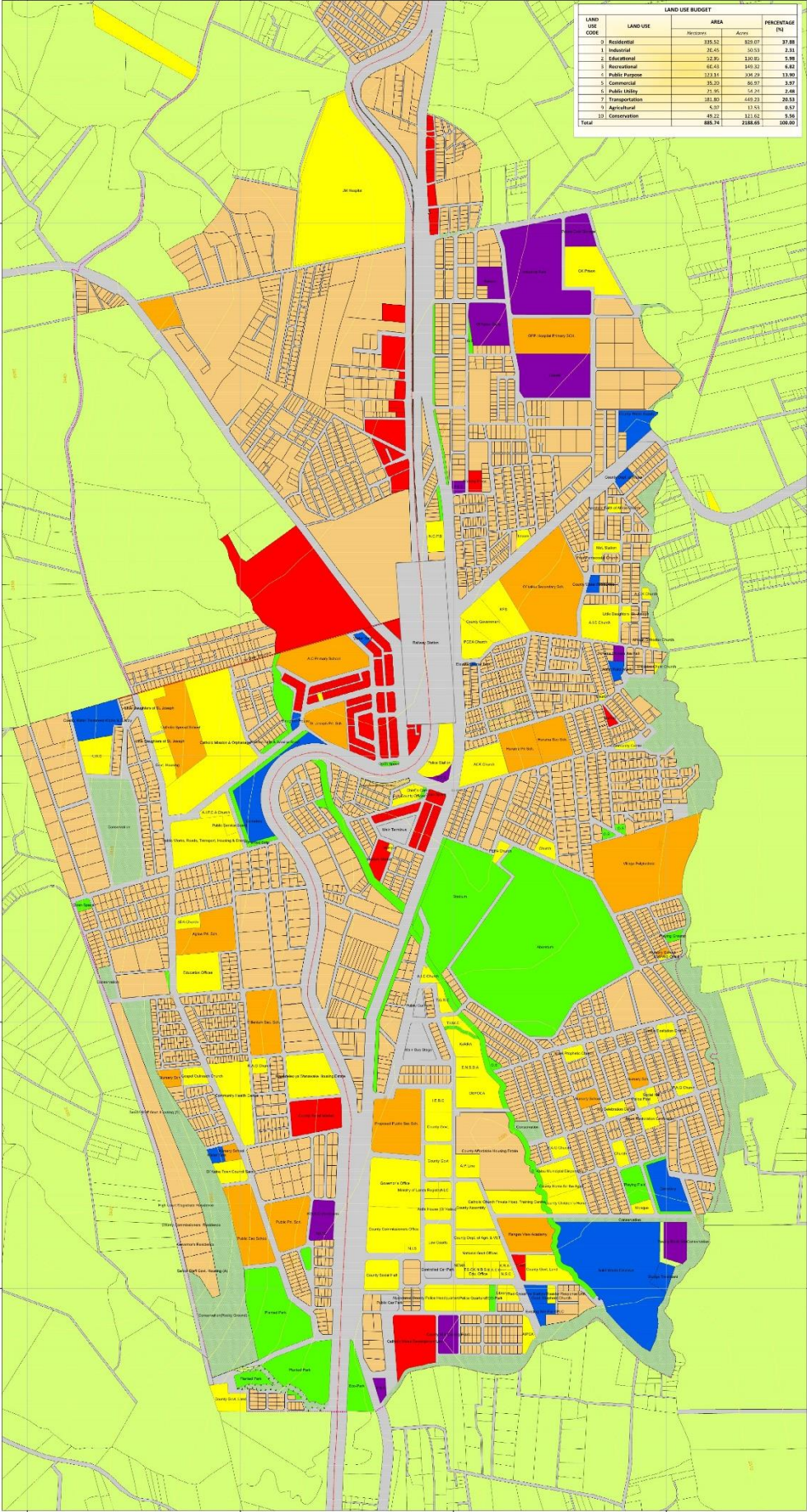
Hansard NO.

APPROVED DEVELOPMENT PLAN No.

ENDORSED BY:
 H.E. GOVERNOR COUNTY GOVERNMENT OF NYANDARUA
 DR. KIARIE MOSES N. RADIILISHA

Signature Date

DEPARTMENT REFERENCE No.



