



REPUBLIC OF KENYA



NAKURU COUNTY GOVERNMENT

DEPARTMENT OF LANDS, PHYSICAL PLANNING,
HOUSING AND URBAN DEVELOPMENT

LOCAL PHYSICAL LAND USE DEVELOPMENT PLAN (2026 - 2046)

MUNICIPALITY OF GILGIL



*A clean, inclusive, economically vibrant and well-planned
municipality for a sustainable urban future.*



APPROVAL & CERTIFICATION

I certify that the plan has been prepared as per the Physical and Land Use Planning Act Number 13 of 2019.

CERTIFIED BY

SIGNATURE:..... DATE:.....

DIRECTOR-LANDS & PHYSICAL PLANNING

APPROVED BY

SIGNATURE:..... DATE:.....

**COUNTY COMMITTEE MEMBER IN-CHARGE OF LANDS, HOUSING
PHYSICAL PLANNING AND URBAN DEVELOPMENT.**

COUNTY ASSEMBLY APPROVAL

HANSARD NO.:..... DATE:.....

COUNTY ASSEMBLY ENDORSED

SIGNATURE:..... DATE:.....



FOREWORD

Gilgil Municipality occupies a strategic position along the Nairobi–Nakuru–Eldoret Northern Transport Corridor and continues to experience rapid urbanization, population growth, increasing investment, and expanding economic opportunities. While these developments present significant prospects for growth, they also pose challenges relating to uncontrolled urban expansion, inadequate infrastructure, environmental degradation, traffic congestion, housing deficits, and pressure on public services. These challenges underscore the need for an integrated planning framework to guide future development.

This Local Physical and Land Use Development Plan provides a twenty-year spatial development framework that aligns municipal growth with national, county, and global development aspirations. It translates the Municipality's vision into practical strategies, spatial proposals, zoning regulations, infrastructure investment priorities, environmental conservation measures, and implementation programmes designed to improve the quality of life of residents while enhancing the Municipality's competitiveness.

The preparation of this Plan was highly participatory and involved extensive consultations with residents, government agencies, development partners, professional bodies, the private sector, civil society organizations, and other stakeholders. Their valuable contributions ensured that the Plan reflects the aspirations and priorities of the people of Gilgil Municipality.

Implementation of the Plan will require strong collaboration among the National Government, County Government, Municipal Board, development partners, private investors, and the local community. I therefore call upon all stakeholders to support its implementation so that together we can transform Gilgil into a clean, inclusive, economically vibrant, and well-planned transit municipality for a sustainable urban future.

On behalf of the County Government of Nakuru, I commend the Department of Lands, Housing, Physical Planning and Urban Development, the Municipal Board, the technical planning team, and all stakeholders who contributed to the successful preparation of this important planning document.

Hoh. John.K. Kihagi

County Executive Committee Member

Lands, Housing Physical Planning and Urban Development –



ACKNOWLEDGMENT

The preparation of the Municipality of Gilgil Local Physical and Land Use Development Plan (LPLUDP) 2026–2046 has been a collaborative undertaking involving the County Government, Municipality, government agencies, stakeholders, professionals and the residents of Gilgil. On behalf of the **County Government of Nakuru** and the Department of Lands and Physical Planning, I wish to express my sincere appreciation to all those who contributed to the successful preparation of this important planning framework. I wish to begin by expressing my appreciation to H.E. the Governor, County Government of Nakuru, for providing overall leadership and support towards strengthening spatial planning, urban development and service delivery within the County. The preparation of this Plan demonstrates the County Government's commitment to promoting orderly, inclusive and sustainable urban development.

Special appreciation goes to the Gilgil Municipal Board, under the leadership of Mr. Joseph Theuri, for providing policy direction, oversight and institutional support throughout the planning process. The Board's engagement and consideration of the emerging proposals have been important in ensuring that the Plan reflects the development priorities and aspirations of the Municipality. The Municipal Board has a central role in overseeing the management and development of the Municipality. I also acknowledge the Municipal Manager for providing effective administrative coordination and leadership throughout the planning process. Appreciation is further extended to the municipal staff whose dedication, institutional knowledge and technical support facilitated field activities, data collection, stakeholder consultations, mapping, validation exercises and other stages of plan preparation.

I sincerely thank the various stakeholders who participated in the preparation of the Plan, including national and county government departments and agencies, private-sector representatives, development partners, professional institutions, community organizations, civil society, business representatives and other interested parties. Their technical contributions, comments and recommendations helped strengthen the Plan and ensure that it responds to the diverse needs of the Municipality.

Particular appreciation goes to the residents of Gilgil Municipality, including residents from Gilgil, Murindat and Eburu Mbaruk Wards, for their active participation in the planning process. Through public consultations, visioning and participatory planning, residents identified key challenges, expressed their aspirations and proposed priority projects for the Municipality's future development. Their contribution has ensured that the Plan is grounded in local realities and community aspirations.

I further acknowledge the technical planning team and all professionals who contributed their expertise to the preparation of the Plan. Their work in spatial analysis, GIS mapping, field investigations, socio-economic assessment, urban modelling, land-use planning, infrastructure assessment and preparation of development strategies has been invaluable.

Finally, I recognize that the successful implementation of this Plan will require the same spirit of collaboration that characterized its preparation. I therefore call upon all institutions, stakeholders, development partners, the private sector and residents of Gilgil to remain committed to its implementation. Together, we can transform the Municipality into a well-planned, inclusive, economically vibrant, resilient and sustainable urban centre that responds effectively to the needs of present and future generations.

Justine Mayaka Nyaroo

Director-Lands and Physical Planning



EXECUTIVE SUMMARY

The Municipality of Gilgil Local Physical and Land Use Development Plan (LPLUDP) 2026–2046 provides a 20-year framework for guiding orderly, sustainable and coordinated development within the approximately 186 km² Municipality, covering Gilgil Ward and parts of Eburu Mbaruk and Murindat Wards. The Plan is anchored in the Constitution, relevant planning legislation and national and county development policies.

The Plan responds to key challenges including rapid urbanisation, uncoordinated development, inadequate infrastructure and social services, traffic congestion, poor drainage, water and sanitation deficiencies, housing challenges, environmental degradation, pressure on agricultural land, weak development control and institutional constraints. It also seeks to harness Gilgil’s strategic location along the Nairobi–Nakuru corridor, agricultural potential, tourism and heritage resources, commercial and industrial opportunities, and strategic institutions.

The proposed spatial framework promotes compact and resilient urban development, Transit-Oriented Development (TOD), mixed-use development, efficient transport systems, environmental conservation, protection of agricultural land and decentralised service provision. Gilgil CBD will function as the primary urban node, with Kekopey and Langalanga serving as secondary nodes, supported by tertiary and local service centres. The framework is intended to reduce urban sprawl, improve accessibility and strengthen economic development.

The Plan provides a detailed land-use and zoning framework covering residential, commercial, mixed-use, public-purpose, transportation, agricultural and conservation areas, supported by development standards and regulations. It further provides strategies for transport, environmental management, housing, social infrastructure, economic investment, revenue enhancement, governance and service delivery. Priority interventions include road and NMT improvements, drainage and flood management, water and sanitation infrastructure, housing improvement, markets, tourism facilities, green spaces and strengthened development control.

The Plan was prepared through a participatory, evidence-based and multi-sectoral process involving surveys, GIS mapping, technical assessments, stakeholder consultations, visioning and participatory planning. Its implementation will require coordinated action by the County Government, Municipal Board and administration, national government agencies, private sector, development partners and residents.

Overall, the LPLUDP provides a spatial, regulatory and investment framework for transforming Gilgil into a well-planned, inclusive, economically vibrant, resilient and sustainable municipality during the 2026–2046 planning period.



TABLE OF CONTENTS

APPROVAL & CERTIFICATION.....	i
FOREWORD	iii
ACKNOWLEDGMENT.....	iv
EXECUTIVE SUMMARY	v
LIST OF MAPS	viii
LIST OF FIGURES.....	ix
LIST OF TABLES.....	x
LIST OF PLATES.....	xi
LIST OF ACRONYMS	xii
CHAPTER ONE: INTRODUCTION	15
CHAPTER TWO: PLANNING CONTEXT.....	26
CHAPTER THREE: PHYSIOGRAPHIC CHARACTERISTICS.....	43
CHAPTER FOUR: POPULATION AND DEMOGRAPHY	52
CHAPTER FIVE: LAND, LAND USE AND TENURE.....	58
CHAPTER SIX: ENVIRONMENT AND NATURAL RESOURCES	62
CHAPTER SEVEN: HOUSING AND HUMAN SETTLEMENT	68
CHAPTER EIGHT: ECONOMY.....	81
CHAPTER NINE: WATER, SANITATION AND UTILITY INFRASTRUCTURE.....	86
CHAPTER TEN: SOCIAL INFRASTRUCTURE.....	94
CHAPTER ELEVEN: TRANSPORTATION SYSTEM	104
CHAPTER TWELVE: SCENARIO BUILDING AND CONCEPTUAL FRAMEWORK.....	120
CHAPTER THIRTEEN: STRUCTURE PLAN	124
CHAPTER FOURTEEN: DETAILED LAND USE PLAN	134
CHAPTER FIFTEEN: SECTOR STRATEGIES	157



CHAPTER SIXTEEN: GOVERNANCE AND INSTITUTIONAL SET UP AND SERVICE DELIVERY FRAME WORK	171
CHAPTER SEVENTEEN: CAPITAL INVESTEMENT PLANS.....	177
APPENDICES	192
References	197

DRAFT



LIST OF MAPS

map 1- location of Municipality of Gilgil in the county context	28
map 2 - location of municipality of Gilgil in the local context.....	30
map 3 - Bondeni Local Physical and Land Use Development Plan	Error! Bookmark not defined.
map 4 - Leleshwa Local Physical and Land Use Development Plan	41
map 5 - Gilgil Stadium Local Physical and Land Use Development Plan	42
map 6 - Planning area base map	45
map 7 - Relief and topography.....	47
map 8 - Hydrology and drainage	49
map 9 - Geology and soil	50
map 10 - Municipality of Gilgil Population Density	54
map 11 - Land use Map	60
map 12 - Environmentally fragile areas.....	62
map 13 - Municipality of Gilgil Urbanization Trend.....	70
map 14 - Kikopey settlement pattern	72
map 15 - Langalanga settlement pattern	73
map 16 - Gilgil CBD Human settlement pattern	74
map 17 - Map of Educational Facilities.....	98
map 18 - Map of Health Facilities in Municipality of Gilgil.....	100
map 19 - Map of Road Network Status for Municipality of Gilgil	105
map 20 - Existing road network and hierarchy	107
map 21 - Structure Plan.....	125



LIST OF FIGURES

Figure 1- planning process design-----	22
Figure 2- urban population clusters by gender -----	Error! Bookmark not defined.
Figure 3- urban population clusters by gender -----	55
Figure 4 - waste management by percentage -----	63
Figure 5- gilgil housing structures-----	77
Figure 6- floor material found in dwellings-----	79
Figure 7- Monthly income levels at households-----	81
Figure 8- proportion of SMEs per sector -----	83
Figure 9- proportion of water sources as used by residents-----	87
Figure 10 - major liquid waste disposal method-----	88
Figure 11- proportional distribution of house hold energy source-----	91
Figure 13 - unidentified access gaps -----	97
Figure 14 - building scenario process-----	120



LIST OF TABLES

Table 1 - population size per sub-location -----	53
Table 2 - labor force statistics-----	56
Table 3 - employment status in Municipality of Gilgil-----	57
Table 5 - land use and budget -----	59
Table 6 - SWOT Analysis -----	Error! Bookmark not defined.
Table 7 - housing and human settlement swot analysis -----	Error! Bookmark not defined.
Table 8 - water demand and supply -----	88
Table 9 - Emerging issues for public utilities-----	Error! Bookmark not defined.
Table 4 - levels of education attainment in Municipality of Gilgil -----	Error! Bookmark not defined.
Table 10 - transportation frequency-----	110
Table 11 - development issues, causes, objectives and proposed strategies across sectors/ sub- sectors -----	170



LIST OF PLATES

plate 1 - Initial meeting -----	23
plate 2 - Technical review workshop (Data analysis and preparation on situation analysis report) -----	24
plate 3 - Presentation of socio-Economic report, visioning & Participatory planning at Golden View Resort – Kekopey -----	25
plate 4 - Housing typologies in the municipality -----	78
plate 5 - Cement and iron sheet homes -----	78
plate 6 - Floodlight at Ngomongo -----	90
plate 7 - Gilgil Park -----	101
plate 8 - Gilgil Library -----	102
plate 9 - town center roads -----	108
plate 10 - Gilgil Highway Stage and underutilise bus terminus -----	111
plate 11 - KCB - Mathari & Cross Road NMT Sections -----	113
plate 12 - Storm water drainage conditions in Municipality of Gilgil (Kikopey, CBD Drainage, Site, Gilgil Stadium & Ngomongo Estate) -----	114



