



THE MUNICIPALITY OF KAJIADO

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN 2026-2036



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Certificate

I certify that the plan has been prepared and published as per the requirements of the County Government Act, 2012 (amended, 2020), Urban Areas and Cities Act, 2011 (amended, 2019), Physical and Land Use Planning Act No. 13 of 2019 and Planning Standards & Guidelines

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Endorsement

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APPROVED PLAN No.

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ACRONYMS/ABBREVIATIONS

Acronym	Full Meaning
AutoCAD	Automatic Computer-Aided Design
CBO	Community-Based Organization
CIDP	County Integrated Development Plan
CIP	Capital Investment Plan
DEM	Digital Elevation Model
EMCA	Environmental Management and Coordination Act
GIS	Geographic Information System
GNSS	Global Navigation Satellite System
GPS	Global Positioning System
ICT	Information and Communication Technology
ISUDP	Integrated Strategic Urban Development Plan
KeNHA	Kenya National Highways Authority
KEPSA	Kenya Private Sector Alliance
KeRRA	Kenya Rural Roads Authority
KNCCI	Kenya National Chamber of Commerce and Industry
KPLC	Kenya Power and Lighting Company
KURA	Kenya Urban Roads Authority
LPLUDP	Local Physical and Land Use Development Plan
M&E	Monitoring and Evaluation
MSE	Micro and Small Enterprise
NEMA	National Environment Management Authority
NGO	Non-Governmental Organization
NLC	National Land Commission
NMT	Non-Motorized Transport
NSP	National Spatial Plan
NUDP	National Urban Development Policy
PLUPA	Physical and Land Use Planning Act
PPP	Public-Private Partnership
PRSP	Poverty Reduction Strategy Paper
PWD	Persons with Disabilities
RIM	Registry Index Map
RTK	Real-Time Kinematic
SACCO	Savings and Credit Cooperative Organization
SDG	Sustainable Development Goal
SME	Small and Medium Enterprise
SPSS	Statistical Package for the Social Sciences
SWOT	Strengths, Weaknesses, Opportunities, and Threats
ToR	Terms of Reference
UTM	Universal Transverse Mercator
WRA	Water Resources Authority

EXECUTIVE SUMMARY

The project involves the preparation of a Local Physical and Land Use Development Plan (LPLUDP) for Kajiado Municipality, designed to create a spatial framework that is responsive to its unique status as a primary administrative hub, a regional trade link, and a semi-arid urban center. As the headquarters of Kajiado County, the municipality is facing unprecedented pressure from rapid urbanization, land subdivision, and a growing population. This plan aims to foster coordinated growth, ensure the optimal utilization of land, and balance urban expansion with the protection of the county's pastoral and ecological heritage.

The planning area for Kajiado Municipality covers the core urban and peri-urban zones within Kajiado Central Sub-County, primarily encompassing Ildamat Ward and Dalalekutuk Ward. The municipality serves as a strategic node along the Nairobi–Namanga Highway (A104), acting as a gateway for international trade between Kenya and Tanzania.

The report is organized into five comprehensive chapters:

Chapter One: Introduction -Outlines the project's background, objectives, and institutional framework. It addresses uncontrolled ribbon development along the A104 corridor and defines the spatial scope, deliverables, and coordination mechanisms between the County Government, Municipal Board, and Consultant.

Chapter Two: Technical Approaches and Execution Methodology -Adopts a six-phase execution strategy anchored in GIS-based spatial analysis to address geological and climatic constraints. The methodology integrates situational analysis, development scenarios, detailed land use planning, and a Capital Investment Plan (CIP), ensuring multi-sectoral inclusion across economic, social, and environmental dimensions.

Chapter Three: Situational Analysis - Provides a detailed assessment of Kajiado's physiographic, demographic, social, and economic characteristics. It examines topography, drainage, land cover, climate, population dynamics, economic activities, and infrastructure systems, identifying key planning issues and opportunities.

Chapter Four: Structuring Elements and Development Models - Introduces spatial structuring elements and alternative development models that inform the municipality's growth strategy. It emphasizes integration of transport corridors, economic nodes, and environmental buffers for balanced expansion.

Chapter Five: Detailed Land Use Plan - Defines land use zones and development control guidelines to ensure compatibility between residential, commercial, industrial, and conservation areas. It provides a spatial blueprint for orderly development and investment prioritization.

Chapter Six: Development Strategies and Implementation Framework -Outlines actionable strategies for economic improvement, infrastructure enhancement, social amenities, housing, tourism, and climate resilience. It defines institutional roles and financing mechanisms for effective implementation.

Chapter Seven: Monitoring and Evaluation Framework -Establishes a Municipality Monitoring and Evaluation System (MMES) to track progress and ensure accountability. It defines data collection, analysis, and reporting protocols aligned with the Physical and Land Use Planning Act, 2019.

CHAPTER ONE: INTRODUCTION

1.1 Introduction and Background

Kajiado Municipality, the administrative capital of Kajiado County, is undergoing a rapid transition from a rural administrative outpost to a burgeoning urban center. Situated approximately 80km south of Nairobi, the municipality serves as a strategic transit node along the Nairobi–Namanga–Arusha highway (A104). However, this growth has been largely organic and uncoordinated. The preparation of this Local Physical and Land Use Development Plan (LPLUDP) is initiated to provide a spatial framework that directs growth for the next 10 years, ensuring that Kajiado develops into a functional, competitive, and sustainable municipality.

1.1.1 Problem Statement

Kajiado Municipality is currently undergoing a transformative but turbulent period of rapid urbanization, transitioning from a colonial-era administrative outpost to a major satellite hub within the Nairobi Metropolitan Region. Situated strategically along the A104 international highway, the municipality acts as a critical link between Kenya and the East African hinterland. However, this growth has largely been organic, characterized by a lack of proactive spatial planning. As the municipality expands, it faces a complex web of interconnected spatial, environmental, and socio-economic challenges that threaten its long-term sustainability. Without a comprehensive Local Physical and Land Use Development Plan (LPLUDP), the municipality risks becoming a fragmented urban area defined by inefficiency and environmental degradation rather than a functional administrative and commercial capital. Some of the challenges facing Kajiado Municipality include:

- i. **Uncontrolled Urban Sprawl and Land Fragmentation** One of the most pressing issues is the rapid, uncoordinated subdivision of former group ranches and agricultural lands. As land tenure shifts from communal to private ownership, large tracts of land are being broken into high-density residential plots. This sprawl occurs without the commensurate provision of public utilities, leading to a leapfrog development pattern. This makes the future provision of piped water, electricity, and paved roads prohibitively expensive and technically difficult due to the lack of reserved wayleaves.
- ii. **Inefficient Linear Development** The spatial form of Kajiado is heavily dictated by the Nairobi–Namanga (A104) Highway. This has resulted in ribbon development, where commercial and residential activities are concentrated in a thin strip along the tarmac. While providing high visibility for businesses, this pattern causes severe traffic congestion, increases the risk of road accidents, and stifles the development of the town's interior. The reliance on a single arterial road for all municipal functions creates a bottleneck that hinders efficient internal mobility.
- iii. **Environmental Degradation and Riparian Encroachment** Kajiado's natural capital is under threat. Urban expansion has led to the direct encroachment on the Olkejuado River riparian zones. The destruction of these buffer areas increases the town's vulnerability to flash floods—a frequent hazard in this semi-arid landscape. Furthermore, the municipality sits on a critical transition zone for wildlife. Unplanned fencing and construction are blocking historical wildlife corridors that connect the Amboseli ecosystem to the Nairobi National Park, threatening biodiversity and the local tourism economy.

- iv. **Infrastructure Deficit and Geological Constraints** There is a profound mismatch between population density and infrastructure capacity. Kajiado Municipality lacks a centralized sewerage system, forcing residents to rely on septic tanks and pit latrines. This is particularly dangerous given the town's geology, characterized by shallow basement rock which prevents deep percolation and increases the risk of groundwater contamination. Currently, the town is over-reliant on dwindling groundwater (boreholes), which is increasingly being over-abstracted to meet the demands of an expanding population.
- v. **Land Use Conflicts: Pastoralism vs. Urbanization** Kajiado is unique for its deep-rooted pastoralist heritage. However, the rise of modern commercial and residential demands has created significant tension. Traditional grazing routes and livestock holding grounds are being converted into built-up areas. This displacement of the pastoralist economy not only threatens cultural heritage but also creates socio-economic friction as the indigenous community is pushed further into the periphery.

Despite these challenges, Kajiado Municipality possesses unique advantages that this LPLUDP seeks to leverage:

- i. **Strategic Transit Hub:** Its location on the A104 highway and the presence of the Meter Gauge Railway (MGR) provide a foundation for multi-modal logistics and trade.
- ii. **Proximity to Konza Technopolis:** Kajiado can position itself as a high-value residential and service provider for the nearby Silicon Savannah.
- iii. **Renewable Energy Potential:** The high solar radiation and wind speeds in the region offer opportunities for green, off-grid infrastructure solutions.
- iv. **Cultural Tourism:** The rich Maasai heritage can be integrated into the urban fabric through designated cultural markets and heritage sites.

The challenges facing Kajiado Municipality are symptoms of a planning vacuum. The current trend of sprawl, environmental neglect, and infrastructure lag is unsustainable and threatens to undermine the municipality's role as a regional leader. The preparation of this LPLUDP is therefore not merely a statutory requirement but a critical intervention. By addressing these spatial conflicts and tapping into existing regional opportunities, the plan will provide a roadmap for a resilient, inclusive, and orderly Kajiado that balances modern urban needs with environmental and cultural preservation.

The Kajiado Municipality Vision

"To be a dynamic, vibrant, competitive, resilient municipality anchored on technology and positive values." This vision was developed through a consultative and participatory process involving key stakeholders, including residents, government agencies, the private sector, and community organizations. The vision reflects the collective aspirations of the people of Kajiado Municipality.

1.2 Project Objectives, Scope, And Deliverables

1.2.1 Key Objective

The primary goal of this consultancy is to prepare a 10-year Local Physical and Land Use Development Plan (LPLUDP) for Kajiado Municipality. This plan will provide a robust spatial framework to coordinate land-use activities, catalyze economic growth, and ensure environmental resilience while remaining responsive to the municipality's pre-determined functions.

1.2.1 Specific Objectives

- i. **Situational and Trend Analysis:** To conduct a comprehensive study of the planning area's environment and analyze historical and emerging development trends, specifically assessing the shift from pastoral rangelands to urban settlements to inform future growth projections.
- ii. **Spatial Framework and Boundary Rationalization:** To establish an orderly 10-year spatial framework and advise on the appropriate municipal boundary extents, ensuring the plan encompasses all functional urban and peri-urban growth nodes.
- iii. **Infrastructure Optimization and Resource Reservation:** To provide a basis for infrastructure and service provision by allocating sufficient space and reserving land for critical public utilities, adaptive drainage infrastructure, and an integrated transport system including the A104 and railway.
- iv. **Economic Revitalization and Land Use Efficiency:** To determine the most effective land-use distributions by designating specialized zones for modern commercial centers and value-addition industries—such as leather and meat processing—to stimulate local economic development.
- v. **Environmental Protection and Climate Resilience:** To identify environmental concerns and develop strategies for managing sustainable drainage infrastructure, safeguarding the Olkejuado River riparian ecosystem and southern wildlife migratory corridors through climate-resilient planning.
- vi. **Public Realm, Recreation, and Open Spaces:** To ensure the provision of adequate land for recreation, green parks, and public open spaces to enhance the livability and social well-being of the municipal residents.
- vii. **Innovative Civic and Urban Design:** To uphold and promote innovative urban design concepts that enhance the unique character, form, and identity of Kajiado Town while ensuring functional convenience for all users.
- viii. **Safety and Security Enhancement:** To integrate spatial planning strategies that enhance and promote safety and security through improved street lighting, clear wayfinding, and the strategic location of emergency services.
- ix. **Digital Land Governance and Development Control:** To develop a comprehensive GIS-based database for all government and private lands to provide a statutory basis for development control and investment decisions.
- x. **Legal Compliance and Implementation Framework:** To ensure all proposals align with the Physical and Land Use Planning Act (PLUPA), 2019 and other legal and policy frameworks.
- xi. **Strategic Transformation and Implementation** To produce a strategic report that provides solid, actionable proposals and a **Capital Investment Plan (CIP)**. This will recommend the necessary measures for the smooth development of Kajiado Municipality as a world-class strategic urban area.

1.2.2 Specific Tasks

The consultant undertook the following targeted activities to ensure the Kajiado LPLUDP was robust, evidence-based, and culturally grounded:

- i. **Targeted Stakeholder Mapping and Analysis:** The consultant identified and categorized key actors specific to the Kajiado context, including government entities, community interest groups, and development partners.
- ii. **Comprehensive Desk Review of Mandates and Legal Frameworks:** The consultant carried out a detailed review of documents defining the administrative and legal character of Kajiado Municipality. This included the Kajiado County Spatial Plan (2019–2029), the County Integrated Development Plan (CIDP 2023–2027), legislation under the Urban Areas and Cities Act, and national frameworks such as PLUPA 2019 and the National Spatial Plan.
- iii. **Policy Alignment and National Urban Strategy Review:** The consultant reviewed relevant policy frameworks and national implementation plans, with particular focus on Nairobi Metropolitan Services (NMS) strategies, given Kajiado’s role as a dormitory and satellite hub, as well as national housing and sustainable development priorities.
- iv. **Audit and Streamlining of Fragmented Spatial Plans:** The consultant reviewed and harmonized existing spatial instruments within the municipal boundary, including Part Development Plans (PDPs), survey records, historical physical development plans, and detailed site plans for major institutions and industrial nodes, integrating them into a cohesive municipal zoning framework.
- v. **Situational Analysis and Multi-Sectoral Needs Assessment:** The consultant developed a comprehensive understanding of Kajiado’s development status through infrastructure audits assessing borehole dependency and sewerage requirements; human settlement profiling analyzing rapid urban sprawl and land subdivision; and socio-economic surveys examining the livestock-based economy alongside emerging urban dynamics.
- vi. **Strategic SWOT Analysis (Constraints, Opportunities, and Potentials):** The consultant synthesized findings to identify key development drivers, including constraints such as geological fault lines, water scarcity, and river encroachment; opportunities linked to proximity to Konza Technopolis and the A104 corridor; and potentials for value-addition industries and eco-tourism.
- vii. **Digital Database Development:** The consultant developed a geo-referenced GIS database covering both public and private land, ensuring compatibility with the National Land Management System to support efficient development control and land administration.

1.3 Scope of the Assignment

The planning horizon for the plan is set at 10 years. The Local Physical and Land-Use Development Plan for Kajiado Municipality will cover 132.2 KM². The plan will be prepared in line with the Physical and Land Use Planning Act, 2019, Urban Areas and Cities Act, 2011 (amended, 2019) and the County Government Act, 2012 among other relevant legal and policy frameworks.

The plan’s content scope encompasses a comprehensive range of thematic areas designed to foster a sustainable and functional urban environment. These themes are packaged in the following deliverables and output.

A. Deliverables

The following deliverables are contained in this report:

- i. **GIS-based Local Physical and Land-Use Development Plan for Kajiado Municipality** (Preferably at a scale of 1:2500). This plan aims to optimize the utilization of Kajiado's urban space for socio-economic growth. It will delineate broad zones into specific planning sub-zones, effectively separating conflicting uses such as industrial value-addition zones from residential neighborhoods. It will also define density areas and provide specific building control guidelines, including road reserves, building lines, and setbacks tailored to the municipality's evolving skyline.
- ii. **Zoning Plans with Development Policies, Guidelines, and Regulations** The consultant will formulate a robust regulatory framework to streamline the consideration of development applications. These guidelines will specify recommended densities, minimum plot sizes, dwelling units per plot, and building heights expressed through Floor Area Ratio (FAR) and Plot Ratios ensuring that Kajiado's growth remains orderly and sustainable.
- iii. **Municipal Structure plan** The Structure Plan will establish a broad, long-term framework for Kajiado's growth over the next 10 years. It will outline general land-use patterns and indicate the desired direction for town expansion balancing urban densification with the preservation of southern wildlife migratory corridors. A primary focus will be the designation of conservation zones to protect life-support systems, such as wetlands and riverine ecosystems, providing the strategic vision required to guide detailed development.
- iv. **Detailed Development Plans/Action Area Plans** for specific strategic nodes. These devolve the Municipal Spatial Plan to key market centres in the municipality. They detail spatially the various interventions in these strategic nodes
- v. **Sectoral Development Strategies** To harness the full potential of urbanization, the consultant will develop integrated strategies to act as development catalysts. These will include:
 - ✓ **Economic & Investment Strategy:** including Agriculture Development and Promotion Strategies, Trade and Commerce, Tourism and Local Industry Promotion Strategies such as leather and meat processing value chains.
 - ✓ **Infrastructure & Services Efficiency:** Planning for transport structure, liquid waste management system and sustainable water supply and management strategies.
 - ✓ **Social Facilities Strategy** for health, education, and recreation facilities
 - ✓ **Environmental and Social Management Strategy:** A dedicated strategy addressing ecological preservation and social development impacts.
 - ✓ **Disaster Risk Management:** Strategies for flash-flood mitigation and climate resilience.
 - ✓ **Housing & Settlement:** Promoting affordable housing and protecting peri-urban livestock holding grounds.
- vi. **GIS Database for the planning area (Including Basemap and current satellite image)** is the primary digital deliverable of the Kajiado County Spatial Plan, serving as a centralized repository for geospatial data. It integrates thematic layers like land use, infrastructure, and environmental zones to support evidence-based decision-making. This enables real-

time monitoring of developments and ensures transparent implementation of the 10-year planning vision.

- vii. **Stakeholder Engagement and Visioning Report:** Documentation of awareness creation, community mobilization, and the consensus-built vision for the municipality and throughout the project life.
- viii. **Implementation and monitoring framework.** It coordinates sectoral activities, optimizes resource allocation, and safeguards public interest through systematic oversight. By serving as a deliverable for initiating and appraising development, the framework provides a structured platform for public participation and holds stakeholders accountable to the plan's 10-year growth objectives.
- ix. **Capital Investment Plan (CIP)** The CIP will be a prioritized 3-year implementation matrix that identifies specific programs and projects, complete with estimated costs, funding sources, and timelines. This plan is designed to bridge the gap between spatial proposals and the Kajiado County Budget, ensuring that high-impact projects such as transport interchanges and solid waste sites are implemented to spur immediate socio-economic growth.

B. Output

These deliverables were submitted to the client be packaged into the following output;

- i. **An inception report** illustrating the methodology, workplan and timelines and a clear understanding of the deliverables for the assignment.
- ii. **Base Map and Situational Analyses Report.** The base map will contain the cadastral data, physical and social infrastructure, terrain and vegetation. The map will inform the plan proposals. The Situational Analyses Report this will contain the existing situation of the municipality in terms of the socio-economic status, environmental, social and cultural activities. It details out the assessment and gaps in a synthesis of the findings.
- iii. **Local Physical and Land Use Development Plan** contains proposals/interventions, sectoral development strategies, development standard guidelines, implementation and monitoring framework and capital investment plan.

1.4 Principles of the Plan

Kajiado Municipality Local Physical and Land-Use Development Plan is guided by the following principles:

- **Sustainability** – The plan guides development to minimize environmental degradation, protect natural resources, and promote long-term economic growth that does not compromise future generations. For example, it zones sensitive ecological areas for conservation while directing urban growth to less vulnerable areas.
- **Equity and Inclusiveness** – The plan ensures that all residents, including marginalized groups, women, and youth, have access to land, basic services, and development opportunities. This is achieved through inclusive consultations and planning for social amenities in all neighborhoods.

- **Efficiency** – Land use is optimized by clearly designating zones for residential, commercial, industrial, and agricultural purposes. This reduces conflicts between competing uses and ensures infrastructure and services are effectively delivered.
- **Resilience** – The plan incorporates climate adaptation and disaster risk reduction measures, such as floodplain management, climate-smart agriculture zones, and resilient infrastructure design, to reduce vulnerability to hazards.
- **Participatory Planning** – Communities and stakeholders were actively engaged in the planning process through workshops, public hearings, and feedback mechanisms, ensuring that local needs and priorities shape development decisions.

1.5 Execution Methodology

The plan was developed through a consultative process involving all categories of stakeholders and in accordance with the Physical and Land Use Planning Act, 2019, as well as the guidelines of the National Land Commission. The preparation followed a structured approach comprising the following key steps:

Figure 1: Project Execution Methodology



Inception phase- During this phase, a commencement meeting was held to discuss the modalities of engagement and communication channels, which were agreed upon by all parties. An inception report was prepared detailing the execution methodology, work plan, project objectives, and scope. The report was presented to the technical supervisory team for validation.

Stakeholders mapping and engagement – Stakeholder identification and analysis were undertaken through a consultative process involving the Municipal Manager and the municipality planners. Stakeholders were categorized into primary and secondary groups based on their roles. Key stakeholders included: Municipal Manager, Municipality Board Members, Municipality Officials, County Government Officials, National Government Representatives, Kenya Power Limited Company (KPLC), market representatives, farmers, business community members, community members, farmer representatives, matatu and boda boda representatives, youth, and women representatives. A stakeholder awareness and sensitization workshop was conducted on February, 2026 to inform participants about the importance of the project and their role in its successful implementation.

Topographical mapping & Base Map preparation – This phase involved the acquisition of high-resolution satellite imagery, Registry Index Maps (RIMS), previous development plans, and market layouts. These datasets were georeferenced and digitized. Ground surveys were conducted to capture features not visible in the imagery, such as social and physical

infrastructure. The collected and georeferenced layers were overlaid to produce the base map, which included: cadastral layers, social and physical infrastructure, terrain, vegetation, power lines, and buildings. The base map served as the foundation for the formulation of development proposals.

Situational Analyses – A detailed field survey was conducted to collect thematic data on the environment, socio-economic conditions, and social and physical infrastructure. Data collection methods included: key informant interviews, administration of questionnaires using KoboCollect, focus group discussions, and participatory mapping. The collected data informed the situational analysis findings, highlighting existing conditions, challenges, and opportunities for development.

Draft plan preparation – This phase involved synthesizing the findings from the situational analyses to formulate alternative development scenarios, sectoral development strategies, and planning proposals. Development standards and guidelines were established to guide future land use and infrastructure development within the municipality. The plan was presented to the stakeholders on 9th April 2026 for comments and validation. The same was presented to municipal board members and to the members of county assembly on 10th April 2026 for comments. The comments were incorporated to form the final draft plan. The plan will be published in the Kenya gazette and two widely circulated newspaper and circulated to the relevant government agencies for wider stakeholder's comments. All the comments from the circulation and gazette will be incorporated to form the final plan.

Plan approval – through the County Executive Committee Member in charge of Physical Planning and Land Use Planning the final plan will be submitted to the County Assembly for approval, and thereafter forwarded to the H.E. the Governor of Kajiado County for endorsement.

CHAPTER TWO: PLANNING CONTEXT

2.1 Location

Kajiado Municipality is situated approximately 80 kilometers south of Kenya's capital along the A104 (Nairobi–Namanga) Highway, a major international artery that facilitates the movement of goods and people between Kenya and Tanzania. It hosts Kajiado County Headquarters acting as the nerve center for governance, legislation, and regional administration.. Kajiado is closely tied to the Nairobi Metropolitan Region (NMR) due to its close proximity to Ngong, Kitengela and Athi River area

Kajiado's economic landscape is deeply integrated with the broader Athi River Industrial Area, forming a continuous industrial corridor that supports regional manufacturing and supply chains. The regional economy is further bolstered by extensive mining activities, particularly the extraction and processing of industrial minerals like soda ash and limestone . Spatially, it serves as a vital service hub for the South Rift, balancing high-density urban growth with the surrounding expansive pastoral plains and tourism circuits.

Kajiado Municipality is entirely within Kajiado Central sub County an area of approximately 132.06 Km2, covering parts of Ildamat and Dalalekutuk wards. The table below shows percentages of each ward within and contributing to the Municipality.

Ward	Ward Area inn Km2	Area within Municipality in Km2	% Contribution to Kajiado Municipality
Dalalekutuk Ward	274.30	61.48	46.55
Ildamat Ward	767.88	70.58	53.45
Total	1042.19	132.06	100

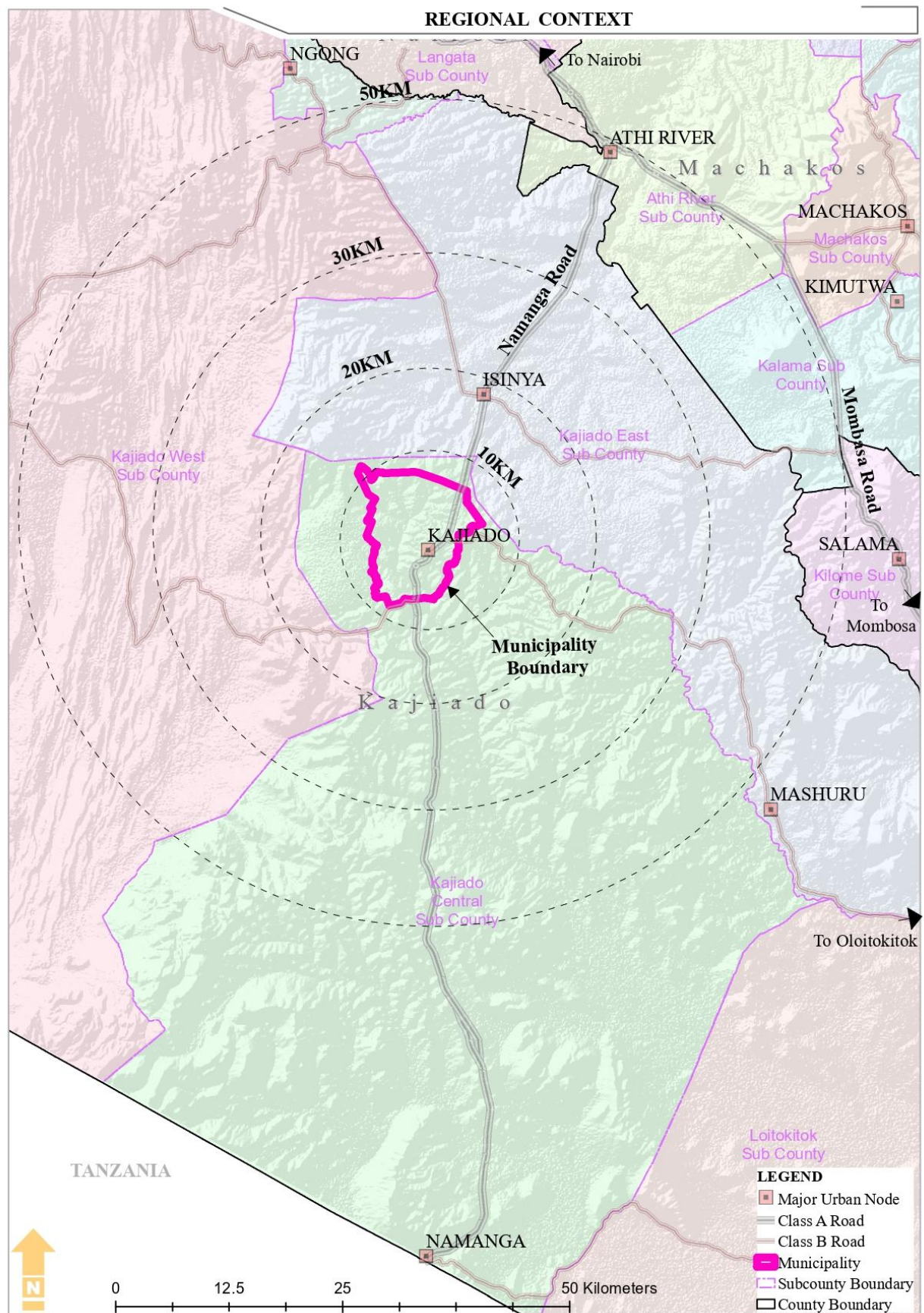
The spatial structure is defined by a compact, high-density CBD core that transitions into various established residential estates. These neighborhoods include the historic Majengo area, and rapidly developing estates such as Blue Sky, Shapashina, Maasai Mara, Saina, Show Ground and Sambell (Ol Daraja). The local topography is bisected by the Olkejuado River, with development patterns characterized by a mix of nucleated urban settlements and emerging residential clusters that are slowly replacing traditional peri-urban land uses.

Kajiado municipality . The maps below show National, Regional and local context of Kajiado Municipality.

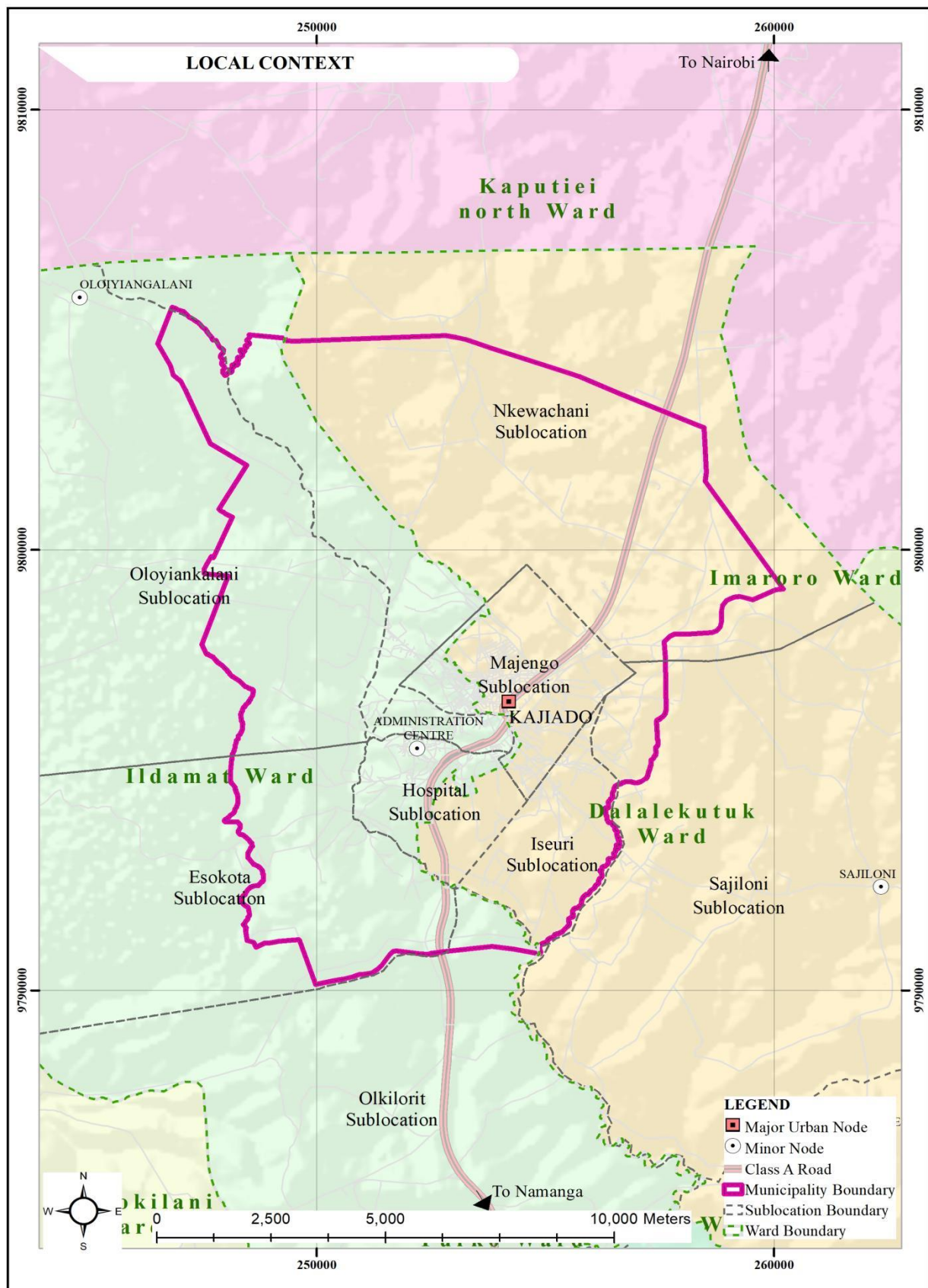
Map 1: National Context of Kajiado Municipality



Map 2: Regional Context of Kajiado Municipality.



Map 3: Local Context of Kajiado Municipality



2.2 Policy and Legal Framework

The preparation of this Local Physical and Land Use Development Plan was guided by relevant national, regional, and sectoral policy frameworks that provide direction on spatial planning, land management and sustainable development. These policy instruments establish the overarching principles for coordinated development, environmental management and socio-economic transformation within the municipality. The table below illustrates some of the policy and legal frameworks that were analyzed :

Policy	Provision
Policy Framework	
Sustainable Development Goals, 2015	The following are the main goals relevant to this assignment: ending poverty (SDG 1) ; eradicating hunger (SDG 2) ; attaining good health, and quality education (SDG 3 and 4 respectively) ; curbing inequality of all forms, (SDG 5) ; ensuring sustainable management of water and sanitation (SDG 6) ; affordable and clean energy (SDG 7) , to achieve a sustainable economic growth (SDG 8) ; building resilient infrastructure, promoting inclusive and sustainable industrialization and foster innovation (SDG 9) ; reducing inequality (SDG 10) ; sustainable cities and communities (SDG 11) , to combat climate change and its impacts (SDG 13) .
The Kenya Vision 2030, 2008	It is founded on three pillars i.e., the economic, social and the political pillars. The plan will develop economic improvement strategies and infrastructure improvement strategies as stipulated in the Kenya Vision 2030.
National Land Use Policy, 2017	The overall goal of the National Land Use Policy is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at national, county and community levels.
National Spatial Plan 2015 – 2045 (NSP), 2017	The NSP forms the basis upon which lower-level plans in the Country shall be prepared which include Regional Plans, County Spatial Plans and Development Plans.
The National Land Policy, Sessional Paper No. 3 of 2009	The National Land Policy advocates for sustainable land use which is also the goal of the anticipated plan.
Urban Land Use Planning and Oversight Guidelines (National Land Commission) - 2016	It provides direction on the process of preparing and implementing urban plans; expected outputs of the urban planning process; engendering public participation in the process; procurement of planning services; the required institutional framework for preparing and implementing plan and indicative resources required for preparing the plan.
National Housing Policy, Sessional Paper No.3 of 2004	This policy recognizes that the lack of comprehensive land use planning and management is what has led to inadequate infrastructure, services and open spaces. The plans will provide framework that will enhance proper human settlements by provision of the required basic infrastructure and services.