9972000
9971000
9970000
9969000
9968000



PROGRAMMES & PROJECTS

Quick Wins

Medium & Long Term

Quick Wins Projects

- Capacity build municipal staff, county departments, MCAs on plan implementation.
- Undertake clinics to educate public on plan implications (neighbourhood associations)
- Establish GIS lab, Land Information Management System
- Public land
 - Implement Land Audit Report for Ol'Kalou town
 - Surveying and titling of the other market centres
 - Prepare an inventory of existing public land
- Update the valuation roll to enhance revenue collection.
- Extend streetlights Ol'Kalou, Captain, Rurii, Kariamuu, Ndemi – increase business hours and security
- Operationalize markets at Ol'Kalou, Captain & Oleriondo
- Expand solid waste collection

Key Transport Sector Projects

Project	Area	Phasing
Upgrade feeder roads in the wards to all weather standard	All wards	1-3 years
Dualling the Gilgil-Nyahururu stretch between Captain and Rurii.	Captain to Rurii market	5-10 years
Construct local and long-distance lorry parks	Ol'Kalou, Captain, Tumaini, Kariamu	1-3 years
Improve and construct NMT facilities along major roads	Ol'Kalou town, Rurii, Captain, Tumaini, Kariamu, Ndemi Mawingu,	1-3 years
Construct matatus terminus next to PCEA church and in the other market centres		1-3 years

Key Water and Sewer Reticulation Projects

Project	Area	Phasing
Expand water reticulation to urban and peri-urban areas from 40 to 360km ²	Municipality	0-10 years
Provide water kiosks and Drill 5 boreholes to improve water supply	Mawingu Kaimbaga Ndemi Tumaini Wanjura	1-3 years
Promote alternative water technologies i.e. rain water harvesting, dams and earth pans, shallow wells to support agriculture	Peri-urban and rural areas	1-3 years
Protection of rivers against encroachment and pollution	Municipality	1-2years
Expand sewer treatment plant and reticulation	Ol'Kalou town	1-3years

Key Solid Waste and Sanitation Projects

Project	Area	Phasing
Construct modern sanitary landfill and waste recycling plant.	Ol'Kalou town	3-5 years
Decommission and rehabilitate the current dumpsite	Ol'Kalou town	3-5years
<p>Upscale waste collection.</p> <ul style="list-style-type: none"> • License small scale providers • Purchase refuse bins and skipper trucks and transfer station 	Peri-urban areas, and institutions	3-5 years
Design and implement schools' sanitation programme	All schools	1-3 years
Train households and SMEs on circular economy of waste e.g., organic fertilizers, paper and plastic re-use	Municipality	1-3 years

Key Trade and Commerce Sector Projects

Projects	Area	Phasing
Modernize & expand market facilities and lighting in Kalou town, market centres	Ol'Kalou town and other strategic locations	1-3 years
Designate public spaces/streets for periodic market days within the municipality	Ol'Kalou Town	2-4 years
Formation of cooperatives, saccos, saving groups	Municipality	1-3 years
Train traders and groups on financial literacy and corporate governance	Municipality	
Promote business formalization through registration and compliance	All the wards	1-3 years

Industrial Sector

Projects	Area	Phasing
Conducting feasibility studies on industrial development as defined in land use plan.	Municipality	Year 2
Provide support infrastructure (roads, electricity and water) to support industrial growth		Year 1
<p>Ministry of Industrialization's Industrial Development Centre can</p> <ul style="list-style-type: none">• Training on skills, management and leadership• Expand the sheds to accommodate more workers & provide storage facilities• Support benchmarking for learning from local, regional and international platforms• Organize local showcase events to boost local talent and productivity	Municipality	Year 2

Livestock Sector

Projects	Area	Phasing
Promote cold storage facilities to mitigate glut and for price stabilization.	Municipality	1-3 years
Train farmers on fodder conservation/storage	Municipality	Year 2- 3
Enhance livestock extension and training services to support farmers training	Municipality	Annual
Organise annual investment conferences to promote livestock sector investment and marketing	Municipality	Annual
Establish a modern abattoir for beef, sheep & goats		Year 3-4
Promote mainstream uptake of agro-insurance covers.	Municipality	1-3 years
Rehabilitate dams and water pans for water harvesting	Municipality	3-5 years

Education Sector

Project	Area	Phasing
Provide ECDE facilities within 500m walking distance	Municipality	1-3 years
Enforce 100% transition to secondary schools through expansion of education facilities within 3km radii.	Municipality Mawingu Silanga	Continuous
Increase student capitation and bursaries to needy & vulnerable	Municipality	1-3 years
Expand the Technical & Vocational Education and Training (TVET) institutions	Municipality	1-3 years
Construct the proposed Nyandarua University to provide specialized skills	Captain area	3-10 years

Health Sector

Projects	Area	Phasing
Upgrade JM Hospital and equip with specialised medical equipment e.g., cancer care and renal	Municipality	3-5 years
Upgrade health facilities to level 3 hospitals to decongest JM	Rurii Tumaini Captain	3-5 years
Provide existing health facilities with equipment and personnel	Mawingu Kariamuu Passenga Kaimbaga market centre	1-3 years
Purchase at least 3 ambulances to improve emergency services	To serve the municipality	1-3 years
Acquire/reserve/surrender land for more health facilities	Municipality	Continu ous