LIST OF ACRONYMS

CBD	Central Business District
CECM	County Executive Committee Member
CIDP	Country Integrated Development Plan
DTM	Digital Terrain Model
DRC	Democratic Republic of Congo
ECDE	Early Childhood Development Education
EIA	Environmental Impact Assessment
EMCA	Environment Management Coordination Act
FGD	Focus Group Discussion
GIS	Geographical Information System
GoK	Government of Kenya
GPS	Global Positioning System
HIV	Human Immunodeficiency Virus
LPLUDP	Integrated Strategic Urban Development Plan
KALRO	Kenya Agriculture and Livestock Research Organization
KEMRI	Kenya Medical Research Institute
KFS	Kenya Forest Service
KUSP	Kenya Urban Support Program
KISIP	Kenya Informal Settlement Improvement Program
KIE	Kenya Industrial Estates



MCA	Member of County Assembly
MTP	Medium Term Plans
NEMA	National Environment Management Authority
NMT	Non-motorized transport
NGO	Non-Governmental Organization
PSV	Public Service Vehicles
ToR	Terms of Reference
SDGs	Sustainable Development Goals
SMES	Small Scale Businesses and Micro Enterprises
SGR	Standard Gauge Railway
SoK	Survey of Kenya
NLC	National Land Commission
RIM	Registry Index Maps
UTM	Universal Transverse Mercator

PART 1

INTRODUCTION AND PLANNING CONTEXT

CHAPTER ONE: INTRODUCTION

1.1 Background

Urbanization is one of the defining global trends shaping economic growth, social transformation, and spatial development in the twenty-first century. While urban areas serve as centres of innovation, investment, and service delivery, rapid urbanisation also presents significant challenges, including infrastructure deficits, environmental degradation, housing shortages, and pressure on land resources. Consequently, integrated spatial planning has become an essential tool for promoting sustainable, resilient, and inclusive urban development. At the regional level, Africa is experiencing one of the fastest rates of urbanisation in the world. African Union and UN-Habitat reports indicate that rapid population growth and rural-urban migration are expanding cities at unprecedented rates. While this growth offers opportunities for economic transformation, it also poses challenges related to infrastructure provision, environmental management, informal settlements and urban governance. As a result, African development frameworks emphasize the importance of proactive urban planning and strengthened institutional systems to manage urban growth.

In Kenya, national and county governments have implemented several planning interventions aimed at managing land use and guiding spatial development. At the national level, the Kenya National Spatial Plan provides a long-term framework for coordinated development and land management across the country. At the county level, Nakuru County has prepared the Nakuru County Spatial Plan (2020–2029), which guides land use organization, infrastructure development and environmental conservation within the county.

Locally, Gilgil has experienced increasing urban growth driven by population expansion and its strategic location along the Nairobi–Nakuru transport corridor. Over the years, several planning initiatives have been undertaken to guide orderly development. These include the preparation and approval of the Gilgil Town Development Plan No. 91, approved in 2008 by the then Minister for Local Government. Additional planning interventions included the preparation of Local Physical and Land Use Development Plans for Bondeni, Leleshwa, Gilgil Stadium, Kampi Somali and Sites and Services areas aimed at addressing settlement expansion and improving land use organization.

A major institutional milestone occurred in 2022 when Gilgil Town was elevated to a Municipality and granted a Municipal Charter under the Urban Areas and Cities Act. This elevation was intended to

strengthen governance structures, enhance service delivery and improve management of urban development within the municipality.

Despite these interventions, Municipality of Gilgil continues to face a number of urban challenges including lack of an elaborate development control framework, inadequate social facilities, insufficient water and sewerage infrastructure, environmental pollution, economic dysfunction, inadequate urban infrastructure, shortage of decent and affordable housing, congestion along the A104 Highway and within the Central Business District, and lack of alternative land for relocation of the municipal dumpsite.

The preparation of the **Gilgil Municipality Local Physical and Land Use Development Plan (LPLUDP) 2026–2046** responds to these challenges by providing a comprehensive statutory framework to guide future land use, infrastructure investment, environmental conservation, economic development, and urban governance. Once approved, the Plan shall guide all development and development control decisions within the Municipality.

1.2 Guiding principles

These principles were developed with an aim of guiding the preparation of the Municipal Local Physical and Land Use development plan for The Municipality of Gilgil. The principles were arrived at through a consultative process with sector heads and the people drawn from the Four wards forming the Municipality as well as through the identified planning issues. The principles include:

i **Promotion of environmental conservation/securing Ecologically Significant Areas**

The Plan seeks to protect ecologically significant areas, wetlands, forests, rivers, biodiversity habitats, and environmentally sensitive landscapes through appropriate land use zoning, development control measures, and environmental management strategies. These interventions will enhance ecosystem resilience while supporting sustainable urban development.

ii. **Protection of rich agricultural land**

The PLUDP seek to safeguard productive agricultural land from encroachment by incompatible urban developments and uncontrolled land subdivision. The Plan will therefore promote sustainable land use practices that preserve agricultural productivity while supporting balanced urban growth.

iii. Promotion of controlled urban and peri-urban development

The plan seeks to promote orderly, compact, and sustainable urban growth through the control of urban sprawl and unplanned peri-urban expansion. The Plan recognizes the need to protect agricultural land and ecologically sensitive areas from indiscriminate urbanization by encouraging efficient utilization of existing urban spaces and promoting spatially integrated human settlements.

iv. Promotion of Green Balance

The Plan seeks to ensure an appropriate balance between built-up areas and green open spaces in order to support sustainable human settlements and enhance environmental quality. The PLUDP shall promote the provision and preservation of adequate green spaces for recreation, leisure, and public enjoyment.

v. Preservation of and co-existence with critical protected areas

The plan shall promote harmonious coexistence between these critical securities installations and surrounding land uses by establishing compatible development controls, buffer zones, and planning guidelines that safeguard their operational integrity while supporting sustainable municipal development.

vi. Integration of transport modes to enhance efficiency and connectivity

The plan shall seek to achieve a seamless and well-coordinated transportation system, integrated and interconnected mode of transport to enhance accessibility, improve mobility, strengthen communication linkages, and facilitate the efficient distribution of goods and services throughout the Municipality.

vii. Promotion of efficiency and integration across all economic sectors

The plan seeks to promote efficiency across all the economic sectors and ensure that the necessary infrastructure is provided and more sustainable practices implemented.

viii. Improved quality of life through sustainable development

This plan seeks to promote sustainable socio-economic development through strategies aimed at strengthening the local economy, improving access to quality healthcare, education, housing, and essential services, while reducing poverty, inequality, and social exclusion.

ix. Good governance

Good governance is fundamental to effective public administration and sustainable urban development. The plan promotes governance systems that are participatory, transparent, accountable, responsive, equitable, inclusive, efficient, and guided by the rule of law. It seeks to enhance stakeholder engagement

and consensus-building in decision-making processes while minimizing inefficiencies, elite capture, and corruption, ensures that the interests of minorities, marginalized groups, and vulnerable populations are adequately represented and safeguarded in the planning and implementation of development initiatives.

1.3 Vision

The vision for the Municipality of Gilgil was developed through a participatory stakeholder visioning workshop held on **17th March 2026**. The workshop brought together representatives and residents from the Municipality's three wards, who each presented their respective ward-specific visions. These individual aspirations were subsequently consolidated and harmonized to formulate a shared municipal vision that reflects the collective development aspirations of the Municipality of Gilgil.

GILGIL WARD

Vision: Gilgil Ward will become a clean, vibrant, and economically active urban center that prioritizes job creation through expanded jua kali sites, modern markets, and inclusive enterprise opportunities.

MURINDAT WARD

Vision: Morendat community will be transformed into a thriving agronomic centre that drives sustainable food production, value addition, and market access, supported by modern agricultural infrastructure and an efficient rural road network connecting key production zones.

Ebuuru Mbaruk WARD

To transform Kekopey into a modern, resilient, and sustainable logistics and eco-tourism gateway offering efficient transport services, quality infrastructure, enhanced environmental management, and inclusive economic opportunities.”

The aggregate Municipality Vision was subsequently Negotiated and adopted as;

A clean, inclusive, economically vibrant, and well-planned municipality for a sustainable urban Development.

1.4 Mission statement

To promote sustainable urban development through integrated physical planning, coordinated infrastructure investment, environmental stewardship, quality service delivery, and strategic partnerships that enhance economic competitiveness and improve the quality of life within Gilgil Municipality.

1.5 Objectives

The objective of the Local Physical and Land Use Development Plan is to;

1. Understand and document the growth patterns, challenges and opportunities in Gilgil Municipality;
2. Develop a shared vision and practical solutions for Gilgil's growth with input from residents, businesses, and community groups;
3. Develop urban regeneration strategies and create detailed action plans to spur sustainable environmental and socio-economic growth;
4. Prepare local physical and land use spatial plan and strategies to guide development within Municipality of Gilgil; and
5. Create a governance and service delivery framework that meets the evolving needs of Gilgil as it grows into a modern Municipality

1.6 Justification for LPUDP

The preparation of the Municipality of Gilgil Local Physical and Land Use Development Plan provides a comprehensive framework for guiding coordinated, integrated, and equitable development across all sectors and geographical areas within the municipality. The plan seeks to ensure balanced distribution of infrastructure, public services, investment opportunities, and resources in a manner that promotes both social and economic inclusivity. In addition, the plan spatially translates the municipality's economic development agenda and policy objectives into implementable land use proposals by identifying suitable investment zones, infrastructure networks, growth centres, and development priorities. This makes the municipality's economic blueprint spatially explicit and operational. Further, the preparation and implementation of the Municipal Physical and Land Use Development Plan is anchored in constitutional and statutory requirements under the relevant physical and land use planning legislation, thereby providing the legal framework for orderly, sustainable, and controlled development within Municipality of Gilgil.

1.7 Problems statement

Gilgil Municipality is experiencing rapid urbanisation, population growth, and increasing economic activity without the benefit of a comprehensive Municipal Local Physical and Land Use Development Plan to guide its growth. Previous planning initiatives have been fragmented and sector-specific, resulting in uncoordinated land use development, inefficient infrastructure investment, incompatible land uses, and weak integration of environmental, social, economic, and spatial development objectives. Consequently, urban expansion has occurred in an unplanned manner, placing increasing pressure on land, infrastructure, public services, and natural resources.

The municipality faces significant infrastructure deficits, including inadequate road networks, storm water drainage, water supply, sanitation, solid waste management, housing, public utilities, recreational facilities, and social amenities. These challenges have contributed to traffic congestion, recurrent flooding, environmental pollution, proliferation of informal settlements, declining urban liveability, and reduced quality of life. At the same time, environmentally sensitive ecosystems such as Lake Elementaita, rivers, forests, and agricultural landscapes are increasingly threatened by encroachment, uncontrolled development, pollution, land degradation, and climate change impacts.

Despite its strategic location along the Northern Transport Corridor and its considerable potential in agriculture, tourism, logistics, trade, and manufacturing, the municipality has not fully harnessed these opportunities due to inadequate infrastructure, weak investment promotion, limited industrial development, and insufficient economic diversification. Institutional constraints, including weak development control, limited financial and technical capacity, inadequate stakeholder coordination, and governance challenges, further undermine effective urban management and sustainable development.

These interconnected spatial, environmental, infrastructural, socio-economic, and institutional challenges necessitate the preparation of a comprehensive Municipal Local Physical and Land Use Development Plan (2026–2046). The Plan will provide an integrated framework for orderly urban growth, coordinated infrastructure development, environmental conservation, climate resilience, economic competitiveness, improved governance, and inclusive, sustainable urban development, thereby enhancing the quality of life for current and future residents.

1.8 Purpose of the plan

The Municipal Physical and Land Use Development Plan (MPLUDP) aims at providing a comprehensive spatial framework to guide the sustainable socio-economic growth and orderly development of the Municipality of Gilgil. The Plan further seeks to promote coordinated land use planning, efficient infrastructure development, environmental sustainability, and improved service delivery within the Municipality.

1.9 The geographical scope of the Plan

The planning area covers a total of 454.939 Km² comprises of four (4) wards: Gilgil ward (120.938 KM Sq), parts of Eburu Mbaruk Ward (214.009 KM Sq), part of Malewa West (51.869 KMSq) and Murindat Ward (73.123KMSq)

1.10 Outputs

The output of the plan is a Municipal wide Local Physical and Land use Development Plan that provides strategies for guiding development within the municipality and providing a framework for the desirable spatial structure, broad land use and specific proposals as follows: Detailed land use plans, Area Action Plans, Transportation & Interconnectivity Strategy, Environmental Protection and Conservation Strategy, Economic (Investment) strategy, Housing Improvements Strategy, Governance and service delivery framework, and Monitoring and Evaluation Framework

1.10.1 Planning Approach & Methodology

17.1 Planning Approaches

The Physical Planning approaches undertaken towards the preparation of this plan included:

Systematic approach – This approach deploys different methods of a logical order of preparing the plan including identification of the urban challenge, reconnaissance visit, visioning exercise, data collection including household questionnaires, mapping etc.; data processing and analysis; modelling of the urban future; development of proposals and implementation plan.