Policy	Provision
Poverty Reduction Strategy Paper (PRSP), 2005	It outlines priorities and the necessary measures for poverty reduction and economic growth. It also identifies measures geared towards improved economic performance and priority actions that will be implemented to reduce the incidences of poverty among Kenyans. The strategy gives measures to alleviate poverty as one of the outputs in an economic recovery strategy.
The National Urban Development Policy (NUDP) (Sessional Paper, 16, 2016)	It advocates for a sustainable urban development framework and remedies for the urban economy; urban finance; urban governance and management; urban planning; land, environment, and climate change; social infrastructure and services; physical infrastructure and services; urban housing; urban safety and disaster risk management; and marginalized and vulnerable groups. The plan preparation will be guided by the National Urban Development Policy (NUDP) guidelines.
Legal Framework	
Constitution of Kenya, 2010	The preparation of the plan will take into account the provisions of the constitution where devolved units are required to plan and budget for development programs over a stipulated period.
County Governments Act, 2012 (amended, 2020)	Section 104(1) states that a County Government shall plan for the County and no public funds shall be availed without a planning framework. It also states that county development framework shall integrate economic, physical, social, environmental and spatial planning.
Urban Areas and Cities Act, 2011 (amended, 2019)	The Act provides for the management of cities, municipalities, towns, and other urban areas. Part I, Section 3 highlights the objectives and purposes of this Act as to establish a legislative framework for: - classification of areas as urban areas or cities, governance and management of urban areas and cities, participation by the residents in the governance of urban areas among others. Part 11, Section (4 & 5) of this act sets out criteria for establishment and classification of urban areas and cities.
Physical and Land Use Planning Act, No. 13, 2019	This Act regulates matters relating to planning, use, regulation and development of land in Kenya. It provides principles, procedures and standards for the preparation and implementation of physical and land use development plans at the national, county, urban, rural, and cities levels. Section 45, (1) states that a County Government shall prepare a Local Physical and Land Use Development Plan in respect of a city, municipality, town or unclassified urban area as the case may be.
EMCA, 1999 (Amended, 2015)	The principal framework law for environmental management in Kenya. EMCA provides the legal basis for the protection, conservation, and sustainable use of Kenya's environment and natural resources. The Act establishes the institutional structure, responsibilities, and tools necessary for environmental

Policy	Provision
	governance and was amended in 2015 to strengthen regulatory mechanisms and address emerging environmental challenges. ☐ National Environment Management Authority (NEMA): EMCA established NEMA as the main agency responsible for implementing environmental policies, coordinating environmental activities, and enforcing compliance. ☐ County Environment Committees: Each county is required to establish an environmental committee to coordinate environmental planning and implementation at the county level, ensuring local enforcement and public participation.
Physical Planners Registration Act, of 1996	It provides for the registration of physical planners. Section 21 states that no individual or partnership or a body corporate should carry out any business as registered Physical Planners unless they are registered Physical Planners (Government of Kenya, 1996).
Sustainable Waste Management Act, 2022	A comprehensive law designed to address waste management challenges, promote sustainability, and support Kenya's transition towards a circular economy. This Act establishes frameworks and principles for managing solid waste to minimize environmental impact, protect public health, and promote resource efficiency through reduction, recycling, and reuse.
Survey Act CAP 299 (Revised Edition 2012 [2010])	The Act makes provisions in relation to surveys and geographical names and licencing of land surveyors.
Climate Act, 2016	Provides a comprehensive framework for addressing climate change challenges, enhancing climate resilience, and promoting low-carbon development. This Act aligns Kenya's policies with global climate agreements like the Paris Agreement and supports the country's Vision 2030 goals by integrating climate change responses across all sectors.
Kajiado County Legal Frameworks	
Kajiado County Spatial Plan (2019–2029)	Provides the overarching spatial framework for coordinating land use, infrastructure, and sectoral plans across the county. It ensures balanced growth, environmental sustainability, and integration of urban and rural development priorities over a decade.
Kajiado County Integrated Development Plan (CIDP 2023–2027)	Outlines county strategic priorities, resource allocation, and population projections. It is essential for aligning municipal plans with county-wide goals, ensuring consistency in budgeting, service delivery, and long-term development strategies.
Kajiado Municipality Integrated	A medium-term plan guiding municipal development and service delivery. It translates county priorities into localized actions,

Policy	Provision
Development Plan (MIDP)	focusing on infrastructure, housing, and economic growth within Kajiado Municipality.
Kajiado County Annual Development Plans (ADPs)	Yearly frameworks that operationalize CIDP goals. They track ongoing projects, budget allocations, and short-term priorities, ensuring accountability and adaptability to emerging needs.
Kajiado Municipal Charter (2018)	Established under the Urban Areas and Cities Act, 2011, it defines the powers, functions, and boundaries of Kajiado Municipality. It provides the legal foundation for governance and service delivery.
Municipal Service Charter	Sets standards for service delivery and clarifies responsibilities of the Municipal Board. It ensures transparency, accountability, and citizen engagement in municipal operations.
Kajiado County Finance Act (2023)	Provides the legal basis for revenue generation through land rates, permits, and fees. Recent 2024 court rulings on freehold land rates significantly affect fiscal planning and revenue projections.
Kajiado County Investment Authority Act (2021)	Establishes frameworks for promoting investment, guiding commercial zoning, and identifying infrastructure projects. It supports economic growth by attracting investors and streamlining approvals.
Kajiado County Water and Sanitation Policy (2019)	Guides planning for water supply and sanitation infrastructure. It ensures equitable access, sustainable resource use, and integration of water services into municipal development.
Kajiado County Participatory Climate Risk Assessment (PCRA)	Provides data on climate vulnerabilities and risks. It is crucial for integrating resilience, sustainability, and green economy approaches into municipal planning.
Previous Physical Development Plans & Market Layouts	Existing blueprints for town centers and markets. They require updating to reflect current growth trends, modern infrastructure needs, and integration with broader spatial frameworks.
Registry Index Maps (RIMs) & Geo-databases	Official spatial records from Survey of Kenya and County Lands office. They are essential for accurate boundary delineation, land administration, and geospatial planning.

2.3 Technical Approaches

In undertaking this assignment for Kajiado Municipality, the consultant applied a robust framework of all-inclusive approaches, utilizing both qualitative and quantitative metrics. The following table gives a summary of strategic approaches adopted:

Technical Approach	Key Focus	Detailed Description
Sequential Approach	Phased implementation	The assignment was implemented using a structured process guided by the Urban Land Use: Planning, Monitoring and Oversight Guidelines by the National Land Commission. The process followed six key phases: inception, base map preparation, situational analysis (including field data collection, analysis and reporting), draft plan preparation, final plan preparation, and plan approval. This ensured systematic analysis and stakeholder engagement at each stage.
Sustainability Approach	Long-term environmental, social and economic resilience	The consultant adopted a sustainability framework emphasizing a green economy, renewable energy, resource efficiency, and climate resilience. The approach integrated inclusive and participatory processes to ensure stakeholder ownership and aligned development with national policies and global best practices for sustainable urban planning.
Multi-disciplinary Approach	Technical integration across fields	The assignment brought together diverse expertise including physical planners, GIS specialists, environmental and hydrology experts, sociologists, and transport engineers. This ensured spatial coordination, ecological sensitivity, cultural alignment, and efficient transport planning, resulting in a technically sound, balanced, and legally compliant plan.
Participatory & Consultative Approach	Inclusive stakeholder engagement	Guided by the Constitution of Kenya (2010), County Governments Act (2012), and PLUPA (2019), the process involved stakeholder mapping, categorization (primary and secondary), and continuous engagement. Methods included workshops, focus group discussions, questionnaires, key informant interviews, and community barazas. Institutions such as the County Physical and Land Use Planning Consultative Forum and National Land

Technical Approach	Key Focus	Detailed Description
		Commission played key roles. This ensured local ownership and incorporation of community perspectives.
Integrated Development Approach	Cross-sectoral planning	The consultant integrated multiple sectors including infrastructure, environment, economy, energy, and land use. Through comprehensive analysis, the approach generated inclusive strategies aligned with Sustainable Development Goals (SDGs) and Kenya Vision 2030, focusing on improving residents' quality of life.
Multi-Sectoral Approach	Inter-agency coordination	This approach emphasized collaboration among different institutions and sectors (social, economic, environmental, and infrastructure). Continuous dialogue and coordination ensured that development solutions were holistic, practical, and implementable.
Gender, Diversity & Inclusion Mainstreaming	Equity and participation	The consultant incorporated gender-sensitive approaches recognizing different needs and experiences of men, women, youth, and vulnerable groups. Stakeholder engagement plans ensured inclusive participation and effective communication channels, allowing marginalized groups to contribute meaningfully to decision-making.
Climate Change Mainstreaming	Climate risk and resilience planning	Climate considerations were integrated throughout the planning process. This included gender-sensitive climate risk assessments, climate risk screening during situational analysis, identification of adaptation measures (e.g., infrastructure improvements and community awareness), and development of monitoring frameworks to track resilience and risk reduction over time.

2.4 Stakeholder Mapping and Engagement

Stakeholder engagement constituted a central component of the preparation of the Local Physical and Land Use Development Plan (LPLUDP) for Kajiado Municipality. The process was undertaken in compliance with the Constitution of Kenya (2010) and relevant statutory frameworks, including the County Governments Act, 2012 (as amended), the Urban Areas and Cities Act, 2011 (as amended 2019), and the Physical and Land Use Planning Act, 2019. These frameworks emphasize inclusive, participatory, and transparent planning processes.

The engagement process facilitated structured interaction between the planning team and stakeholders at national, county, and community levels, enabling the integration of local

knowledge, sectoral insights, and community priorities into the plan. This approach enhanced the credibility, ownership, and acceptability of the planning outputs, thereby strengthening the foundation for effective implementation.

2.4.1 Importance of Public Participation

Public participation played a critical role in enriching the planning process by:

- Enhancing awareness and understanding of spatial planning processes
- Clarifying stakeholder roles and responsibilities
- Facilitating integration of local knowledge and community perspectives
- Strengthening stakeholder relationships and institutional coordination
- Improving the quality, transparency, and accountability of decision-making
- Promoting ownership and acceptance of planning proposals
- Supporting sustainability and long-term viability of development interventions

2.4.2 Role of Stakeholders

Stakeholders were actively involved across all stages of the planning process and contributed through:

- Provision of baseline data and local spatial information
- Participation in consultative and decision-making forums
- Dissemination of information within their constituencies
- Engagement in visioning and priority-setting exercises
- Review and validation of draft plans and technical outputs
- Support in implementation and monitoring of plan proposals

2.4.3 Stakeholder Analysis and Engagement Process

A comprehensive stakeholder mapping and analysis process was undertaken to identify, categorize, and prioritize stakeholders based on their influence, interest, and relevance to the project. Stakeholders were drawn from national, county, and community levels to ensure broad technical, political, and grassroots representation.

Stakeholder Identification and Categorization

Stakeholders were categorized into:

Primary Stakeholders

Directly affected: Municipal residents, business community, informal sector operators, farmers, transport operators (e.g., boda boda and matatu SACCOS), educational and health institutions, financial institutions, youth and women groups, and community leaders

Indirectly affected: County officials, Municipal Board, National Government departments, and the National Land Commission

Secondary Stakeholders (Interested Parties)

Agencies and institutions with indirect interest or influence, including utility providers and regulatory bodies such as Kenya Power, KeRRA, KeNHA, NEMA, WRA, as well as Community-Based and Faith-Based Organizations

The categorization was guided by criteria such as influence, liability, partnership potential, dependency, representation capacity, expressed interest, and inclusivity considerations.

Inclusion of Vulnerable and Marginalized Groups

Special emphasis was placed on identifying and engaging vulnerable groups, including women-headed households, the elderly, and persons with disabilities. Targeted strategies were adopted to ensure their effective participation and representation in the planning process.

Stakeholder Engagement Methods

A mix of participatory approaches was employed to ensure comprehensive engagement, including: questionnaires and surveys, key informant interviews, focus group discussions, public forums (barazas) and Stakeholder workshops. These methods facilitated the collection of both qualitative and quantitative data, capturing diverse stakeholder perspectives and development priorities.

Communication and Engagement Strategy

The consultant assessed and utilized appropriate communication channels to ensure effective information dissemination and feedback. These included; official communication channels through county structures, community outreach forums and digital platforms such as WhatsApp.

Engagement was conducted across key project stages, including; Sensitization and awareness creation, Data collection and situational analysis, Validation of findings and Draft plan review and finalization.

Logistics and Inclusivity Measures

Stakeholder engagement forums were carefully planned to ensure inclusivity and accessibility through:

- Selection of accessible and secure venues
- Consideration of appropriate timing and adequate notice
- Provision of transport facilitation where necessary

- Use of interpreters, simplified language, and visual aids to support participants with literacy and disability challenges

Stakeholder Engagement Plan

A comprehensive Stakeholder Analysis and Engagement Plan was developed to guide the process. The plan included:

- Detailed stakeholder profiles and mapping
- Assessment of stakeholder influence and interest
- Defined engagement strategies and consultation methods
- Communication channels and feedback mechanisms
- Identification of critical engagement phases
- Framework for documentation and reporting of stakeholder inputs

Overall, the stakeholder mapping and engagement process ensured inclusive, structured, and continuous participation, contributing to a well-informed, locally responsive, and implementable Local Physical and Land Use Development Plan.

Stakeholder Engagement Workshops

i. Awareness, sensitization and visioning workshop

An awareness, sensitization and visioning workshop was held at ACK Tenebo House Hall on the 19th March 2026. The photos below depict this workshop.



Awareness, sensitization and visioning workshop at ACK Tenebo House Hall 19th March 2026.

During this meeting the The Municipal Manager noted that the municipality is eligible for World Bank funding following the 2nd KUSP review, emphasizing the need for prioritization of the following issues.

- Development of a lorry parking bay to reduce congestion along the A104 road.

- Upgrading of town stage infrastructure including expansion, paving, lighting, and marking.
- Conversion of open drainage systems into covered drains to create parking and enhance safety.
- Improvement of road infrastructure, ensuring proper drainage is incorporated during maintenance works.
- Maintenance of street lighting, particularly along Loyangalani Road.
- Installation of additional street lighting in Majengo C to improve security.
- Maintenance of key urban features such as the City Clock.
- Addressing industrial pollution, particularly from industries such as TATA Motors and other factories near UMMA University.
- Establishment of public amenities, including a public library and modernized stage toilets with proper drainage and security.

The plenary session has active participation of members who raised the following issues concerning Kajiado Municipality.

Sector	Issue Raised
Education	• Members decried the inadequacy of schools especially in (Saina, Bluesky, Maasai Mara) areas/estates.
Infrastructure (Roads)	• Members decried poor road conditions in the following areas- (Dalas, Saina and other estate access roads)
Market Infrastructure	• Members were concerned that the existing market area was too small and encroached. • They also noted that the market had poor sanitation, inadequate toilets and infrastructure that was not friendly to PWD
Drainage & Flooding	• The meeting participants explained that flooding in several areas including Saina Bridge.
Bus Terminus	• The meeting explained that the existing bus terminus suffers congestion and inadequate space for expansion which contributes to illegal picking and dropping of passenger along Namanga Road.
Waste Management	• The participant asked the consultant to address the issue of poor waste management which included dumping on vacant plots
Land Use and Land Use	• Members decried poor zoning and pollution coming from factories near residential areas • The members complained about encroachment on roads, riparian land and public lands with illegal subdivision and building
Environmental Management	• Members noted that there is need for need for greening and increasing tree cover in the town area.
Security	• Memers decried insecurity in Majengo and railway areas are fuelled by drug abuse and poor lighting.
Disaster Management	• The meeting participants complained about the lack of disaster response center for flood and fire emergencies.

Sector	Issue Raised
Public Utilities	Members complained about the lack of a sewerage reticulation system in kajiado town. They explained that septic tanks were expensive to maintain and pit latrines causes risks to public health
Recreational Facilities	- Members noted that the KCB and Showground stadiums not up to standard - Members complained about the inadequacy of recreational parks in the CBD area.
Culture	Members proposed for the accentuation of Maasai cultural identity in kajiado town.
Livestock	Members complained about the unsightly herding of livestock in the CBD area.

ii. Situational Analysis and Draft Plan Validation Workshop

A Situational Analysis and Draft Plan Validation Workshop was held at the Municipality offices on the 21st of April 2026. The photos below depict this workshop.



Situational Analysis and Draft Plan Validation Workshop Held at the Municipality's Offices on the 21st of April, 2026

The following issues were raised during the Situational Analysis and Draft Plan Validation Workshop:

Sector	Issue Raised
Draft Plan Validation	- Members applauded the inclusion of strategies to accentuate Maasai cultural heritage in the plan. - Members applauded the proposals on Demo Farm saying the time is ripe to use the vast idle public land to solve the town's issues.

Sector	Issue Raised
	- Members applauded the proposal to have a sewer reticulation system and treatment facility - The participants were appreciative of the Plan's sustainable development approach.
Social Facilities	- The meeting participants proposed for the establishment of a university at Demo Farm along the other proposed facilities. - The meeting participants requested that the proposed Vocational Training Facility in Showground/Dumpsite Estate should be an ECDE instead. - Members proposed for an additional ECDE facility in Saina Estate - Members requested that the plan includes the expediting of the ongoing establishment of a Library and ICT centre before the development of other youth empowerment centres. - The participants requested that the plan should include the establishment of Women Empowerment Centres, Rescue Centre, Safe Centre and Rehabilitation Centre and even Child Protection Units for the different cases of drug abuse, gender base violence, FGM and early marriages. - Members from Ol Daraja/Sambell area said they are willing to surrender land for the establishment of public facilities such as ECDE. They requested for the expedition of road improvement in this upcoming residential estate. - Members emphasized that Kajiado County Referral Hospital still need equipping and staffing despite the appreciated effort of constructing buildings.
Agriculture	- Members requested for the incorporation of livestock oriented facilities toward the municipality's hinterlands (such as vaccination centres) for communities in the peri-urban areas that are still heavily engaged in pastoralist lives - Members requested that the plan explore further the opportunities and capacities of dairy farming in the municipality and make appropriate recommendations for this economic sector. - The participants requested the plan to explore further the opportunities and capacities meat processing in the municipality and make appropriate recommendations for this economic sector.
Transport	Members requested the inclusion of Kajiado to Olongoti Road as a tourism corridor and one of the key roads that will aid opening up the Municipality.
Land and Land Use	- Members requested that the plan should show the extents of freehold and leasehold lands. - Members requested for the quick recovery/restoration of encroached and grabbed public lands for the development of public facilities - The meeting participants requested that the plan shows the relationship of the municipality to the immediate urban centres and market centres such as Oloosuiyan and Sajiloni.

Public Notices (Intention to Plan and Completion of Plan)

Notice of intention to plan notice of completion of planning were published in two major daily newspapers for the purposes of informing the wider public on the intended planning exercise and seek their participation in the plan preparation process and completion seeking their comments. These notices are clearly show **as Appendix sss**



2.5 Topographical Mapping and Digital Base Map Preparation

The second phase of the assignment involved undertaking detailed topographical mapping and preparation of a comprehensive digital base map for Kajiado Municipality. The objective of this phase was to develop an accurate spatial framework to support analysis and guide proposal formulation. The base map captured key spatial layers including terrain, land use, cadastral boundaries, infrastructure, and natural features, forming the foundation for informed planning and decision-making.

a) Identification of Data Needs

This stage involved identifying and analyzing all required datasets necessary for mapping and planning. Key data sources included Registry Index Maps (RIMs), Preliminary Index Diagrams (PIDs), previous physical development plans, and high-resolution satellite imagery. Additional datasets covered physical and natural features such as topography, hydrology, vegetation, environmentally sensitive areas, existing infrastructure (roads, schools, health facilities), and land tenure and land use classifications. This ensured that the mapping process was supported by comprehensive and relevant data.

b) Identification of Mapping Tools and Instruments

The consultant selected and calibrated appropriate tools and equipment to ensure accuracy and efficiency in data collection and processing. These included Real-Time Kinematic (RTK) systems for precise surveying, handheld GPS devices for field data capture, ArcGIS for spatial analysis, AutoCAD for drafting, and remote sensing tools such as satellite imagery. Additional tools such as total stations and mobile mapping applications were utilized to enhance fieldwork and data integration.

c) Data Search and Acquisition

Updated datasets were acquired to support the mapping process. These included high-resolution satellite imagery (0.5m), Registry Index Maps (RIMs), Preliminary Index Diagrams (PIDs), Digital Elevation Models (DEMs), and existing development plans. This step ensured that the base map was developed using current and reliable information.

d) Ground Survey Control and Densification

Ground control was established through identification and extension of existing control points. A densified control network was developed using GNSS observations and tied to the national grid (Arc 1960 datum and UTM projection). This process involved control planning, monumentation of survey benchmarks, data observation, processing, and reporting. The control framework ensured spatial consistency, accuracy, and alignment of all datasets.

e) Geo-referencing and Digitization

Acquired datasets were geo-referenced to the UTM (Arc 1960) coordinate system to ensure spatial accuracy and compatibility. Digitization was then undertaken to extract key features such as roads, buildings, boundaries, and infrastructure into GIS layers. This enabled integration, analysis, and visualization of spatial data within a unified system.

f) Ground Picking of Features

Field surveys were conducted to capture physical, infrastructural, and social features not visible in satellite imagery. Using RTK and GPS technologies, the consultant mapped utilities (water lines, sewer systems, fiber optics), buildings, roads, transmission lines, and public facilities. Terrain representation included contours at 2-meter intervals, spot heights, and development of a Digital Elevation Model (DEM) to depict three-dimensional terrain characteristics.

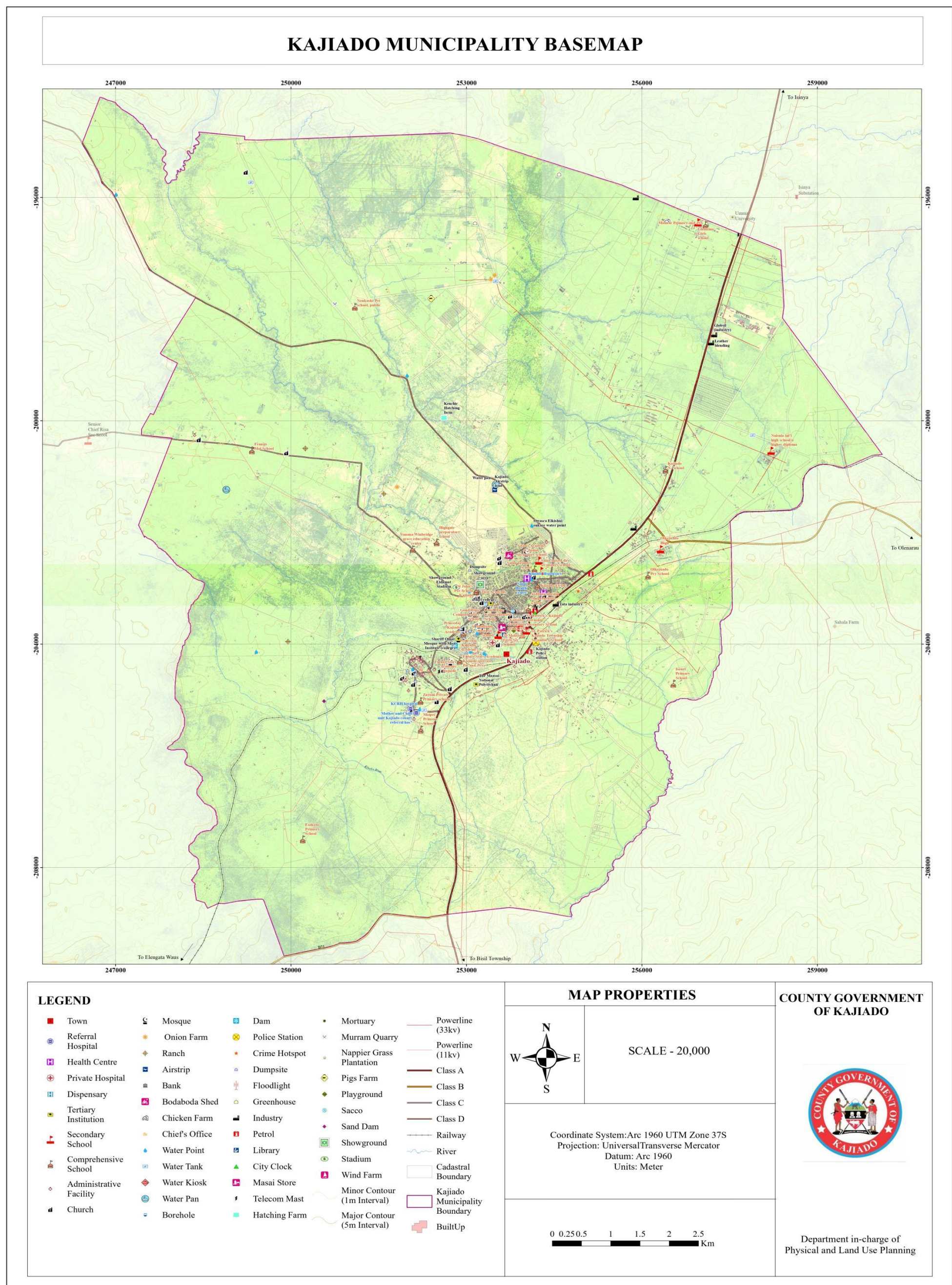
g) Ground Truthing

Ground truthing was undertaken to verify and validate the accuracy of digitized and surveyed data. Field observations were compared with mapped features to identify and correct discrepancies. Control points were used to assess positional accuracy, ensuring that the base map accurately reflected real-world conditions.

h) Data Processing and Base Map Compilation

All spatial datasets—including cadastral, infrastructural, environmental, and social layers—were integrated into a unified digital base map. The outputs were prepared in GIS, CAD (DXF), and PDF formats, incorporating key cartographic elements such as scale, legend, north arrow, and titles. The final deliverables is the base map shown below

Map 4: Kajiado Municipality Base Map



CHAPTER THREE: SITUATIONAL ANALYSIS

3.0 Overview

The situational analysis provides a comprehensive assessment of the existing conditions within Kajiado Municipality, forming the foundation for the preparation of the Spatial Plan. It examines key aspects such as population and demographic trends, land use patterns, infrastructure and service provision, environmental conditions, and economic activities. This analysis establishes a clear understanding of current development patterns, challenges, and opportunities that influence the municipality's growth. It therefore serves as an evidence-based framework to guide planning decisions, ensuring that the Spatial Plan responds effectively to present needs while accommodating future growth in a sustainable and coordinated manner.

3.1 PHYSIOGRAPHIC CHARACTERISTICS

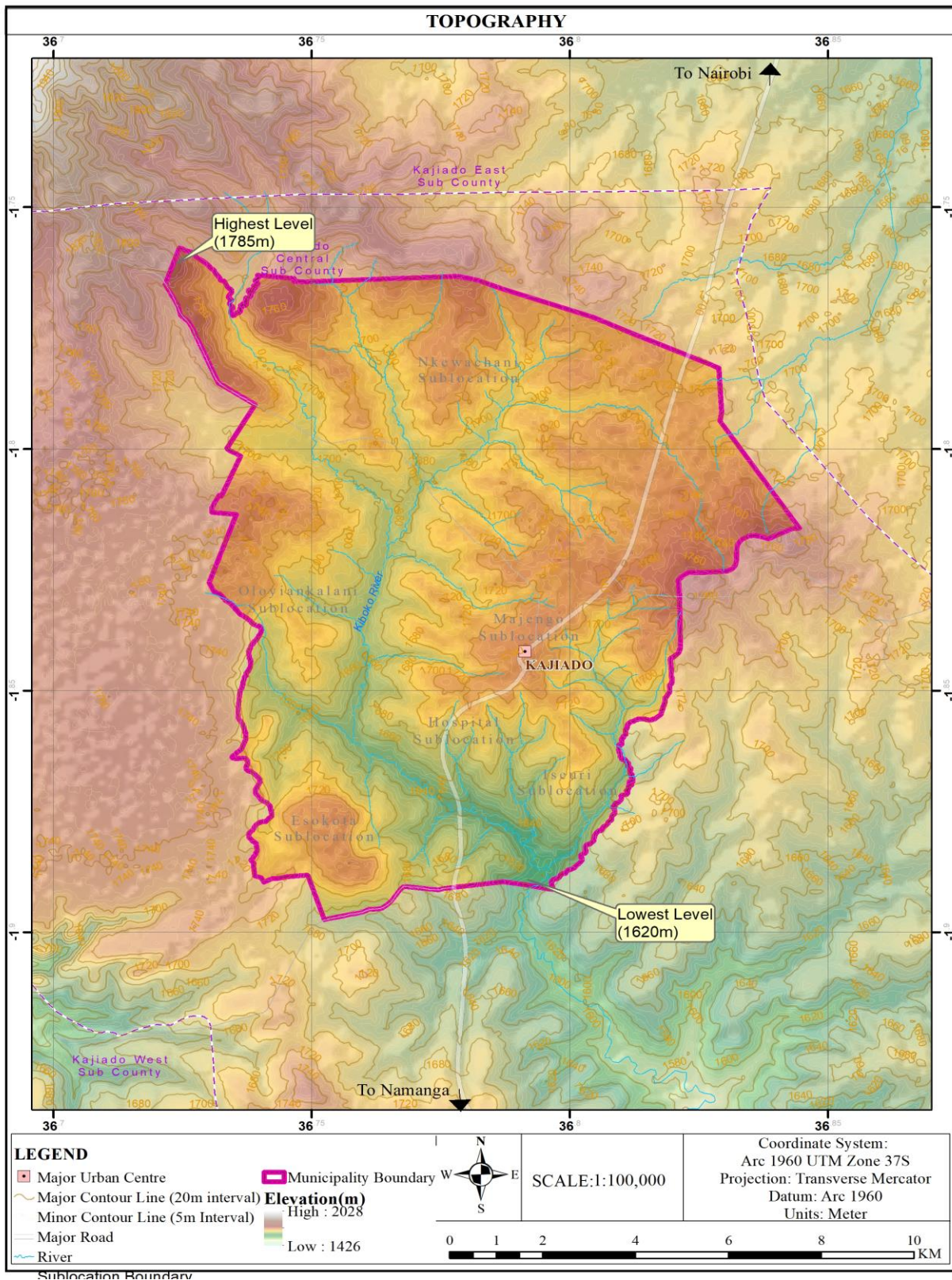
This section outlines the physical and natural features of Kajiado Municipality, including its topography, geology, soils, hydrology, and climate. These characteristics influence land use patterns, settlement distribution, infrastructure development, and environmental sustainability within the municipality. Understanding the physiographic conditions is essential for guiding spatial planning decisions, particularly in relation to site suitability, risk management, and the sustainable utilization of natural resources.

3.1.1 Topography and Drainage Analysis

The topography of Kajiado Municipality is defined by its position on the southern edge of the Athi-Kapiti Plains. At a macro level, the landscape forms a high-altitude plateau with a gentle slope from the northwest (Ngong and Kipeto Hills) toward the southeast (the southern plains that stretch toward the Tanzania border.) This creates a vast, gently undulating environment where the horizon is dominated by open, rolling grasslands. A defining feature of the municipality is the round elevation upon which the town was founded—historically known as Olpurapurana. This natural rise serves as a local water divide, ensuring that while the broader region slopes toward the southeast, the town's immediate runoff radiates outward before being captured by the surrounding drainage network.

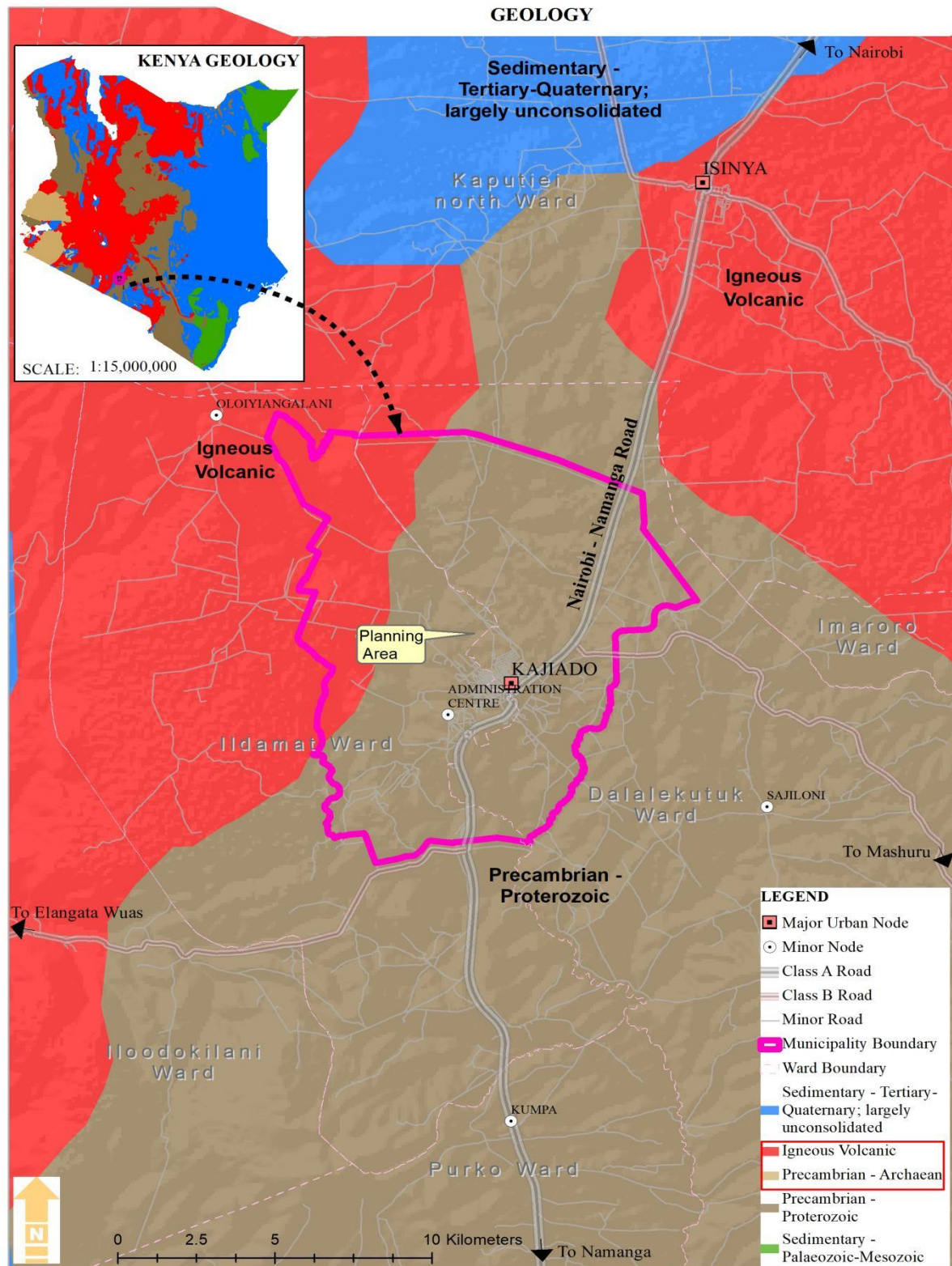
Kajiado town's core is shaped by a distinct basin-and-ridge configuration. The area surrounding Olkejuado High School represents a topographic high point, from which the land gradients downward toward the Southwest and the Central Business District (CBD). This slope funnels surface runoff into a series of parallel east-west luggas—seasonal sandy watercourses—that intersect the urban fabric. These luggas act as the primary natural drainage arteries, carrying water west of the town center to join the Olkejuado River (locally translate 'the long river'). While local runoff moves West, the main river channel maintains a broader regional trajectory, flowing from the Northwest and sweeping in a grand arc toward the Southeast to feed the larger Athi River basin.

Map 5: Topography and Drainage Analysis

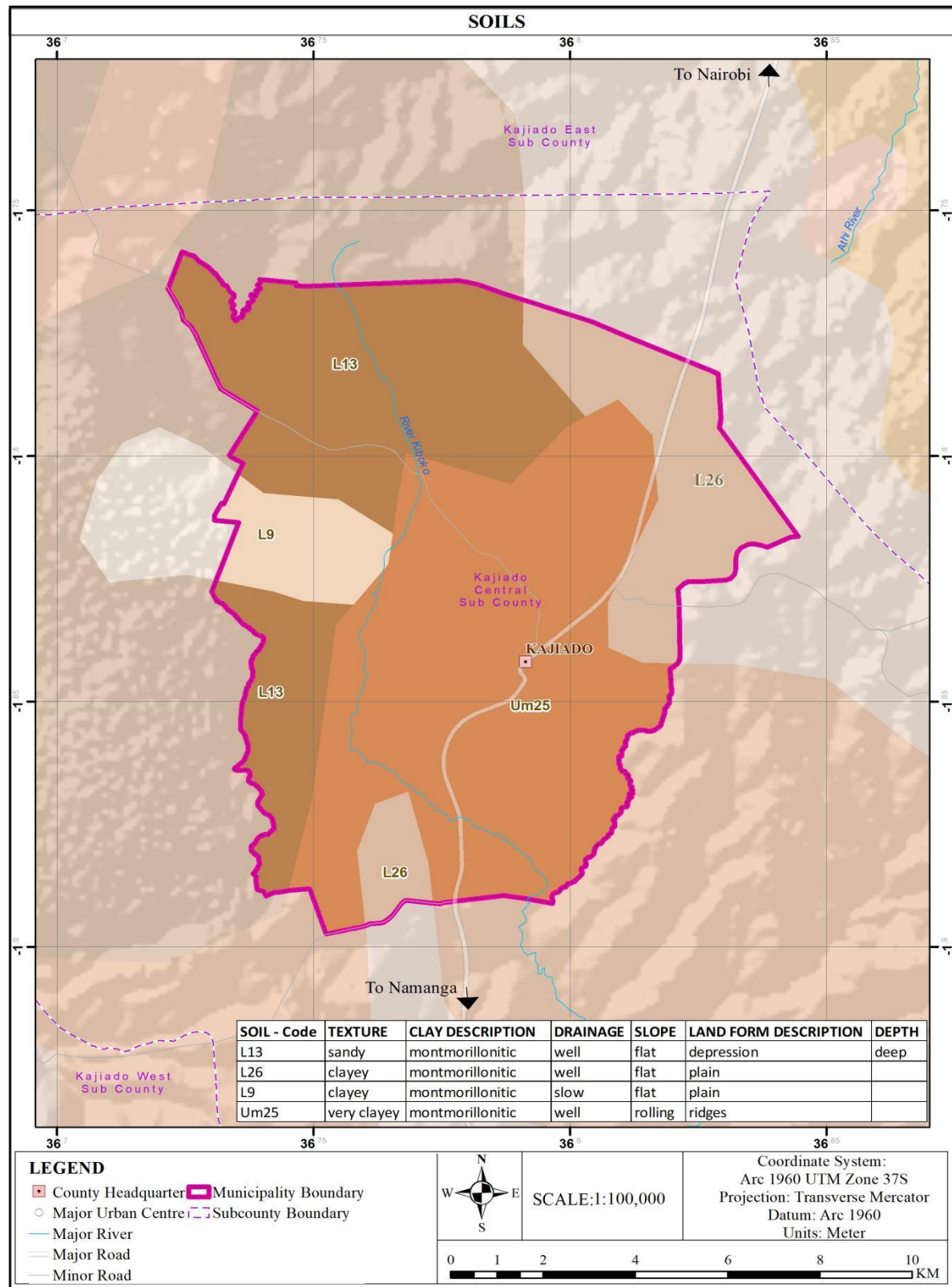


3.1.2 Geology and Soils

Map 6: Kajiado Municipality Geology Map



Map: 1: Kajiado Municipality Soils Map



The geological foundation of Kajiado Municipality is characterized by the ancient metamorphic rocks of the Mozambique Belt, primarily composed of Quartz-Feldspathic Gneiss. This provides the municipality with a high load-bearing capacity, making the ground structurally stable for major infrastructure and urban development. However, this hard bedrock is remarkably shallow throughout the municipality, often appearing as visible outcrops or sitting just a few meters below the surface. This shallow profile limits deep water infiltration and complicates the excavation of underground utilities like sewer lines and fiber optic cables.