Other Social Infrastructure Projects

Projects	Area	Phasing
Construct fire station, fire-fighting truck & fire hydrants)	To serve the municipality	1-3 years
Police post and security apparatus	Ndemi Mawingu Kaimbaga Passenga	3-5 years
Improve cemetery sites in the municipality	Ol'Kalou Tumaini Rurii Ndemi Kariamuu	1-3 years
Construct 4 social halls equipped in ICT and library services	Kaimbaga ward Rurii ward Tumaini centre	3-5 years

Land and Land Use Management

Projects	Area	Phasing
<p>Land disputes in Ol’Kalou town</p> <ul style="list-style-type: none"> • Explore alternative dispute resolution mechanisms • Validation of task force report • Identification of beneficiaries together with NLC, community, county • Survey and issue title deeds in Ol’Kalou and other centres 		
<ul style="list-style-type: none"> • Audit & secure public land • Repossess all grabbed land • Plan, survey and register all public land in liaison with NLC 	Municipality	Continuou s
<p>Implement online platforms e.g. Ardhi Sasa & Electronic Dev’t Application Mgnt Sys. (EDAMS)</p>	Municipality	1-3 years
<p>Educate public on the proposed zoning & optimal land use</p>		
<p>Feasibility studies on 2 potential economic/industrial zones per ward.</p>	2 per ward	
<p>Approval and Implementation of ISUDP and CSP</p>	Ol’Kalou Municipality	Immediate - 10 years
<p>Update valuation roll as per proposed plan and PFMA,2012</p>		1-5 years

Urbanization and Human Settlements

Project	Area	Phasing
Upgrade existing infrastructure in the CBD and satellite centres	Ol'Kalou CBD, Captain, Rurii, Kariamuu, and Tumaini	1 – 3 years
Densification of the urban areas		1-3 years
Promote NMT through; <ul style="list-style-type: none"> • Footpaths, • Cycling lanes • Street furniture • Encourage tree buffers 	Ol'Kalou Municipality	1 – 3 years
Undertake affordable housing through PPP	Municipality	Continu ous
Development of County social housing projects	Ol'Kalou Municipality	1 -3 years

Environment, Climate Change & DRR

Project	Area	Phasing
Prepare quarrying policies to guide and regulate mining. (EIA, rehabilitation)	Ol'Kalou and Ndemi	1 – 3 years
Map and gazette all riparian reserves within Ol'Kalou	Ol'Kalou River, Lake Ol'bolosat and any other riparian features	3-6 months
Landscape management to manage upstream river pollution		
Prepare policy on pollution offences and fine payment		
Budgetary allocation towards effects of climate change		
Creation of buffers/trenches to prevent human wildlife conflict near Ol'Bolosat		
Acquisition of land to set up a fully equipped disaster management centre		5 years

Tourism

Project	Area	Phasing
Gazette & develop lake Ol'bolosat as a tourist site (private sector)	Ol'Kalou municipality County	Year 1
Develop Ol'Kalou arboretum park with a garden, park, hotel and conference facility (PPP)		
Identify, preserve and gazette historical sites and cultural centres.		
Develop a tourism circuit: Ol'bolosat, Aberdare, Thompsons Falls, Mt. Kenya, Lakes Naivasha & Nakuru.		
River line redevelopment to promote eco-tourism along rivers		
Develop an arts and cultural center with theatre		Ol'Kalou Municipality
Redevelop and delineate Ol'Kalou civic area to serve as a public green open space	Ol'Kalou CBD	1-3 years

Revenue Enhancement

Project	Area	Phasing
Map all existing and potential revenue streams	Municipality	1-3 years
Automate revenue collection	Municipality	1-3 years
Awareness creation & enforcement <ul style="list-style-type: none">• Institute regular checks.• Electronic notification on charges due.• Undertake regular tax clinics• Regular audits of collection	Municipality	1-3 years
Timely receipts of funds from County to implement delegated functions	Municipality	1-3 years
Explore suitable PPP financing models	Municipality	1-3 years

Benefits Of The Plan

- Will guide urban development
 - Has zoned areas for different land uses to create order
 - Basis of physical and social infrastructure development for the next 10 years.
- Economic empowerment
 - Agriculture, the backbone thro' value addition
 - Job creation for the local population
 - Promote industrialization
- Increase revenue collection for service provision
 - Enable preparation of valuation roll which will enhance revenue collection
 - Proposes additional revenue streams
- Social development
 - Social protection of the vulnerable – collaboration with State Department of Social Protection

Implementation of the plan will awaken Ol'Kalou and Nyandarua county, the sleeping giant