Scientific/evidence-based approach – Factual and scientific problem identification involved understanding of the urban challenge by urban study which took a multi-pronged approach including

household survey, collection literature review, stakeholder participation and sectorial expert consultation.

Multi-sectoral approach – it involved integrating all the relevant sectors towards the preparation of the plan. The sectors included; urban land and environment; urban social services (Health, Education and Community amenities); trunk infrastructure, Transport and mobility, Housing, Local economic development and Governance and institutional framework.

Participatory approach – this involved the collaboration of ideas of the stakeholders through visioning exercise and participatory planning which involved gathering of aspirations, from the stakeholders, on the urban future of Municipality of Gilgil.

17.2 Planning Methodology

Preparation of Municipality of Gilgil LPLUDP 2026-2046 followed the following steps as outlined in the diagram below in figure



Figure 1- planning process design

The Planning Process

The process of preparing LPLUDP entailed a number of stages which included:

Initiation phase

This phase included undertaking reconnaissance to establish the Municipality Boundary, assessed the Municipal Planning challenges, and stakeholders to be engaged. A pre reconnaissance meeting was held on 16th February 2026, the meeting involved opinion leaders, Municipal board members together with the Technical team. The purpose of the meeting was to present a logical road map for delineating the Municipal boundary in line with the Gazetted Boundary.

plate 1 - Initial meeting



Data Collection

The phase involved comprehensive secondary and primary data collection to establish a clear understanding of the Municipality of Gilgil. Secondary data were obtained from existing plans, KNBS publications, online sources, aerial and satellite imagery, and relevant legislation, covering physiography, population, land and environment, housing, local economy, infrastructure, transport and mobility, and the legal, policy and institutional framework.

Primary data were collected through administration of household Questionnaires, key informant interviews, GIS mapping, field observations and photography. Household Questionnaires were administered using the KOBO Collect platform between 23rd and 27th February 2026, following enumerator training and a pilot test conducted on 20th February 2026.

The phase culminated in the preparation of a GIS-based assessment of existing development, supported by thematic maps and spatial data, together with an identification of priority issues, their underlying causes, available resources, and interventions requiring urgent attention.;



plate 2 - Technical review workshop (Data analysis and preparation on situation analysis report)

Presentation of Situation report, visioning & Participatory planning

This phase involved engaging the stakeholders on the items developed in the previous stage. A situational analysis Report was presented to the general public during the meeting held on 17th March 2026. The agenda was to share household survey results & validate the existing situation. This was followed by a visioning process where residents of the Four wards proposed their common visions on how they aspire the Municipality shall transform into in the next 20 years and beyond. The residents also participated in a

participatory planning exercise where they proposed the desired character and form of the Municipality together with proposed catalytic priority infrastructure projects to be implemented with a view of promoting the Municipal competitiveness.



plate 3 - Presentation of socio-Economic report, visioning & Participatory planning at Golden View Resort – Kekopey

Formulation of first draft LPLUDP

During this phase, the Planning Team formulated solutions to the problems assessed in the previous phase . This entailed scenario building based on the areas of interests for the study. It depicts the urban future of the municipality in terms of and including the geographical scope, socio- economic, mobility and urban management to inform the structure of the municipality.

Formulation of Second draft LPLUDP

At this point incorporation of the stakeholder's view was done. The final plan shall then be presented to

the stakeholders for final review before it was submitted for approval.

Publication of Notice of Completion

The first draft plan was subjected to a comprehensive stakeholder validation process involving representatives from government agencies, the private sector, local communities, and other key interest groups to ensure that the proposals and development strategies reflected the aspirations and priorities of the municipality. Following the incorporation of stakeholders' comments and recommendations, the plan was subsequently adopted as the preferred framework for guiding sustainable urban development. Pursuant to Section 49(1) of the Physical and Land Use Planning Act, a Notice of Completion was published on 30th April 2026, formally informing the public of the completion of the draft plan and inviting members of the public and other interested parties to inspect the plan and submit comments, objections, or recommendations within a statutory period of sixty (60) days as part of the public participation and approval process.

Adoption & Approval Phase

Upon completion, the Local Physical and Land Use Development Plan (LPLUDP) shall be submitted to the County Consultative Forum for technical review, stakeholder validation, and formal adoption. Following adoption by the Forum, the Plan shall be transmitted to the County Executive Committee for consideration and onward submission to the County Assembly for legislative review, deliberation, and approval in accordance with the established County Assembly procedures, standing orders, and the provisions of the relevant planning and governance laws. During this stage, the County Assembly shall evaluate the Plan's conformity with the County Integrated Development Framework, sectoral policies, public interests, and statutory planning requirements before granting approval. Upon approval by the County Assembly, the County Government shall publish a Notice of Approval in the Kenya Gazette and in at least two newspapers of wide local circulation to formally notify the public of the Plan's approval, operationalization, and commencement of implementation in accordance with the applicable legal and administrative procedures.

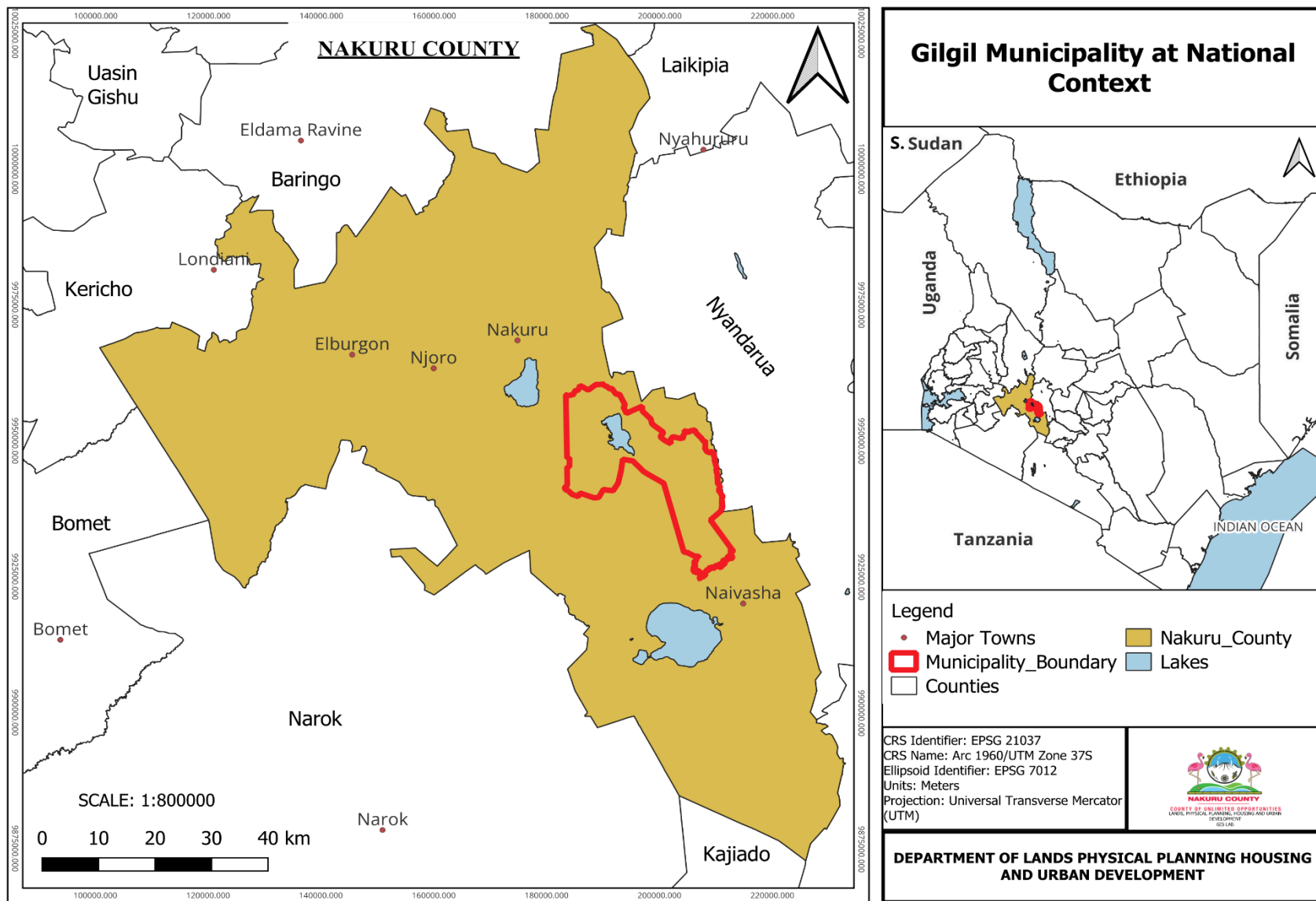
CHAPTER TWO: PLANNING CONTEXT

17.0 OVERVIEW

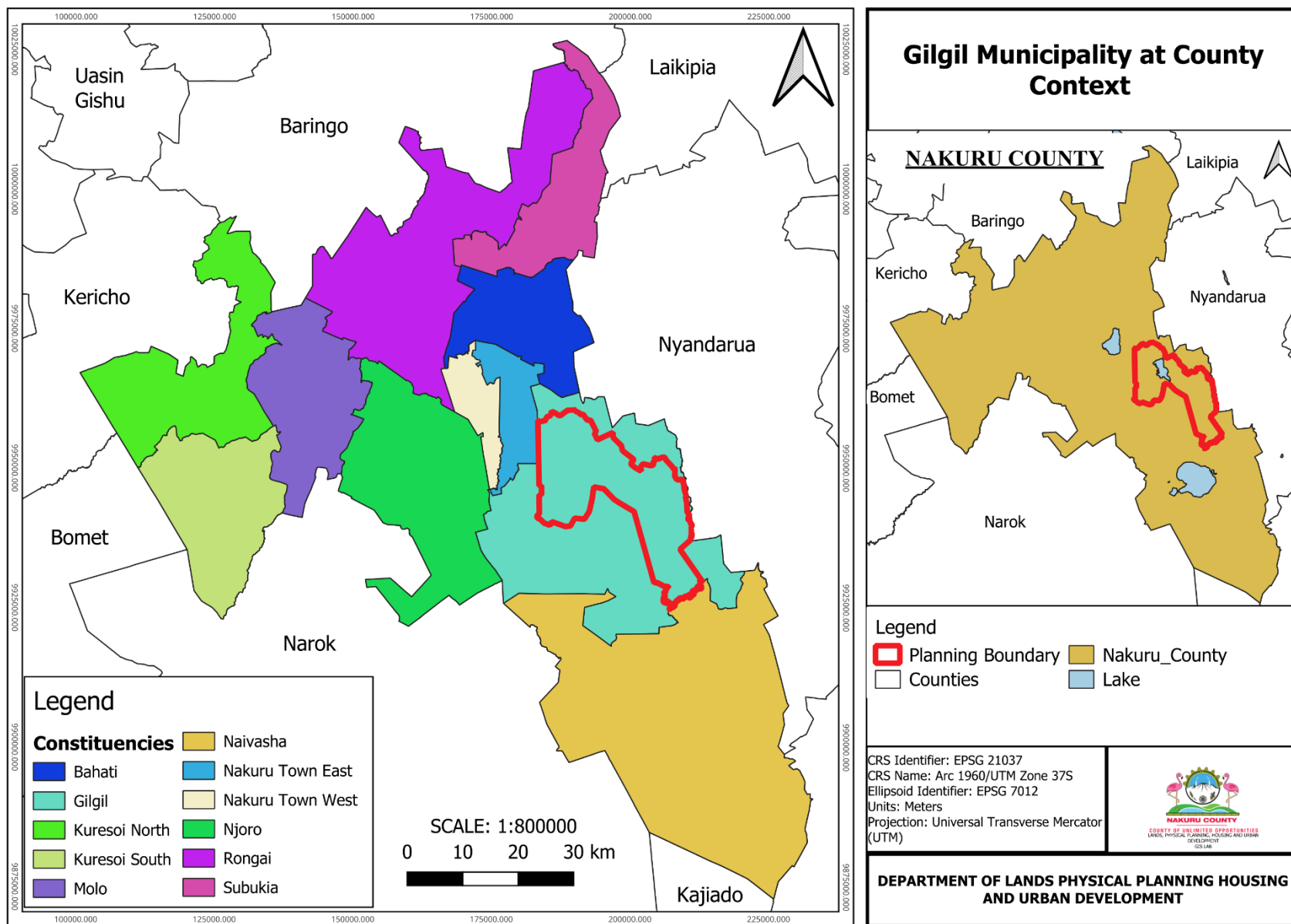
This plan has been prepared within the context of: The Constitution of Kenya; the Vision 2030 national development blueprint; various sectoral policy frameworks; relevant legislative provisions; the terms of reference and stakeholder concerns. These are discussed below.