The soil composition within the municipality is directly influenced by this underlying geology and the local topography. According to the municipal soil data, the area is dominated by four primary soil types, all characterized by a **montmorillonitic clay** description, which suggests a tendency to expand and contract with moisture changes. These soils also make most unpaved and unmurramed roads impassable during the rainy season

- **Um25 (Very Clayey):** This is the predominant soil type covering the central urban core of Kajiado Town. It is found on rolling ridges and is categorized as well-drained.
- **L26 & L9 (Clayey):** These soils cover the extensive plains within the municipality. While L26 is well-drained, L9 exhibits slow drainage, which can lead to waterlogging in flat areas during heavy rains.
- **L13 (Sandy):** Specifically located in depressions and along the River Kajiado corridor, these soils are deep and well-drained.

For the Municipal Spatial Plan, the combination of shallow bedrock and clay-heavy soils necessitates careful engineering. The high clay content (montmorillonitic) implies that foundations must be designed to withstand soil movement, while the shallow rock depth requires robust surface drainage systems to manage the rapid runoff that these non-porous surfaces produce.

3.1.4 Land cover Analysis

The land cover within Kajiado Municipality is in a state of rapid flux as pastoral rangelands are converted into human-modified surfaces. Within this 7km radius, the landscape is shifting from natural vegetation to a fragmented mosaic of built-up areas and exposed earth. This transition, driven by urbanization and land subdivision, significantly alters the area's natural drainage and ecological stability.

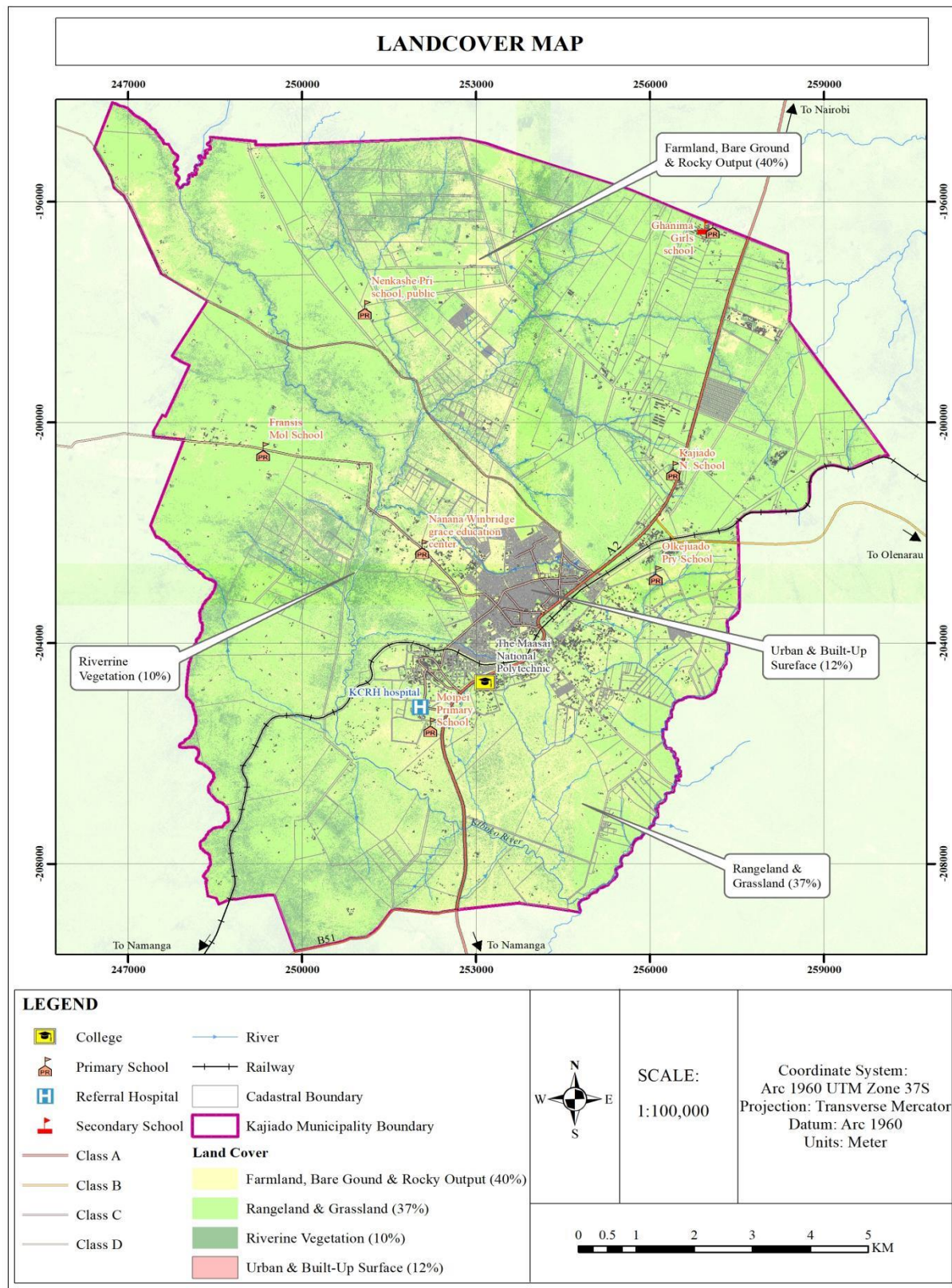
- **Urban and Built-up Surfaces:** Concentrated around the Olpurapurana elevation and the Namanga Road (A104) axis, this class includes residential, commercial, and institutional footprints. The resulting increase in impermeable surfaces has accelerated storm-water runoff toward the municipality's seasonal drainage network.
- **Rangelands and Grasslands:** Consisting of open plains and Acacia woodlands, this class represents the traditional Athi-Kapiti ecosystem. While still prominent, these areas are steadily decreasing due to land partitioning, which reduces the landscape's natural capacity to absorb rainwater.

- **Farmlands, Bare Ground and Rocky Outcrops:** Extensive areas of exposed Gneiss and red sandy soils are visible due to the shallow metamorphic geology. Land clearing and overgrazing have left these zones highly vulnerable to wind and water erosion, posing a significant risk for land degradation.
- **Riverine Vegetation:** These narrow green corridors along the Olkejuado River and its luggas serve as essential natural infrastructure. They stabilize riverbanks and mitigate flash floods, making their protection from urban encroachment a high priority for sustainable municipal growth. However these are experiencing encroachment especially withing the town’s

 Mar 20, 2026 11:38:29 AM 1.83370S 36.79154E Kajiado Count	
Acacia and other semi-arid area vegetation	Open Grasslands
 Mar 20, 2026 11:31:23 AM 1.83448S 36.78909E Kajiado Count	 Mar 21, 2026 11:28:45 AM 1.82210S 36.76997E Kajiado County
Riverine Vegetation	Onion Farm

urbanizing landscape.

Map: 2: Kajiado Municipality Land Cover Map



3.1.5 Climatic Conditions

General Climatic Condition

Kajiado Municipality experiences a semi-arid climate, classified as BSh under the Köppen-Geiger system. Characterized by high evaporation and year-round warm temperatures, the region is defined by significant rainfall variability and a vulnerability to prolonged dry spells. These conditions pose challenges for urban water security and the local pastoral economy, requiring adaptive spatial planning to manage cyclical droughts and resource pressure.

Rainfall

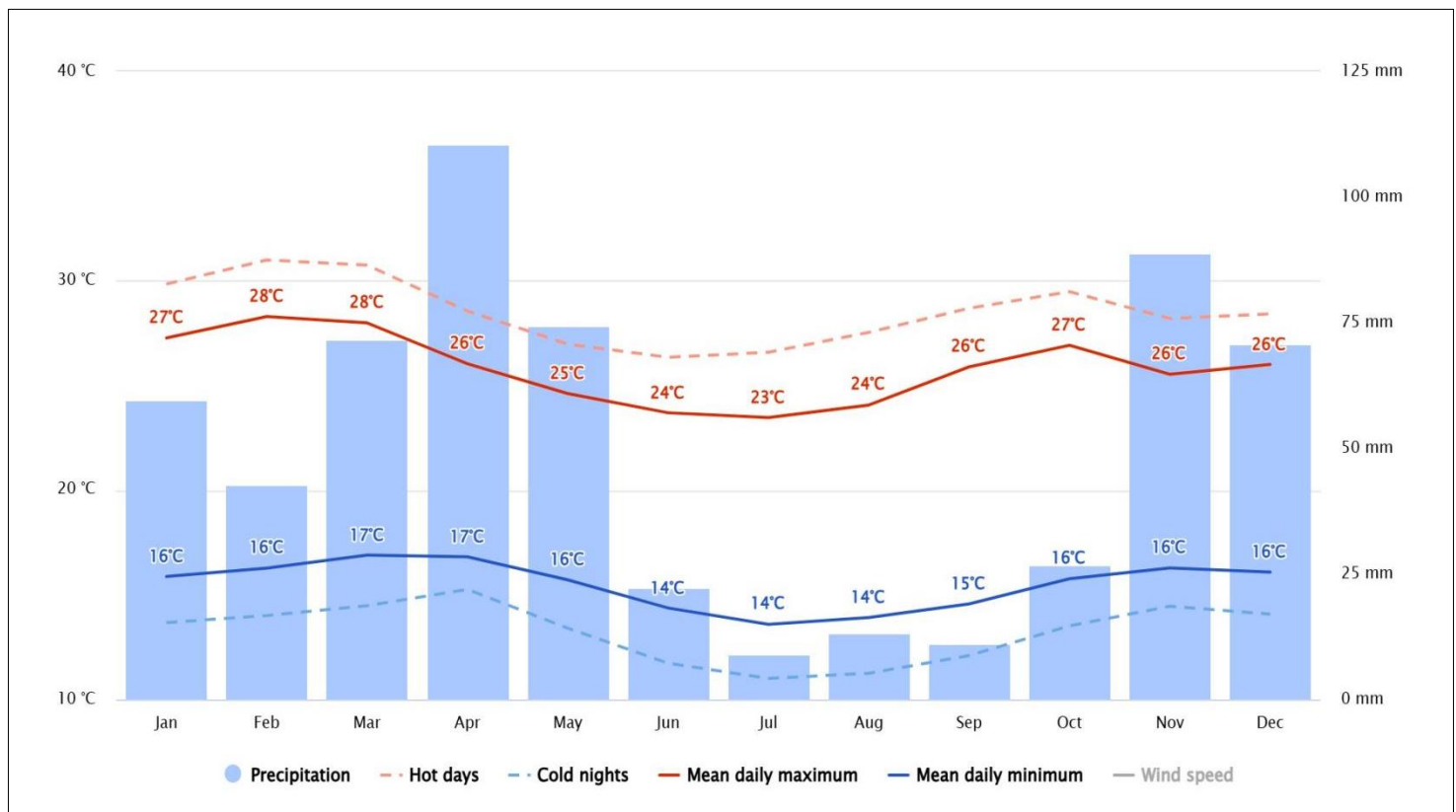
The municipality receives an average annual rainfall of 500mm to 800mm, though totals are highly inconsistent yearly. Precipitation follows a bimodal pattern: the long rains (March–May) are the most critical for recharging the Olkejuado River basin, while the short rains (October–December) provide erratic but essential moisture for rangeland regeneration. Due to the shallow geological profile, these storms often trigger high-velocity surface runoff and flash flooding within the Central Business District.

Temperature

Temperatures remain warm with an annual average between 20°C and 25°C. The hottest months occur from December to March, with daytime peaks often exceeding 30°C, increasing evapotranspiration. The coolest period falls between June and August, featuring daytime averages of 20°C to 25°C and nighttime lows reaching 10°C to 15°C. These extremes contribute to an urban heat island effect, necessitating the integration of green corridors and shaded public spaces in the spatial framework.

Climate change

Kajiado Municipality is experiencing heightened vulnerability to climate change, evidenced by the increasing frequency of extreme weather events and the disruption of traditional bimodal patterns. The primary long rains and short rains have become more erratic, often characterized by shorter, more intense bursts of precipitation followed by prolonged, severe droughts. Notably, the region has seen an increase in unexpected, high-intensity rainfall events outside of typical windows, such as the significant March 2024 floods. These deluges overwhelm the municipality's natural drainage arteries, as the volume of water far exceeds the infiltration capacity of the shallow gneiss bedrock and thin topsoil. For spatial planning, this necessitates a shift toward climate-resilient urban design, prioritizing the protection of riparian buffers and the integration of sustainable urban drainage systems (SuDS) to mitigate the impacts of flash flooding and soil erosion.



Summary of planning Challenges and Recommendations

The following summary outlines the primary planning challenges identified within the physiographic characteristics of Kajiado Municipality.

- **Flash floods vulnerability:** The basin-and range topography, combined with a rise in impermeable urban surfaces, funnels high-velocity runoff directly into the CBD, causing frequent flash flooding.
- **Climate Change Instability:** Increasingly erratic bimodal patterns and high-intensity rainfall events overwhelm natural drainage, intensifying the cycle of severe drought and sudden, destructive flash flooding. This unpredictability threatens long-term water security and infrastructure, necessitating climate-resilient urban design.
- **Water Insecurity:** High evaporation rates and erratic rainfall patterns result in chronic water scarcity and limited groundwater accessibility.
- **Riparian Encroachment:** Rapid urban expansion is increasingly invading the Olkejuado River and seasonal luggas, compromising the area's most vital natural drainage infrastructure.
- **Geotechnical Constraints:** Shallow gneiss bedrock and expansive montmorillonitic clays significantly increase excavation costs for utilities while threatening the structural integrity of building foundations.

- **Land Degradation:** Clearing for development and overgrazing on thin soils has created extensive bare ground, leaving the municipality highly vulnerable to severe wind and water erosion.

3.2 POPULATION AND DEMOGRAPHY

3.2.1. Overview

The foundation of any resilient urban strategy lies in an accurate understanding of its people—their current numbers, their distribution across the landscape, and their projected growth. For the Kajiado Municipality Spatial Plan, this demographic analysis informs the scaling of critical infrastructure, the allocation of public land, and the long-term sustainability of municipal services. By establishing a rigorous baseline, the plan ensures that future investments in water systems, healthcare, and educational facilities among other social facilities are directly proportional to the population being served.

This chapter presents the demographic characteristics of Kajiado Municipality, drawing from the 2019 census baseline of administrative units within the municipality and subsequent projections. The analysis provides insights into population structure, fertility, mortality, growth trends, and dependency patterns to inform spatial planning, infrastructure provision, and service delivery.

3.2.2. Population Size and Projection

To navigate the challenge of non-congruent administrative boundaries, this report utilizes Area-Weighted Interpolation, a standard urban planning methodology. In the absence of disaggregated census data specifically mapped to the Kajiado Municipal boundary, this technique calculates the ratio of each Location's area falling within the municipality against its total geographic extent. The three locations within Kajiado Municipality boundary are; Kajiado Township, Ildamat and Kajiloni Locations.

By applying these percentages to the 2019 Kenya Population and Housing Census (Volume III) baseline, we have established a high-fidelity estimate of the population within the municipality. **As of 2026, the municipality is estimated to host 32,086 persons.** This report goes ahead to project the population of Kajiado Municipality to the 10-year planning period, 2036 and to 20 years after the last census which is 2039. 2039 is interesting because it shows a projected doubling of Kajiado Municipality's population in two decades.

The selection of a 3.5% annual growth rate for Kajiado Municipality is a strategic planning decision backed by official data from the KNBS 2019 Census Analytical Reports (Volume XVI) and the Kajiado County Integrated Development Plan (CIDP) 2023–2027. While Kenya's national growth rate averages approximately 2.2%, Kajiado functions as a high-growth peri-urban hub within the Nairobi Metropolitan Region. Historical data from the 2009–2019 intercensal period reveals a county-wide growth rate of 4.9%, one of the highest in the nation. Consequently,

applying a 3.5% rate is a scientifically conservative estimate that accounts for the massive ripple effect of migration from Nairobi and the rapid urbanization of Kajiado Township.

Furthermore, using this accelerated rate aligns with UN-Habitat and ISUDP guidelines, which recommend a 3% to 4% planning buffer for infrastructure in high-growth corridors. Citing these specific monographs and the CIDP in the Spatial Plan ensures the document is technically defensible. It prevents the under-planning of essential utilities—such as water, sewerage, and transport—which are costly to retroactively expand if the population outpaces conservative national averages. The formula used for these projections is as follows:

$$P_n = P_0 \left(1 + \frac{R}{100}\right)^n$$

Where:

P_n = projected population after n years.

P_0 = Base year which is 2019 in this case

R= population growth rate

n= number of years

The table below shows the percentages of the Locations within Kajiado municipality and population projections for the 10 year planning horizon and 20 year two decades from last census.

Location	Area in Mun. (Km ²)	Total Area (Km ²)	% Mun. in	2019 Popu Mun. Share	2024 Proj.	2026 (Current Proj.)	2036 (10-Yr Plan)	2039 Proj.
Kajiado Township	22.88	22.88	100%	22,499	26,722	28,626	40,377	44,769
Sajiloni	67.83	278.44	24.36%	2,121	2,519	2,698	3,807	4,221
Ildamat	39.75	264.43	15.03%	599	711	762	1,075	1,192
TOTAL	130.46	565.75	—	25,219	29,952	32,086	45,259	50,182

Kajiado Municipality is experiencing rapid population growth driven by both natural increase and in-migration associated with its proximity to Nairobi. This growth reflects the municipality's

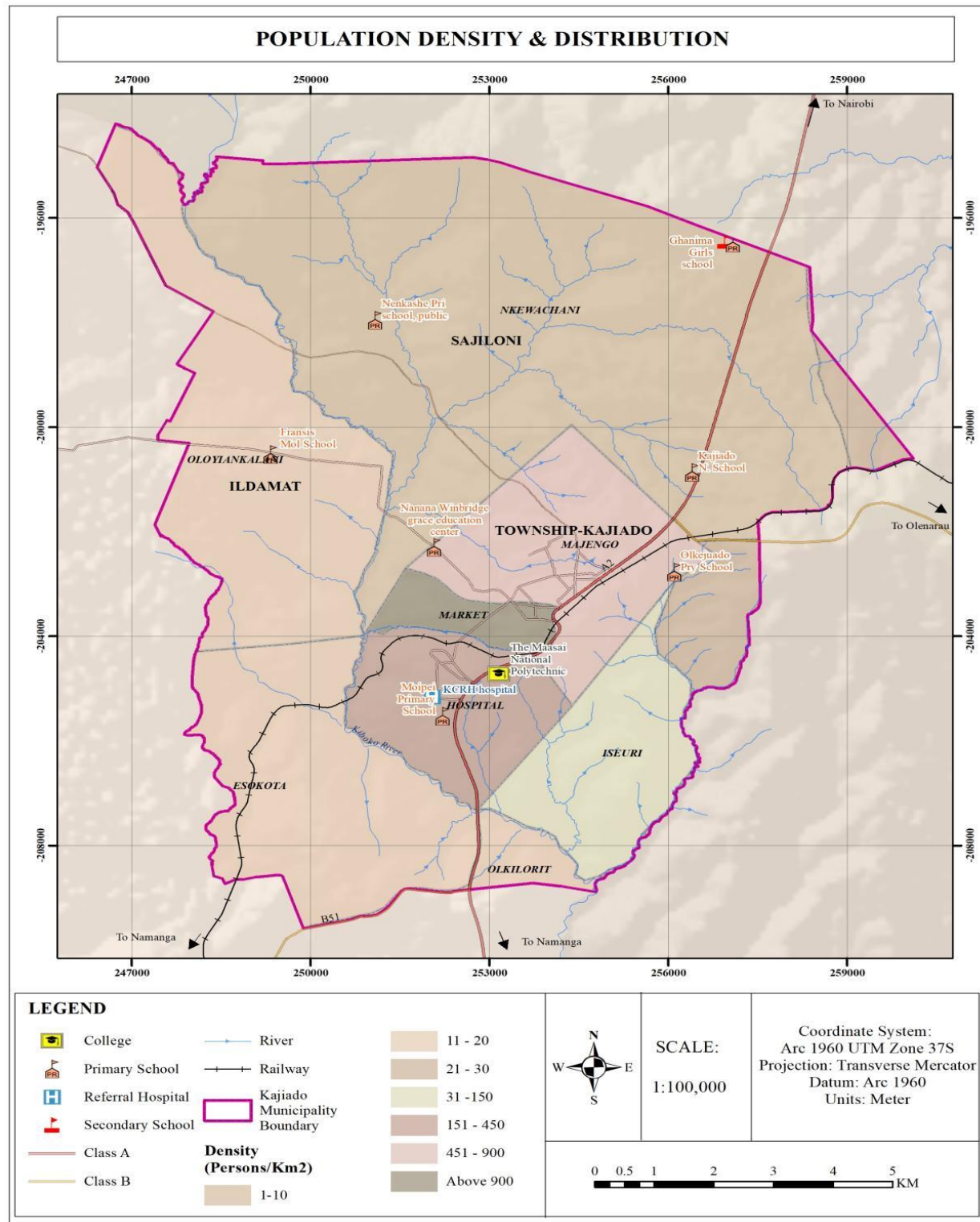
transition into a peri-urban hub within the Nairobi Metropolitan Region. The implications for spatial planning include increased demand for housing, infrastructure, and public services, requiring proactive land use planning and reservation of land for future development.

3.2.3. Population Density and Distribution

The spatial distribution of the population within Kajiado Municipality, as illustrated by the density mapping below, reveals a core-periphery pattern centered on Kajiado Township. The sub-locations within the township core (Market, Majengo and Hospital) exhibit the highest population densities. This is the municipality's primary core has a population density of approximately 3,799 persons/km². This is greatly influenced by a high concentration of commercial and residential developments with a good number of multi-storied buildings in this area. Majengo, which is predominantly a residential area hosts over 16,000 residents with a density of 1,378 persons per square kilometer.

Interestingly, Iseuri sub location, within the Sajiloni Location, is adjacent to the Towns core has a density of 550 persons per square kilometre While significantly less dense than the Market core, it is roughly 15 times denser than its neighboring sub-locations like Nkewachani (17 persons/km²). This indicates a gradual reduction of population density from the core to the periphery. Ildamat and Sajiloni Locations, hosting Sajiloni, Nkewachani, Ol-Kilorit, and Esokota locations, have densities below 50 persons/km².

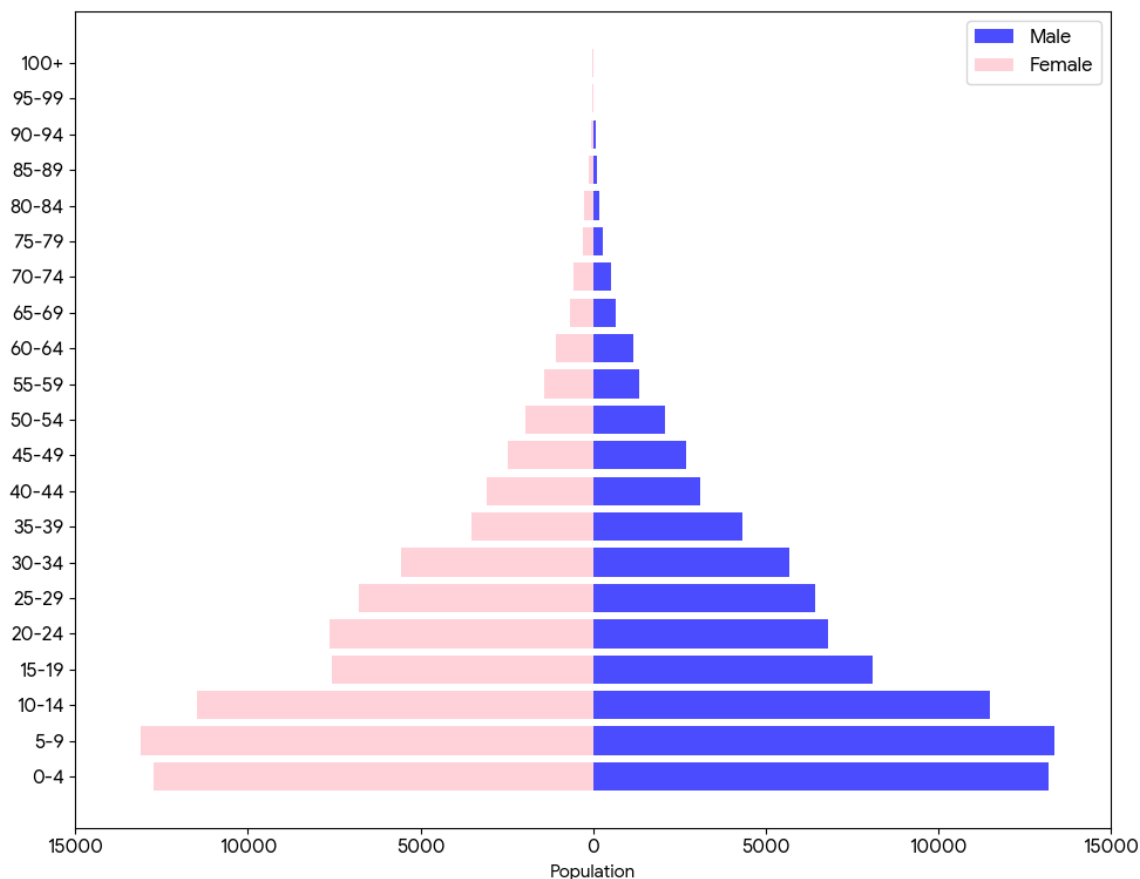
Map 7: Kajiado Population Density and Distribution



3.2.4. Population Structure

This section reports the findings of analyzing Kajiado Central Sub-County data contained in KNBS 2019 Census report volume III since there is no disaggregated data specifically mapped to Kajiado Municipality. Below is a population pyramid depicting the population structure of Kajiado Central Sub County.

Figure 2: Population Pyramid Kajiado Central Sub County, 2019



C

The population structure of the Kajiado Central region is characterized by a broad-based pyramid, indicating a youthful population dominated by children and adolescents. Over 30% of the population falls within the 0–9 age group, reflecting high fertility and strong demographic momentum. The sharp decline in older age groups further reinforces the expansive nature of the population.

Fertility levels in Kajiado Central remain high, with an estimated crude birth rate of 30–35 per 1,000 population, driven by cultural practices, early marriages, and limited access to family planning services.

Mortality levels are moderate, with a crude death rate estimated at 6–8 per 1,000 population, although infant mortality remains relatively high due to gaps in maternal healthcare and sanitation.

Dependency Ratios: The high proportion of children relative to the working-age population results in a high dependency ratio, placing pressure on household incomes and public resources. However, this youthful population presents a potential demographic dividend if effectively harnessed through education, skills development, and employment creation.

Literacy and Educational Attainment: Kajiado Central exhibits a strong educational profile, benefiting from its strategic proximity to Nairobi’s academic resources and its role as a regional administrative hub. Approximately 84.2% of the population aged 15 and above is literate, a figure that surpasses the national average of 81.5%. While this literacy rate is significantly higher than rural-dominated sub-counties like Kajiado West (~72%).

Employment and Economic Participation: The working-age population in Kajiado Central acts as the economic engine of the municipality, with a labor force participation rate of 68.4%. Of those economically active, 91.2% are employed in various sectors, though a significant portion remains in informal trade and small-scale agriculture. The unemployment rate of 8.8% is a challenge that the spatial plan must address.

Disability: Data indicates that Kajiado Central has a disability prevalence rate of 2.1%, which aligns closely with the national average of 2.2%. Among this group, mobility and visual impairments are the most prevalent, accounting for 38% and 24% of disabilities, respectively. This demographic reality mandates a shift toward PWD-friendly design in all municipal projects.

3.2.5 Implications of Population Structure for the Kajiado Municipality Spatial Plan

Based on the demographic data and the requirements of the Kajiado Central Sub-county population structure, the following points list the primary spatial and socio-economic implications for the Municipal Spatial Plan:

- **Human Capital & Education Expansion:** The youthful population requires the rapid development of ECDE centers, schools, and vocational institutes. High literacy rates (82%) further justify the integration of digital hubs and high-speed internet to support progressive learning and remote work opportunities.
- **Economic Zoning & Job Creation:** To support the large cohort entering the labor market, the plan prioritizes the designation of Eco-Industrial Parks and commercial zones. These are designed to diversify the economy beyond traditional services and generate the 20,000 jobs needed by 2039.
- **Inclusive Infrastructure & Mobility:** A mobile and growing population necessitates 15km of NMT corridors and accessible public spaces. These must incorporate universal design

features, such as tactile paving and ramps to ensure the elderly and people with disabilities are not spatially marginalized.

- **Specialized Healthcare Provision:** High natural increase and a significant population of women of reproductive age place pressure on maternal and child health services. This requires the equitable distribution of Level 4 hospitals and expanded reproductive health infrastructure.
- **Sustainable Resource & Utility Management:** Sustained growth in a water-scarce region mandates proactive planning for water, sanitation, and sewerage systems. This includes protecting local water sources and implementing sustainable waste management to match urban expansion.
- **Controlled Urban Growth & Housing:** To prevent the rise of informal settlements, the plan must enforce strict zoning regulations and provide affordable, serviced residential areas to accommodate new household formations.
- **Proactive Growth-Oriented Planning:** Given the strong demographic momentum, the municipality must shift from reactive management to a proactive approach, reserving land for future infrastructure and public amenities well in advance of demand.

3.2.6. Infrastructure and Social Amenity Requirements

This section outlines the projected demand for core services and social amenities required to support Kajiado Municipality's growth well over the 2036 planning horizon. The estimated population of Kajiado Municipality by 2036 is about 45,000 residents. However, this section uses a rounded off figure of 50,000 residents which is the estimated population by 2039. Infrastructure and social amenities requirement figures are derived from the Urban Planning and Design Standards (2011) and international benchmarks from WHO and UNESCO, adapted to the specific demographic profile of Kajiado Central.

The table below provides a sectoral breakdown of the physical and social infrastructure necessary to accommodate the transition from a semi-rural administrative center to a fully-realized urban municipality.

Sector		Projected Demand / Metric	Required Installations / Area
Education: Pre-Primary	Pre-Primary	~5,000 children (10% of pop)	20 ECDE Centers (Capacity: 250 each)
Education: Primary	Primary	~7,500 children (15% of pop)	10 Primary Schools (Capacity: 750 each)

Sector	Projected Demand / Metric	Required Installations / Area
Education: Secondary	~5,000 students (10% of pop)	5 Secondary Schools (Capacity: 1,000 each)
Education: Tertiary	~2,500 students (5% of pop)	1 Technical & Vocational College (TVET)
Health Facilities	1 Bed per 1,000 people	1 Level 4 Hospital; 3 Level 3 Health Centers
Water Supply	120-150 Liters/Capita/Day	7,500,000 Liters (7.5k m ³) daily supply
Sewerage	80% of water consumed	6,000 m ³ /day Treatment Plant capacity
Solid Waste	0.5 kg per person per day	25 Tonnes daily; 1 Sanitary Landfill/MRF
Commercial Space	2-3 m ² per person	12.5 - 15 Hectares of zoned commercial land
Office Space	1.5 m ² per person	7.5 Hectares (CBD and Sub-centers)
Residential Units	5 persons per household	10,000 Units (Mixed-density housing)
Green/Open Space	9 m ² per person (WHO Std)	45 Hectares (Parks and buffers)
Employment	30-40% participation rate	15,000 - 20,000 Jobs (Local economy)

3.2.7 Sectoral Analysis and Planning Implications

Water, Sanitation, and Waste Management: To support a projected population of 50,000, Kajiado Municipality requires approximately 7.5 million litres of water daily. Given the region's water scarcity, the plan must prioritize aquifer protection and enforce rainwater harvesting in new developments. Wastewater generation of 6,000 m³/day necessitates a shift to centralized or decentralized sewerage systems (DEWATS), particularly in high-density areas. Solid waste generation of 25 tonnes/day presents an opportunity for circular economy approaches, including the establishment of a Material Recovery Facility (MRF).

Educational and Health Infrastructure: The youthful population requires reservation of 45–60 hectares for approximately 35 learning institutions (ECDE to secondary), distributed within residential areas to enhance accessibility. In healthcare, upgrading to a Level 4 Hospital, supported by three Level 3 facilities, is necessary to meet growing demand and improve maternal and child health services.

Economic Growth, Housing, and Transport: The spatial plan should allocate 15 hectares for commercial use and 7.5 hectares for office space, focusing on Kajiado Township and emerging nodes. To sustain economic growth, the municipality must generate 15,000–20,000 jobs, supported by industrial zones for livestock value addition and manufacturing. Housing provision should target 10,000 mixed-density units, promoting compact development in the urban core while managing peri-urban expansion.

Public Realm and Non-Motorized Transport (NMT): Provision of 45 hectares of green space is required to enhance urban livability. A “Green Lungs” approach using riparian buffers and linear parks should be adopted. This should be integrated with a Non-Motorized Transport (NMT) network, including pedestrian walkways and cycling lanes, to promote accessibility and reduce reliance on motorized transport.

3.3 SOCIAL FACILITIES

The provision of social facilities constitutes the essential soft infrastructure required to foster human capital and social equity within Kajiado Municipality. This section evaluates the current state of educational, healthcare, recreational and social protection services to identify existing gaps within the rapidly urbanizing environment. By identifying these spatial disparities, the analysis establishes a foundation for the equitable distribution of facilities, ensuring a functional and livable municipality.