2.1.1 National and County Context and local context

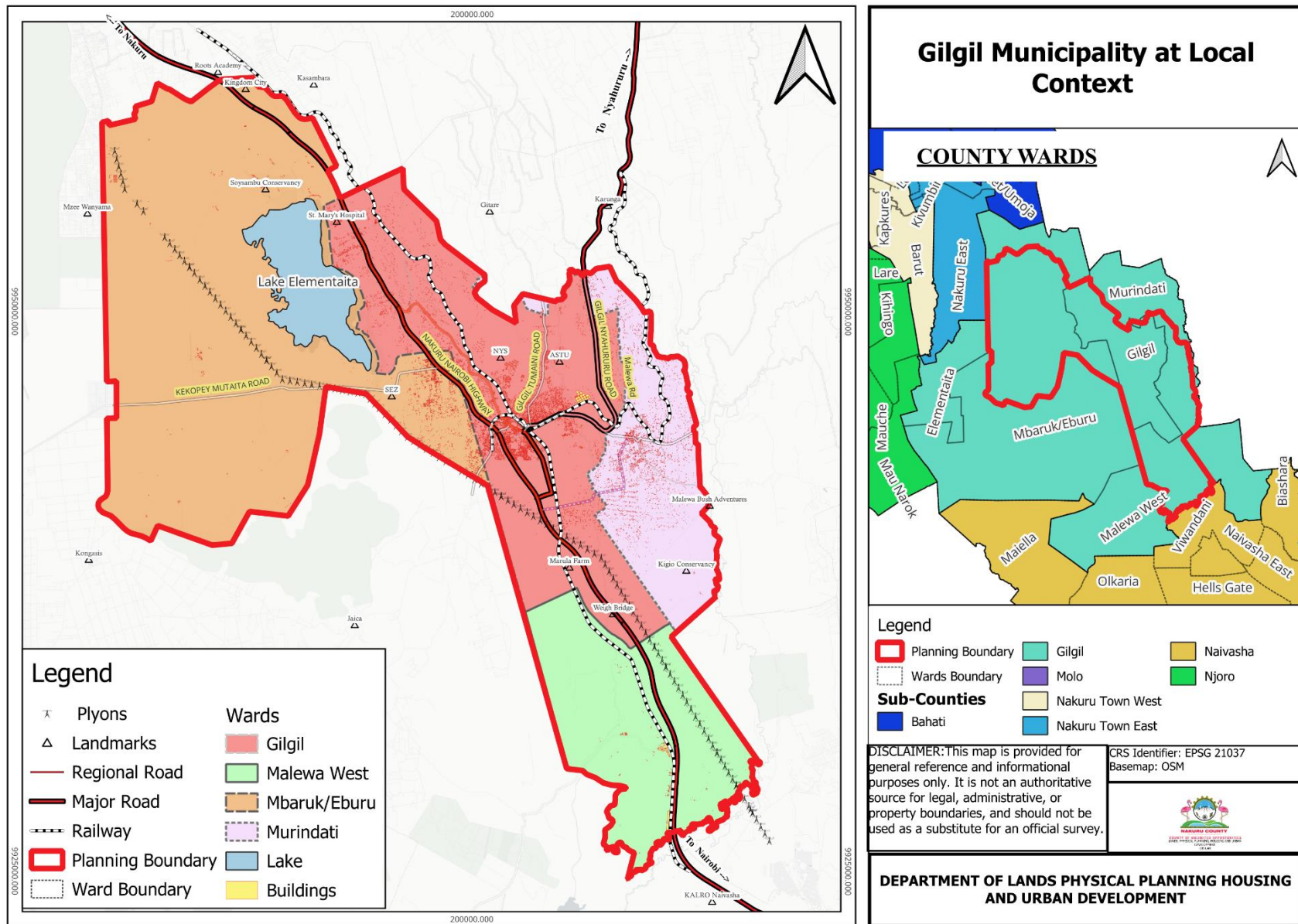
Municipality of Gilgil is located 140 Km from Nairobi along the busy Nairobi– Nakuru highway in Kenya’s Rift Valley region. It occupies a strategic position between Naivasha and Nakuru towns and serves as a key transit and service hub within the county. The municipality covers an estimated area of 180 square kilometers and lies at an elevation of approximately 2,007 meters above sea level. It is traversed by the Gilgil River, which flows southwards into Lake Naivasha, forming part of the greater Rift Valley drainage system. The area is characterized by undulating terrain, moderate climatic conditions, and fertile soils suitable for agriculture and settlement. Politically, the Municipality falls under Four (4) Wards, namely; Gilgil Ward, Part of Eburu Mbaruk ward, Malewa West and Part of Murindat ward.as shown in the maps below.



map 1- National Context Map



map 2 - location of municipality of Gilgil in the county context



map 3 - location of municipality of Gilgil in the local context

17.1 POLICY, LEGISLATIVE AND INSTITUTIONAL FRAMEWORK

This section outlines the policy, legal and institutional frameworks that were adopted in the preparation of the Municipality of Gilgil Local Physical & Land Use Development Plan. It gives an overview of the planning framework and reviews specific laws in the country that anchored the preparation of this plan. The planning framework includes best practices, legislations, policies and strategies.

2.1.2 The Legal Framework

The legal framework establishes a multi-level planning and governance system in which the Constitution provides the overarching mandate, the Physical and Land Use Planning Act, 2019 provides the principal statutory basis for preparation of the LPLUDP, and the Urban Areas and Cities Act establishes the municipal governance and implementation framework. The County Governments Act links municipal planning to county planning and budgeting, while the Land Act, EMCA, National Land Commission Act, Health Act and Survey Act provide complementary requirements for land administration, environmental management, public health, surveying and spatial data.

No.	Legal Instrument	Key Provisions Relevant to LPLUDP	Implication for Gilgil Municipality
1	Constitution of Kenya, 2010	Establishes the constitutional basis for land-use planning. Assigns the National Government responsibility for general principles of land planning and coordination, while County Governments undertake county planning and development. Provides for the right to a clean and healthy environment, adequate housing, health and access to clean and safe water.	Provides the overarching constitutional mandate for planning, sustainable development, environmental protection, public participation and provision of urban services and housing.
2	Physical and Land Use Planning Act, 2019	Provides the legal framework for planning, use, regulation and development of land. Provides for preparation of County, Municipal, urban area, inter-county and sectoral physical and land-use development plans. Section 46 requires counties to prepare local physical and land-use development plans, while Section 48 requires GIS-based mapping.	Provides the principal statutory basis for preparation, approval and implementation of the Gilgil Municipal LPLUDP, including zoning, development control and GIS-based spatial planning.
3	Urban Areas and Cities (Amendment) Act, 2019	Provides for classification, governance and management of urban areas and cities. Establishes Municipal Boards and provides for preparation of plans, strategies and programmes; integrated development planning; land-use control and zoning; infrastructure and service provision; and spatial/master planning.	Establishes the institutional framework for the Gilgil Municipal Board to oversee planning, development control, infrastructure provision and implementation of the LPLUDP.
4	County Governments	Provides the framework for county planning and development. Requires preparation of County	Links the Gilgil LPLUDP to Nakuru County planning and budgeting

	Act, 2012	Integrated Development Plans, sectoral plans, spatial plans and urban-area/municipal plans. Provides for development control and land-use plans within municipalities.	frameworks, particularly the County Spatial Plan, CIDP and sectoral plans, and provides the basis for development facilitation and control.
5	Land Act, 2012	Provides for sustainable administration and management of land and land-based resources. Recognizes land rights across tenure systems and provides for conversion of land from one category to another, including for planning purposes. Restricts allocation of unplanned public land without development guidelines.	Supports land-use classification, zoning, land management, protection of public land and orderly development, while ensuring equity and non-discrimination in access to land.
6	Environmental Management and Coordination Act (EMCA), 1999, as amended in 2015	Establishes the legal and institutional framework for environmental management and protection. Recognizes the right to a clean and healthy environment and provides mechanisms for environmental conservation and management.	Requires the LPLUDP to incorporate environmental protection, conservation, climate resilience, environmental sensitivity zoning and sustainable management of natural resources, including Lake Elementaita and other sensitive ecosystems.
7	National Land Commission Act, 2012	Establishes the National Land Commission and defines its functions relating to management and administration of public, private and community land. Provides for monitoring and oversight of land-use planning nationally.	Provides an institutional linkage between the National Land Commission, County Government and Municipality in matters of land administration, public land and land-use planning oversight.
8	Health Act No. 21 of 2017	Provides the legal framework for protection and promotion of public health. Establishes standards for sanitation, food handling and hygienic conditions in commercial activities.	Guides planning for public health, sanitation, markets, food premises, waste management and healthy urban environments, including regulation of informal trading activities.
9	Survey Act, Cap. 299	Provides for the regulation and conduct of land surveys, including aerial surveys and surveys undertaken for mapping purposes.	Provides the legal basis for surveying, mapping, spatial data acquisition and preparation of accurate base maps supporting the GIS-based LPLUDP.

2.1.3 Policy Framework

The policy framework provides a hierarchical and complementary basis for sustainable urban development in Gilgil Municipality. At the international level, the SDGs and New Urban Agenda establish the principles of inclusive, resilient and sustainable urbanization. At the national level, Kenya Vision 2030 and the various sectoral policies translate these principles into priorities for land management, housing, urban development, environmental conservation, water and sanitation, infrastructure and economic development. These policies collectively support a compact, inclusive, economically vibrant, environmentally sustainable and resilient municipality. They provide the policy basis for integrated land-use planning, affordable housing, informal settlement upgrading, local economic development, infrastructure investment, environmental conservation, climate resilience, improved water and sanitation services, stakeholder participation and strengthened municipal governance.

No.	Policy / Framework	Key Policy Provisions	Relevance to Gilgil Municipal LPLUDP
1	Sustainable Development Goals (SDGs) – Goal 11	Seeks to make cities and human settlements inclusive, safe, resilient and sustainable. Promotes sustainable urbanization, adequate housing, accessible transport, environmental sustainability and resilient urban infrastructure.	Provides the global sustainability framework for guiding Gilgil's urban growth, housing, NMT, infrastructure, environmental management, disaster resilience and inclusive service delivery.
2	New Urban Agenda (NUA)	Provides a global framework for sustainable urban development, emphasizing inclusive cities, urban prosperity, environmental protection, climate action, effective urban planning and design, governance, regulations and municipal finance.	Guides Gilgil towards compact, inclusive, resilient and economically productive urban development, strengthened urban governance, effective planning and improved municipal service delivery and financing.
3	Kenya Vision 2030	Kenya's long-term development blueprint, anchored on economic, social and political pillars. Promotes infrastructure development, housing, tourism, agriculture, manufacturing, trade, investment and improved quality of life.	Provides the national development vision for guiding economic growth, infrastructure investment, housing, tourism, industrial development and improved living conditions within Gilgil Municipality.
4	National Housing Policy, 2004 (Reviewed 2010)	Seeks to provide adequate shelter and a healthy living environment at affordable cost to all socio-economic groups. Identifies inadequate housing supply, poverty, rapid urbanization, inadequate infrastructure and limited access to housing finance as major housing challenges.	Informs strategies for adequate and affordable housing, upgrading of informal settlements, infrastructure provision, improved housing conditions and sustainable human settlements in Gilgil.
5	National Land Policy – Sessional Paper No. 3 of 2009	Provides a framework for efficient, sustainable and equitable use of land. Addresses land administration, land-use planning, environmental degradation, informal settlements, land information management, conflict resolution and historical land injustices.	Provides the policy basis for equitable land management, sustainable land-use planning, protection of land resources, management of informal settlements and improved land information systems.
6	National Land Use Policy – Sessional Paper No. 1 of 2017	Provides a framework for optimal, productive and sustainable utilization of land resources at national, county and community levels. Promotes land-use planning, stakeholder participation, land-use categorization, environmental conservation and sustainable development.	Supports preparation and implementation of the municipal land-use structure, zoning framework, development control system, stakeholder participation and environmental conservation measures.
7	National Urban Development Policy (NUDP)	Promotes effective urban development planning, urban governance, investment, infrastructure and service delivery under devolution. Emphasizes Local Economic Development (LED), public-private partnerships, urban competitiveness and specialized urban centres.	Provides a framework for strengthening Gilgil's municipal governance, local economic development, investment promotion, infrastructure provision, PPPs and development of strategic economic nodes such as Gilgil CBD and Kikokey.
8	National Environment Policy, 2013	Seeks to integrate environmental considerations into national development planning. Provides guidance for sustainable management of natural resources and environmentally sustainable development.	Guides integration of environmental conservation, climate resilience, ecosystem protection, pollution control and environmental management into the LPLUDP, including protection of sensitive ecosystems such as Lake Elementaita and surrounding areas.
9	National Water Policy, 2007	Provides a framework for water-sector reforms and improved access to safe and adequate water for domestic use. Addresses institutional and operational challenges affecting water and sanitation services.	Supports planning for reliable water supply, sanitation, drainage and related infrastructure, particularly in underserved and informal settlement areas within Gilgil Municipality.
10	National Housing Policy, 2016	Seeks to progressively realize the constitutional right to accessible and adequate housing and reasonable sanitation standards. Addresses housing shortages, low-income housing, slum upgrading, housing inputs, infrastructure, finance, estate management, disaster management and institutional responsibilities.	Provides a framework for affordable housing, informal settlement upgrading, infrastructure provision, sanitation, appropriate building technologies, housing finance and improved housing management within Gilgil Municipality.