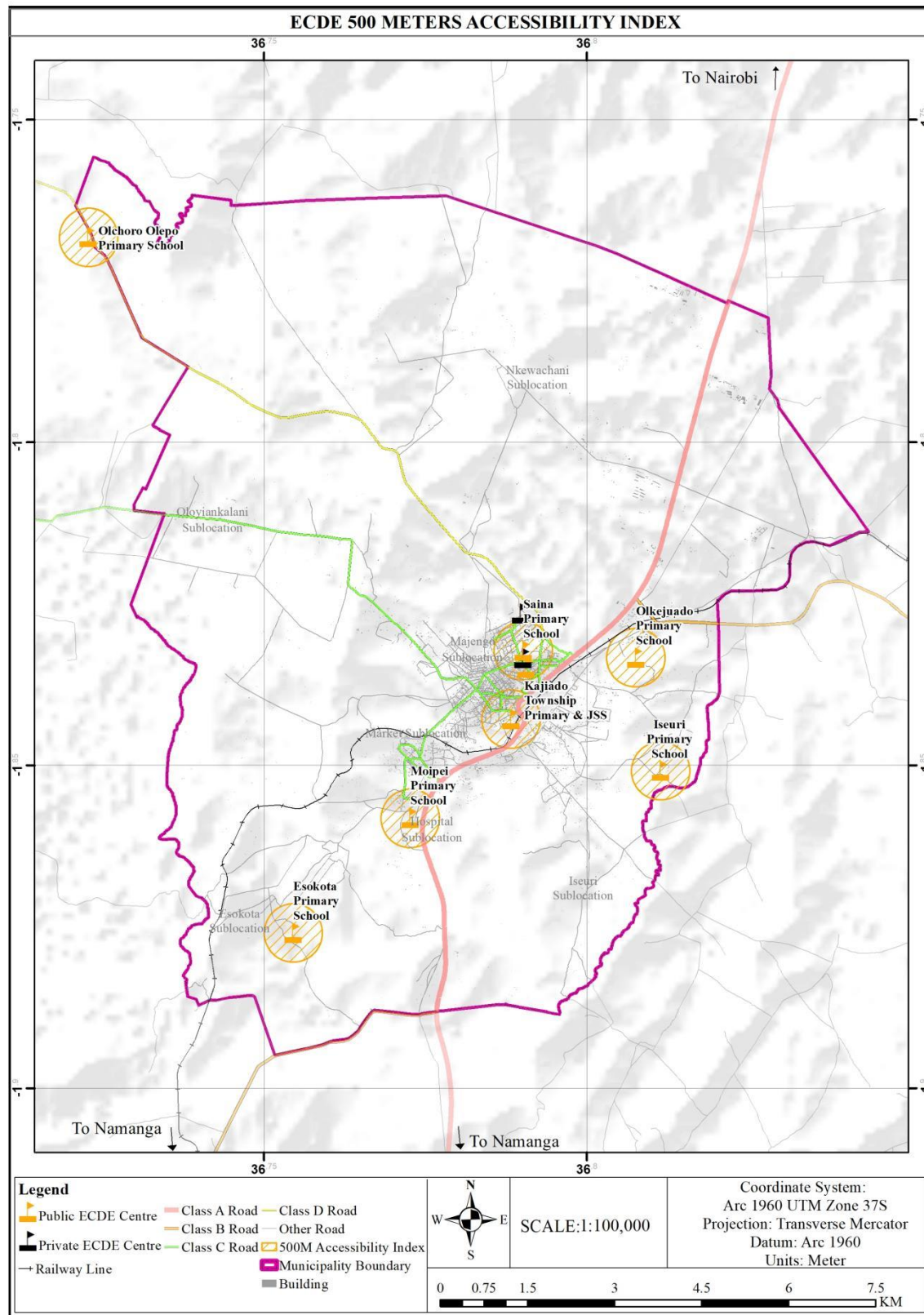
3.3.1. Educational Facilities

Early Childhood Development Educational Facilities

Most public ECDE centers in Kajiado are integrated within existing public primary schools, while private ECDEs operate as standalone Kindergartens or wings of private academies. Kajiado has one stand alone public ECDE facility; Kajiado ECDE. The map below shows the distribution and accessibility of ECDE facilities in Kajiado Municipality. The map below shows that most ECDE facilities are concentrated within the town. Residents in the peri-urban area have to travel more than the recommended 500m radius to access ECDE facilities.

	
AIC Education Centre with ECDE	Stand alone private ECDE facility

Map 8: ECDE Distribution and Accessibility



ii. Comprehensive Schools

Comprehensive schools provide primary and junior secondary education services. Kajiado Municipality significant public and private investment in primary and junior secondary education. The town has a range of both day and boarding facilities; most concentrated within the town's core. The table below shows some of the comprehensive schools within the municipality include and their status.

S. No.	School Name	Type
1.	Esokota Primary School	Public
2.	Iseuri Primary School	Public
3.	Kajiado Township Primary & JSS	Public
4.	Kajiado Township Primary & JSS	Public
5.	Moipei Primary School	Public
6.	Olchoro Olepo Primary School	Public
7.	Olkejuado Primary School	Public
8.	Oloosuiyan Primary School	Public
9.	Saina Primary School	Public
10.	Al Hudu Muslim Comprehensive School	Private
11.	Fransis Mol School	Private
12.	Future Stars Academy Kajiado	Private
13.	Golden Key Primary & JSS	Private
14.	Good Hope Comprehensive School	Private
15.	Highgate Preparatory School	Private
16.	Manaar Primary & JSS	Private
17.	Nanana Winbridge Grace Education Center	Private
18.	Nenkashe Primary School	Private
19.	Princedaj Kajiado Academy	Private
20.	St John's Pre-School Kajiado	Private
21.	Zayoni Primary School	Private
22.	Zion Academy	Private

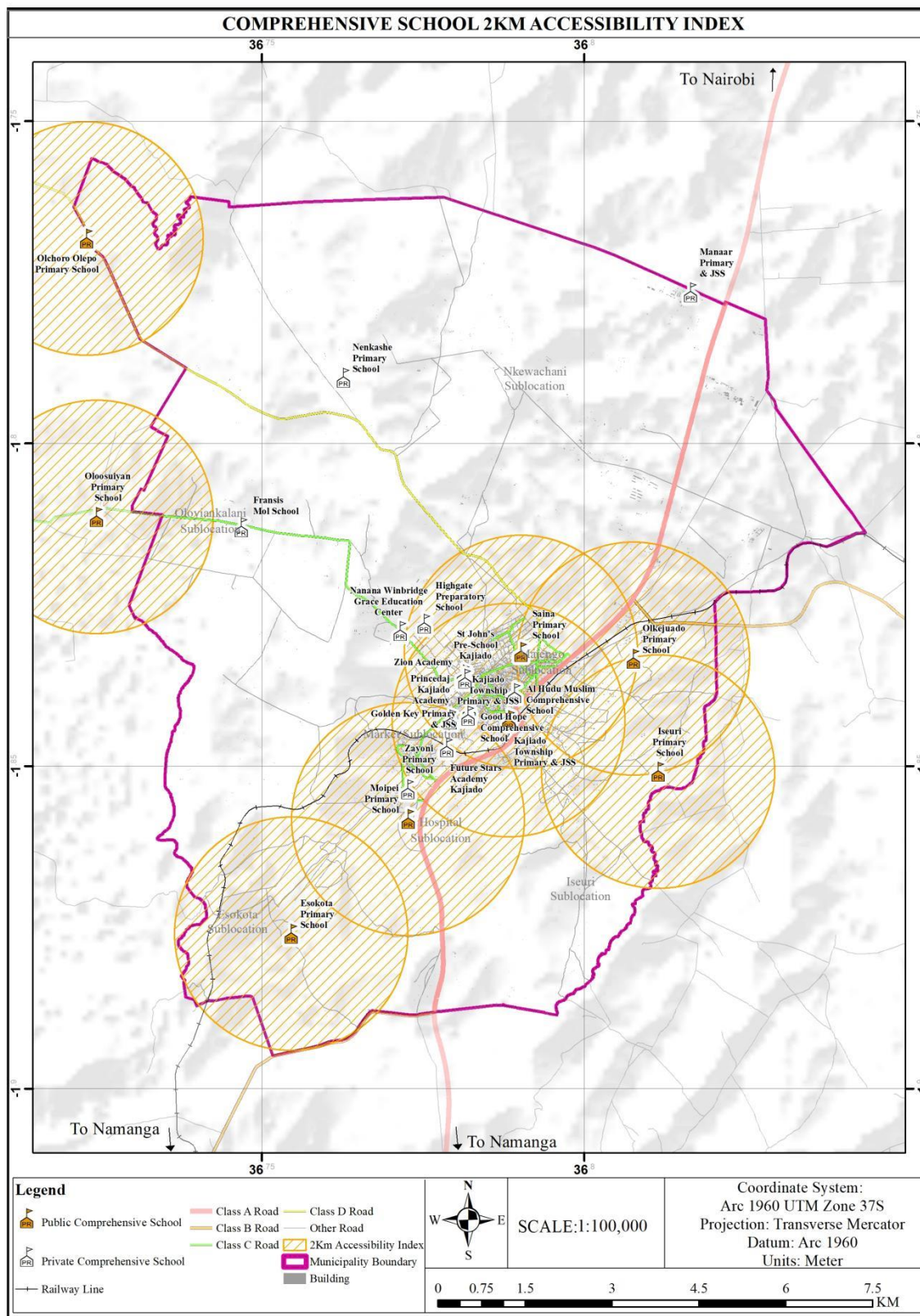
Public primary schools like Kajiado Central are currently over-enrolled, often exceeding the recommended ratio of 1:40. With a projected population of 50,000, the township will require approximately 5 new primary schools to prevent extreme overcrowding.

Low-income residents rely on public schools that are few and far between, while private academies are concentrated in the center. The spatial plan must decentralize public primary schools to the 5km–10km peri-urban area.

	
Kajiado Township Primary and Junior Sec. Sch.	Olkejuado Primary School
	
Kajiado Hills Integrated Primary School (Private)	AIC girls boarding primary school

The map below shows the distribution and accessibility of comprehensive schools in Kajiado Municipality. The Physical Planning Handbook recommends a walking distance of 2 kilometres for primary school going students. According to this standard a large part of the hinterland falls short of this requirement since most comprehensive school facilities are concentrated within the town core.

Map 9: Comprehensive Schools Distribution and Accessibility

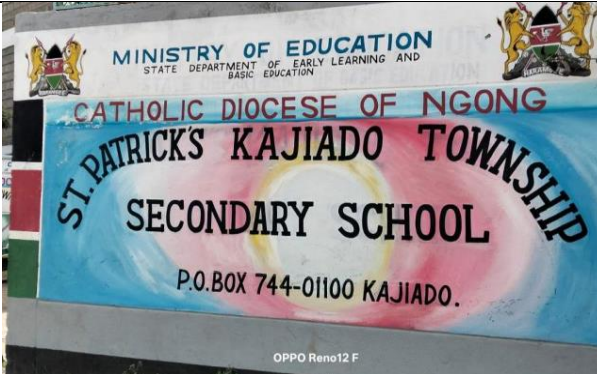


Senior Secondary School Education

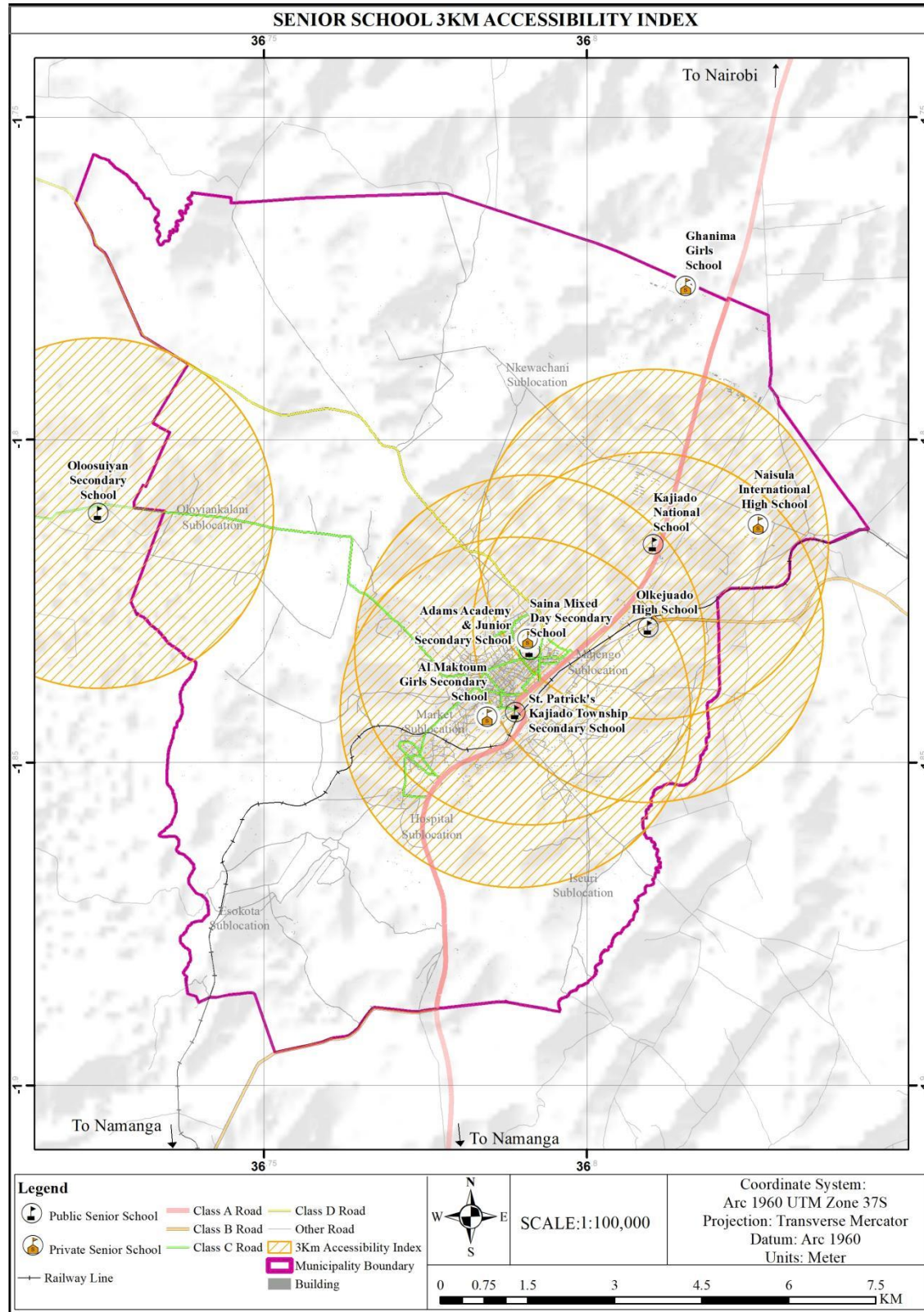
Kajiado Municipality's secondary education sector is supported by a strong network of public schools, complemented by private and international institutions that cater to diverse educational needs. Public schools such as Olkejuado High School and Kajiado National School provide high-capacity boarding and academic programs, while day schools like St. Patrick's and Saina Mixed Secondary improve access within high-density residential areas. Private and international institutions, including Naisula International High School and faith-based schools, further diversify education options and attract a wider student population.

The spatial distribution of these schools influences residential patterns and transport demand, necessitating targeted planning interventions. The Spatial Plan prioritizes safe non-motorized transport routes for students, improved utility services for institutions, and zoning controls to protect school environments from incompatible land uses, ensuring a safe and supportive learning environment. Below is a list of senior secondary schools in Kajiado Municipality.

S.No.	School Name	Type
1.	St. Patrick's Kajiado Township Secondary School	Public
2.	Kajiado National School	Public
3.	Saina Mixed Day Secondary School	Public
4.	Olkejuado High School	Public
5.	Oloosuiyan Secondary School	Public
6.	Al Maktoum Girls Secondary School	Private
7.	Ghanima Girls School	Private
8.	Naisula International High School	Private
9.	Adams Academy & Junior Secondary School	Private

	
Olkejuado High School	St. Patrick's Kajiado Township Sec. School

Map 10: Senior School Distribution and Accessibility



Iv Tertiary Educational Facilities

Kajiado Municipality has developed into a key regional hub for tertiary education, hosting a mix of technical, professional, and university-level institutions that attract a large population of students and young professionals. Major institutions such as Maasai National Polytechnic, Umma University, and the Maasai Institute of Professional Studies (MIPS), alongside specialized centers like KMTC Kajiado Campus, play a significant role in shaping the town's economy, land use patterns, and urban growth. These institutions act as anchor developments, driving demand for student housing, services, and infrastructure within the municipality.

There is need to emphasize the development of non-motorized transport networks, regulation of high-density student housing, and prioritization of key infrastructure such as sewer systems and digital connectivity to support these institutional zones.



The Maasai National Polytechnic



Umma University



Maasai Institute of Professional Studies

3.3.2. Health Facilities

The healthcare system in Kajiado Municipality is characterized by a dual structure, with the Kajiado County Referral Hospital providing specialized services, supported by public primary facilities such as Saina Health Center, AIC Health Centre and Kajiado Dispensary, alongside private providers like St. Crispin Afya Hospital and Kitengela Medical Centre. Health services are spatially organized with specialized care concentrated in the town center and primary care distributed across residential areas to enhance accessibility.

To support projected growth, the Spatial Plan emphasizes upgrading existing facilities, improving emergency access through dedicated corridors, integrating health infrastructure with sewer and utility systems, and reserving land for new facilities in emerging areas such as Iseuri and Esokota.

S. No.	Health Facility	Status
1.	Kajiado County Referral Hospital	Public
2.	Saina Health Center	public
3.	AIC Kajiado Health Centre	FBO
4.	St. Crispin Afya Hospital	Private
5.	Kitengela Medical Services	Private



Kajiado County Referral Hospital



Saina Health Centre

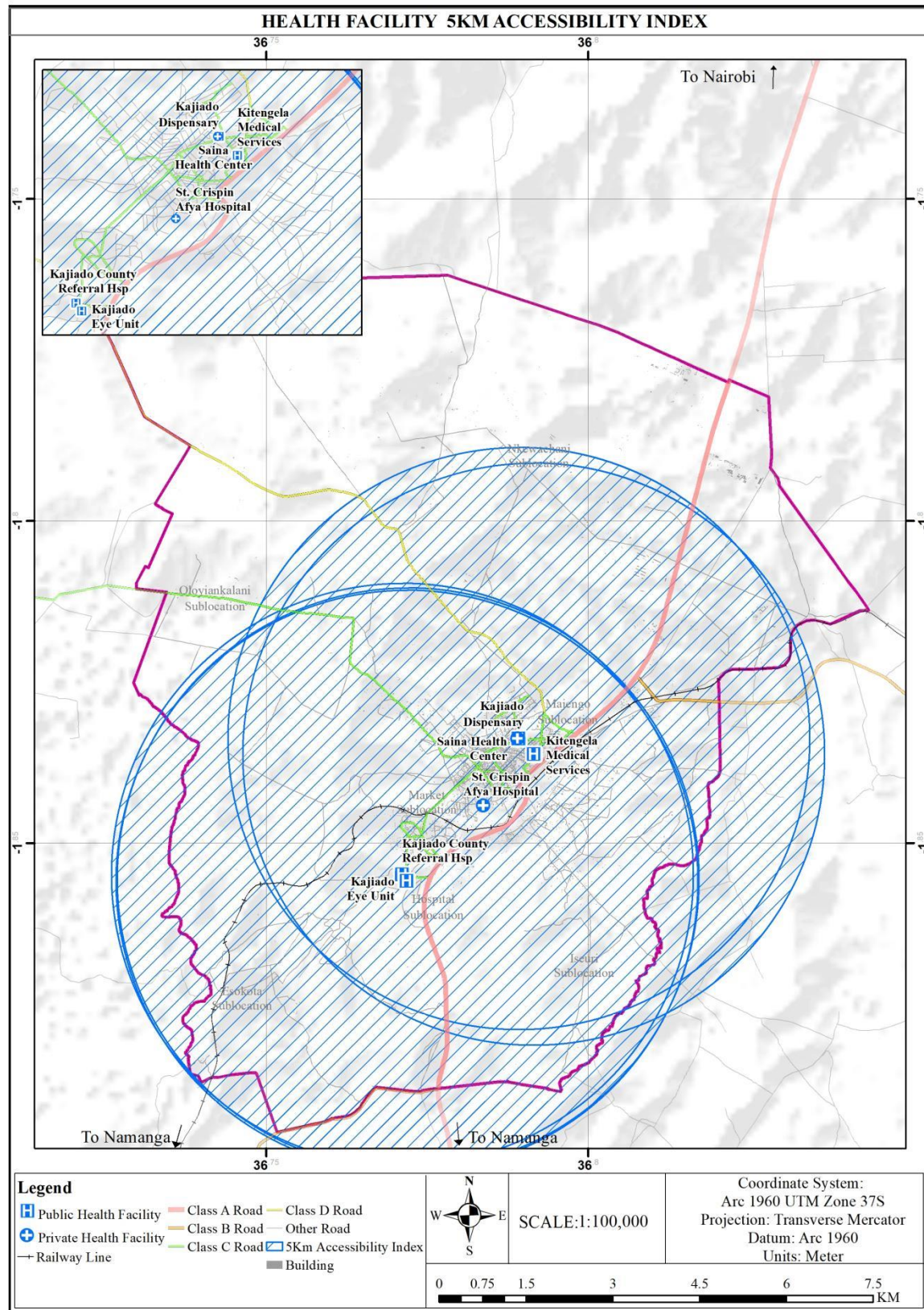


Kitengela Medical Centre



St Crispin Afya Hospital

Map 11: Health Facilities Distribution and Accessibility



3.3.3. Security, Justice, and Correctional Institution

Kajiado Municipality hosts key security, justice, and correctional facilities, namely the Kajiado Police Station and County Headquarters, the Kajiado Law Courts, and the Kajiado GK Prison.

The Kajiado Police Station and Police County Headquarters act as the primary command for law enforcement and highway safety. The police station has old police housing development which are being replaced by an ongoing development of multi storied police housing. There is need to to decentralize services through new satellite posts in peri-urban areas

The Kajiado Law Courts serve as the regional judicial seat, driving professional demand within the CBD and requiring modernization to handle increasing caseloads.

Kajiado GK Prison provides high-security housing and inmate rehabilitation through vocational agriculture. There is need to maintain low residential densities around this are

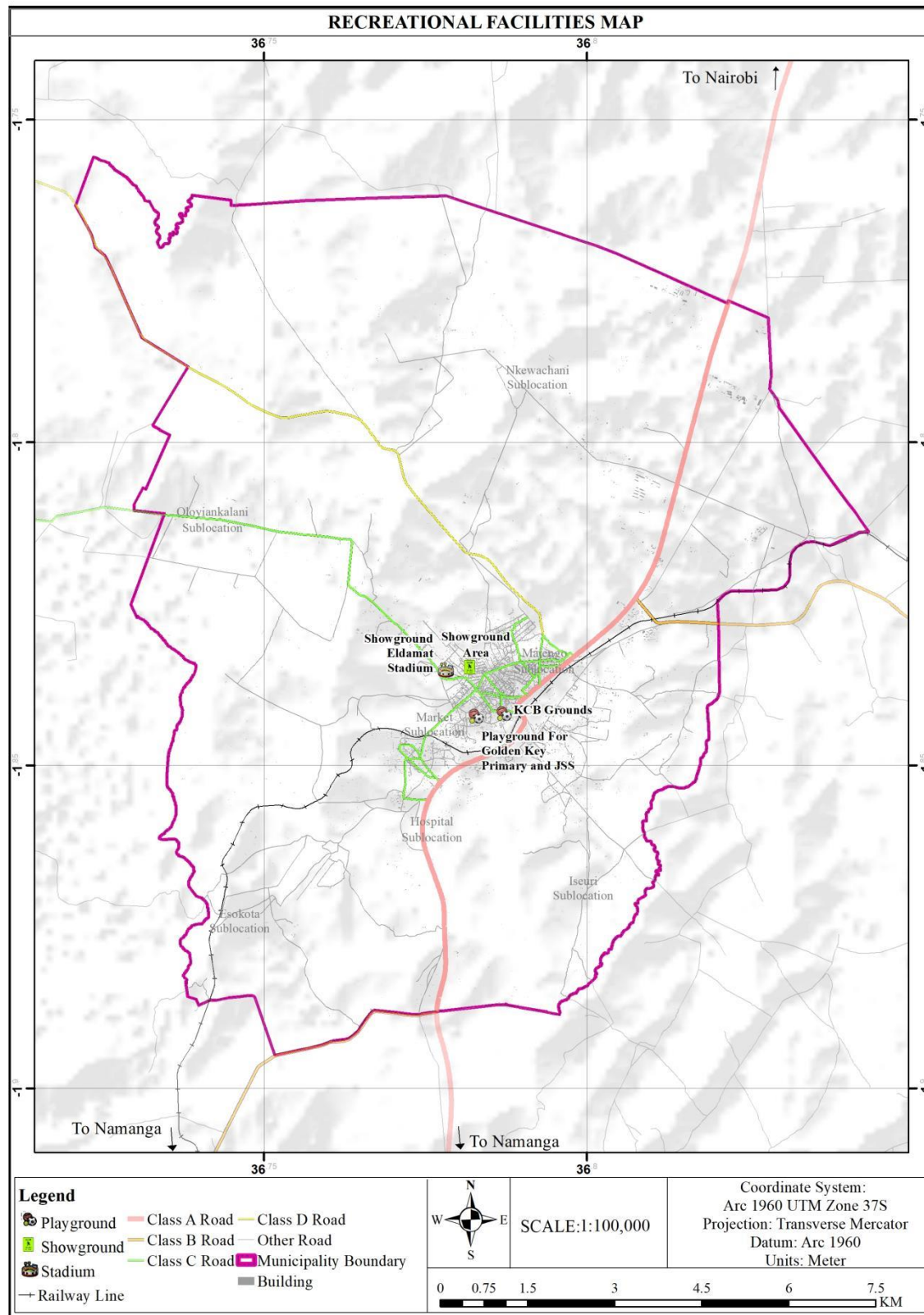
	
Kajiado law courts	Ongoing construction of police housing

3.3.4. Recreational and Open Spaces

Recreational facilities in Kajiado Municipality serve as vital social lungs for the town, providing space for sports, community gatherings, and ecological preservation. Kajiado Municipality hosts the following recreational facilities:

Kajiado Stadium and Showground This facility serves as the municipality’s premier venue for high-capacity events, ranging from professional sports and athletics to the annual agricultural show. It functions as a regional landmark that fosters economic exchange and local talent development. The stadium is fenced and carpeted and requires the development of covered seating areas and accompanying facilities.	
KCB Grounds A vital community-level asset, the KCB Grounds are the primary hub for local grassroots sports and youth interaction. Located within easy reach of the high-density residential core, it provides an essential space for football and community social events.	
CBD Recreational Park This park serves as the main green open space of Kajiado’s CBD. This triangular space has park seats, landscaping and public toilets built in the shape of a manyatta house. The walkways in the park are paved and the park has a floodlight. This park is surrounded by residential buildings and has three entrances that are not very conspicuous from the main roads.	
Referral Hospital Area Playground Situated near the southern medical precinct, this playground provides critical open space for families and residents in a rapidly densifying town. This recreational space lacks fencing and other associated facilities like public toilets.	

Map 12: Recreational Facilities Map



3.3.5. Religious Facilities

Kajiado Municipality features a diverse religious landscape. The town is home to numerous churches representing a wide array of denominations—including Anglican, Catholic, and various Pentecostal ministries—as well as several mosques.

	
PEFA Church	Kajiado Jamia Mosque

3.3.6. Rescue Centres and Children's Homes

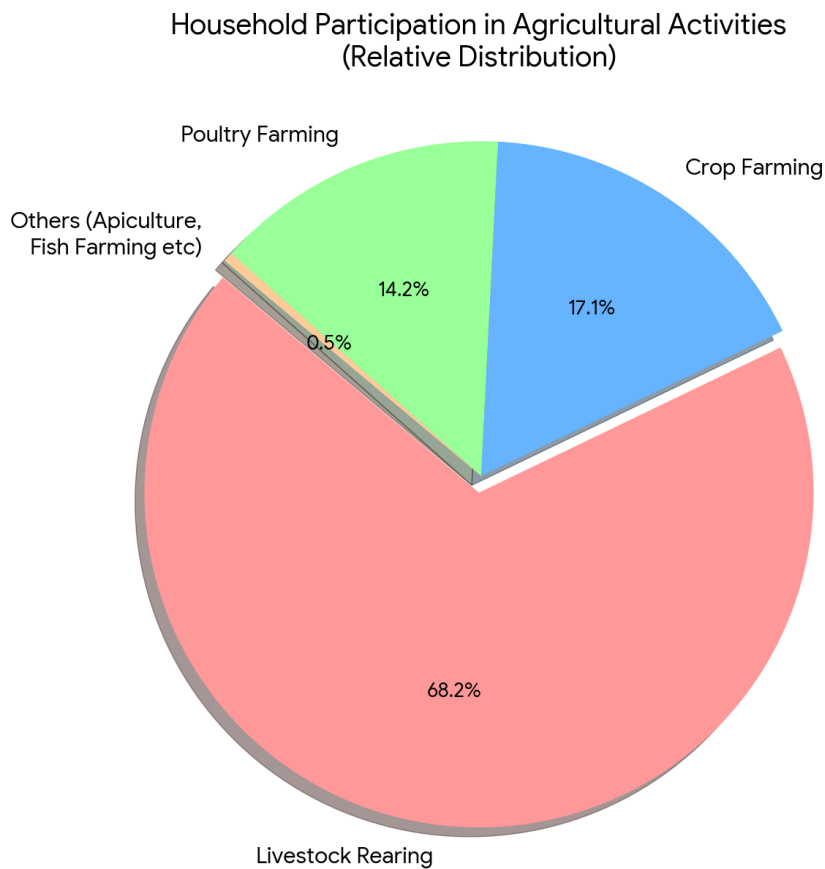
Kajiado Municipality hosts a vital network of social protection facilities, notably the AIC Girls’ Rescue Centre Adventist Rescue Centre and the Kajiado Children’s Home. These institutions provide sanctuary and rehabilitation for orphaned and vulnerable children. These institutions, alongside various faith-based Charitable Children’s Institutions (CCIs) and Compassion International projects, serve as essential refuges for those escaping harmful cultural practices like FGM or early marriage.

	
Kajiado Children’s Home	Kajiado Adventist School and Rescue Centre

3.4 ECONOMIC ACTIVITIES

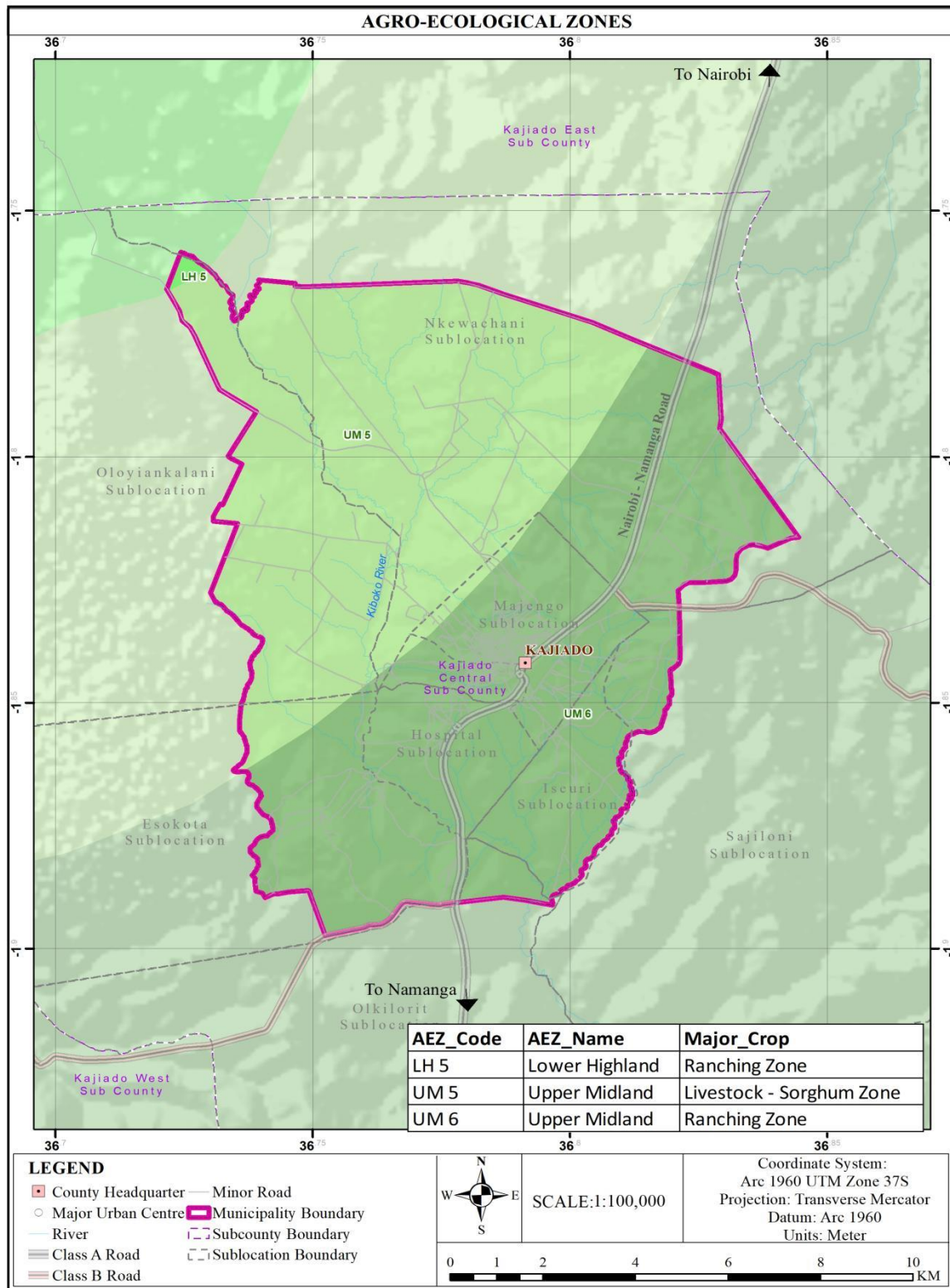
3.4.1 Agriculture

Agriculture remains the backbone of the Kajiado Municipality's economy, serving as the primary source of food security and income for a vast majority of the population. Despite the rapid pace of urbanization, the municipality retains a strong peri-urban character, where traditional pastoralist practices coexist with modern horticultural farming. The agricultural sector is largely driven by household-level participation, with a significant emphasis on livestock as the cultural and economic pillar of the community. The chart below shows the distribution of households to agricultural activities in the municipality.



Kajiado municipality Agro Ecological Zones reveal that the municipality is considered suitable for ranching and drought resistant crops.

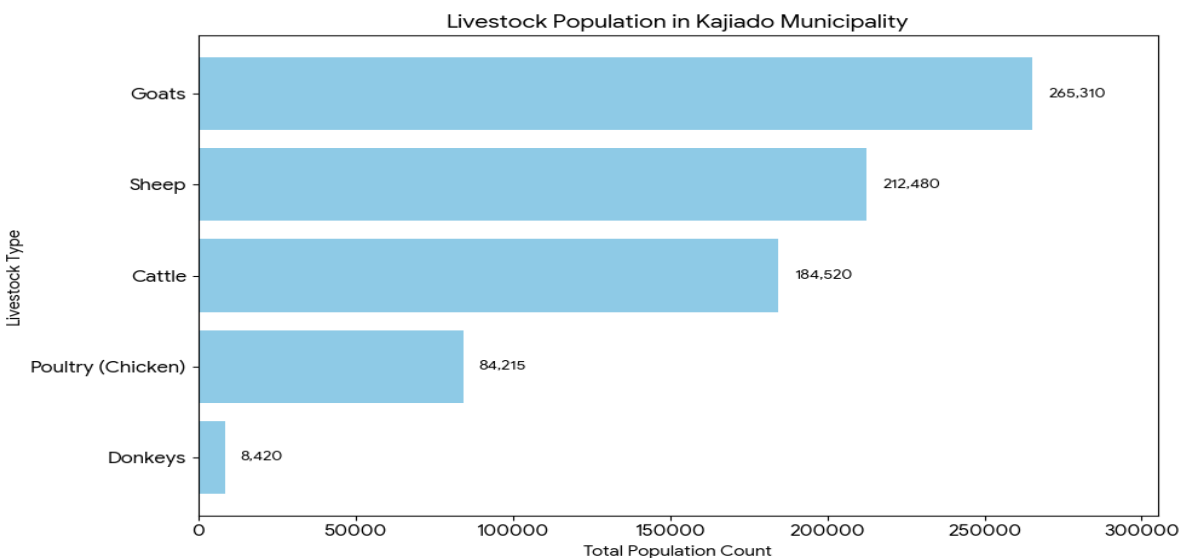
Map 13: Agro Ecological Zones



I. Livestock Keeping

Livestock rearing is the dominant agricultural activity within the municipality, with approximately 72% of households actively engaged in the practice. This sub-sector is deeply rooted in the local Maasai culture, primarily focusing on cattle, goats, and sheep. While traditional extensive grazing remains prevalent in the peri-urban sub-locations of Ildamat and Sajiloni, there is an increasing shift toward semi-intensive systems and the establishment of feedlots to mitigate the effects of diminishing communal grazing lands. Livestock production serves both subsistence needs and commercial markets.

As indicated in the bar chart below, goats represent the largest livestock population in Kajiado Municipality with 265,310 heads, followed closely by sheep (212,480) and cattle (184,520). Poultry and donkeys comprise the remainder of the documented livestock, highlighting the municipality's strong reliance on small and large stock for both cultural and economic livelihoods.



Livestock keeping faces challenges including water scarcity, land subdivision, and conflicts with expanding urban development.

	
Livestock herding	

II. Crop Farming

Crop farming follows as a secondary but vital activity, practiced by approximately 18% of households. This sub-sector is bifurcated into subsistence and cash crop production:

Subsistence Farming: Predominantly rain-fed, households cultivate maize and legumes for domestic consumption. These activities are concentrated in the more fertile pockets of the municipality, though they remain vulnerable to the region's erratic rainfall patterns.

Cash Crop Farming (Horticulture): There is a growing trend of small-scale irrigation and greenhouse farming targeting high-value crops such as tomatoes, onions, and leafy vegetables. These are often grown in areas with access to boreholes or seasonal riverbeds, catering to the rising demand for fresh produce within the Kajiado CBD and the neighboring Kitengela and Nairobi markets.

	
Drip irrigated onions farm	Urban agriculture in Showground area

III. Poultry Farming

Poultry farming is a significant emerging sub-sector, engaging 15% of households. This activity is particularly favored due to its low land requirements and quick returns on investment. There are several large and medium sized poultry farms including a Kenchick farm in the municipality.

IV. Apiculture

Apiculture is one of the emerging agricultural activities in the municipality. It is a resilient and low-impact agricultural activity that is increasingly recognized for its role in enhancing the livelihoods of residents in semi-arid peri-urban zones. Civil education and the transitioning from traditional log hives to modern hive, presents bee keeping as a low-input, high-yield income stream for more households.



Hives in a thicket

Some of the key recommendations for the agricultural sector include:

- Protection of Agricultural Frontiers: Zoning the peri-urban area as agricultural conservation areas to prevent uncontrolled residential subdivision.
- Infrastructure for Value Addition: Proposing the establishment of a centralized modern market and cold-storage facilities to reduce post-harvest losses for crop farmers.
- Water for Production: Integrating small-scale dams and water pans within the spatial framework to support livestock watering and horticultural irrigation during the dry seasons.
- Ranching: Moving from nomadic movement to sedentary, high-value production.

3.4.2 Trade and Commerce

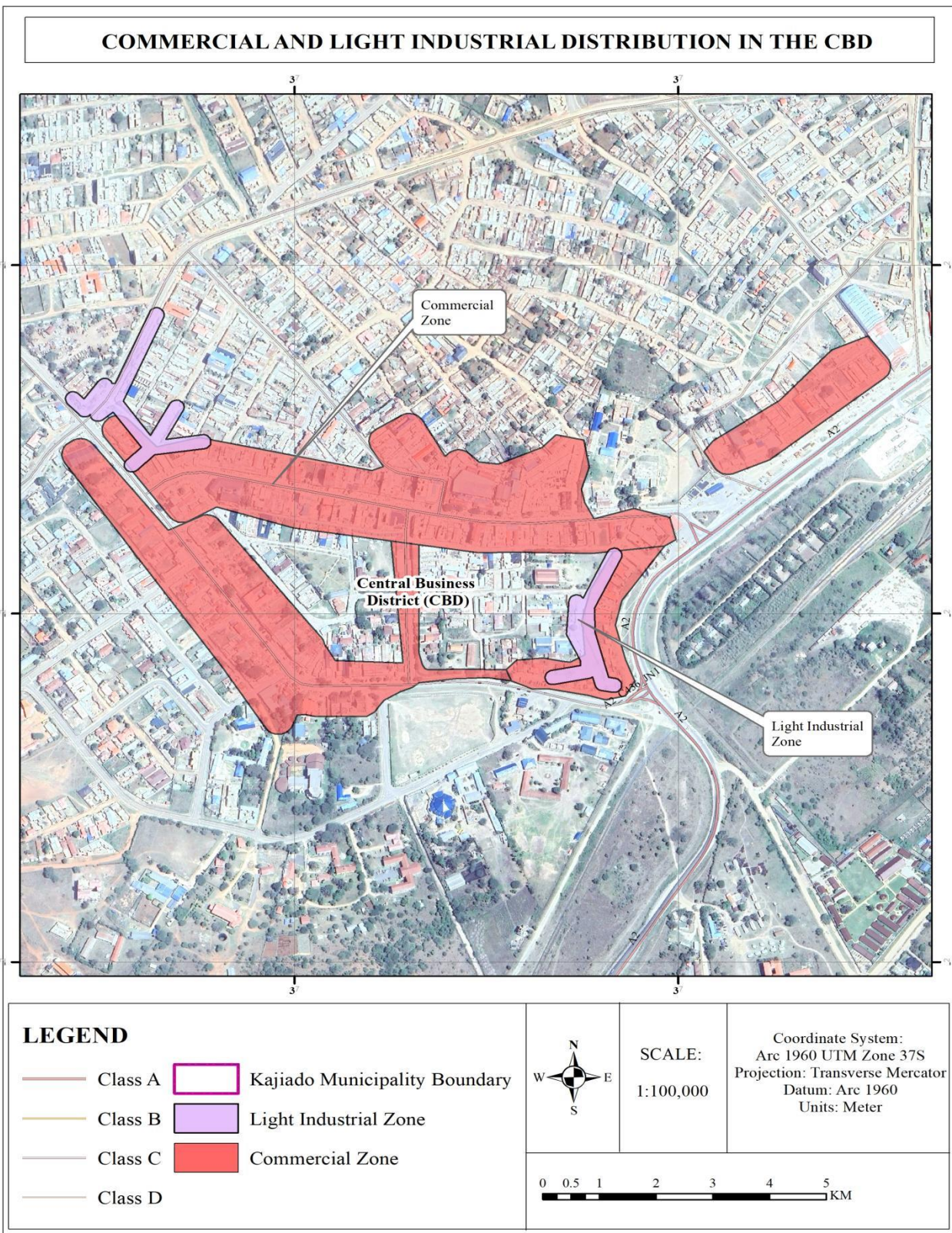
Trade and commerce is a vital part of Kajiado Municipality's economy. It serves as the primary driver of urban growth and employment. The sector is characterized by a vibrant mix of formal and informal enterprises that leverage the town's strategic position as a transit hub along the A2 Namanga Highway. This connectivity facilitates the flow of goods between the Nairobi Metropolitan Area towards the Tanzanian border and the towns outskirts. This positions Kajiado as a critical node in the regional supply chain.

The Kajiado CBD functions as a vibrant multi-sectoral hub, characterized by a dense concentration of retail shops, boutiques, and mini-supermarkets, hardwares, cluster of professional legal and consultancy services, agro-vet shops, cereal wholesalers and the hospitality sector featuring eateries and hotels and entertainment establishments especially along Kajiado Ring Road.

The commercial ecosystem is further supported by a robust financial and digital infrastructure centered within the CBD. The presence of major Tier-1 banks, including KCB, Equity Bank, Co-operative Bank, and Family Bank, provides a vital credit market that sustains Micro, Small, and Medium Enterprises (MSMEs). This financial backbone, combined with increasing digital connectivity, allows local businesses to transition from traditional cash-based models to integrated e-commerce and mobile payment systems.

Some of the Commercial Activities in Kajiado CBD	
	
Banks and Financial Services	Retailing and Electronic Shops
	
Supermarkets and Mini shops	Boutiques

Map 14: Distribution of Commercial and Light Industrial activities in the CBD



Kajiado Modern Market

The Kajiado Modern Market serves as the municipality's primary commercial anchor, functioning as a high-traffic retail node that centralizes the trade of agricultural produce, textiles, and general household merchandise. Situated within the CBD, it facilitates the vital economic exchange between peri-urban farmers and urban consumers while supporting hundreds of small-scale traders and MSMEs. Currently, the facility acts as the core distribution point for fresh food supplies, housing dedicated sections for cereals, vegetables, and dry goods.

Kajiado modern market is provided with market sheds and stalls (though inadequate), a public toilet, skips and a water harvesting system and currently hosts a revenue and MCA's office. However the market is currently congested with some traders using temporary structures outside the designated market shed. This congestion spills into the adjacent street of Majengo. Some traders trade from the back of lorries and cars. The situation exacerbates during the market days where there is a larger influx of traders and buyers in the market. The market lacks a loading and off loading area. Kajiado modern market is also ailed by flooding and open drainage that are unsafe for the users and makes it more difficult for PWD to move around the market. There is a need to expand this market with the provision of loading and off loading areas and cold storage to preserve perishable goods.

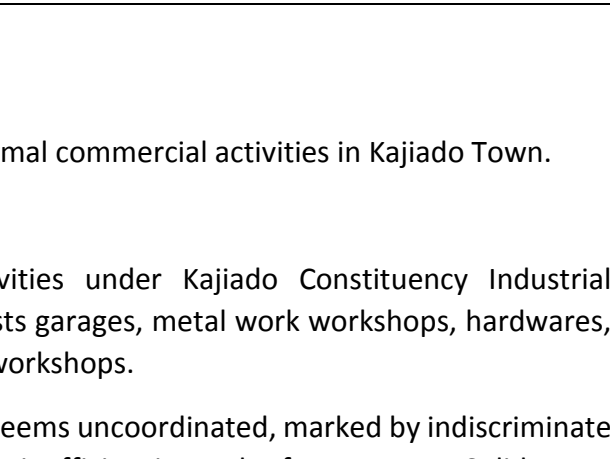


Agricultural Products



Textile and Clothing



Skip at one of market entrances	Market Public Toilets
	
Water harvesting system	Off loading on the main street
	
Spillage of traders into the streets	Open drainage safety hazard
	

ii. Informal Commercial Activities

Jua Kali and Hawking are the most common informal commercial activities in Kajiado Town.

Jua Kali

Kajiado has an designated for Jua Kali activities under Kajiado Constituency Industrial Development Centre (CIDC) yard. This area hosts garages, metal work workshops, hardwares, motorcycle repair shops and even carpentry workshops.

The spatial arrangement of activities in the yard seems uncoordinated, marked by indiscriminate placement of equipment and materials, leading to inefficiencies and safety concerns. Solid waste management practices are inadequate, characterized by open dumping, lack of waste segregation, and irregular disposal, contributing to environmental degradation. Sanitation conditions are also poor, with insufficient and poorly maintained facilities for workers.

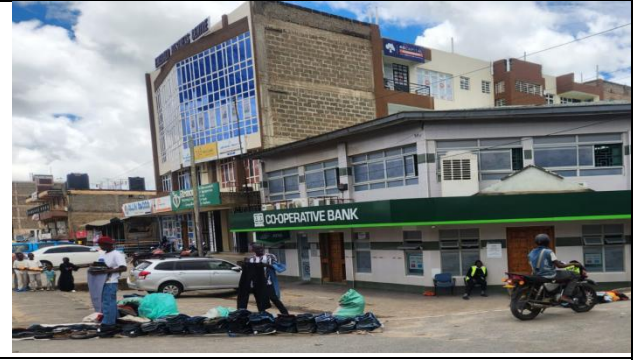
There is a need to strengthen governance structures, develop a planned yard layout, implement integrated waste management systems, and upgrade sanitation infrastructure to improve efficiency, safety, and environmental compliance.

Jua kali activities have sprawled out of this designated area into adjacent streets. Redemption Church area of the CBD close to Namanga Road also suffers from a sprawl of light industry activities.

	
Kajiado CIDC	Inside Kajiado CIDC
	
Carpentry in CBD backlane	Metal Works around Redemption Church

Hawking

Hawking is a common informal commercial activity within Kajiado town CBD. Hawkers display their products in random places along Kajiado Ring Road and streets around Kajiado modern market even though the County Government has made efforts to accommodate hawkers along Shanga Street. There is need to provide more street-trade-zones with proper sanitation and lighting to formalize informal commerce without displacing livelihoods. This should be followed by the enforcement to remove hawkers from roads not designated for hawking.



Hawkers in the CBD streets



Traders along Shanga Street

3.4.3 Tourism

Kajiado Municipality is strategically positioned as the gateway to the southern tourism circuit. It benefits from tourism sector which is anchored by a blend of modern hospitality, rich Maasai cultural heritage, and the scenic landscapes of the Rift Valley's eastern fringes.

Kajiado hosts several hospitality establishments that gain from its strategic positioning for tourism. Some of these establishments include; Kajiado Cultural Resort and Enchula Resort among others.



Kajiado cultural resort



Enchula Resort

3.4.4 Industries and Mining

The industrial landscape of Kajiado Municipality is defined by a strategic blend of heavy resource extraction and light manufacturing. The municipality serves as a critical processing and logistics corridor for large-scale industrial players that leverage the region's mineral wealth and its proximity to the A2 Namanga Highway and the railway line.

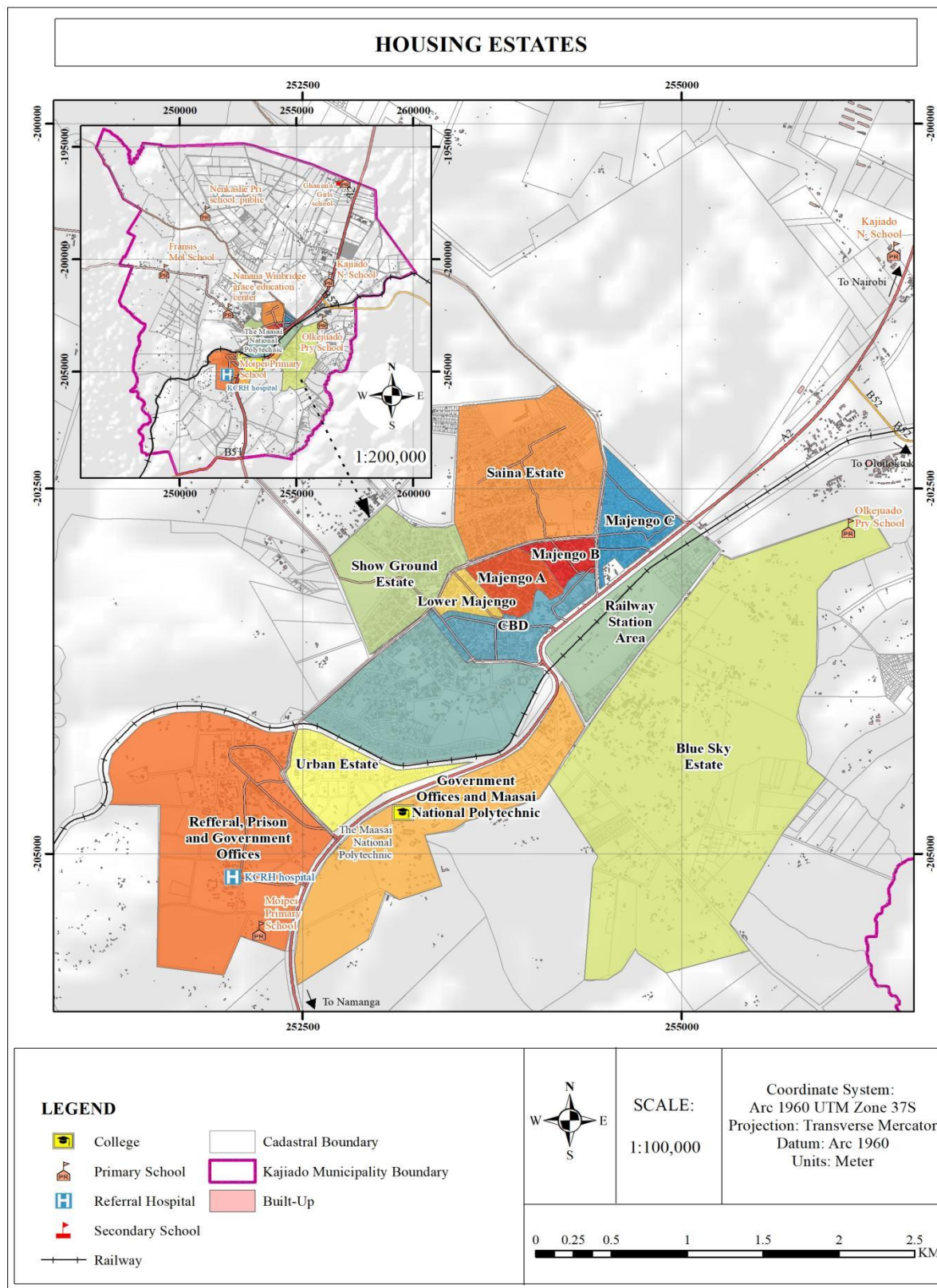
The sector is currently dominated by major industrial players and extensive extractive activities that feed both national and international markets. Tata Chemicals Magadi utilizes the municipality as a vital logistics artery for the rail and road transit of soda ash, while companies such as Twyford (Keda) Ceramics and Globusil rely on the region’s abundant silicate and clay-based minerals for large-scale manufacturing. These heavy operations are complemented by a prolific quarrying industry in the peri-urban fringes of Ildamat, which supplies ballast to the Nairobi Metropolitan Area, and a thriving Jua Kali sector focused on metal fabrication and agro-processing that adds essential value to local raw materials.

	
TATA Chemicals Magadi	Limestone Processing Plant

3.5 HOUSING

Housing in Kajiado Municipality is mainly defined by neighbourhoods within Kajiado town and by scattered settlements in the towns hinterlands. The distinct estates in Kajiado Town include; Shapashina, Majengo, Saina, Blue sky and Showground estates. The map below shows the different estates in Kajiado town.

Map: 3: Residential Estates in Kajiado Town



Majengo Estate



Majengo estate borders the CBD to the North and North East, It is among the oldest estates in the town . The estate has well organized street layout of the site and service scheme era. The estate mostly consists of one story row houses. Some sections around Mullika Area have a slum like character with iron sheet and mud houses. This estate is a high density residential area. Most of the roads in the estate are unimproved earth roads but most are wide enough (9 to 12 m wide). Some of the challenges is Majengo include congestion, drug and substance abuse, insecurity , poor storm water drainage infrastructure and poor solid waste management.



Tarmac Road and Row Housing in Majengo



Unimproved earth road with poor storm water drainage infrastructure



Poor solid waste management in Majengo

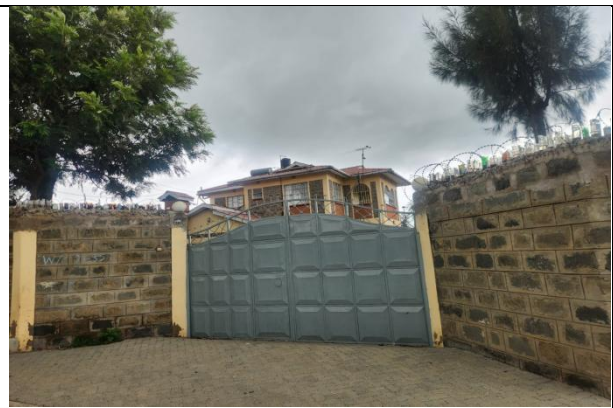


Mud structure in Majengo

Shapashina Estate



Shapashina borders the CBD to the East and South. This is a middle to high income estate with bungalows and bungalowas as the predominant housing typology. The estate has a good network of roads with a good number of tarmaced roads with well developed storm water drainages.



Streetview in Shapashina	Mansionatte in Shapashina
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Saina Estate



Saina estate is located about a kilometre North of Kajido Town CBD and North of Majengo Estate. This residential estate predominantly hosts one story row houses with few modern flats. This estate main suffers from a having a large number of undeveloped plots and unimproved earth roads. These tend to contribute to poor security and poor solid waste management. The estate continues to sprawl northwards from the CBD.



Street view in Saina Estate showing row houses and unimproved earth roads



Newer flats in Saina Estate

Blue Sky Estate



Blue Sky Estate is named after Blue Sky Academy which is one of the oldest establishments in the estate. Blue Sky is a sprawling medium density residential area located about a kilometer to the East of Kajiado CBD across Namanga Road. The estate mostly hosts a middle to high income population. The estate has a mixture of bangalows, manssionates and row houses and even rental flats. The estate is greatly unplanned with an organic layout and has section with narrow roads (about 5 metres).



Maisonattes in Blue Sky Estate



Narrow Road in Blue Sky

Urban Estate and Kajiado County Referral Hospital Area

	
Aerial view Government Housing in Kajiado County Referral Hospital Area	Aerial View of Urban Estate

Urban Estate is located about 1.5 Km to the East of Kajiado Town CBD across the Railway line. This area has several public housing projects. Most of these are stand alone bungalows that sit on sizable pieces of land depicting sub-optimal use of public land. Most of the houses in this area are old. Some of the houses are fenced while some sit on open fields. These housing projects are ripe for development to host modern housing with larger capacities.

	
Dilapidated house in Urban area	Fenced bungalow in urban area

Affordable Housing Projects

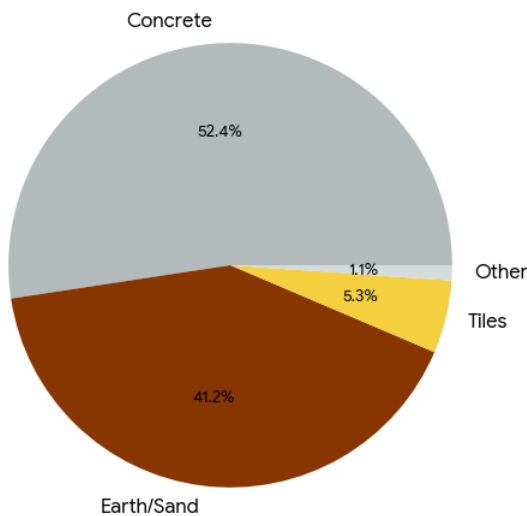
The presence of affordable housing indicates government intervention in addressing housing demand. However, further assessment is needed on: Density control, Infrastructure adequacy, Service integration.



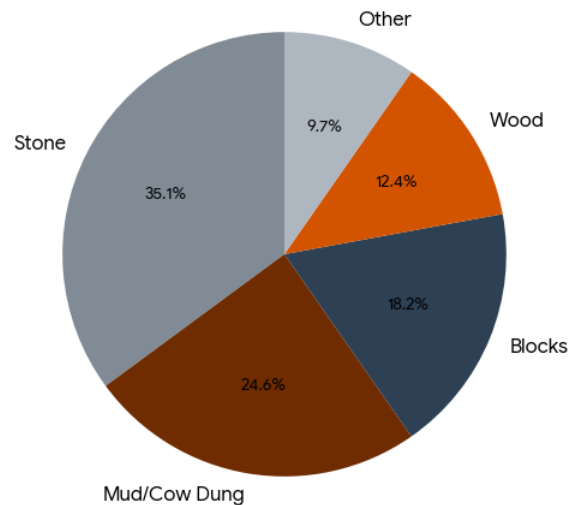
Construction Materials

The figure below show the distribution of housing structures in the planning area by building materials.

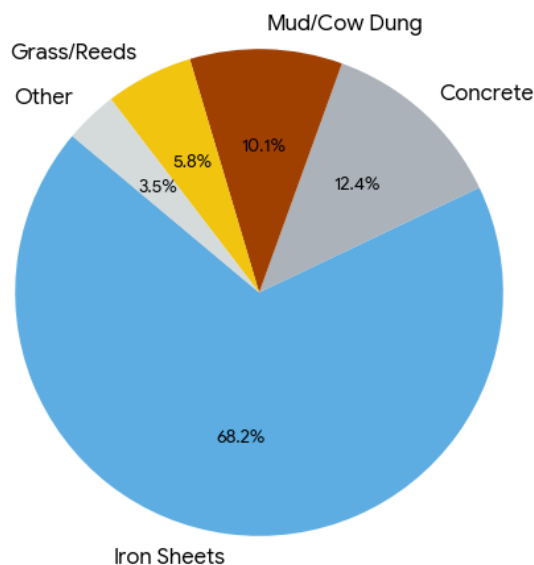
Floor Materials - Kajiado Central



Wall Materials - Kajiado Central



Roofing Materials - Kajiado Central



Kajiado Municipality is undergoing a significant shift toward permanent construction, with concrete flooring and stone walling now anchoring the formalized CBD and emerging hostel precincts. This modernization is most evident in roofing trends, where iron sheets are utilized by 68.2% of households, providing a cost-effective solution for both shelter and rainwater harvesting. Despite this, a distinct informality gap persists in the peri-urban fringes; over 41.2% of households still utilize earth floors, and nearly a quarter maintain traditional mud and cow dung walls, reflecting the deep-seated Maasai cultural settlement patterns within the 10km growth ring.

This construction profile creates an urgent need for spatial and environmental intervention, as the high concentration of iron and concrete exacerbates the Urban Heat Island effect and increases surface run-off. To align with the 2039 vision, it is recommended that the Municipal Board mandates rainwater harvesting for all new developments and introduces incentives for thermally efficient sustainable building materials. Standardizing building codes across the 10km radius will ensure structural resilience, while heritage-led design guidelines can help modernize traditional motifs, preserving Kajiado's unique identity within a modern, orderly framework.

3.6 INFRASTRUCTURE AND UTILITY SERVICES

3.6.1 Transport

Kajiado Municipality has multimodal transport network including road , railway and air transport.

Road Transport

Road Network

This is Road transport is the predominant mode of transportation within the Municipality, supported by a well-defined hierarchy of classified roads comprising Classes A, B, C, D, and E. The Namanga Road (A2) is the backbone of the municipality's transport, facilitating heavy transit of goods and passengers between Nairobi and the Tanzania border. Class B roads include Kajiado - Imaroro- Mashuru-Selengeii Road and Kamukuru-Elangata Wuas -Olkilorit Road. Class C roads include Kimuga - Kisamise - Esilanke - Kajiado Road. These corridors significantly enhance accessibility, mobility, and economic integration within the Municipality.

	
Namanga Road,A2	Kajiado to Mashuru Road

At the CBD level, the road network is mainly anchored on Kajiado ring road. This road hosts most of the commercial establishments in the town. It is paved with some of its section having walkways. A good number of the roads in the residential estates adjacent to the CBD are paved with good drainages. However, a substantial proportion of the road network in the residential estates remains underdeveloped. The backlanes to most roads in the CBD are undeveloped and attract informal dumping and poor aesthetics. The commercial establishment along Namanga road are not served with a well developed service lane. The CBD roads and section of Namanga Road along the town is inadequately marked and installed with road signage. There is also need to make provisions for a street naming/adress system.



Ring Road Street view in Kajiado CBD



Dumping in CBD back lane

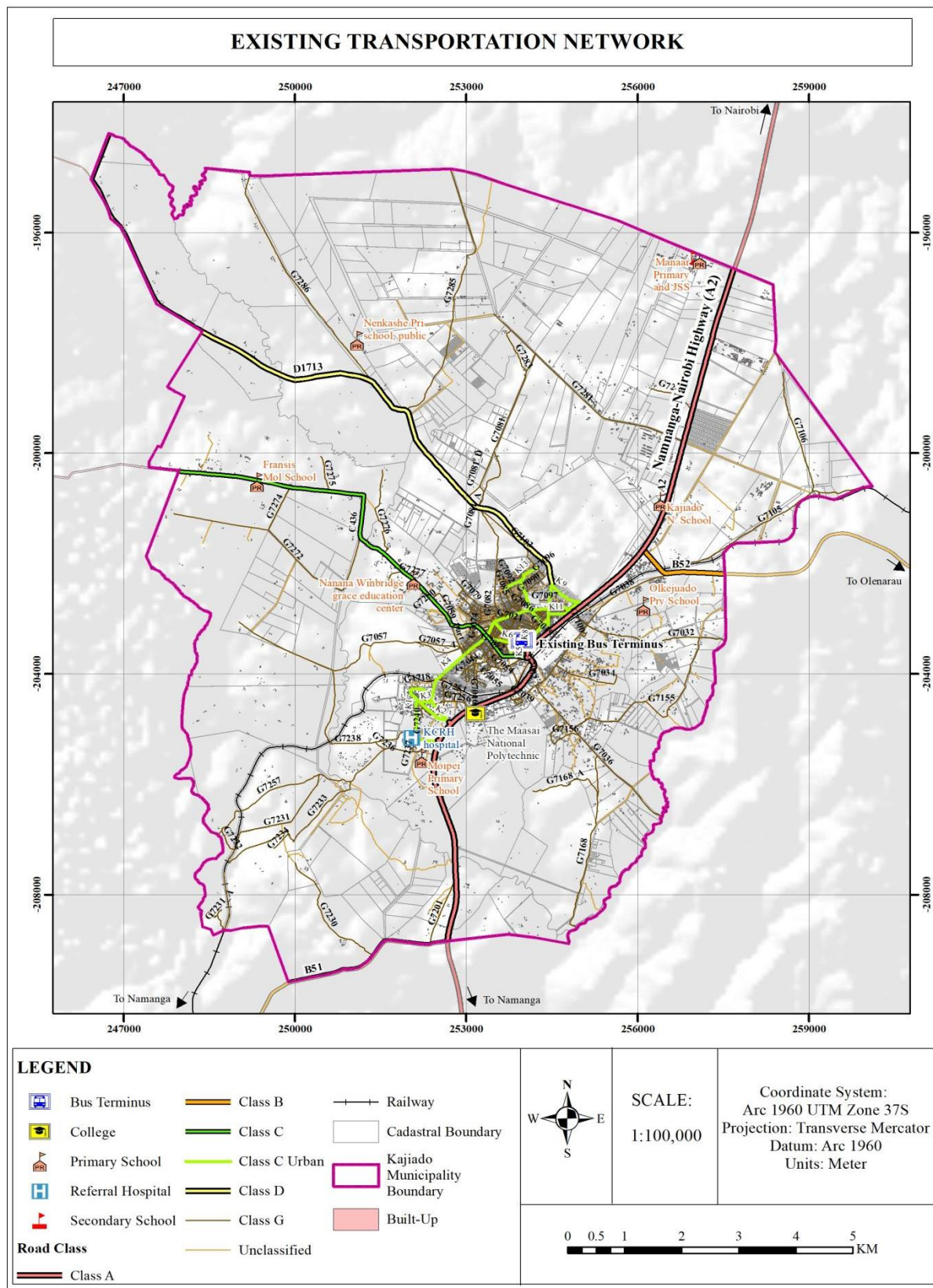


Undeveloped Service lanes along Namanga Road

In the hinterland areas, most roads are in earth condition and lack adequate drainage infrastructure, resulting in poor accessibility, especially during rainy seasons. Similarly, some of the radial urban access roads are predominantly unpaved and in poor condition, with limited or no storm water drainage systems. This leads to frequent surface deterioration, erosion, and reduced connectivity within urban Centres.

These challenges highlight the need for comprehensive road upgrading programmes, including paving to bitumen or gravel standards, installation of effective drainage systems, and implementation of routine maintenance strategies to improve the resilience, functionality, and efficiency of the transport network.

Map: 4: Existing Road Network



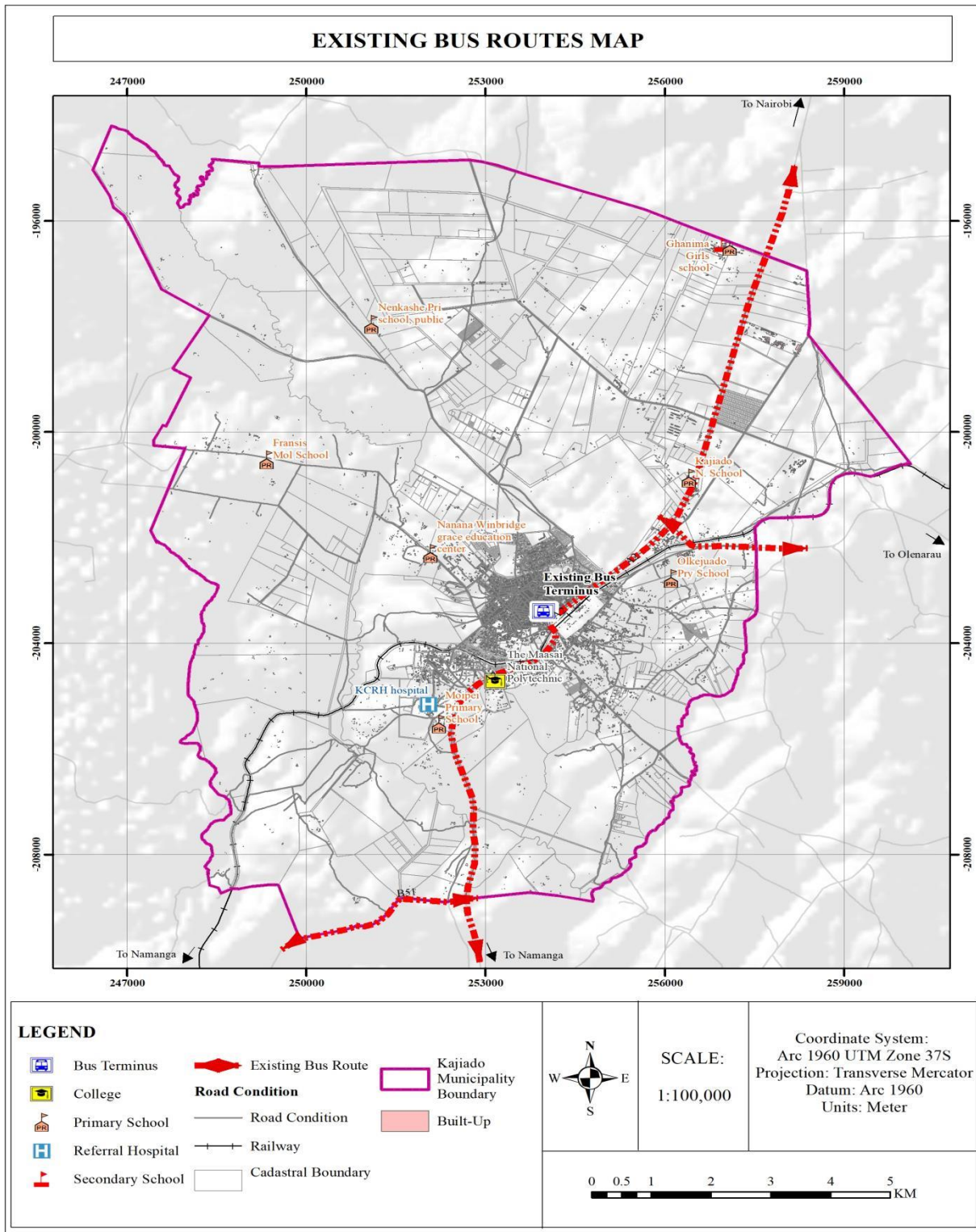
Public Transport

Public transport is the primary means of mobility within the municipality. The main operators include buses, 14-seater matatus, saloon cars (Probox and Sienta), and boda bodas. Most of the matatus that serve the municipality are hosted in a bus terminus within the CBD. This bus terminus has inadequate land for expansion and lacks the capacity to serve the growing municipality's population. The bus terminus lacks a public toilet and waiting bays. Its floor is unimproved earth. Matatu operators decry that the terminus is not strategically located and lacks floodlight which forces them to pick and drop passengers from the highway despite restrictions. Bodaboda operators have set camps in different areas of the town where they operate in bands. There is need to designate boda boda shed especially with the CBD

	
Kajiado Town Bus Terminus	Matatupicking passengers along Namanga road besides a county warning sign
	
Boda boda shed in Saina Area	Boda boda operator around Kajiado market

Matatu Routes and SACCOS

Map: 5: Existing Bus Routes



Some of the matatu SACCOs that operate within the municipality include; NAEKANA, NAILEPO, SUPERCOACH and WAMASAA matatu saccos. Most of the matatus connect the town to other major urban centres leaving the intra-town routes to boda boda operators. The table below shows commonly travelled matatu routes and average fares.

S. No.	Matatu Route	Average Fares in Ksh.
1.	Kajiado Town to Nairobi	250 - 300
2.	Kajiado to Namanga	400
3.	Kajiado to Kiserian	350
4.	Kajiado to Oloitoktok	800
5.	Kajiado to Machakos	400

Parking Facilities

Kajiado town lacks designated parking facilities and is mostly served with on-street parking. These exist in form of parallel and angle parking. Most of the parking spaces are not marked or paved. Some of the parking spaces cut walkways hence obstructing non-motorized transport within the CBD. There is need to develop designated parking areas in the town.

	
Angular On Street Parking along Kajiado Ring Road	Parking obstructing walkway

Non Motorized Transport

The development of non motorized transport facilities in the municipality is in its infancy levels. Only a small percentage of the roads are provided with paved walkways. The walkways in the CBD are found along Kajiado Ring Road. These are about 1 to 1.5 metres wide. Some of the roads developed within the residential areas lack paved walkways but have deep drainages. The

development of roads should go hand in hand with the development of NMT infrastructure to safeguard the walkability of Kajiado town.

	
Walkway in CBD area	Covered drainage in Majengo area

Rail Transport

Railway transport in Kajiado Town is anchored by the historic meter-gauge line, which serves as a critical logistics corridor for Tata Chemicals Magadi. The company maintains a significant presence at the existing railway station, utilizing the terminal as a primary transit hub for the bulk movement of soda ash from the Magadi salt pans to national and international markets. While the line is predominantly industrial, it remains a vital piece of public infrastructure with the potential to alleviate pressure on the A2 highway.

There is a need to reinstate regular commuter rail services to provide a high-capacity, affordable alternative to road transport for the municipality's growing workforce. Furthermore, the municipality should advocate for seamless linkages between the existing rail network and the Standard Gauge Railway (SGR) to enhance regional connectivity and industrial efficiency. There is need to explore the upgrading of the current station into a formal multi-modal interchange that integrates rail, matatu stages, and Non-Motorized Transport (NMT) for better passenger flow.