2.1.4 Municipal and County Governance

The governance of Gilgil Municipality is guided by the Urban Areas and Cities Act, 2019, the County Governments Act, 2012, and the Municipal Charter. The Municipality operates as an agent of the Nakuru County Government, with overall oversight vested in the Municipal Board. Although the Board manages municipal affairs and development, its policies, plans, budgets and programmes require approval by the County Executive Committee and County Assembly. Day-to-day administration is undertaken by the Municipal Manager, who serves as Secretary to the Board and coordinates municipal operations, service delivery and implementation of Board decisions.

The Municipal Board operates through four standing committees: Finance and Administration; Planning and Infrastructure Development; Audit and Risk; and Environment, Social Safeguards and Trade. These committees provide oversight, technical guidance and policy support across their respective areas of responsibility.

17.2 Linkage to other plans and strategies

The Sustainable Development Goals (SDGs) of 2015

This plan is principally aligned to SDG 6, 9, 11, 13 and 17 which are relevant to county governments and urban areas and cities. Much prominence is given to goal 11 that calls for Promotion of livable cities and sustainable human settlements. This LPLUDP will ensure that SDGs are integrated through development of programs that address each of the relevant Goals to the Municipality.

The National Spatial Plan (2015-2045)

The Plan was prepared within the framework of the Constitution. It seeks to achieve promises Kenyans furnished themselves under the new Constitution such as the need for balanced development across the country, the right to a clean and healthy environment and the right to property among others. It also lays a foundation for Article 66 of the Constitution on regulation of land uses. The planning of the Gilgil Integrated Strategic Urban Development Plan has been undertaken within the purview of the National Spatial Plan.

The Bottom Up Economic Transformation Agenda(BETA)

The agenda seek to promote inclusive, sustainable and locally driven economic transformation by creating an enabling spatial framework for investment, employment and improved livelihoods. BETA provides the

national economic development priorities, particularly in areas such as agriculture, small and medium enterprises, affordable housing, healthcare, the digital economy and infrastructure. Through appropriate zoning, allocation of land for economic activities and public facilities, improved urban infrastructure, efficient transport networks, serviced development areas and protection of environmentally sensitive areas, the Local Physical and Land Use Plan shall provide the physical and spatial conditions necessary for implementation of BETA priorities, thereby ensuring that national economic transformation objectives are effectively localized and contribute to equitable and sustainable municipal development. Healthcare

Nakuru County Spatial Plan 2019-2029

The County Government of Nakuru is mandated through the County Government Act of 2012 to prepare a GIS-based County Spatial Plan covering a period of 10 years, which will serve as a broad framework for organizing and distributing activities in the County in order to achieve both national and county development objectives. The preparation process of that plan was informed by past plans and sectoral documents that lack clear spatial details.

The County Spatial Plan identifies programs and projects on land use and development. It designates urban areas, delineates sensitive areas that require conservation, and at the same time integrates those sectors that have special natural resource and environmental characteristics. It stipulates the direction for the county economy, agriculture, human settlements, transport and infrastructure among others.

2.4 Historical Development of the Municipality

The Municipality of Gilgil is one of the four municipalities in Nakuru County and has historically evolved from a colonial-era settlement into an important administrative, military, agricultural, industrial and service centre within the Rift Valley region. Its origins can be traced to the early 20th century during the British colonial period, when the construction of the Kenya–Uganda Railway opened up the Rift Valley to agricultural commercialization, settlement and administrative control. Situated within the former “White Highlands,” Gilgil initially developed as a railway service and supply centre supporting settler agriculture and railway operations. By the 1920s–1940s, the settlement had grown into a modest but strategically significant urban node, with emerging administrative, commercial and security functions that laid the foundation for its subsequent urban development.

A defining feature of Gilgil's historical and socio-economic development has been its strong military identity. During the colonial period and subsequently after independence, the establishment and expansion of military and security institutions played a significant role in shaping the town's spatial and economic

structure. Key institutions, including Kenyatta Barracks, the 5th Battalion Kenya Rifles (5 KR), the National Youth Service (NYS) Training College and the Anti-Stock Theft Unit (ASTU), have contributed significantly to employment creation, population growth, housing demand, commercial activity and infrastructure development. The presence of these institutions has reinforced Gilgil's strategic importance and continues to influence the character and functioning of the Municipality.

Agriculture has also remained an important component of Gilgil's economic base, supported by the productive agricultural lands surrounding the town. Horticulture, dairy farming, subsistence agriculture and livestock rearing have historically supported local livelihoods and provided linkages to urban markets. Over time, the economic base diversified through the establishment of industrial and agro-processing enterprises, including Diatomite Industries Limited, Ndume Farm Machinery and Gilgil Treatment Industries Ltd (GTI). The Municipality's location along the Nairobi–Nakuru highway has further strengthened its role as a transport, logistics and commercial service corridor. Tourism and conservation have also contributed to its development, particularly through attractions such as the Kariandusi Prehistoric Site and Lake Elementaita, as well as the surrounding conservancies and environmentally significant landscapes.

The administrative evolution of Gilgil has been closely linked to Kenya's broader local governance reforms. Prior to the promulgation of the Constitution of Kenya, 2010, Gilgil Township was administered through local government structures within the former Nakuru District under the then applicable local government and physical planning legislation. Urban management responsibilities included development control, public health, infrastructure provision and management of municipal services. Following the transition to devolved governance, urban functions were progressively reorganized under Nakuru County Government. A major milestone in Gilgil's institutional development occurred in July 2022, when Gilgil was elevated to Municipality status. This elevation established a Municipal Board and strengthened the institutional framework for urban governance, service delivery, development control, public participation and coordinated spatial planning.

The elevation of Gilgil to Municipality status has been accompanied by a significant expansion of the municipal planning area and administrative boundaries. The expanded municipal area extends beyond the established urban core to incorporate extensive peri-urban and rural hinterlands that are functionally and economically linked to Gilgil. These areas include environmentally and economically significant landscapes such as the Lake Elementaita Reserve, Kekopey, Marura Conservancy, Soysambu

Conservancy and Kigio Conservancy. The expanded boundary therefore provides an opportunity for the Municipality to adopt an integrated approach to urban, peri-urban, agricultural, tourism, conservation and environmental management, while ensuring that development within the wider municipal hinterland is guided by a coherent spatial framework.

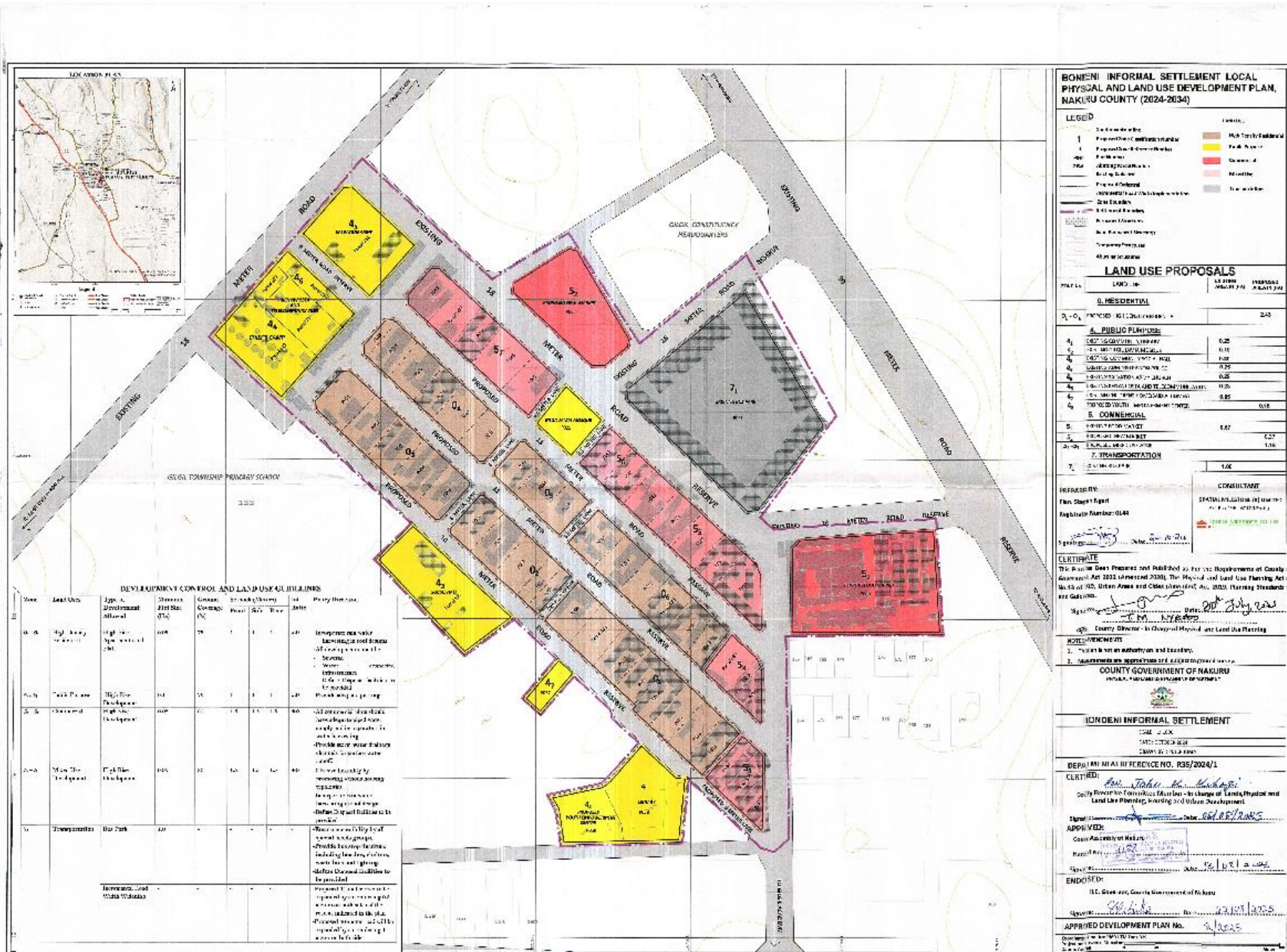
The Municipality is therefore at a critical stage in its spatial and institutional transformation. Its strategic location along the Nairobi–Nakuru transport corridor, military and security functions, agricultural hinterland, industrial base, tourism assets and extensive conservation areas provide a strong foundation for sustainable growth. The expanded 454.892 km² municipal boundary provides an opportunity to move beyond planning of the traditional urban centre towards an integrated municipal spatial framework that connects the urban core with its peri-urban and rural hinterlands. Accordingly, future development aims prioritize climate-resilient infrastructure, improved water and sanitation services, efficient solid waste management, sustainable land-use management, protection of conservation areas and ecological resources, affordable housing, enhanced mobility and inclusive economic development.

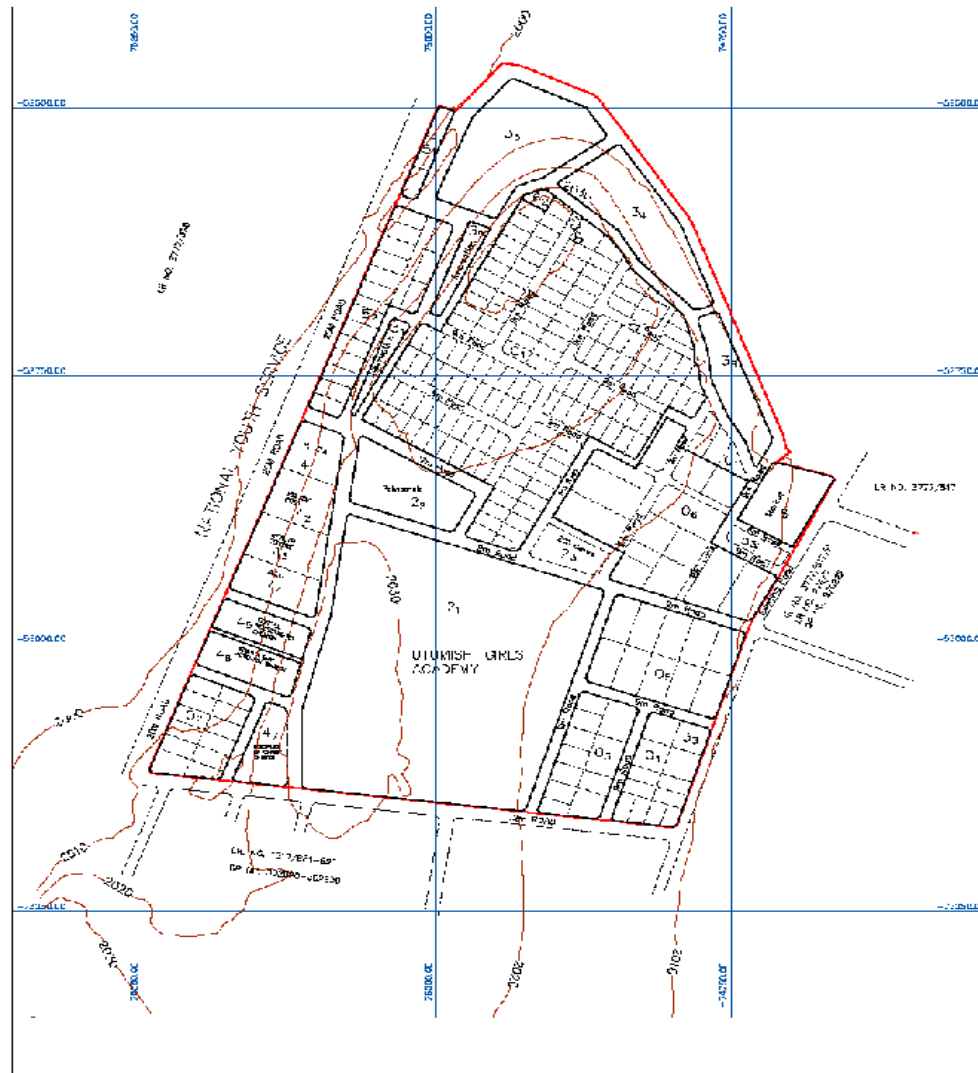
2.5 Previous Planning interventions

Gilgil has experienced increasing urban growth driven by population expansion and its strategic location along the Nairobi–Nakuru transport corridor. Over the years, several planning initiatives have been undertaken to guide orderly development. These include the preparation and approval of the Gilgil Town Development Plan No. 91, approved in 2008 by the then Minister for Local Government. Additional planning interventions included the preparation of Local Physical and Land Use Development Plans for Bondeni, Leleshwa, Kampi Somali and Sites and Services areas aimed at addressing settlement expansion and improving land use organization.



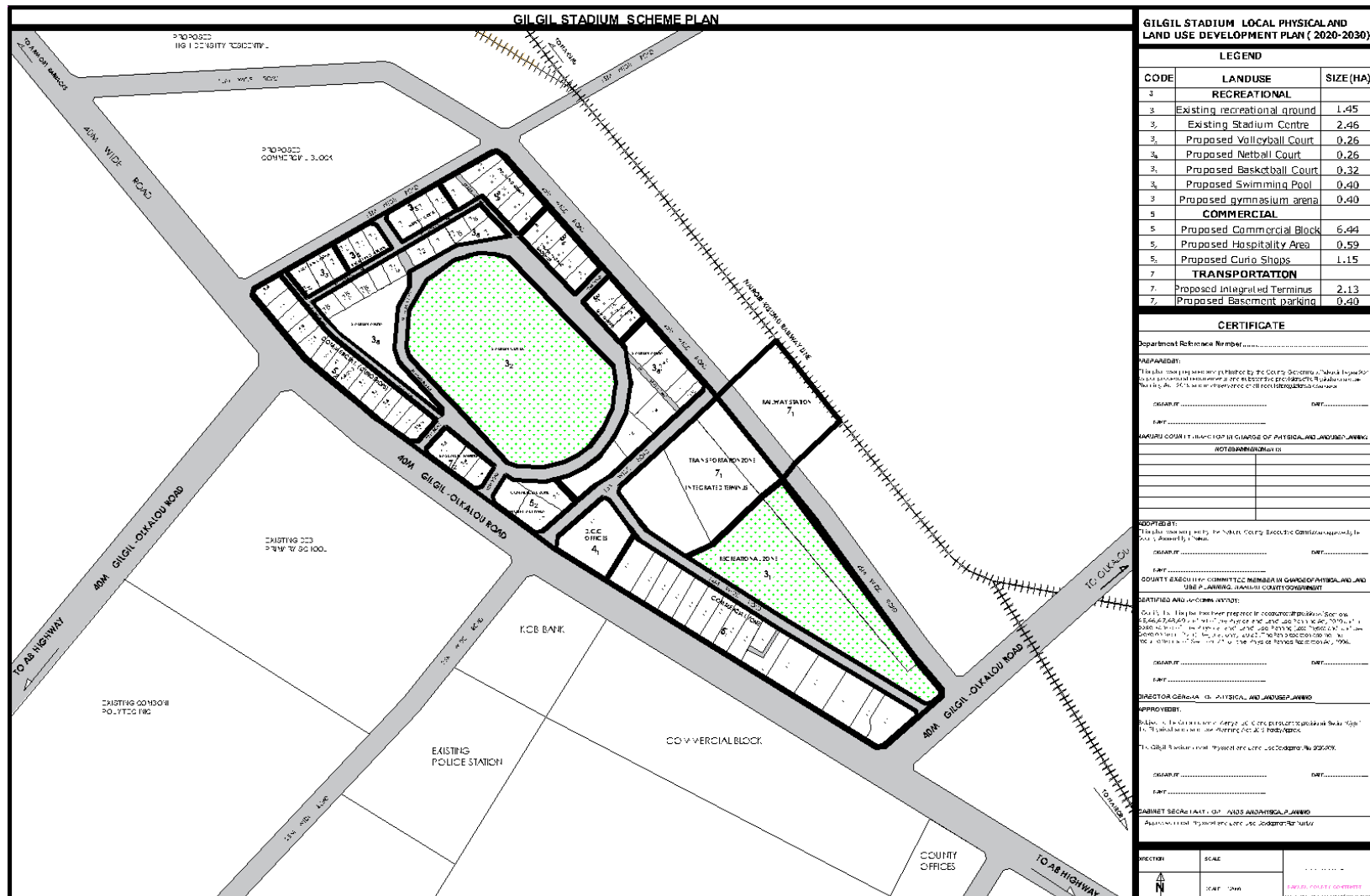






PROPOSED FORMALIZATION OF LELESHWA PART DEVELOPMENT PLAN		
LUSILINGI		ZONED AREAS LIMITING COUNCIL RUL PROPOSED CADASTRAL ON 10 LINES
ZONE	LAND USE PROPOSALS	AREA (HA)
0	1-1 Residential Area	4.802
2	2 J. Ishi Gile Kuumu	4.805
3	3 J. Ishi Gile Kuumu	0.0419
4	4 J. Ishi Gile Kuumu	0.0419
5	5-5 Residential Area	2.318
6	6-6 Residential Area	0.0419
7	7-7 Residential Area	0.0419
8	8-8 Residential Area	0.0419
9	9-9 Residential Area	0.0419
10	10-10 Residential Area	0.0419
11	11-11 Residential Area	0.0419
12	12-12 Residential Area	0.0419
13	13-13 Residential Area	0.0419
14	14-14 Residential Area	0.0419
15	15-15 Residential Area	0.0419
16	16-16 Residential Area	0.0419
17	17-17 Residential Area	0.0419
18	18-18 Residential Area	0.0419
19	19-19 Residential Area	0.0419
20	20-20 Residential Area	0.0419
21	21-21 Residential Area	0.0419
22	22-22 Residential Area	0.0419
23	23-23 Residential Area	0.0419
24	24-24 Residential Area	0.0419
25	25-25 Residential Area	0.0419
26	26-26 Residential Area	0.0419
27	27-27 Residential Area	0.0419
28	28-28 Residential Area	0.0419
29	29-29 Residential Area	0.0419
30	30-30 Residential Area	0.0419
31	31-31 Residential Area	0.0419
32	32-32 Residential Area	0.0419
33	33-33 Residential Area	0.0419
34	34-34 Residential Area	0.0419
35	35-35 Residential Area	0.0419
36	36-36 Residential Area	0.0419
37	37-37 Residential Area	0.0419
38	38-38 Residential Area	0.0419
39	39-39 Residential Area	0.0419
40	40-40 Residential Area	0.0419
41	41-41 Residential Area	0.0419
42	42-42 Residential Area	0.0419
43	43-43 Residential Area	0.0419
44	44-44 Residential Area	0.0419
45	45-45 Residential Area	0.0419
46	46-46 Residential Area	0.0419
47	47-47 Residential Area	0.0419
48	48-48 Residential Area	0.0419
49	49-49 Residential Area	0.0419
50	50-50 Residential Area	0.0419
51	51-51 Residential Area	0.0419
52	52-52 Residential Area	0.0419
53	53-53 Residential Area	0.0419
54	54-54 Residential Area	0.0419
55	55-55 Residential Area	0.0419
56	56-56 Residential Area	0.0419
57	57-57 Residential Area	0.0419
58	58-58 Residential Area	0.0419
59	59-59 Residential Area	0.0419
60	60-60 Residential Area	0.0419
61	61-61 Residential Area	0.0419
62	62-62 Residential Area	0.0419
63	63-63 Residential Area	0.0419
64	64-64 Residential Area	0.0419
65	65-65 Residential Area	0.0419
66	66-66 Residential Area	0.0419
67	67-67 Residential Area	0.0419
68	68-68 Residential Area	0.0419
69	69-69 Residential Area	0.0419
70	70-70 Residential Area	0.0419
71	71-71 Residential Area	0.0419
72	72-72 Residential Area	0.0419
73	73-73 Residential Area	0.0419
74	74-74 Residential Area	0.0419
75	75-75 Residential Area	0.0419
76	76-76 Residential Area	0.0419
77	77-77 Residential Area	0.0419
78	78-78 Residential Area	0.0419
79	79-79 Residential Area	0.0419
80	80-80 Residential Area	0.0419
81	81-81 Residential Area	0.0419
82	82-82 Residential Area	0.0419
83	83-83 Residential Area	0.0419
84	84-84 Residential Area	0.0419
85	85-85 Residential Area	0.0419
86	86-86 Residential Area	0.0419
87	87-87 Residential Area	0.0419
88	88-88 Residential Area	0.0419
89	89-89 Residential Area	0.0419
90	90-90 Residential Area	0.0419
91	91-91 Residential Area	0.0419
92	92-92 Residential Area	0.0419
93	93-93 Residential Area	0.0419
94	94-94 Residential Area	0.0419
95	95-95 Residential Area	0.0419
96	96-96 Residential Area	0.0419

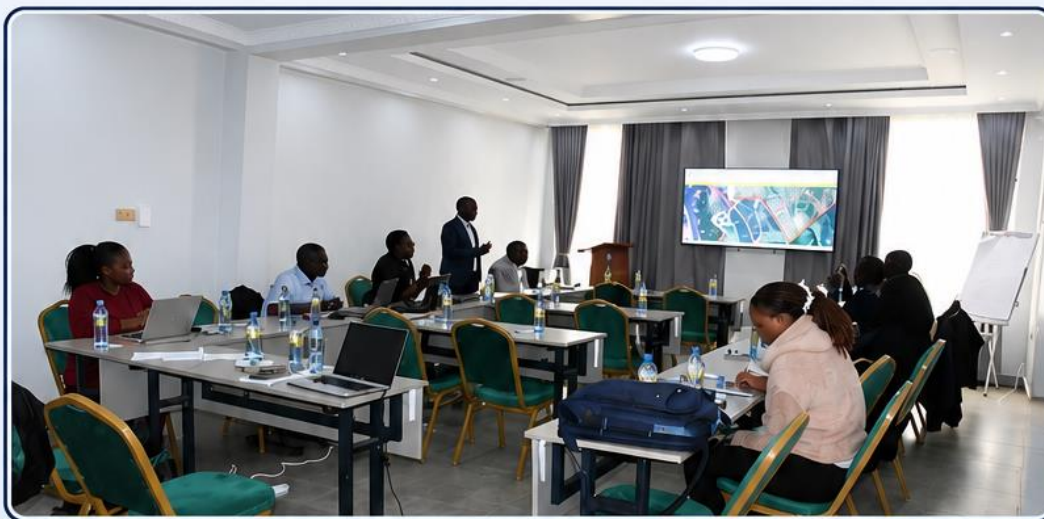
map 2 - Leleshwa Local Physical and Land Use Development Plan