Air Transport

The Kajiado Airstrip is currently non-functional for standard aviation purposes, characterized by an unpaved, dilapidated runway and a total lack of supporting ground infrastructure. While it remains a designated gazetted site, the facility does not support scheduled flights, private charters, or emergency evacuations, leaving the municipality entirely dependent on road transport or nearby private airfields like Orly Airpark for aerial connectivity.

There is a need to fully decommission the current dormant state of the airstrip and undertake a comprehensive reconstruction to bitumen standards to make it operational for light aircraft. Upgrading this facility is essential for integrating Kajiado into the regional aviation network, providing a vital link for high-end tourism and emergency medical services while creating a secondary gateway to the southern circuit.



Kajiado Airstrip Field

3.6.2 Storm Water Drainage

Storm water drainage infrastructure varies in the urban and peri-urban parts of the municipality. The peri-urban area is mainly served by laggas and the natural seasonal river catchments since most roads in these areas are undeveloped earth roads.

The drainage infrastructure in the urban core has mainly aligns to the condition of roads in the different areas. Estates like Shapashina and Majengo with a good number of tarmaced roads have deep paved drainages while estates further from the CBD (like Saina and Blue Sky Estates) lack developed drainage infrastructure. This contributes to the deterioration of such urban roads. The CBD area has both closed and open drainages. There is need to convert open drainages in the CBD to closed drainages to create more space for NMT and parking. Part of the natural drainage system within the urban core are luggas. In some parts of the urban core these luggas have been encroached constricting natural water flow and contributing to flash floods in Kajiado. There is need to develop a Storm Water Management Plan for Kajiado town and open up encroached water ways and regular maintainance of existing drainages.

	
Open drainage in CBD area	Lack of drainage infrastructure in residential estates
	
Encroachment of luggas with building in the urban core	Drainage blocked with vegetation

3.6.3 Water Supply

The municipality is a water scarce area. The main source of water in the area is boreholes. However, there are also streams and rivers which are seasonal and mostly polluted. Most households are served with borehole water supplied by the Government but also supplemented by private individuals and institutions (such as religious ones) and have water storage tanks. The main public water projects serving Kajiado Town is the Saina borehole and water project and the Oloosuiyan Water project. These are reticulated to parts of the CBD, Majengo, Shapashina and Saina estates. There are also a few communal and/or county water borehole water points. Most homesteads have water tanks for water harvesting. In some areas the water is supplied to residents from water points, through water bowsers, and even using donkey-drawn carts.

 Mar 20, 2026 10:54:04 1.83642S 36.7901E Kajiado Co	 Mar 20, 2026 12:02:00 1.82812S 36.7901E Kajiado Co	 OPPO Reno12 F
Water Kiosk and Tank	OWASCO Water Tower in Saina Estate.	Water Kiosk in Shapashina Area

3.6.4 Waste Management and Sanitation

The management of solid and liquid waste in Kajiado Municipality is a critical indicator of public health and environmental resilience. As the town transitions into a regional hub, the pressure on sanitation infrastructure has intensified, revealing a significant gap between formal services and informal disposal practices that directly impact the town's spatial quality.

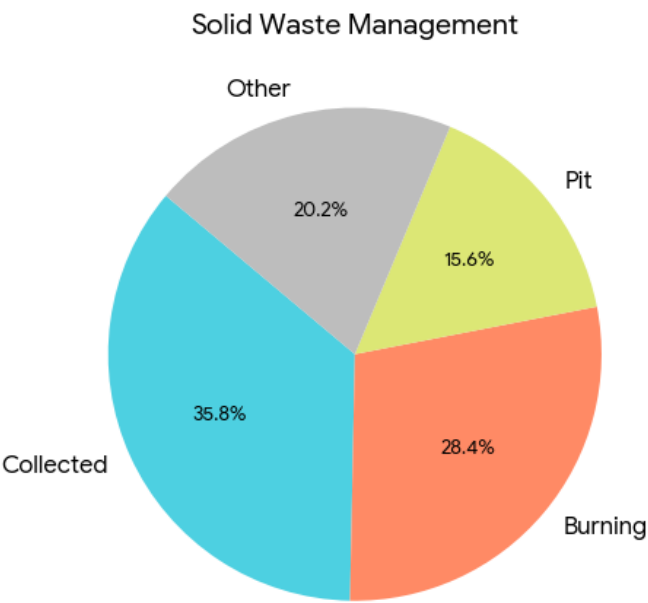
Solid Waste Management

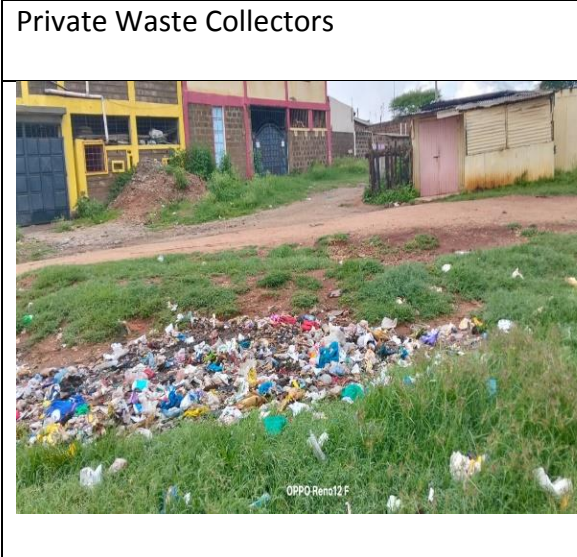
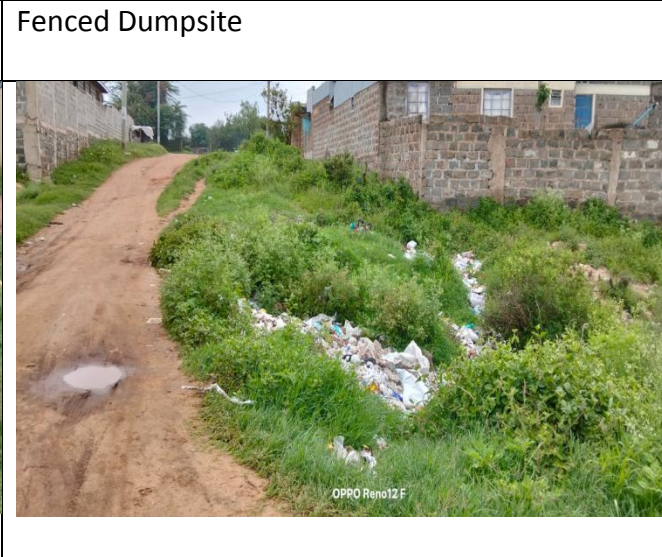
Within the urban core solid waste is collected by private collectors on set days of the week and transferred to the dumpsite using lorries and carts. However, within the peri-urban area solid waste is mostly disposed by through burning and burying.

The current dumpsite is has inadequate space to handle the waste of the rapidly growing population and is within a residential area. There is need to decommission this dumpsite for a new site.

There is a significant amount of informal and illegal dumping within the residential estates and the backlanes of the CBD.

Solid waste collection is currently a developing sector, with formal county and private services covering 35.8% of households, primarily within the CBD and established estates. However, a lack of organized disposal in the expansion zones has led to hazardous alternatives; 28.4% of households resort to open burning, while 15.6% utilize informal garbage pits. The remaining 20.2% utilize other methods, including indiscriminate dumping. Spatially, these trends compromise Kajiado’s sustainable storm water drainage systems resilience, as open dumping and burning block natural hydrological pathways, exacerbating flash flooding and soil erosion while degrading the municipality's aesthetic value.

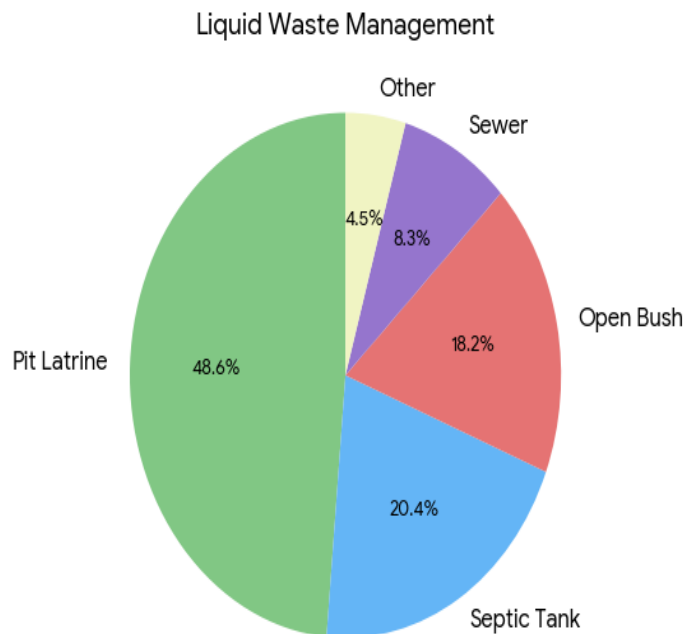


	 Mar 20, 2026 12:38:01 PM 1.83534S 36.78067E Kajiado County
Private Waste Collectors	Fenced Dumpsite
 OPPO Reno12 F	 OPPO Reno12 F
Illegal dumping is residential estates	

Liquid Waste Management

There is no centralized liquid waste treatment facility in Kajiado. Most of the residents rely on pit latrines and septic tanks. This poses health risks through the pollution of ground water sources.

The liquid waste profile highlights an urgent infrastructure backlog, with only 8.3% of households connected to a functional sewer line. The majority of the population (48.6%) relies on pit latrines, while septic tanks serve 20.4% of modern developments. A significant 18.2% of households still practice open bush defecation in peri-urban fringes. The environmental implication of this deficit is a dangerous sanitation and water supply relationship where the prevalence of pit latrines in high-density areas threatens to contaminate the municipality's primary underground aquifers and seasonal riverbeds, posing a systemic risk to the long-term safety of the town's water supply.



Waste management Recommendations

- Establishing a centralized, engineered landfill to phase out open burning and indiscriminate dumping.
- Deploying Decentralized Treatment Facilities (DTFs) in Ildamat and Sajiloni to reduce reliance on pit latrines.
- Prioritize the extension of the main sewer line to cover at least 30% of the town core.
- Strictly prohibiting dumping and structural development within the 30-meter riparian reserve of the Olkejuado River.
- Incentivizing the private sector recycling initiatives, particularly for organic and textile waste.

3.7 ENERGY

Understanding the energy profile of Kajiado Municipality is essential for assessing urban sustainability, environmental impact, and the transition toward a sustainable municipality. This section evaluates the primary energy sources utilized for cooking and lighting, revealing a significant contrast between traditional biomass reliance and modern digital-era lighting solutions.

Energy Sources for Cooking

The energy landscape for cooking in Kajiado reveals a heavy dependence on solid biomass, which carries profound implications for regional vegetative cover. Nearly half of the households, 48.5%, utilize wood as their primary cooking fuel, a trend largely driven by the peri-urban and rural clusters within the municipality. Charcoal accounts for 15.4% of usage, bringing the total reliance on wood-based fuels to 63.9%. On a more progressive note, 28.1% of households have transitioned to Liquefied Petroleum Gas (LPG), signaling a strong shift toward cleaner cooking energy within the compact CBD and emerging middle-income estates. However, the high cumulative reliance on non-renewable biomass remains a primary driver of environmental degradation and indoor air pollution.

Energy Sources for Lighting

In stark contrast to cooking fuels, the lighting sector demonstrates a successful leap toward modern and renewable infrastructure. Electricity (mains) is the dominant source of lighting, serving 54.2% of the municipality, reflecting the high densification of the town core and the expansion of the rural electrification program. Notably, 22.4% of households utilize solar energy, underscoring Kajiado's high potential for renewable energy integration. Despite these gains, a transition gap persists, with 12.1% of the population still relying on paraffin and 11.3% using other supplementary sources, indicating that the fringe settlements of the peri-urban area are yet to be fully integrated into the formal grid or modern solar markets.

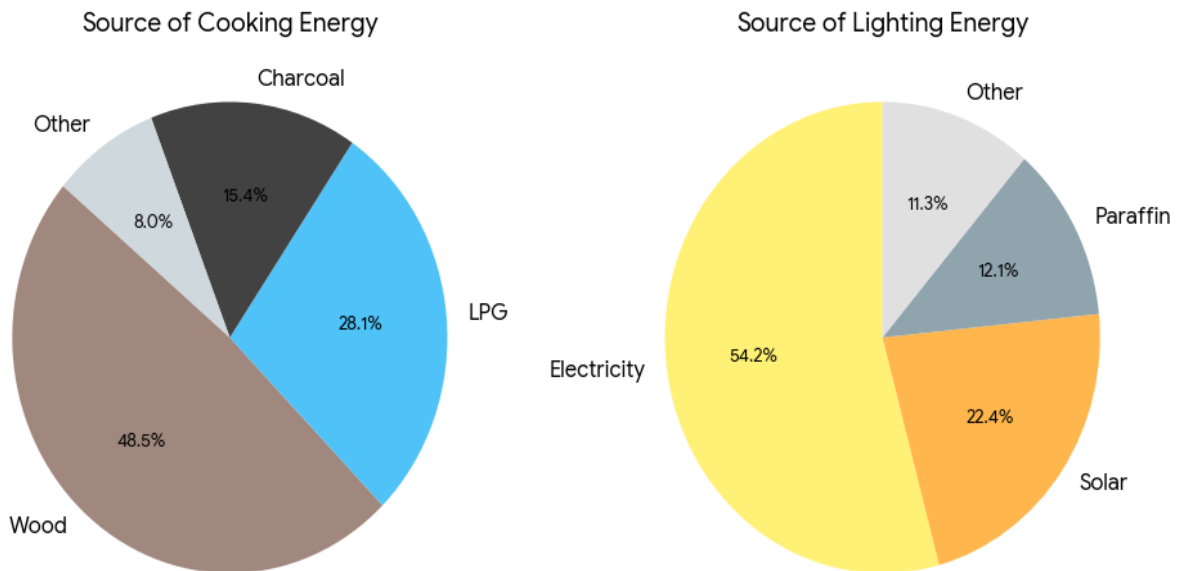


Figure 3: Sources of Energy for Lighting

3.8 INFORMATION AND COMMUNICATION TECHNOLOGY (ICT)

With Kajiado Municipality rapidly urbanization, ICT is no longer an amenity but a critical urban utility driving the local economy and formalizing the municipality's administrative functions.

The municipality is served by the National Optic Fibre Backbone Infrastructure (NOFBI) and private terrestrial cables, Liquid Intelligent Technologies, Safaricom, and Jamii Telkom, that follow the Namanga Highway. While the CBD enjoys high-speed connectivity, last-mile reticulation into the 5km–10km peri-urban area remains a key spatial priority.

With regards to network coverage, the planning area has near-ubiquitous 4G/LTE coverage from the three major operators: Safaricom, Airtel, and Telkom Kenya. Based on 2019 Census data, there are 76,412 mobile phone owners in Kajiado Central, representing a high digital penetration rate.

The municipality hosts the Kajiado Sub-County Huduma Centre, which serves as the primary digital gateway for government services. Additionally, tertiary institutions like KMTC and Maasai TTI operate internal ICT labs that provide essential internet access for the town's 34,810 active internet users.

A significant shift is occurring in the residential areas. Private Internet Service Providers (ISPs) and local hood-wifi entrepreneurs are aggressively installing fixed-wireless and fibre-to-the-home (FTTH) connections in estates like Township and Ildamat. This trend is driven by the Work-from-Home shift and the high demand from the college student population. The continued growth of this trend need regularization to avoid excesses of overhead cables. There is need to make policy to new development approvals in the town centre must now include provisions for ICT Wayleaves (underground ducting for fibre) to prevent the constant excavation of newly paved roads by competing service providers.

3.9 LAND AND SETTLEMENT

3.9.1 Existing Land Use

The existing land use budget for Kajiado Municipality reveals a spatial structure heavily dominated by an agricultural and pastoral base, which accounts for a substantial 83.33% (11,004.53 Ha) of the total land area. This vast agricultural footprint underscores the municipality's current status as a peri-urban transition zone, yet the presence of a significant 6.05% allocation for transportation infrastructure highlights its strategic role as a regional transit hub. Urban development remains relatively concentrated, with residential uses occupying approximately 6.5% of the land—primarily through medium-density housing—while the commercial and industrial sectors are notably constrained at just 0.20% and 0.98% respectively. This distribution indicates a high level of land availability for future planned expansion, but also points to a critical need for diversifying economic land uses and expanding public social facilities, such as educational (1.19%) and recreational spaces (0.56%), to support long-term urban sustainability.

Table 1: Existing Land Use Budget

LAND USE CODE	Land Use	Area (Ha)	Percentage
0	High Density Residential	99.5	0.75
0	Medium Density Residential	764.38	5.79
1	Industrial	129.56	0.98
2	Educational	157.79	1.19
3	Recreational	74.51	0.56
4	Public Purpose	137.75	1.04
5	Commercial	25.88	0.20
5	Business Cum Residential	6.28	0.05
6	Public Utility	7.49	0.06
7	Transportation	798.73	6.05
9	Agricultural	11004.53	83.33
	Total	13206.4	100

KAJIADO MUNICIPALITY EXISTING LAND USE MAP

LEGEND

Symbol	Land Use
Contour (20m Interval)	Medium Density Residential
Railway Line	High Density Residential
River	Light Industry
	Educational
	Recreational
	Public Purpose
	Commercial
	Business Cum Residential
	Public Utility
	Transportation
	Agricultural
	Municipality Boundary

MAP PROPERTIES

Coordinate System: Arc 1960 UTM Zone 37S
Projection: Universal Transverse Mercator
Datum: Arc 1960
Units: Meter

SCALE - 1:20,000

0 0.5 1 2 3 4 5 Km

COUNTY GOVERNMENT OF KAJIADO

Department in-charge of Physical and Land Use Planning

3.9.2 Urbanization Trend and Settlement Pattern

Kajiado Municipality exhibits a unique urban form characterized by linear expansion along the major transit spines and a rapidly evolving peri-urban sprawl. Unlike smaller regional markets, Kajiado is experiencing high-velocity urbanization driven by its proximity to Nairobi and its role as a cross-border administrative hub.

Settlement Typologies

The settlement pattern in Kajiado is categorized into three distinct zones:

- The Compact CBD Core (Township): A high-density, mixed-use nucleated settlement. It is characterized by multi-story commercial buildings and older residential blocks (Majengo). This area faces the highest pressure on existing water and sewerage infrastructure.
- The Ribbon/Linear Corridor: Concentrated development along the A104 Namanga Highway and Kajiado Ring Road
- The Scattered Peri-Urban Hinterland: Beyond the 5km radius, in areas like Ildamat and Sajiloni, the settlement is transitional—moving from traditional scattered Maasai manyattas to modern "gated" residential clusters and smallholder farmsteads.



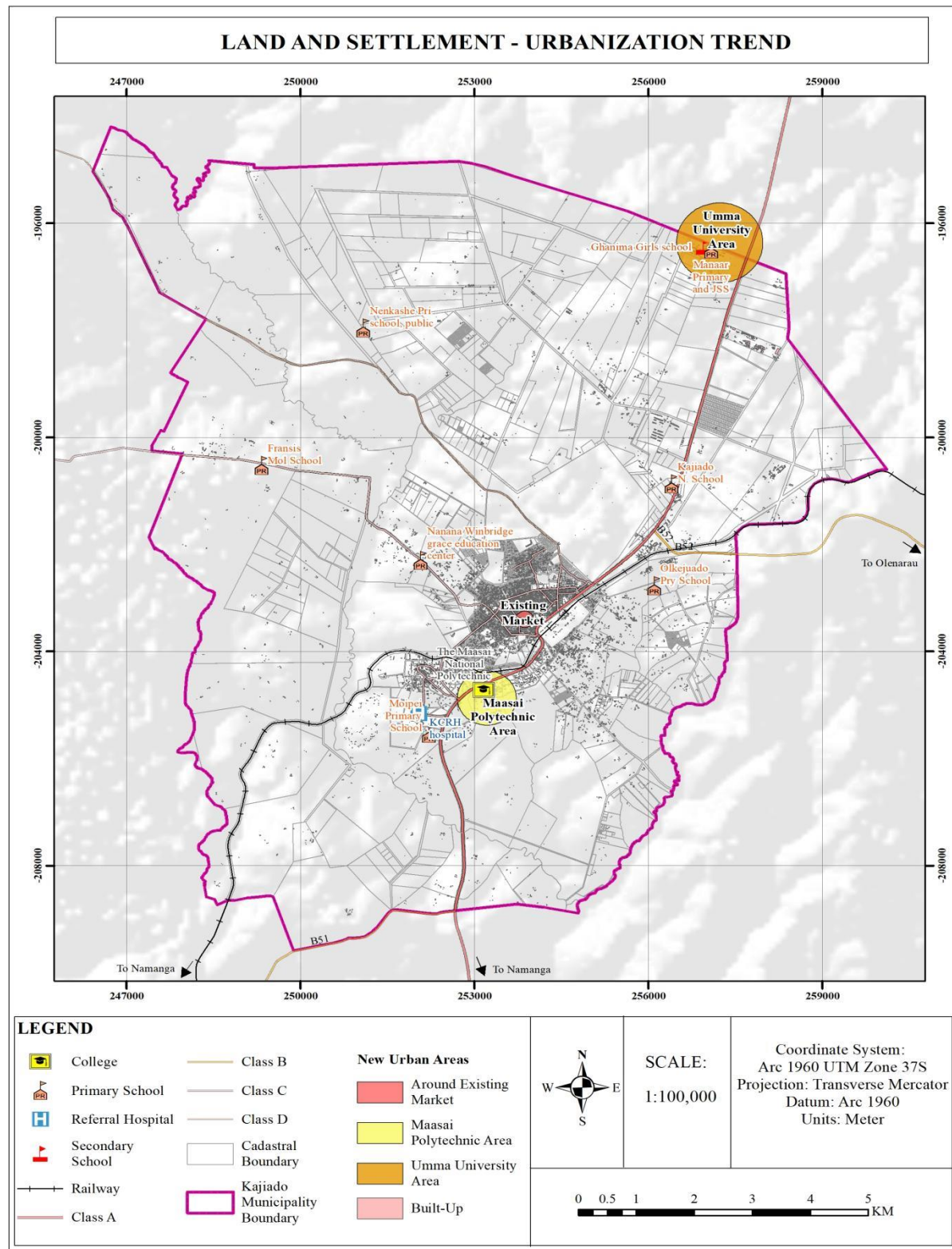
Scattered settlement in Kajiado Town peri-urban Areas

Manifestations of Urban Form and Decay

While the CBD is vibrant, Kajiado faces specific urban form challenges:

- Obsolete Infrastructure: Certain sections of the town exhibit signs of decay, old government housing projects areas
- Fragmented Public Spaces: There is a notable absence of planned public squares or green open spaces.
- Riparian Encroachment: The urbanization trend has seen informal settlements encroaching into the Olkejuado River buffer, increasing vulnerability to seasonal flash floods.

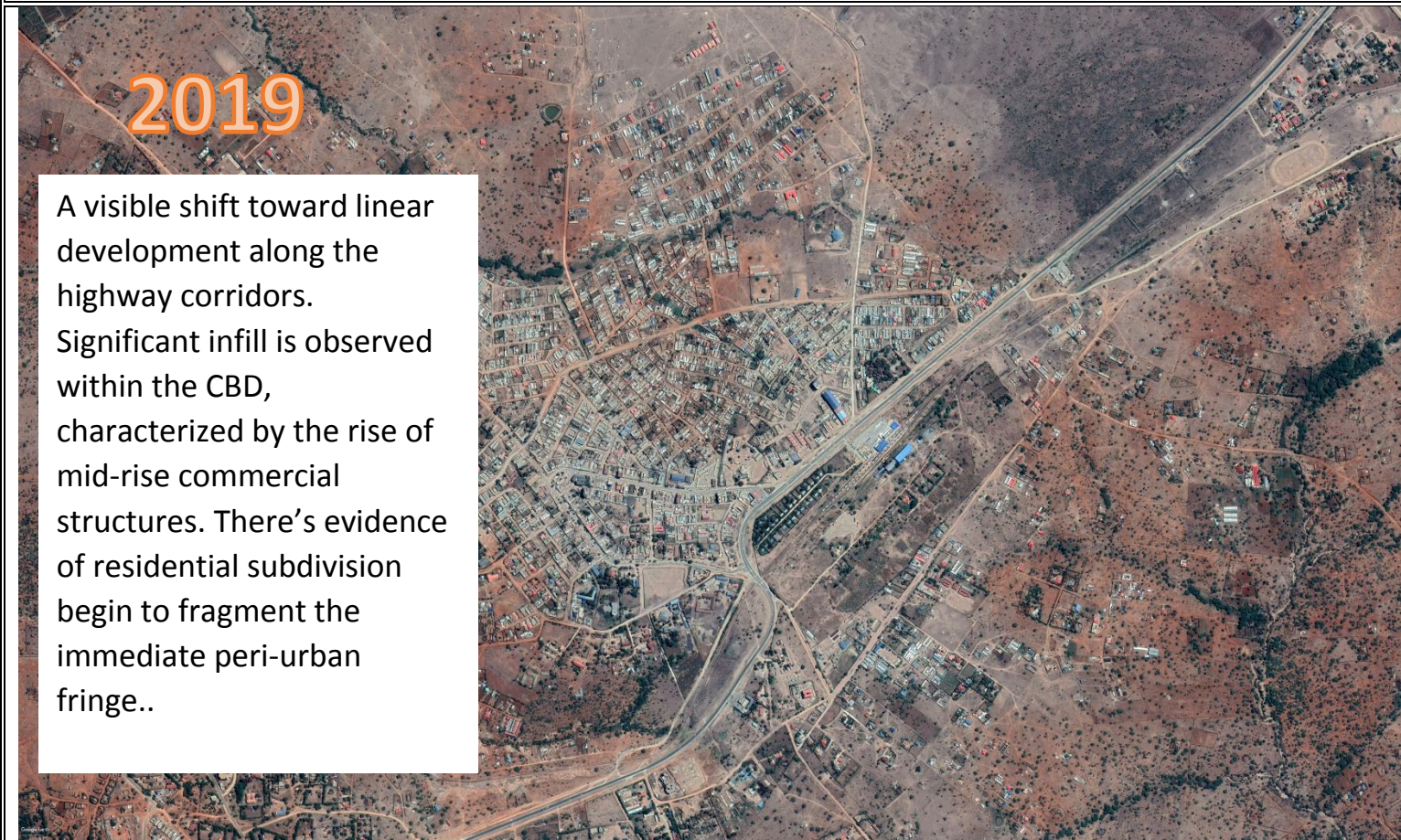
Map: 7: Urbanization Trends Map





2012

Urban development is primarily concentrated within a tight radius of the A104 Namanga Highway. The town core exhibits a high-density, nucleated settlement pattern, with the surrounding hinterlands of Ildamat and Sajiloni remaining largely unsettle.



2019

A visible shift toward linear development along the highway corridors. Significant infill is observed within the CBD, characterized by the rise of mid-rise commercial structures. There's evidence of residential subdivision begin to fragment the immediate peri-urban fringe..



2026

The imagery reveals a visible expansion of the town core into the surrounding landscapes, distinct formation of organized residential estates emerging within the peri-urban fringe and aggressive urban sprawl in all direction.

3.10 SYNTHESIS OF PLANNING ISSUES AND OPPORTUNITIES

This section concludes the situational analysis of Kajiado Municipality by synthesizing identified planning challenges against existing local and regional opportunities. This evaluation is critical for formulating a spatial framework that leverages Kajiado's position as a trade city to build a safe, resilient, and inclusive urban environment.

Primary Planning Challenges

The situational analysis identifies three systemic issues currently hindering the optimal growth of Kajiado Municipality:

The primary planning challenges in Kajiado Municipality stem from its rapid transition from a rural-pastoral landscape into a high-growth urban center within the Nairobi Metropolitan Area. This rapid growth has placed significant pressure on existing infrastructure, highlighting its inadequacies and areas of deficiency. A central constraint is the lack of a centralized sewerage and solid waste management system, inadequacies in green and open spaces and inadequacies of the existing market infrastructure among others.

Furthermore, the municipality faces a significant infrastructure and modal imbalance. While Kajiado serves as a major transit corridor for heavy industrial players like Tata Chemicals and Twyford (Keda) Ceramics, the benefits of this connectivity have not fully trickled down to the local public transport network. The A2 Namanga Highway is frequently congested with transit freight, yet internal roads remain largely unpaved and lack facilities for pedestrians and cyclists, while high-potential assets like the Kajiado Airstrip remain dormant and non-functional.

The municipality also faces the challenge of environmental stress and water insecurity. The municipality is defined by the Olkejuado River 'The Long River', yet it faces a dual crisis of water scarcity and poor quality. High fluoride levels in groundwater pose a significant public health risk, while the lack of a comprehensive storm-water management system leads to flash flooding and erosion during rainy seasons. Furthermore, the reliance on pit latrines (48.6%) threatens to contaminate the very aquifers the town depends on.

The unregulated subdivision of agricultural land represents an urgent spatial challenge that threatens the municipality's long-term sustainability. Approximately 75-80% of the land is currently classified as agricultural or pastoral, but spontaneous urban sprawl is rapidly fragmenting these tracts into high-density residential plots. This sprawl outpaces the provision of essential social facilities, such as schools and healthcare centers, leading to overstretched services and a fragmented urban form that complicates the efficient delivery of water, electricity, and emergency services.

Infrastructure and social facilities deficit and the towns transitioning areas. While the CBD is well-served by the A104 Namanga Highway, there is a significant infrastructure lag in the 5km–10km expansion ring. Residential nodes in these areas remain poorly connected by informal earth roads, creating inadequacies where residents lack access to reliable water, electricity, and

emergency services. This uneven development encourages sprawl along the highway ribbon development while leaving the municipality's interior underutilized.

Kajiado Municipality Summary of Planning Challenges

Sector	Planning Challenges
Physiography	• Semi-arid climate with high evaporation rates and prolonged drought. • Flash floods in the urban core • High fluoride content in the groundwater aquifer. • Severe soil erosion and gully formation in overgrazed peri-urban areas.
Population	• High annual growth rate straining existing resources • Youthful demographic requiring urgent investment in vocational training and job creation • Spontaneous settlement patterns leading to high-density sprawl in the CBD.
Social Facilities	• Shortage of public primary and secondary schools in rapidly growing residential zones; lack of designated community centers and organized public open spaces. • Poor distribution of recreational facilities • Inadequate hospital-to-population ratio in the outer 10km radius. • Lack of specialized vocational centers to support the textile and livestock sectors.
Transportation	• Inadequate space for existing bus terminus • Lack of improved service lanes along Namanga Road • non-functional airstrip and underutilized railway station • lack of Non-Motorized Transport (NMT) facilities for pedestrians and cyclists. • Linear development along the A104 Namanga Highway • Inefficient internal circulation due to a lack of secondary loop roads.
Utilities	• Absence of a centralized sewerage system

	• inadequate solid waste collection and lack of a formal landfill • Unreliable water supply
Economy	• underdeveloped tourism circuits despite rich cultural heritage. • Informal livestock trade lacks modern value-addition tanneries, cold storage. • Encroachment of residential buildings into earmarked industrial zones.
Environment	• loss of biodiversity due to rapid land subdivision and clearing of indigenous vegetation; • increased vulnerability to climate-induced droughts and flash floods. • Unrehabilitated quarry sites in Ildamat posing safety and environmental hazards. • Riparian encroachment along the Olkejuado River and seasonal luggas.
Land & Settlement	• Urban informality and lack of clear building lines in the Majengo area. • Expensive land acquisition for public utilities due to 90% private land ownership. • Fragmentation of high-value agricultural and grazing land in the hinterlands.

Kajiado Municipality Opportunities

Sector	Opportunities
Physiographic	• Unique 'Olpurapurana' (round hill) topography suitable for eco-tourism. • High solar radiation potential for large-scale renewable energy integration.
Population	• A highly literate youth population (82%) ready for a tech-anchored economy. • Cultural diversity providing a rich foundation for the Heritage-Led tourism brand.

Sector	Opportunities
Social Facilities	• Presence of established tertiary institutions (KMTC, Maasai TTI) as anchors for a student economy.
Transportation	• Strategic location on the A104 International Corridor linking Nairobi to Tanzania. • Availability of wide road reserves for future NMT and service lane expansion. • Presence of a gazetted airstrip and a central railway station offers a framework for multi-modal revitalization.
Industrial Anchor	• Existing operations by Tata Chemicals, Twyford (Keda) Ceramics, and Globusil provide a baseline for industrial expansion.
Economy	• Massive Livestock turnover (KES 60M/week) providing raw materials for leather and meat industries. • Emerging small-scale industries and mineral processing (MEL).
Land & Settlement	• Availability of large undeveloped parcels in the peri-urban area
Cultural Identity	• Strong Maasai cultural presence offers unique branding opportunities for global tourism and creative industries.

Discussion and Conclusion

The synthesis reveals that Kajiado's primary strength—its location—is also its greatest threat if growth remains unmanaged. The transition from a transit town to a destination town requires urgent investment in internal road connectivity, water safety, and the formalization of the

livestock-industrial value chain. The significant disconnect between Kajiado's role as a regional transit hub and its internal service delivery means the local community currently faces a "utility gap" that compromises the quality of life.

The current dominance of agricultural land use provides a temporary window of opportunity to implement a sustainable spatial framework before unregulated land subdivision becomes irreversible. To transition into a "Destination City," the municipality must prioritize infrastructure-led development. This involves reclaiming dormant assets like the airstrip, upgrading the railway into a public commuter link, and enforcing strict environmental zones to protect riparian and hilly physiographic features.

In conclusion, the 10-year Spatial Plan will focus on harmonizing economic industrialization with social welfare. By leveraging its youthful energy and cultural heritage, the municipality can overcome its infrastructure backlog and ensure that growth does not compromise the environmental integrity of the Kajiado landscape.

CHAPTER FOUR: STRUCTURING ELEMENTS AND DEVELOPMENT MODELS

4.1. Overview

This chapter presents the rationale behind the spatial layout of the Kajiado Municipality Spatial Plan. It explores the foundational "structuring elements"—the physical, environmental, and legal frameworks—that dictate the current urban form. By analyzing these elements, the plan identifies the constraints and opportunities that inform the proposed development models and the final Integrated Structure Plan.

4.2. Structuring Elements

The spatial configuration of Kajiado Municipality is not accidental; it is a result of the interplay between natural landscapes, historical infrastructure, and land ownership patterns. The following elements serve as the "skeleton" upon which the 2039 vision is built.

Natural Features and Topography: The natural landscape is the most significant determinant of the municipality's growth potential.

- **Hydrology:** The Olkejuado River and its network of seasonal luggas necessitate strict riparian buffers to manage flash floods.
- **Terrain:** The municipality is characterized by a mix of flat plains and the iconic Ildamat and Sajiloni Hills. While the plains facilitate easy infrastructure expansion, the hills provide critical scenic vistas and ecological anchors that are preserved for heritage-led tourism.

The Road Network and Transport Corridors: The urban form of Kajiado is inherently linear, dictated by a few high-capacity transport spines.

- **Primary Spines:** The A104 Namanga Highway (North-South) and the Kajiado-Mashuuru Road (East-West) form the primary intersection of the town core. These corridors act as economic magnets, drawing 80% of commercial investment.
- **Circulation Challenges:** Beyond the main highways, the internal road network is characterized by informal tracks and a lack of paved secondary links. This linear development creates a permeability challenge, where the town has length but lacks depth, isolating interior neighborhoods from essential services.

Cadastral Boundaries and Land Tenure: Land ownership patterns in Kajiado have transitioned from communal pastoral grazing lands to individualized cadastral parcels, significantly impacting spatial density.

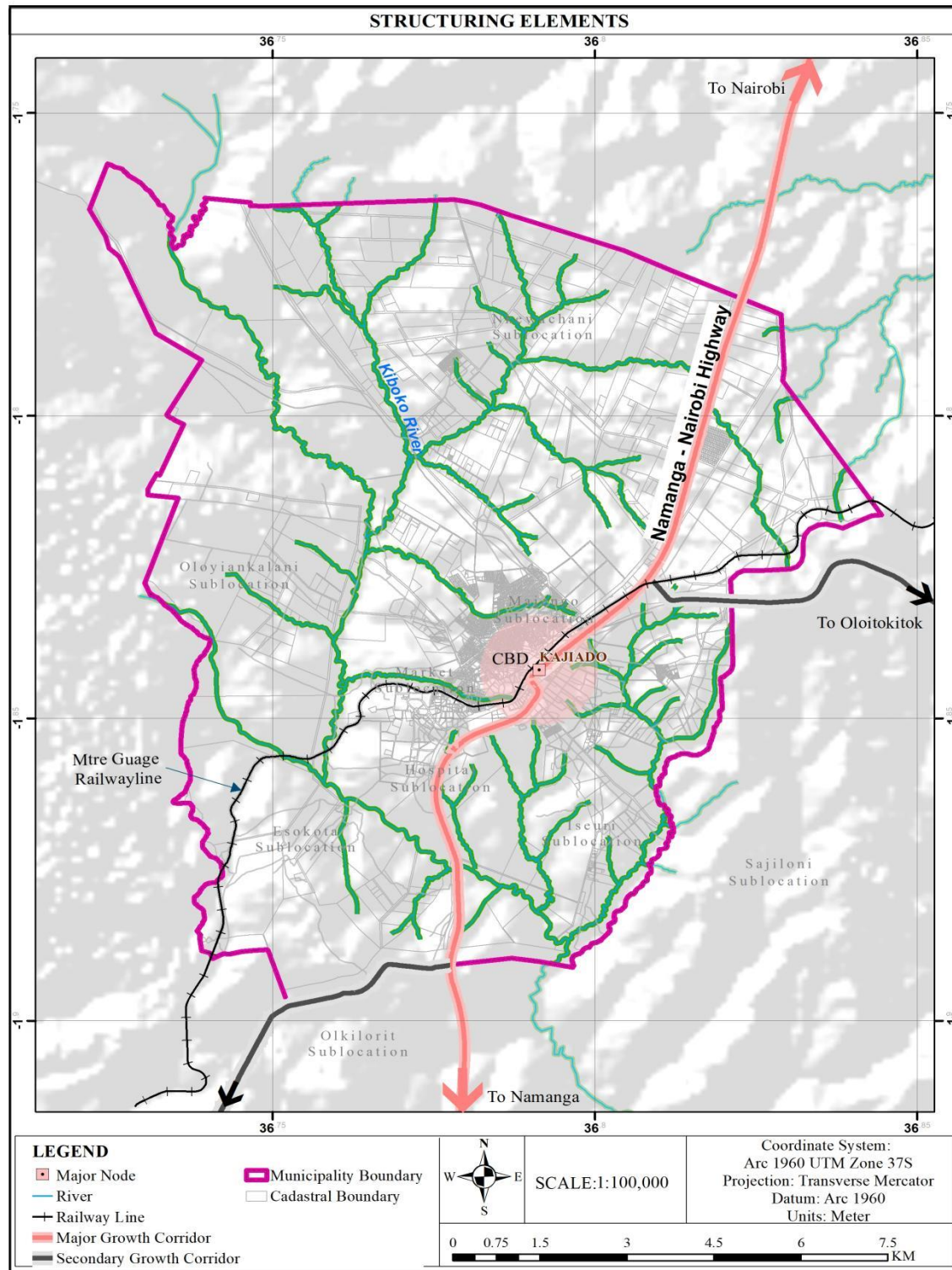
- **Urban Core:** The CBD and Majengo areas consist of small, high-density commercial and residential plots (averaging 0.02 ha to 0.04 ha), necessitating vertical growth strategies.

- Peri-Urban Growth Ring: Moving toward the 5km and 10km radii, parcel sizes increase (averaging 0.4 ha to 2.0 ha). This area is currently undergoing rapid subdivision, which the plan seeks to regulate to prevent fragmented sprawl.
- Public Land Reserves: The presence of large government land holdings (e.g., the GK Prison and various ministry offices) creates institutional anchors that provide opportunities for centralized public social facilities.

Existing Development and Urban Trends: Current land use trends provide a baseline for the plan's interventions.

- The Student Economy: The presence of KMTC, The East African University, and Maasai TTI has created a high demand for student housing, leading to the hostel influenced development of residential areas near the town core.
- Urban Decay vs. Modernization: While the town core shows signs of infrastructure stress and aging facilities, newer developments along the highway indicate a shift toward modern, formal commerce.
- Ribbon Sprawl: A visible trend is the linear expansion of residential homes along the Ildamat axis, which increases the per-capita cost of providing water and electricity. The plan aims to reverse this by encouraging "nodal" or "cluster" developments.

Map: 8: Structuring Elements Map



The Kajiado Municipality Vision

"To be a dynamic, vibrant, competitive, resilient municipality anchored on technology and positive values."

Component	Strategies
Seamless Mobility and Transit-Oriented Development	* Highway Separation: Implementing service lanes and dedicated NMT tracks along the A2 Namanga Highway to separate local commerce from high-speed transit traffic. * Polycentric Connectivity: Upgrading the Ildamat-Sajiloni link roads to create a 15-minute connectivity radius between the CBD and secondary residential nodes * Transit Hubs: Developing a multi-modal transport terminal at the northern entrance to de-congest the CBD and manage cross-border logistics.
Resilient Social Services and Infrastructure	* Water-Health Nexus: Integrating centralized fluoride-removal plants and rainwater harvesting mandates into all public facilities to mitigate groundwater quality issues. * Sewerage Expansion: Accelerating the extension of the municipal sewer line to achieve 40% coverage by 2030, targeting high-density zones in Majengo and Market sub-locations. * Social-Cell Model: Earmarking land for decentralized education and health precincts to ensure the 50,000 projected residents have access within the peri urban area.
Economic Revitalization and Industrial Growth	* Eco-Industrial Hub: Establishing the Sajiloni Eco-Industrial Park to house specialized textile recycling and livestock value-addition industries.

Component	Strategies
	* The Student Economy: Designing Education Precincts that integrate vocational training centers (TVETs) with regulated student housing and retail zones to support the youth population. * Wholesale Modernization: Relocating the Wholesale Commodity Market to the municipal periphery to improve logistics and reduce heavy-truck traffic in the town core.
Heritage-Led Tourism and Cultural Identity	* The Southern Circuit Gateway: Positioning the municipality as a premier destination by formalizing hiking trails in the Ildamat Hills and wellness retreats * Cultural Landmark & Branding: Commissioning a Maasai Cultural Spine in the CBD and encouraging architectural motifs that celebrate local heritage in modern commercial buildings. * Craft Economy Integration: Upgrading traditional beadwork and livestock markets into aesthetically curated Cultural Trade Zones to attract both local and foreign high-value tourism.
sustainable storm water management Framework and Urban Beautification	* Blue-Green Grid: Enforcing a mandatory protection buffer along the Olkejuado River, transforming it into a continuous riparian park that manages stormwater and provides public recreation. * Brownfield Reclamation: Implementing a Quarry-to-Parkland policy requiring extraction sites in the Ildamat area to be restored as public gardens or community forests. * Indigenous Landscaping: Mandating the use of drought-resistant flora e.g., Acacia in road reserves and People's Squares to enhance the municipal aesthetic while fostering climate resilience.

Component	Strategies
	* Waste-to-Landscape: Establishing a proper solid waste management system that includes decentralized collection points disguised as green-screened civic utility sites.

Strategic Rationale for the Redesign

By merging Heritage with Tourism, the plan treats Kajiado’s culture as an active economic asset rather than a static history. This prevents transit oriented activities by creating high-quality friction points cultural markers, luxury eco-lodges, and curated markets that compel travelers to stop, spend, and engage.

Merging Urban Beautification with Environmental Stewardship ensures that beautification is not just cosmetic but functional. In this model, a park is not just for looks; it is a sustainable drainage systems component designed for flood mitigation. Riparian zones are protected not only for the environment but also as corridors for NMT tracks, providing shaded, scenic routes for the 82% of residents who rely on walking.

4.3 Spatial Development Alternatives

This section outlines the strategic spatial development scenarios considered for guiding the future growth of Kajiado Municipality. The analysis evaluates two primary approaches: an infrastructure-led linear model and a sustainability-oriented compact model. A Nil-Intervention Scenario was also considered but rejected; leaving development to market forces would result in uncoordinated ribbon development, infrastructure deficits, and the permanent loss of the municipality’s ecological and agricultural heritage.

Linear-Corridor Model (Infrastructure-Led Alternative)

This model emphasizes infrastructure expansion and service provision as the primary drivers of growth. Development is concentrated along the primary transport spines—specifically the A104 Namanga Highway and the Kajiado-Mashuuru Road. Growth is directed along these transit corridors to maximize accessibility and the efficiency of trunk infrastructure. This alternative focuses capital investment where movement is highest, transforming the Namanga Highway into a vibrant commercial and logistics strip.

Advantages:

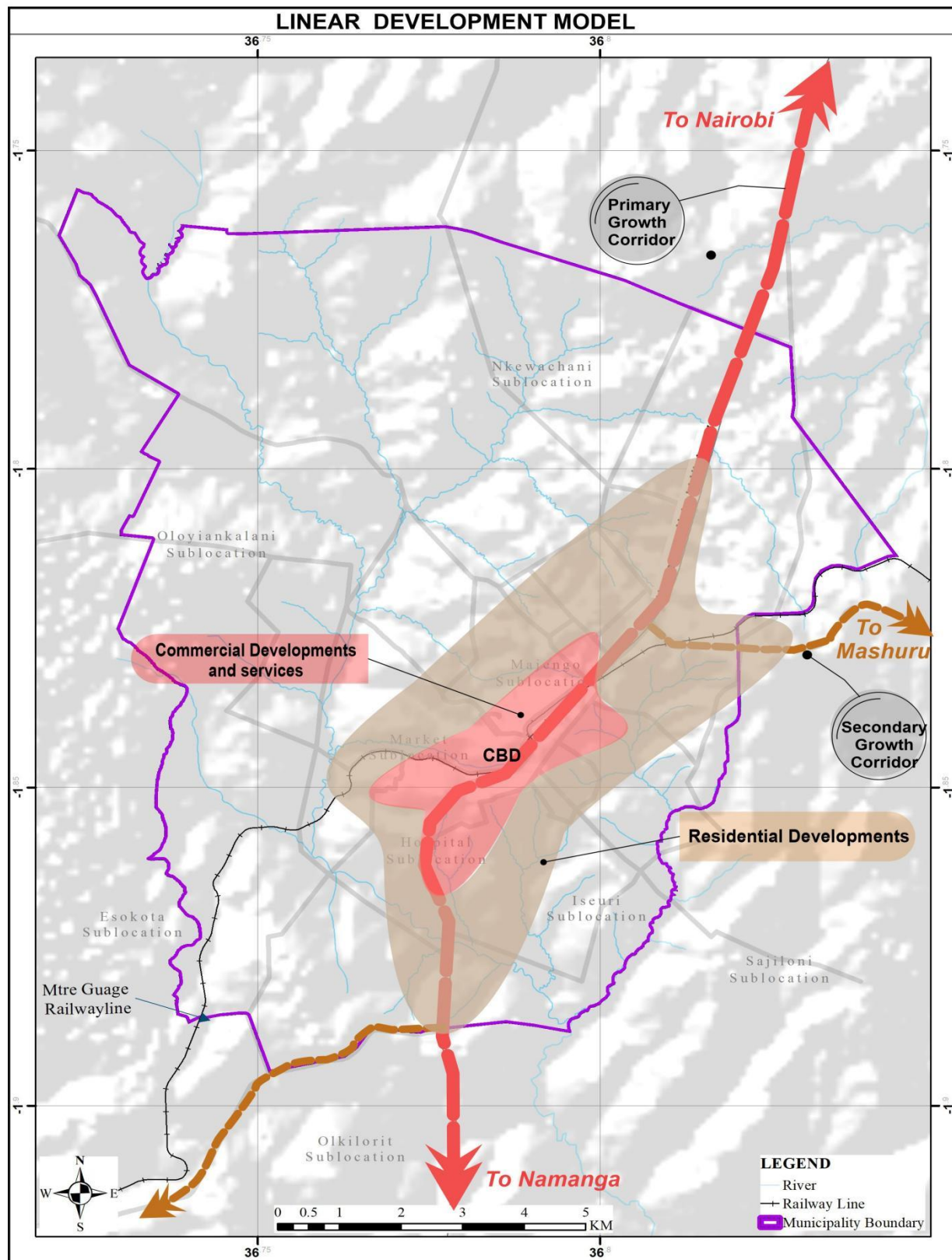
- **Connectivity:** Enhances Kajiado’s role as a regional logistics hub within the Nairobi Metropolitan Region.

- **Cost Efficiency:** Facilitates the efficient installation of utilities (water, power, fiber) by keeping them localized along main road reserves.
- **Economic Stimulus:** Attracts rapid investment and population growth by leveraging highway visibility.

Disadvantages:

- **Urban Sprawl:** Promotes Linear Development, leading to fragmented growth and the encroachment of urban uses into the rural lands of Sajiloni and Esokota.
- **Congestion:** Risks turning the highway into a congested local street, hampering regional transit.
- **Imbalance:** May neglect secondary road networks and internal connectivity.

Map: 9: Linear Development Model



Compact-Nodal Model (Environmental and Agriculture Alternative)

This model promotes controlled, high-density, mixed-use development within defined urban boundaries. It encourages vertical development within the town core while preserving the hinterlands of Ildamat and Sajiloni for ecological functions and high-value agriculture. This model limits the physical footprint of the city to protect land. It promotes a walkability where residents can walk to essential services.

Advantages:

- **Ecological Protection:** Safeguards critical riparian reserves and prevents the fragmentation of grazing lands and sustainable drainage systems water-harvesting areas.
- **Sustainability:** Lowers carbon emissions by reducing motorized travel and increases efficiency in waste management.
- **Resource Preservation:** Limits urban sprawl, maintaining the municipality's agricultural identity.

Disadvantages:

Growth Constraints: May constrain rapid economic expansion if the boundary is too restrictive.

Market Pressure: Could lead to higher land prices within the compact zone and requires significant upfront investment in infrastructure upgrading.

The Integrated Hybrid Model (Preferred Structure Plan)

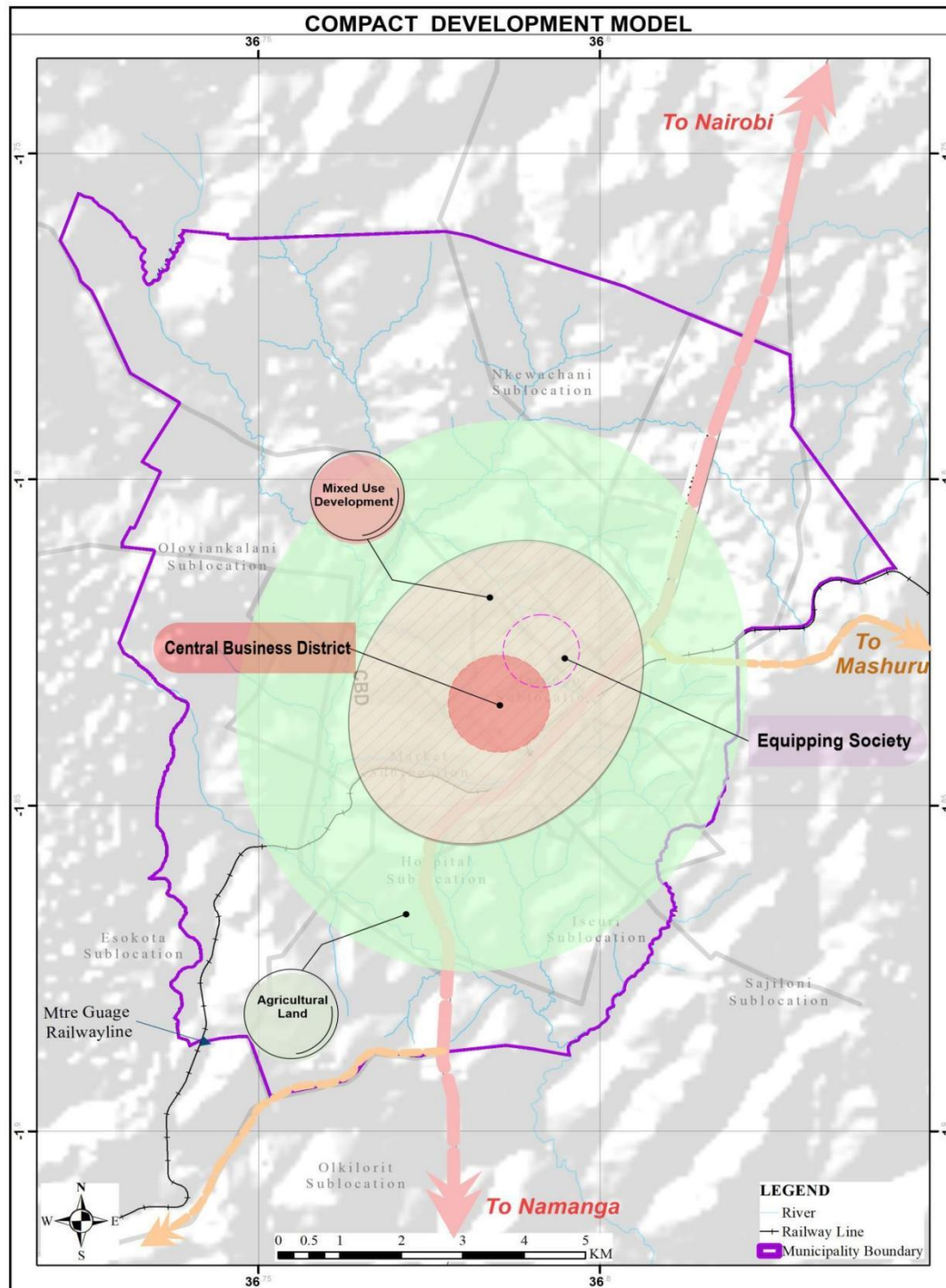
The proposed Structure Plan for Kajiado Municipality is an integrated hybrid that merges the connectivity of the Linear Model with the resource-efficiency of the Compact Model. It adopts a Polycentric approach—densifying the Township core while establishing secondary nodes to decentralize growth.

Key Features of the Integrated Model:

- **Urban Core Densification:** High-density, mixed-use zoning is mandated for the Market and Majengo areas to maximize existing infrastructure and create a vibrant urban heart.
- **Nodal Decentralization:** Development of secondary sub-nodes such as Maasia National Polytechnic and Umma University nodes.
- **Economic Zoning:** An Eco-Industrial Park is sited in the linked to the main corridor for logistics but buffered from residential areas to ensure environmental compatibility.
- **Blue-Green Grid:** A mandatory protection buffer is established along the Olkejuado River and other riparian zones, integrating them into a municipal-wide park system that manages stormwater and provides public recreation.

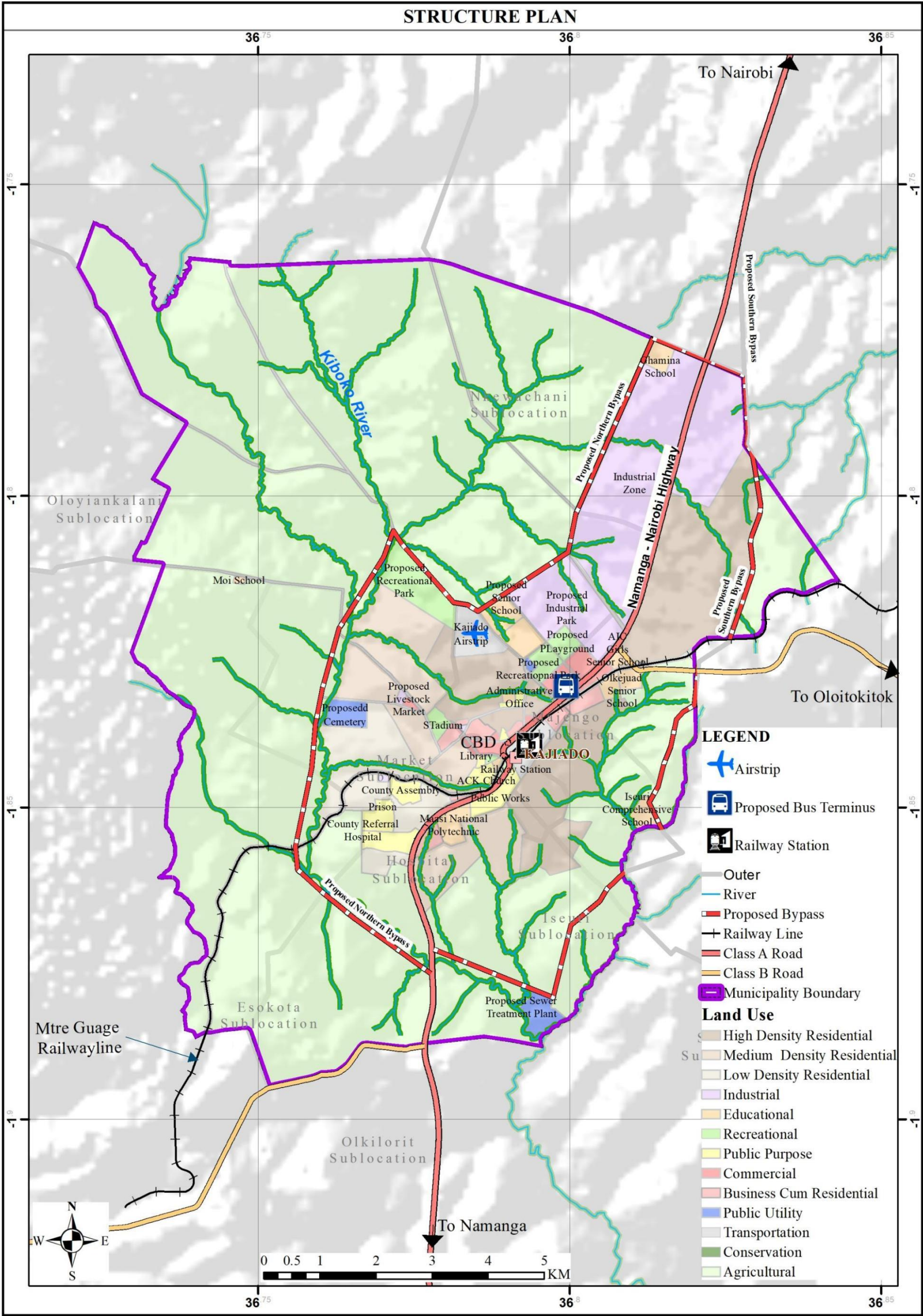
- Managed Corridors: Growth along main roads is managed through service lanes and NMT (Non-Motorized Transport) tracks to protect the highway's function as a high-speed transit link.

Map: 10: Compact Development Model



Integrated Development Model

The Integrated Model is the preferred approach as it provides a balanced framework for managing rapid population growth (estimated at 50,000 by 2039) and infrastructure demand. It ensures that Kajiado evolves as a resilient hub for Nairobi while safeguarding the unique environmental character and agricultural heritage of the Kajiado Central region. The integrated development model is expressed into a structure plan.



CHAPTER FIVE: DETAILED LAND USE PLAN

5.1 Overview

Planning as a discipline follows universal presentation guidelines to ensure clear understanding and distinct representation of land use zones. The land use codes and colors used in the preparation of the LPLUDP are specified by the National Land Commission. Land uses are categorized into 11 types, each represented by unique land use codes and colors, as detailed in the table below.

Table 2: land Use Code and Colours

LAND USE CODE	LAND USE NAME	COLOUR
0	Residential	Brown
1	Industrial	Purple
2	Educational	Orange
3	Recreational	Green
4	Public Purpose	Yellow
5	Commercial	Red
6	Public Utility	Blue
7	Transportation	Grey
8	Conservation	Pale greenish
9	agriculture	greenish
10	Water Bodies	Bluish

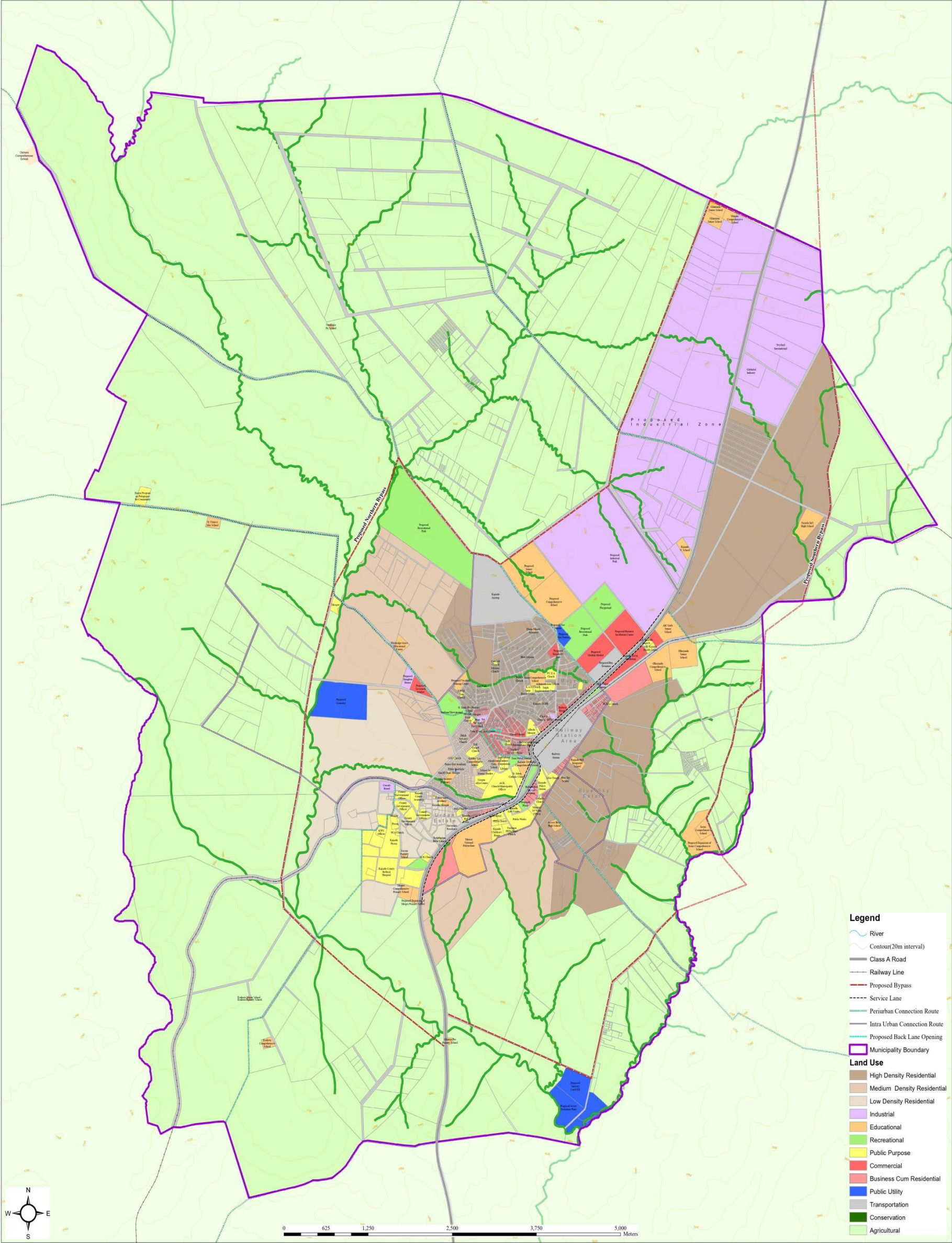
The Detailed Land Use Plan divides the Municipality into smaller, distinct zones, providing the foundation for developing control guidelines and road widening initiatives. The plan aims to optimize land use, separate conflicting activities, and establish spatial order. Its preparation was guided by the principles of compact, mixed-use, and green urban design. The Municipality was segmented into areas designated for residential, industrial, educational, recreational, public purpose, commercial, transport, public utilities, agricultural, and conservation uses.

Below is the proposed land use budget.

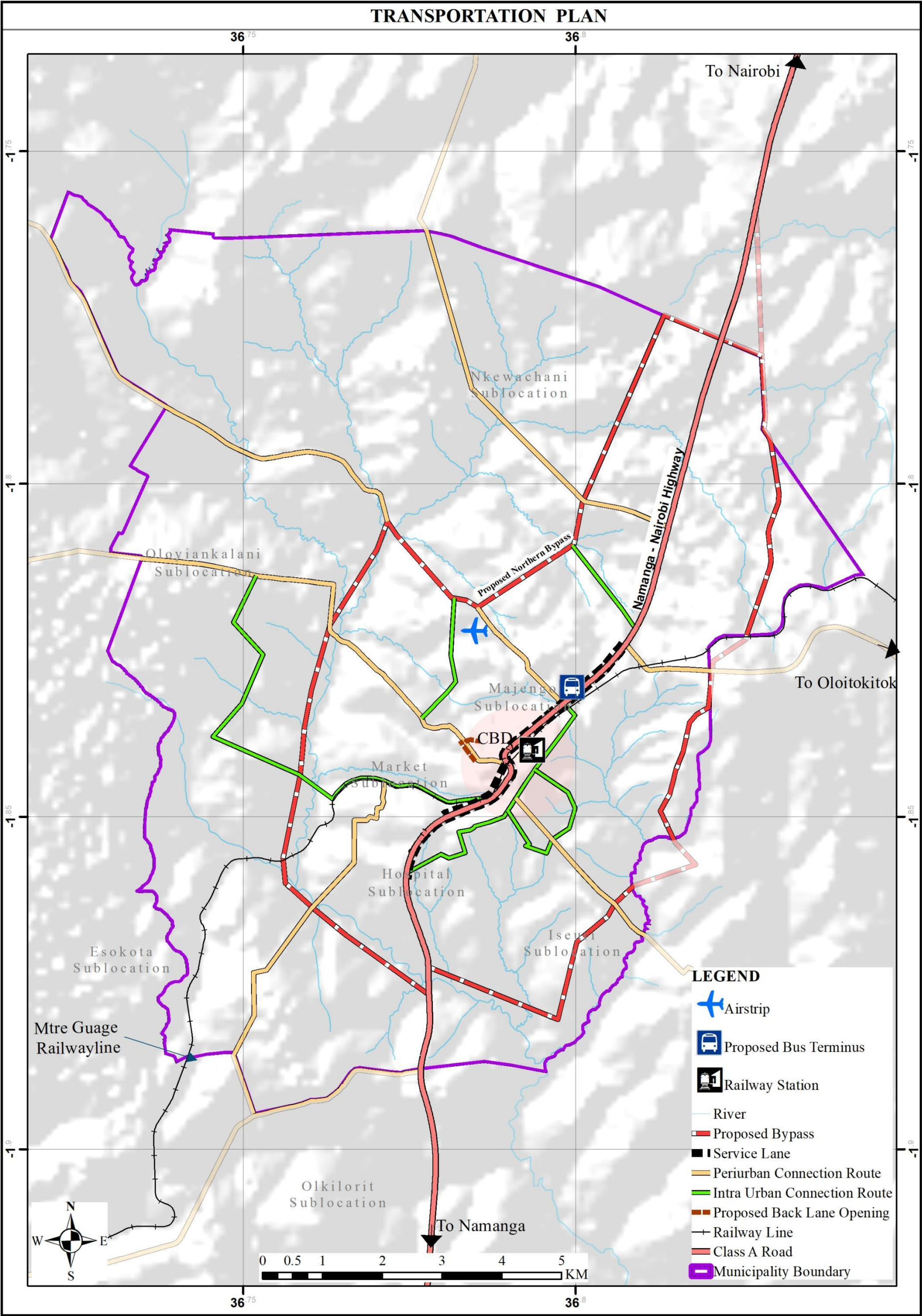
Table 3: Proposed Land Use Budget

Land Use Code	Land Use	Area (Ha)	Percentage
0	High Density Residential	952.01	7.21
0	Medium Density Residential	552.82	4.19
0	Low Density Residential	276.31	2.09
1	Industrial	957.51	7.25
2	Educational	209.87	1.59
3	Recreational	160.39	1.21
4	Public Purpose	141.53	1.07
5	Commercial	60.91	0.46
5	Business Cum Residential	73.7	0.56
6	Public Utility	82.23	0.62
7	Transportation	808.95	6.13
8	Conservation	38.43	0.29
9	Agricultural	8891.74	67.33
	Total	13,206.40	100

KAJIADO MUNICIPALITY PROPOSED LAND USED PLAN - DRAFT



Map: 12: Proposed Transportation Plan



CHAPTER SIX: DEVELOPMENT GUIDELINES

5.1 Overview

This section outlines the specific controls and criteria that developers and planners must adhere to, ensuring that all new developments contribute positively to the area's overall urban fabric and long-term goals. These guidelines provide a structured framework to manage land use, architectural design, infrastructure development, and environmental sustainability. By establishing clear standards and regulations, the guidelines aim to promote orderly development, protect community character, and enhance the quality of life for current and future residents. The development guideline for each land use is provided below.

5.2.1 Residential Land Use Development control guidelines

The Physical and Land Use Planning Handbook, 2025 has outlined the standard residential plot sizes as presented in the table below:

Table 4: Residential Land Use Development Guidelines

Development Density	Typology	Minimum Plot Size (Ha)	Plot Coverage	No. of Dwellings	Plot Ratio
Low Density	Bungalow	0.20	30%	1–4	
	Maisonette	0.20	30%	1–4	1:2
Medium Density	Detached & Semi-detached Bungalow	0.10	50%	5–20	
	Detached & Semi-detached Maisonette	0.10	50%	5–20	1:3
	Multi-family Dwelling	0.10	50%	5–20	1:4
High Density	Multi-storey Flats/Apartments	0.045	70%	20 and above	1:5 – 1:8
Mixed Density (Comprehensive Development)	Multi-storey Flats/Apartments	0.045	70%	-	1:5 – 1:8
	Detached & Semi-detached Bungalow	0.10	50%	-	
	Detached & Semi-detached Maisonette	0.10	50%	-	1:3

Development Density	Typology	Minimum Plot Size (Ha)	Plot Coverage	No. of Dwellings	Plot Ratio
	Multi-family Dwelling	0.10	50%	-	1:4 – 1:6

Source: Directorate of Physical Planning, 2025

Minimum Setbacks and Building Lines

Minimum setbacks and building lines are key planning controls that regulate the spatial relationship between buildings and plot boundaries. These standards ensure adequate space for ventilation, landscaping, pedestrian movement, parking, and visual amenity while also enhancing safety and environmental quality within residential neighbourhoods. The requirements vary across low, medium, and high-density areas to reflect differences in development intensity and spatial needs as highlighted in the table below:

Table 5: Minimum Setbacks and Building Lines

Orientation	Low Density (m)	Medium Density (m)	High Density (m)	Allowable Use
Front	6	6	6	Parking and greening
Side	3	2	2	Landscape greening
Rear	6	4	2	Parking and landscape greening

Proposed Residential Building Line

Building line controls based on road width are essential in guiding the orderly siting of buildings along transport corridors. These standards ensure that development responds appropriately to the hierarchy and function of roads, while also accommodating circulation space, infrastructure services, and urban design requirements. Wider roads generally require larger building setbacks to support higher traffic volumes, service provision, and improved streetscape functionality.

Table 6: Proposed Residential Building Line

Road Width (m)	Building line (m)
9m	4
12m	4
15m	4
18m	6
20m	6
25m	6

5.2.2 Industrial Land Use Development Guidelines

Industrial land use development guidelines provide the planning and design standards that govern the establishment and operation of industrial areas within the urban structure. These guidelines are intended to ensure efficient land utilization, promote orderly industrial growth, and safeguard environmental and public health while supporting economic development. They address key aspects such as plot coverage, building lines, road reserve requirements, infrastructure provision, environmental protection, and integration of renewable energy systems. The standards further recognize the functional differences between various industrial categories, including general, light, heavy, and Jua Kali (informal workshop) industries, ensuring that each is appropriately planned in relation to its intensity, scale, and operational requirements.

General Guidelines and Standards

- Observe plot coverage of not more than 75%.
- Create suitably sized plots that are functional and accessible, to accommodate future expansion and enhance the local character.
 - Observe building lines of between 6-9m.
- Observe minimum road reserves as follows:
 - Major Communication routes - 60m
 - Spine roads (Major roads) - 40m
 - Collector Roads - 30m
 - Access streets - 25m
 - Service lanes - 15m
- Ensure the road reserves accommodate the following provisions;

- Storm water drainage.
 - Conveyance of industrial effluents.
 - Water reticulation mains.
 - Curb parking.
 - Communication cables-fibre optic cables
 - Non-motorized infrastructures (walkways, cycling lanes, designated footpaths)
- Reserve a minimum of 10% of plot coverage for planting trees.
 - Integrate green energy i.e, solar energy and wind energy.

The following table presents the development standards for various categories of industrial land use. It outlines the minimum plot size requirements, allowable plot coverage, building intensity, and spatial control parameters including building lines and setbacks. These standards are intended to guide the orderly planning and development of industrial areas while ensuring efficient land utilization, functional layout design, and compatibility with infrastructure and environmental requirements across different industrial typologies.