map 3 - Gilgil Stadium Local Physical and Land Use Development Plan

PART 2

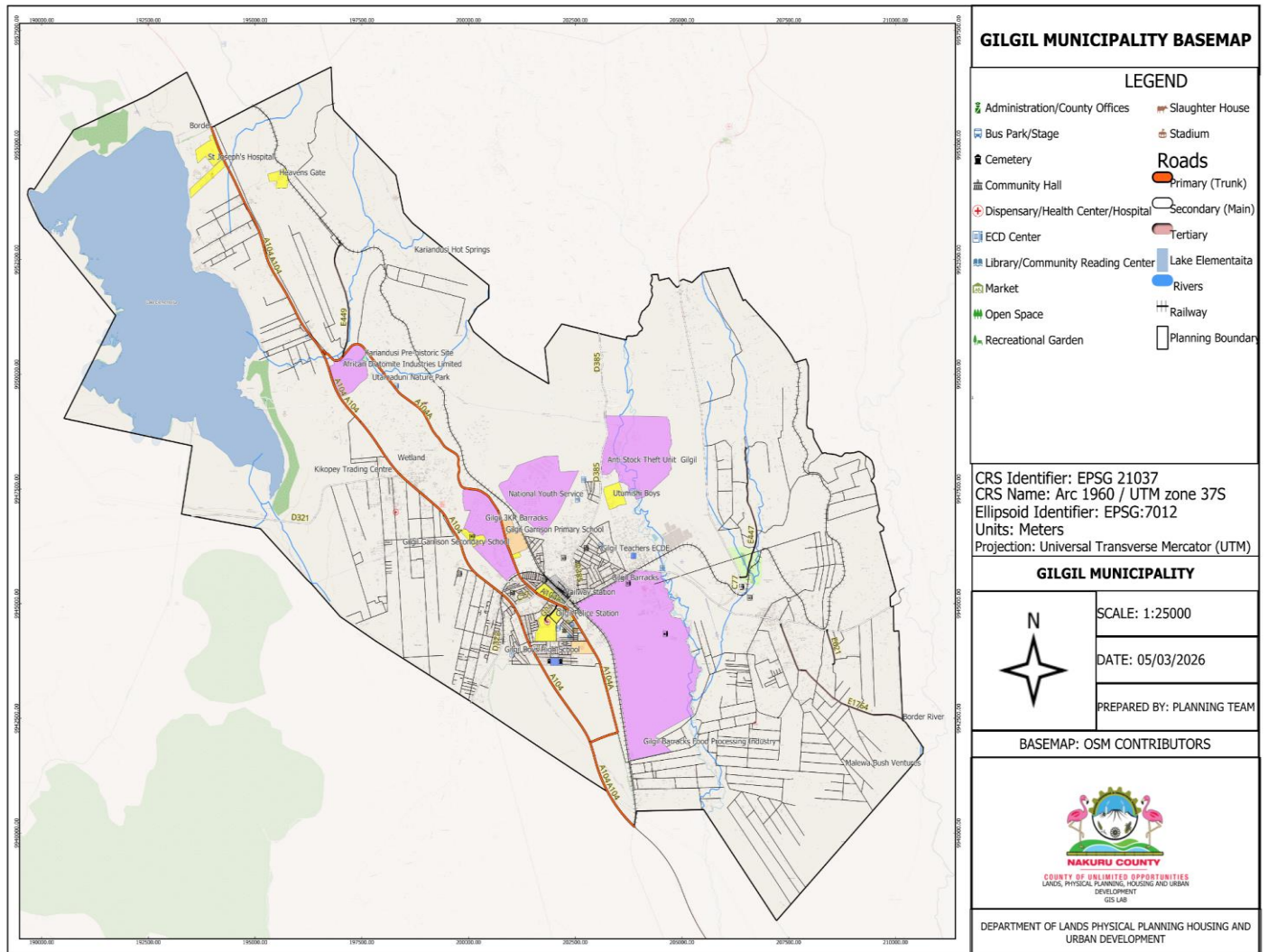
SITUATION ANALYSIS & SYNTHESIS OF FINDINGS



CHAPTER THREE: PHYSIOGRAPHIC CHARACTERISTICS

1.0 Base Map

The base map contains baseline information which include landforms, rivers, roads, landmarks, political boundaries and the development footprint. The purpose of the base map is to provide background details necessary to orient the location on the map and provide the planning team with the background information on the planning area like the development trend, connectivity of the area, slope of the area among others. The base map for the municipality of Gilgil was prepared using the GIS software that enabled digitization of RIMs and overlay of the municipality's aerial satellite image and cadastral layout. This facilitated the digitization of the municipality's boundary, cadaster, natural feature, development footprint as well as main infrastructure including Roads, Markets and Public utilities.



map 4 - Planning area base map

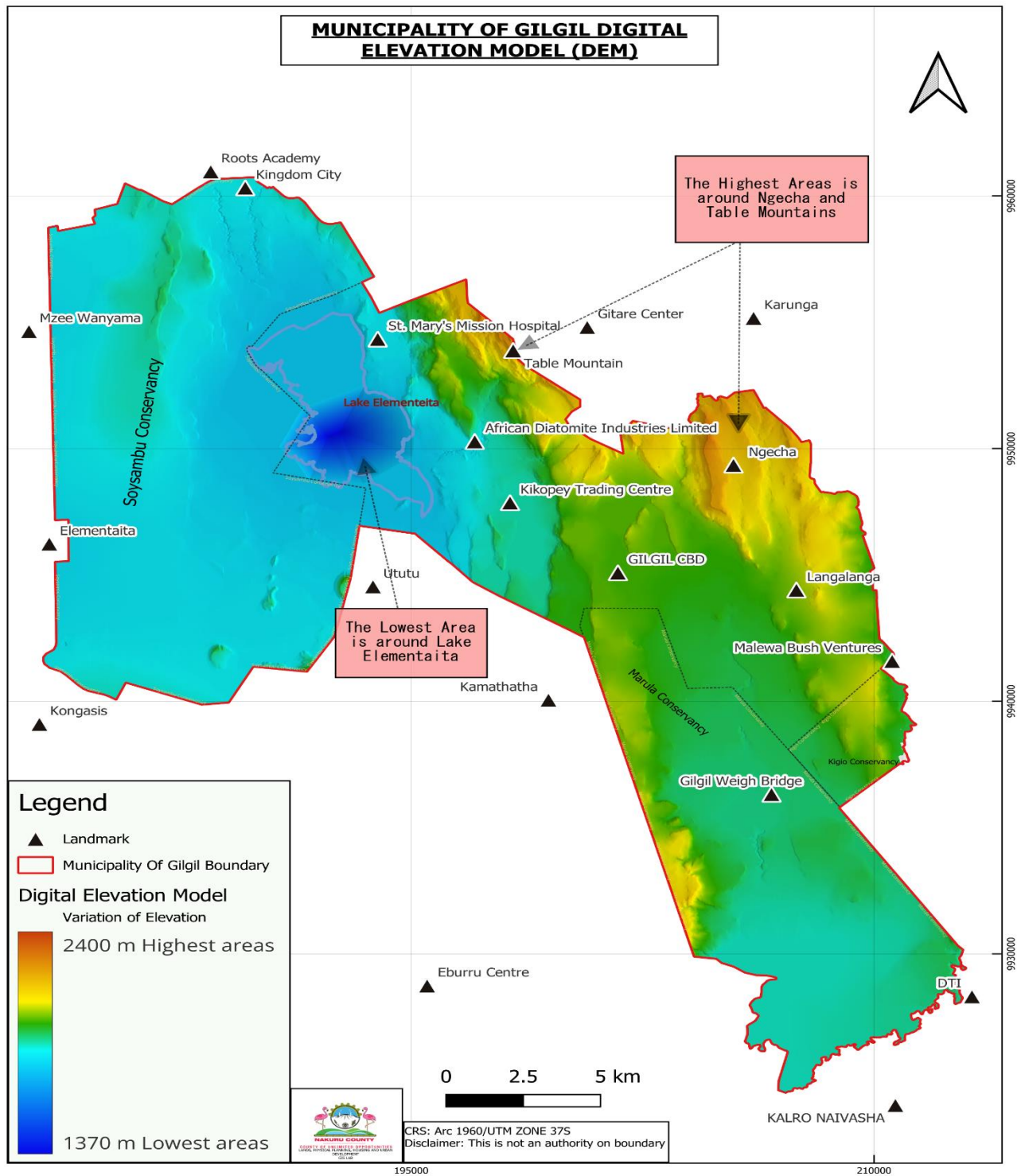
3.1 Physiography

Physical and geographic analysis has been done to understand the physiographic context of Municipality of Gilgil. The findings are as discussed below.

a) **Topography**

The municipality lies at an average elevation of approximately 1,300–2,400 metres above sea level and is characterized by gently undulating plains, low ridges, and rolling hills that gradually slope toward the Rift Valley floor and the Lake Elementaita basin. Its physical landscape is shaped by Rift Valley tectonic activity, volcanic formations, and escarpment systems, which influence micro-climatic conditions, surface runoff patterns, and settlement distribution. The area is traversed by River Gilgil and several seasonal streams that drain toward Lake Elementaita, following the natural north–south orientation of the Rift Valley.

The topography is underlain by volcanic rocks and sedimentary deposits, with dominant soils including fertile volcanic loams, poorly drained black cotton soils, and sandy or rocky soils in elevated areas. These conditions affect agricultural productivity, building foundation stability, and infrastructure design. While the moderate relief has supported agricultural development and linear urban growth along the highway corridor, certain zones—particularly escarpment slopes and valley bottoms—are prone to soil erosion, flooding, and sedimentation. Environmental sensitivities such as degraded catchments and encroachment into riparian areas highlight the need for integrated watershed management, climate-resilient drainage systems, and slope-sensitive land use planning to guide sustainable urban development.

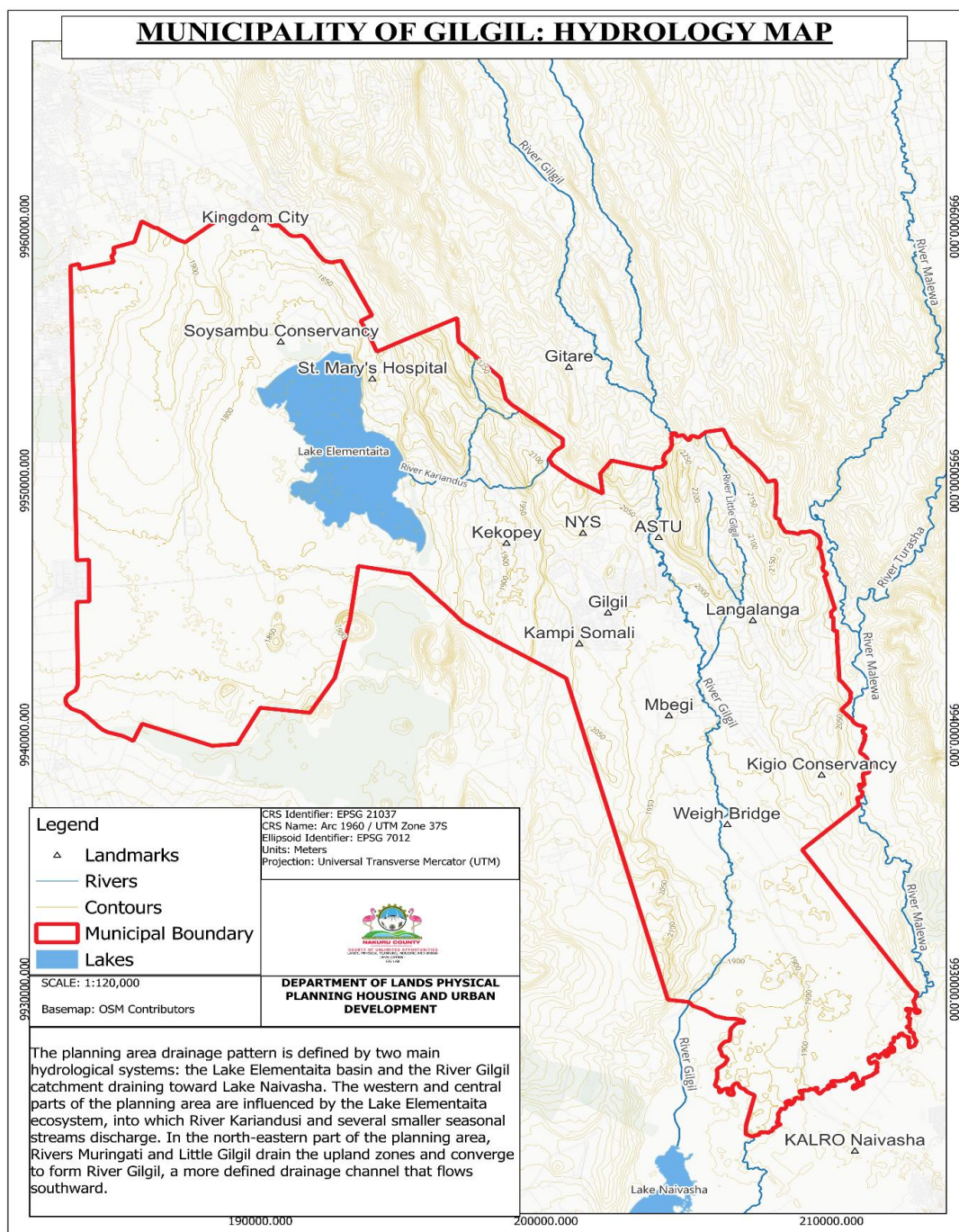


map 5 - Relief and topography

3.2 Hydrology and Drainage

Municipality of Gilgil's drainage system is largely defined by its location within the Great Rift Valley and the presence of River Gilgil, a seasonal river that flows southwards into Lake Elementaita. The natural drainage pattern generally follows the north–south orientation of the Rift Valley, supported by several ephemeral streams and surface runoff channels that become active during the rainy seasons. The gently sloping terrain facilitates surface runoff toward lower-lying valley bottoms, while localized escarpment areas generate faster runoff flows during heavy rainfall events.