Table 7: Industrial Land Use Development Guidelines

Land Use Name	Recommended Min. Plot Size (Ha)	Actual Plot Size (Ha)	Plot Coverage	No. of Floors	Building Lines (m)	Set Back (m)
General Industrial Area	0.20	≥0.20 (varies)	Not more than 75%	1–4	6–9	1.5
Light Industrial Area	5–10 Ha	5–10 Ha	Not more than 75%	1–3	6–9	1.5
Heavy Industrial Area	40–60 Ha	40–60 Ha	Not more than 75%	1–6	6–9	1.5
Jua Kali / Workshop Area	0.25 Ha	≥0.25 Ha	Not more than 75%	1–2	6	1.5

5.2.3 Commercial Land use Development Guidelines

Commercial land use development guidelines provide the planning and design framework for areas designated primarily for business, retail, and other non-residential activities. These guidelines aim to ensure efficient land utilization, orderly urban development, and integration of supporting infrastructure while promoting accessibility, safety, and environmental sustainability. They establish controls on plot sizes, building intensity, circulation systems, and open space provision to support functional and vibrant commercial centres. Commercial

developments are therefore planned to integrate open spaces, pedestrian networks, and environmental buffers that enhance urban liveability and support economic activity.

General Standards and Guidelines

- Designate 5–10% of the total urban area for commercial use.
- Observe a minimum plot size of 0.045 Ha.
- Observe a maximum plot coverage of 80% to allow for verandas and pedestrian walkways.
- Integrate commercial developments with open squares and interconnected walkways to function as recreational spaces and carbon sinks.
- Provide a minimum street width of 15m to accommodate vehicular and pedestrian traffic as well as infrastructure services (water, sewer, stormwater drainage, electricity, fibre optic cables, etc.).
- Maintain building lines of 6m along roads ranging between 15–18m wide (subject to topographical variations).
- Ensure all infrastructure and services are installed underground to optimize land use.
- Provide 18–25m local roads to link minor distributor roads.
- Prohibit direct access to CBD plots by providing loop streets and service lanes.
- Discourage cul-de-sacs within commercial areas.
- Provide a 6m service lane at the rear of all commercial plots.
- Provide cycle lanes (minimum 3m) and pedestrian walkways (minimum 2m).
- Maintain a minimum of 5% green cover.
- Allow rear yards to be enclosed with walls not exceeding 2.1m in height.

The table below presents the development control standards for different categories of commercial land use. It provides guidance on key planning parameters including minimum plot sizes, allowable plot coverage, intensity of development in terms of building height, and spatial controls such as building lines and setbacks. These standards are intended to ensure orderly commercial development, efficient land utilization, and the creation of well-structured, accessible, and functional urban commercial centres.

Table 8: Commercial Land Use Development Guidelines

Land Use Name	Rec. Min. Plot Size (Ha)	Plot Coverage	Type of Development	No. of Floors	Building Line (m)	Setback (m) Side	Setback (m) Rear
Commercial (General)	0.045	Max. 80%	Retail, offices, mixed-use	2–6	6	2	2
Central Business District (CBD)	0.045	Max. 80%	Retail, offices, commercial complexes	4–10+	6	2	2
Neighbourhood Commercial Centre	0.045	Max. 80%	Shops, services, small-scale retail	2–4	6	2	2
Mixed-use Commercial	0.045	Max. 80%	Commercial with upper floor offices/residential	3–6	6	2	2
Wholesale / Bulk Commercial	0.045	Max. 80%	Trade, storage, distribution	1–3	6	2	2
Special Commercial (Malls, Hotels)	0.045	Max. 80%	Large-scale commercial developments	2–8	6	2	2
Informal / Small-scale Commercial	0.045	Max. 80%	Kiosks, stalls, small retail units	1–2	6	2	2

The table below outlines the standards and guidelines for different categories of market developments. It provides a structured framework for planning and designing market facilities based on their scale, operational characteristics, and level of infrastructure provision. The guidelines are intended to ensure that markets are well-organized, accessible, and adequately serviced with essential facilities such as water supply, sanitation, waste management, circulation space, and fire safety provisions, thereby supporting efficient local trade and economic activity.

Table 9: Standards and Guidelines for the proposed Markets

Market Category	Characteristics	Standards and Guidelines
A – Local Markets	– Limited to the local region or area – Usually sell perishable goods for daily use – Hours of operation are Limited	– Provide a land size of 0.1-0.2Ha – Provide central waste collection points, central water points and ablution blocks. – Provide fixed stalls and hard-standing surfaces.
B – Open-Air Markets	– An outdoor market where local traders sell their merchandise – Operation of the market can be periodic or daily – They have designated areas for the sale of specific goods	– Observe a minimum land size of 0.3Ha – Provide central waste collection points, central water points, ablution blocks and public bathrooms. – Provide adequate pedestrian access – Provide fixed stalls and hard-standing surfaces – Designate common entry/exit point
C – Closed / Specialised Markets	– Characterized by permanent stalls and shops in a built structure. e.g., Economic stimulus Markets – They have designated areas for the sale of specific goods.	– Observe a minimum land size of 0.3Ha – Based on the zoning regulations. – Provide adequate parking facilities – Provide central waste collection points, central water points, ablution blocks and public bathrooms. – Provide adequate pedestrian access – Provide fixed stalls and hard-standing surfaces – Provide fire assembly points – Designate common entry/exit points – Encourage vertical development

CHAPTER SEVEN : DEVELOPMENT STRATEGIES AND IMPLEMENTATION FRAMEWORK

6.1 Overview

This chapter outlines the development strategies and the implementation framework that will guide the Economic Improvement Strategies and Implementation Framework for the study area. The strategies are structured to support sustainable urban and regional development through coordinated interventions across key sectors. The framework is organized into five main thematic pillars, namely: Economic Improvement Strategies and Implementation Framework, Infrastructure and Utility Strategies, Social Infrastructure and Housing Strategies, Heritage-Led Tourism and Beautification Framework and the natural resources and climate change. These pillars provide an integrated approach to addressing development challenges while promoting economic growth, environmental sustainability, and improved quality of life.

6.2 Economic Improvement Strategies and Implementation Framework

The Economic Improvement Strategies and Implementation Framework outlines key interventions aimed at promoting sustainable economic growth, enhancing productivity, and improving livelihoods within the municipality. The framework focuses on strengthening trade and commerce, supporting industrial development, promoting agribusiness, improving infrastructure, and creating employment opportunities. It provides a structured approach to addressing existing economic challenges while unlocking investment potential and fostering inclusive and resilient economic development.

Table 10: Economic Improvement Strategies and Implementation Framework

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Inadequate space for market	Municipality	To improve market capacity and efficiency	Redevelopment of existing market into a modern multi-storied market with underground parking and cold storage facilities	Short to medium term	– County government of Kajiado – Municipal board
Inadequate livestock market	Municipality	To improve livestock trade infrastructure	Development of a modern livestock market with holding yards, water points, and sanitation facilities	Short term	

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Inadequate slaughter house	Municipality	To improve meat hygiene and processing standards	Construction and modernization of slaughterhouse facilities including waste management systems	Short term	– Development partners
Industrial informality and unplanned industrial location	Town Core	To formalize local manufacturing	Development of industrial park provided with substation, access roads and special economic zones incentives	Medium Term	CGK, KAM, Private Investors
	Town Core	Provision of designated spaces for Jua Kali artisans	Development of a designated Jua Kali Industrial Park with workshops and utilities.	Medium term	
Youth Economic Exclusion	Town Core	To leverage high literacy (82%)	Development of youth empowerment centre with ICT-Hub , Library, Social Hall	Short Term	CGK, Authority, ICT Universities
Limited trade infrastructure and SME support	Municipality	To pro- mote trade, industry and tourism	– Constructing modern market at Oloyiankalani road-Kajiado demonstration farm junction – Upgrading/ refurbishing the existing Kajiado market – Promoting Small and Medium Enterprises (SMEs) – Establishing incubation centres – Upgrading/ modernizing/ refurbishing Kajiado Juakali Industrial Centre – Establishing business parks – Strengthening and supporting cooperative societies – Conducting Entrepreneur Trade Fairs and Exhibition	Short to Medium Term	– Municipal board – CGK – Private Sector – Cooperatives

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Low agricultural productivity and limited value chains	Municipality & Peri-urban areas	To promote agribusiness and food security	Promoting integrated agribusiness development through ranching, urban agriculture, horticulture (greenhouses), and poultry farming, supported by establishment of value addition facilities such as milk processing plants, cooling and cold storage systems, and a tanning industry to enhance productivity, reduce post-harvest losses, and increase incomes	Medium to Long Term	County Government; Private Investors
Lack of agricultural management framework	Municipality	To regulate and optimize agricultural land use	– Implementing an agricultural management plan with proper land use zoning. – Promoting climate-smart agriculture and drought-resistant crops. – Establishing aggregation centres and improve market access for farmers. – Developing and solarizing abattoirs, livestock markets, and processing centres while promoting value addition.	Short to Medium Term	County Government; Ministry of Agriculture; NEMA; Communities
Limited agro-processing and storage infrastructure	Municipality	To reduce post-harvest losses and improve value addition	– Construction of value addition plants i.e., Milk processing plan – Establishment of a tanning industry in Kajiado – Establishment of cooling plants for produce	Short to Long Term	County Government; Private Investors; Donors
High unemployment	Municipality	To enhance employment	Development of 24-hour economy infrastructure, industrial parks, ICT centres, MSME support programmes, and urban vibrancy initiatives	Medium to Long Term	County Government; Private Sector; ICT Authority;

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
nt and low income levels		creation and income generation			Financial Institutions

6.3 Infrastructure & Utility Strategies

The Infrastructure and Utility Strategies aim to enhance the provision, efficiency, and sustainability of essential services within the municipality. These strategies focus on improving road connectivity, water supply, sanitation, energy, and waste management systems to support economic growth and improve the quality of life for residents.

Table 11: Infrastructure & Utility Strategies and Implementation Framework

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Encroachment and inadequate road infrastructure leading to poor connectivity, congestion, and	Municipality	To increase connectivity in Kajiado Town	• Opening up critical roads: AIC Iseuri–Sajiloni–Entareto; Umma–Inkiwanchani–Oloyankalani; Iseuri–Iltareto; Memusi–Esokota • Upgrading of CBD roads • Tarmacking of Kajiado Outer Ring Road • Construction of missing link roads and bypasses	Short to Medium Term	CGK; Municipal Board; KeNHA; KeRRA

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
limited mobility within the municipality			• Development of intra-town roads and improvement of radial roads • Opening back lanes in CBD and provision of service lanes along Namanga Road • Development of NMT infrastructure (cycling lanes, pedestrian walkways, footbridges) • Construction of storm water drainage channels • Development of traffic management systems • Periodic maintenance of municipal infrastructure		
Rehabilitation of airstrips	Municipality	To improve air transport infrastructure and enhance regional connectivity	• Rehabilitation and upgrading of existing airstrip infrastructure • Improvement of runway surface and safety standards	Long term	CGK; Kenya Airports Authority (KAA); National Government; Development Partners

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
			• Installation of basic navigation and safety facilities • Partnership with relevant aviation authorities for operationalization		
Inadequate space for bus terminus	Municipality	To provide adequate and strategic space for bus terminus	• Establishment of a modern bus terminus with requisite infrastructure	Short to Medium Term	CGK; Municipal Board; Development Partners
Water stress and high fluoride content in borehole water	Municipality	To enhance provision of safe domestic water	Expediting the proposed Oloolotikosh–Kitengela–Kajiado Water and Sewerage Project	Medium Term	CGK; Municipal Board; Development Partners
Inadequate liquid waste management	Municipality	To improve sanitation systems in the municipality	• Expansion of the main sewer line • Construction of a sewerage treatment facility	Medium Term	

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Inadequate skips and skip loaders	Municipality	To improve solid waste collection efficiency	• Procurement of skips and skip loaders • Strengthening waste collection systems	Short Term	CGK; Municipal Board; Development Partners
Lack of proper solid waste management system	Municipality	Provision of adequate waste management facilities	• Development of a sanitary landfill in the town outskirts with a material recovery system • Decommissioning of Kajiado dump site; • Improve solid waste collection within the CBD by enforcing installation of segregated litter bins within business and residential premises • Manage waste from the residential zones (Saina, Shapashina, BlueSky, Mukuru, Majengo) through licensing and regulation of private garbage collectors • Improving solid waste collection and transportation by installing skip-bins and purchasing a specialized garbage collection truck	Short to Medium Term	CGK; Municipal Board; Development Partners

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Renewable energy poverty in outer areas	Municipality	Reduce reliance on wood fuel	• Promotion of LPG distribution hubs • Development of solar mini-grids to enhance access to clean energy	Medium Term	CGK; KPLC; RREC
Flash flooding in the town	Municipality	Improve storm water management	Development and implementation of a storm water management plan	Short to Medium Term	CGK; Municipal Board; Development Partners
Riverbank degradation and flood risks	Olkejuado Riverfront	To enhance climate resilience	• Construction of bioswales and gabions to control erosion and manage flooding	Medium to Long Term	CGK; Municipal Board ;NEMA; WRA
Inadequate water supply		To ensure reliable and adequate water supply	• Expansion of water supply infrastructure • Development of new water sources and storage facilities • Rehabilitation of existing water systems • Construction of a Municipal Dam, preferably located at Sapur area	Medium to Long Term	CGK; Municipal Board; Development Partners

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
			• Construction of water pans at others part of the municipality • Sensitization and enforcement of water harvesting policy • Encourage water harvesting at household level, public and private facilities • Installation of water storage tanks at public institutions and facilities to improve water harvesting • Preparation of the Municipal Water Management Plan		

6.4 Social Infrastructure & Housing Strategies

The Social Infrastructure and Housing Strategies aim to enhance access to quality social services and adequate housing within the municipality. The focus is on improving education, healthcare, recreational facilities, and community services, while also promoting safe, affordable, and well-planned housing developments. These strategies seek to address existing service gaps, upgrade informal settlements, and ensure inclusive, resilient and sustainable communities that support improved living standards and social well-being.

Table 12: Social Infrastructure & Housing Strategies and Implementation Framework

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Inadequate education infrastructure	Municipality	To enhance access to educational facilities	– Vertical expansion of existing urban primary schools – Land acquisition for Junior Secondary School (JSS) facilities – Establishment of Senior School and Comprehensive School – Expansion of Moipei Primary School	Short to Medium Term	CGK; Ministry of Education School Boards
Inadequate administrative offices		To improve service delivery	– Establishment of the functional municipality offices	Short Term	CGK; Municipal Board Development partners
Lack of a fire station	Municipality	To enhance disaster preparedness and response	Establishment of a Disaster Management Centre	Short to Medium Term	CGK; Municipal Board Development partners
Lack of a public cemetery	Municipality		Establishment of a Cemetery	Short to Medium Term	CGK; Municipal Board Development partners

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Inadequate recreational facilities and open spaces	Municipality	To provide adequate and well-distributed recreational facilities	Establishment of Recreational Parks Establishment of Playgrounds	Short to Medium Term	CGK; Municipal Board Development partners
Decay and sub-optimal use of public housing	Urban Estate, Kwa DC, and Kajiado County Referral Hospital areas	To provide adequate, standard, and affordable housing	• Redevelopment and upgrading of existing public housing projects	Medium to Long Term	CGK; State Department for Housing; Private Developers
Inadequate Vocational Training Centre	Municipality	To enhance skills development and employment opportunities	Establishment of a Vocational Training Centre	Short to Medium Term	CGK; Ministry of Education; Development Partner
Lack of social protection and inclusion systems	Municipality	To improve social protection	• Establishment of Vulnerable group Centre/ Diasability Resource Centre/ Recovery Centres/ Safe Homes • Establishment of Youth Empowerment Centres • Implementation of the Municipal Gender Equality and Social Inclusion Framework	Short to Medium Term	CGK; Municipal Board Development partners

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Limited sports and recreation development	Municipality	To nurture and promote sports development	• Upgrading of Ildamat stadium • Promote sports talent and development; • Conduct municipal sports competitions	Short to Medium Term	CGK; Municipal Board Development partners
Health Access and Nutrition	Municipality	To enhance access to quality healthcare	• Construction of community health units • Upgrading of existing community health units • Purchase of a Municipal Ambulance • Promotion of proper nutrition, public health and community health strategy • Regulate street vended foods and develop guidelines to safeguard consumer health • Establishment of a Health database	Short to long term	CGK; Municipal Board Development partners

6.5 Heritage-Led Tourism & Beautification Framework

The Heritage-Led Tourism & Beautification Framework is a development approach that uses cultural heritage, local identity, and urban aesthetics as drivers of tourism, economic growth, and place-making within the municipality. It integrates physical planning, cultural preservation, and urban design to create a distinctive and attractive urban environment.

Table 13: Heritage-Led Tourism & Beautification Framework

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Lack of landmarks celebrating civic authority, local heritage and cultural identity		To establish monumental urban landmarks that reflect the town's heritage, civic authority, and cultural identity	• Development of Town Plaza at Government Offices along Namanga Road • Development of landmarks at junctions of Namanga Road and CBD Ring Road • Development of Eco-Cultural and Business Incubation Centre at Demo Farm	Short Term	CGK, KeNHA, KURA
Poor urban aesthetics and limited green spaces	CBD	To improve urban aesthetics and environmental quality	Urban Greening of streets in the CBD	Short Term	CGK; Municipal Board
underdevelopment of cultural heritage assets		To preserve and promote cultural heritage	• Establishment of recreational parks • Establishment of Maa Cultural Centre • Upgrading and rehabilitation of Imashon Public Square • Upgrading and rehabilitation of Ole Kango Cultural Street • Conducting cultural festivals to promote cultural diversity • Preservation of pre-colonial offices at the County Headquarters	Medium to long term	CGK; Municipal Board Development partners

6.6 Natural resources and climate change Strategies

The Natural Resources and Climate Change component focuses on the sustainable management, conservation, and restoration of environmental assets within the municipality while strengthening resilience to climate change impacts. It addresses challenges such as environmental degradation, unsustainable resource exploitation, and increasing climate variability by promoting ecosystem protection, climate adaptation measures, and the adoption of green energy solutions. The strategies aim to ensure balanced development that safeguards natural resources, enhances environmental quality, and supports long-term ecological sustainability.

Table 14: Natural resources and climate change Strategies and Implementation Framework

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
Climate change impacts and environmental degradation	Municipality	To promote environmental conservation and climate change adaptation	Formulation of Municipal Environment and Climate Change Action Plan (MECCAP); Rehabilitation of hard pans in Esokota, Olooyankalani and Inkiwanchani; Afforestation programmes in the municipality to increase forest and vegetation cover;	Short to Medium Term	CGK; Municipal Board NEMA; WRA; Development Partners
Unsustainable use and degradation of natural resource		To sustainably utilize, manage and protect natural resources	• Map existing natural resources; • Licensing of mineral miners (marble, quartz and lime- stone); • Rehabilitation of abandoned quarries • Formulation of by-laws regulating and managing quarrying activities • Construction of sand dams along Olkejuado river;	Medium Term	CGK; Municipal Board NEMA; Ministry of Mining; WRA; Communities

Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
			- Establishing Urban Green Spaces and Arboretums - Reclamation, protection and conservation of riparian lands - Planting of bamboo trees along the riverbanks as buffers zones for effective protection riparians and soil stabilization. - Create awareness on conservation and utilization of sand and other natural resources		
Over-reliance on non-renewable energy sources	Municipality	To invest in green energy	- Invest in wind energy in the North West of the municipality around Olooyankalani. - Invest in solar energy in the Northern part of the municipality around Inkiwanchani	Medium to Long Term	CGK; Municipal Board , RREC; Private Investors

CHAPTER EIGHT : MONITORING AND EVALUATION FRAMEWORK

7.1. Overview

Monitoring and Evaluation (M&E) is a critical component of the implementation framework of the plan. It provides a structured approach for tracking progress, assessing performance, and ensuring that planned interventions achieve their intended objectives. The M&E framework establishes mechanisms for continuous performance tracking, accountability, learning, and informed decision-making throughout the implementation period.

7.2 Monitoring and Evaluation Concepts

Monitoring

Monitoring is defined as the systematic and continuous collection and analysis of information aimed at tracking the progress of a programme or a project implementation against pre – set targets and objectives.

Evaluation

Project evaluation can be defined as the objective assessment of an ongoing or recently completed project or programme in terms of design, implementation and results. It deals with questions of cause and effect. It is involved in assessing or estimating the value, worth or impact of an intervention. A monitoring and evaluation (M&E) plan will help to track and assess the results of the interventions throughout the life of the proposed projects/programmes in the Plan.

Importance of Monitoring and Evaluation

- (a) It provides the only consolidated source of information showcasing project progress within the municipality
- (b) It allows actors to learn from each other's experiences, building on expertise and knowledge
- (c) It often generates (written) reports that contribute to transparency and accountability within the municipality, and allows for lessons to be shared more easily
- (d) It reveals mistakes and offers paths for learning and improvements in the municipality
- (e) It provides a basis for questioning and testing assumptions
- (f) It provides a way to assess the crucial link between implementers and beneficiaries on the ground and decision-makers
- (g) It adds to the retention and development of institutional memory

(h) It provides a more robust basis for raising funds and influencing policy

Monitoring and Evaluation Mechanism

The proposed Membership of the Projects Monitoring Committee work will be to monitor projects' implementation monthly while the Municipal Board will carry out supervision of the overall plan's

implementation and review quarterly reports. The Plan will be subjected to two internal Annual Evaluations; Mid-Term and End Term Evaluation.

7.3 Data Collection, Analysis and Reporting

The municipality will establish a monitoring and evaluation unit that will be responsible for data collection (primary and secondary data), analysis and reporting on projects and programmes implementation. The unit will be strengthened through staffing and continuous training to execute its mandate. There will be a designated officer in every key result area in the municipal projects and programmes. Continuous monitoring will be undertaken and municipality quarterly and annual progress reports will be produced. This will assess the implementation progress and enable to identify and take necessary action to address emerging challenges. Information sharing and reporting will be key in assessing implementation of the spatial plan. Monitoring and evaluation committee meeting will be held quarterly.

Information Sharing

The municipal plan will be posted in the official municipality website for the wider circulation and consumption. The municipal board will be holding quarterly stakeholders' meetings at ward levels to share/ discuss projects implementation progress.

7.4 Municipality Monitoring and Evaluation System (MMES)

Monitoring and evaluating performance are a key element of spatial plan implementation. There is need to prepare Monitoring and Evaluation System (MES) that will provide the guidelines to monitor the implementation of the identified key priority projects and programmes.

APPENDICES

APPENDIX 1: Data Collection Matrix

Sector	Data required	Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
Environment and Natural Resources	Climate ➤ Temperature ➤ Rainfall	Literature Review	• Secondary data analysis	• Microsoft office	❖ Graph
	Climate change analysis	Literature Review	• Secondary data analysis • Observation	• Microsoft office	❖ Graph
	Effect of climate change	Literature Review	• Secondary data analysis • Observation	• Microsoft office	❖ Report
	Topography/slope analysis	Literature Review Fieldwork	• Secondary data analysis • Mapping • Photography	• Microsoft office • ArcMap	❖ Topographical Maps
	Types of soils and their locations	Literature Review Fieldwork	• Secondary data analysis • Mapping • Photography	• Microsoft office • ArcMap	❖ Soil map
	Existing drainage pattern ➤ Stream	Literature Review Fieldwork	• Secondary data analysis • Mapping • Photography	• Microsoft office • ArcMap	❖ Drainage maps
	➤ Environmentally sensitive areas ➤ Fragile areas (riparian reserve, wetlands, forest-deforestation)	Field work	• Mapping, • field inventory - photography	• Microsoft office • ArcMap	❖ Environmental Map ❖ Table

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
	➤ Encroachment of the environmentally sensitive areas ➤ Pollution ➤ Dumping of waste					
Infrastructure and Services	Road transport					
		Road classification	KeNHA, KURA, County records	• Literature review • Field survey	• Microsoft office • ArcMap	❖ Roads Classification Map ❖ Road classification table
		Road transport Inventory of key road networks ➤ conditions ➤ existing road reserves ➤ length ➤ level of service ➤ inter and intra-road connectivity ➤ function ➤ street furniture ➤ naming status	Field work	• Observation • Field survey • Traffic counts • Photography	• Microsoft office • ArcMap • SPSS	❖ Roads conditions map ❖ Report on road condition
		Non- motorized traffic	Field Work	• Traffic survey	• Microsoft office	❖ Report on non-motorized ❖ Traffic status
		NMT infrastructure ➤ Walkways	Field Work	• Field observation	• ArcMap • SPSS	❖ Non – motorized infrastructure map

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
		➤ cycle lanes ➤ modal separation ➤ PWD provisions		• Interviews • Photography		❖ Report on non – motorized infrastructures
		Key traffic generating points/uses	Field Work	• Key Informant • Questionnaire • Interview	• Microsoft office • ArcMap • SPSS	❖ Traffic analysis map ❖ Report on traffic analysis
		Public transport routes ➤ Traffic volumes ➤ Trip purposes/Generations and destinations patterns	Field Work	• Traffic survey • Questionnaire • Interview	• Microsoft office • ArcMap • SPSS	❖ Numbers and percentages
		Terminal facilities ➤ Spatial location ➤ Number ➤ Conditions ➤ locations ➤ capacity	Field Work	• Field inventory • Key Informant • Questionnaire • Interview • Photography • Mapping	• Microsoft office • ArcMap • SPSS	❖ Terminal and parking facilities map ❖ Report on terminal and parking facilities
		Parking facilities ➤ Location ➤ Number ➤ Conditions ➤ Locations ➤ capacity	Field Work	• Field inventory • Key Informant • Questionnaire • Interview • Photography	• Microsoft office • ArcMap • SPSS	
	Water and Sanitation					

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
Infrastructure and Services	Water	➤ Existing water sources ➤ Water providers	Field Work	• Key Informant • Questionnaire • Interview • Photography	• Microsoft office • ArcMap • SPSS	❖ Water sources ❖ Map ❖ Graph
		➤ Amount of water supplied and the number of households served	Field Work	• Key Informant	• Microsoft office • SPSS	❖ Tables ❖ Report ❖ Graph
		➤ Current water demand and supply. ➤ Projected water demand.	Office Work	○ Office calculations and projection		❖ Table ❖ Graph
		Water deficit/surplus	Office Work	○ Office calculations and projection		❖ Table ❖ Graph
		Water distribution patterns/Household access - map	Field Work	• Key Informant • Questionnaire • Interview	• Microsoft office • ArcMap • SPSS	❖ Distribution maps
		Existing water storage, quality and treatment	Field Work	• Key Informant • Questionnaire • Interview • Field observation	• Microsoft office • SPSS	❖ Table ❖ Report
	Sanitation					

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
	Liquid waste disposal	Modes of liquid waste disposal	Field Work	• Key Informant • Questionnaire • Interview • Field observation	• Microsoft office • SPSS	❖ Graph
		Waste water projections	Office calculations	○ Office calculations/ literature review	• Microsoft office • SPSS	❖ Table
Infrastructure and Services		Sewer reticulation and treatment sites ➤ location ➤ capacity	Field Work	• Key Informant • Questionnaire • Interview • Field observation • Photography	• Microsoft office • ArcMap • SPSS	❖ Sewer reticulation map ❖ Table
	Modes of solid waste disposal	Current and projected solid waste production	Field Work	• Literature review • Key Informant • Questionnaire • Interview • Field observation • Photography	• Microsoft office • SPSS	❖ Graph ❖ Table
	Storm water drainage	Inventory of storm water infrastructure ➤ Roads with storm water drainage	Field Work	• Questionnaire • Interview • Field observation	• Microsoft office • ArcMap • SPSS	❖ Storm water drainage map ❖ Table

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
		➤ Roads without storm water drainage ➤ Maintenance of storm water drainage		• Mapping • Photography		
	Energy	Sources and type of the energy used ➤ Cooking ➤ Lighting	Field Work	• Key Informant • Questionnaire • Interview • Field observation • Photography	• Microsoft office • SPSS	❖ Graph ❖ Table
		Number of households connected to electricity	Field Work	• Agencies • Photography	• Microsoft office • SPSS	❖ Electricity connectivity map ❖ Table ❖ Graph
Infrastructure and Services	ICT Infrastructure	➤ Telephone Networks and Mobile Phone Networks ➤ Availability of Boosters	Field Work	• Key Informant • Questionnaire • Interview • Field observation • Photography	• Microsoft office • ArcMap • SPSS	❖ Spatial distribution map
		Television, Radio Transmission Stations and Print Media	Field Work	• Key Informant • Questionnaire • Interview	• Microsoft office • ArcMap • SPSS	❖ Spatial distribution map

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
				Field observation		
		Internet availability/provision	Field Work	- Key Informant - Questionnaire - Interview - Field observation	- Microsoft office - Arc MAP - SPSS	❖ Spatial distribution map
		Postal service, availability, location	Field Work	- Key Informant - Field observation - Mapping	- Microsoft office - ArcMap - SPSS	❖ Spatial distribution map
	Education					
	Social Infrastructure and Amenities	➤ Number of nursery schools ➤ spatial distribution ➤ capacity ➤ Enrolment levels and acreage ➤ Condition (infrastructure) ➤ Number of teachers ➤ Type of ownership	Fieldwork	- Key Informant - Questionnaire - Interview - Mapping - Photography	- Microsoft office - ArcMap - SPSS	❖ Spatial distribution (accessibility) maps
Infrastructure and Services	Social Infrastructure	➤ Number of primary schools	Fieldwork	- Key Informant - Questionnaire - Interview	- Microsoft office - ArcMap	❖ Spatial distribution (accessibility) maps

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
	and Amenities	➤ spatial distribution ➤ capacity ➤ enrolment levels ➤ number of streams and acreage ➤ Condition (infrastructure) ➤ Number of teachers ➤ Type of ownership		• Mapping • Photography	• SPSS	
		➤ Number of secondary schools ➤ spatial distribution ➤ capacity ➤ enrolment levels, number of streams and acreage ➤ Condition (infrastructure) ➤ Number of teachers ➤ Type of ownership	Fieldwork	• Key Informant • Questionnaire • Interview • Mapping • Photography	• Microsoft office • ArcMap • SPSS	❖ Spatial distribution (accessibility) maps

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
		➤ Number of tertiary institutions ➤ spatial distribution ➤ capacity ➤ enrolment levels and acreage Condition (infrastructure) ➤ Number of teachers ➤ Type of ownership	Fieldwork	• Mapping • Key Informant • Questionnaire • Interview • Photography • Mapping	• Microsoft office • ArcMap • SPSS	❖ Spatial distribution maps
Health Sector						
	Social Infrastructure and Amenities	Health facilities ➤ Number of health facilities ➤ Level of health facilities ➤ Size of health facilities in acreage ➤ Location of the health facilities ➤ Spatial distribution of health facilities	Fieldwork	• Mapping • Key Informant • Questionnaire • Interview • Photography • Mapping	• Microsoft office • ArcMap • SPSS	❖ Spatial distribution (accessibility) maps

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
		➤ Capacity of health facilities ➤ Staffing (number of doctors, clinical officers and nurses) ➤ Condition of the infrastructure ➤ Facilities available ➤ Average number of patients treated per day ➤ Number of outpatient patient and in-patient per day				
	Religious institutions					
	Social Infrastructure and Amenities	➤ Number of churches and mosques ➤ Spatial distributions area coverage (acreage) ➤ Conditions	Fieldwork	• Mapping • Photography	• Microsoft office • ArcMap • SPSS	❖ Spatial distribution maps
	Community facilities (recreational, social halls, fire station, community centres etc.)					

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
Infrastructure and Services	Social Infrastructure and Amenities	➤ Name of the facility ➤ Spatial distribution	Fieldwork	• Key Informant • Questionnaire • Interview • Photography • Mapping	• Microsoft office • ArcMap • SPSS	❖ Spatial maps distribution
		Acreage of the facilities	Fieldwork	• Key Informant • Questionnaire • Interview • Mapping	• Microsoft office • ArcMap • SPSS	❖ Spatial maps distribution
		➤ Location ➤ ownership of the facilities ➤ Capacity of the facility	Fieldwork	• Mapping • Key Informant • Questionnaire • Interview	• Microsoft office • ArcMap • SPSS	❖ Spatial maps distribution
	Social Infrastructure and Amenities	Security				
		Types and number of security institutions	Fieldwork	• Mapping • Photography	• Microsoft office • ArcMap	❖ Spatial maps distribution
		Spatial distribution	Fieldwork	• Key Informant • Questionnaire • Interview	• Microsoft office • ArcMap • SPSS	❖ Spatial maps distribution
		Number of police officers	Fieldwork	• Key Informant • Questionnaire • Interview	• Microsoft office • SPSS	❖ Table
		Area of jurisdiction	Fieldwork	• Key Informant • Mapping	• Microsoft office	❖ Tables

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
				Photography	- ArcMap - SPSS	
	Economic activities		Survey data Field Work	- Observation - Key Informant - Questionnaire - Interview - Photography	- Microsoft office - SWOT - SPSS	❖ Tables ❖ Graphs ❖ Percentages
Economic Analysis	Industries	➤ Type of industries ➤ Name of the industry ➤ Location ➤ Area coverage(acreage) ➤ Spatial distribution ➤ Source of raw materials ➤ Capacity ➤ type of ownership ➤ condition (infrastructure)	Field work	- Observation - Key Informant - Questionnaire - Interview - Photography - Mapping	- Microsoft office - SWOT - SPSS - ArcMap - Microsoft office - SWOT - SPSS - ArcMap	❖ Tables ❖ Percentages ❖ Spatial distribution map
	Commerce	➤ Number of retail shops ➤ Number of general shops ➤ Number of wholesales	Field work	- Key informant - Questionnaire - Photography	- Microsoft office - SWOT - SPSS	❖ Tables ❖ Percentages

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
		➤ Number and name of SACCOs ➤ Number and name of micro-finance/banks				
	Market	➤ Type of the market ➤ Number and name of open-air markets ➤ Number and name of closed markets ➤ Available infrastructure ➤ Condition of the infrastructure ➤ Area coverage in acres	Field work	• Key informant • Observation • Photography • Mapping	• Microsoft office • SWOT • SPSS • ArcMap	❖ Tables ❖ Percentages ❖ Spatial distribution map
Economic Analysis	Informal business activities	➤ Hawking ➤ Artisans ➤ Charcoal selling ➤ Garage ➤ Small scale clothes selling traders	Field work	• Observation • Photography • Mapping	• Microsoft office • SWOT • SPSS • Arc MAP	❖ Tables ❖ Percentages

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
Land Analysis, Housing and Urbanization	Land available for urban development	Land tenure ➤ Private ➤ Community ➤ Public	Mapping	• Land Suitability analysis	• ArcMap	❖ Land use analysis map
		Land tenure systems ➤ Leasehold ➤ Freehold	Field Work	• Key Informant • Questionnaire • Interview • Mapping	• Microsoft office • SPSS • ArcMap	❖ Land tenure map
		Existing land uses, their percentages and distribution	Survey data Field work	• Key Informant • Interviews • Mapping	• Microsoft office • SPSS • ArcMap	❖ Existing land use map
	Housing	House typologies • maisonette • Bungalow • Hut • Flats ➤ Location of the various house typologies ➤ Names of the estates available ➤ Housing conditions	Field Work	Mapping of land uses Calculation of Land Use Budget	• Microsoft office • SPSS	❖ Housing typology map ❖ Percentages ❖ Graphs/charts
		Building materials used	Field Work	• Photography • Observation • Photography	• Microsoft office • SPSS	❖ Tables ❖ Percentages ❖ Graphs/charts

Sector	Data required		Data Source	Method of Data Collection	Method of data analysis	Output of analysed data
Land Analysis, Housing and Urbanization				Mapping		
		Source of building materials	Field Work	Interview of sampled population (HH questionnaires)	- Microsoft office - SPSS	❖ Report
	Human Settlements	Prevailing settlement patterns	Field Work	- Interview of sampled population (HH questionnaires) - Photography - Key Informant - Interviews	- Microsoft office - SPSS	❖ Human Settlements maps ❖ Tables ❖ Graphs
	Urbanization	Urbanization trends	Field Work	Photography	- Microsoft office - SPSS - ArcMap	❖ Urbanization trend maps
		Conformity to existing Plan Layout	Fieldwork	- Photography - Mapping	ArcMap	❖ Percentages ❖ Charts
		Effects of urbanization	Fieldwork	Photography	Microsoft office	❖ Report on urbanization
		Land tenure ➤ Private ➤ Public	Fieldwork	- Interviews - Photography	- Microsoft office - SPSS - ArcMap	❖ Land tenure map

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