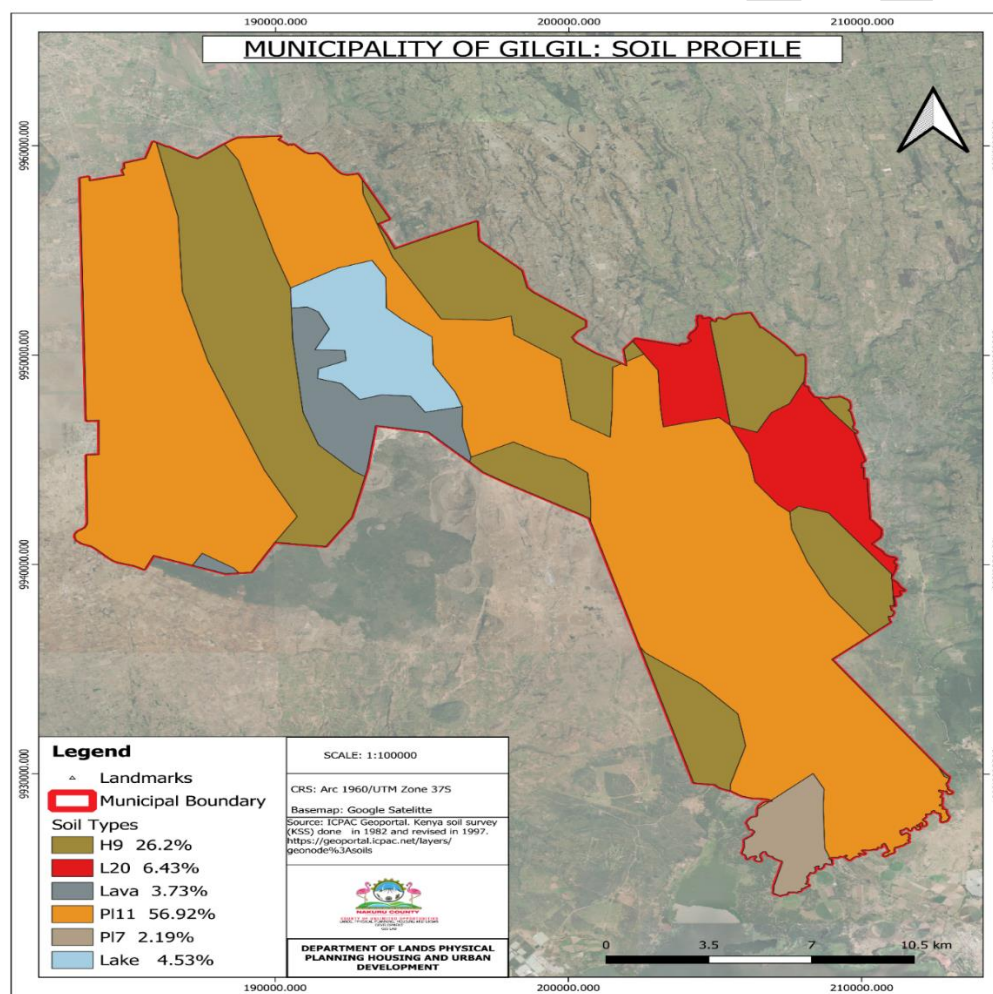
However, the municipality faces significant drainage challenges due to inadequate stormwater infrastructure, encroachment into riparian corridors, and blockage of natural waterways by solid waste and unplanned development. Low-lying areas along riverbanks and shallow valleys are particularly prone to seasonal flooding, especially during intense rainfall. Sedimentation, soil erosion from surrounding slopes, and insufficient maintenance of drainage systems further exacerbate flood risks. Strengthening stormwater management, protecting riparian zones, and integrating climate-resilient drainage planning are therefore critical to improving urban resilience in Municipality of Gilgil.



map 6 - Hydrology and drainage

3.3 Geology and soils

The soils are characterised by a diverse mix of soil types and characteristics. Fertile **volcanic loams** dominate the gently sloping plains, supporting intensive agriculture, horticulture, and dairy farming. In low-lying areas, **black cotton soils (vertisols)** are common, characterized by high clay content, poor drainage, and susceptibility to waterlogging during the rainy season. Elevated and escarpment zones often feature **sandy and rocky soils**, which are well-drained but have lower fertility and are prone to erosion. The soils generally exhibit good depth and structure in agricultural zones, but ongoing land degradation, deforestation, and erosion on slopes and along riverbanks have reduced soil quality in some areas. These soil characteristics strongly influence land use planning, crop suitability, infrastructure stability, and drainage management within the municipality.



map 7 - Geology and soil

3.4 Climate Condition

Municipality of Gilgil experiences a **sub-tropical highland climate** influenced by its elevation of approximately 1,900–2,100 metres above sea level and its location within the Great Rift Valley in Nakuru County. The area generally records moderate temperatures throughout the year, with average daytime temperatures ranging between 20°C and 28°C, while nights can be relatively cool. Rainfall follows a bimodal pattern, with long rains occurring between March and May and short rains between October and December. Annual rainfall is moderate but variable, supporting agriculture while occasionally contributing to localized flooding in poorly drained areas. Dry seasons, particularly between January–February and June–September, can lead to water scarcity due to reliance on groundwater sources. Overall, Gilgil’s climate supports horticulture, dairy farming, and mixed agriculture, though increasing climate variability poses growing risks of droughts and intense rainfall events.

3.5 Vegetation

Municipality of Gilgil’s vegetation is characteristic of the Rift Valley highland ecosystem, comprising a mix of natural grasslands, shrublands, and scattered acacia woodlands interspersed with agricultural landscapes. The original vegetation cover has been significantly modified over time due to settlement expansion, farming, quarrying, and infrastructure development. Surrounding rural areas support pasture grasses, small woodlots, and cultivated crops such as maize and horticultural produce, while riverine zones along River Gilgil contain patches of riparian vegetation. In elevated and less disturbed areas, remnant indigenous tree species and shrubs persist, although deforestation and land degradation have reduced forest cover in some catchments. Overall, vegetation cover within the municipality is a mosaic of agricultural land, built-up areas, and fragmented natural ecosystems, with increasing pressure from urbanization and environmental change.

CHAPTER FOUR: POPULATION AND DEMOGRAPHY

4.1 Overview

Population dynamics is a major determining factor in the planning and development of any region. This is because its characteristics and structure greatly influence the direction and content of development as well as impacts on the provision of various infrastructural facilities. The human population is important while planning for facilities and services. The increased population exerts pressure on the existing social infrastructure such as telephone, electricity, water and sanitation among others.

4.2 Population size, Projection and Density

According to the 2019 Kenya Population and Housing Census, Gilgil Sub- County had a population of approximately 97,160 people. The Municipality's population has been growing rapidly and steadily with a growth rate of 2.2%, and the population is expected to grow from 97,160 in 2019 to 175,978 by 2046 . The Municipality is culturally diverse and is subject to population increase due to inward migration. The Municipality's population is diverse, consisting of traders, farmers, military personnel, industrial workers, and small-scale entrepreneurs. Urbanization is accelerating, with expansion along major roads and in previously rural areas, resulting in growing demand for housing, water, sanitation, and waste management services. The average population density in the Municipality is 857 people per square kilometre.

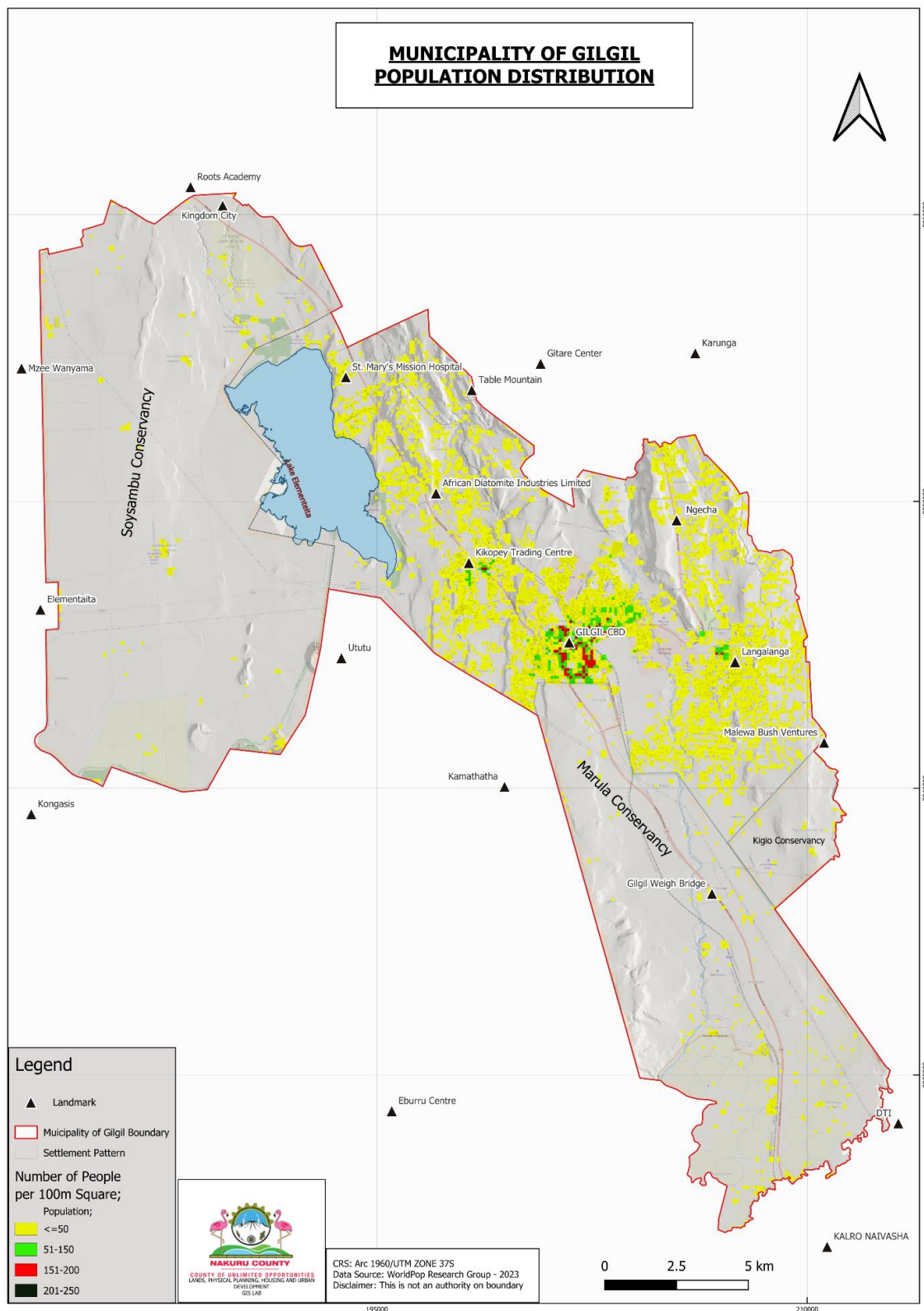
Municipality of Gilgil has an average household size of 4.5 persons, which is slightly above the national average. The distribution shows that small households of 1–2 members account for 20.7%, while medium-sized households (3–4 members) form the largest category at 45.1%. Large households with 5 or more members represent 34.2% of the total. This means the majority of households are small to medium-sized, creating strong demand for compact, affordable one- and two-bedroom units such as apartments and flats. At the same time, the significant proportion of large families highlights the continued need for bigger three-bedroom and larger homes to avoid overcrowding.

The distribution of population and densities by Sub location is shown below.

Sub-location	2019 Male	2019 Female	2026 Male	2026 Female	2036 Male	2036 Female	2046 Male	2046 Female
Gilgil	27325	25527	31874	29777	39718	37104	49492	46235
Kikohey	7475	7684	8720	8963	10865	11169	13539	13917
Eburru	6195	6192	7226	7223	9005	9000	11221	11215
Kasambara	2403	2292	2803	2674	3493	3332	4352	4151
Langalanga	6030	6037	7034	7042	8765	8775	10922	10934
TOTAL	97,160		113,336		141,226		175,978	

Table 1 - population size per sub-location

Source: Kenya National Bureau of Statistics (KNBS), 2019 Census



map 8 - Municipality of Gilgil Population Density

4.3 Population Distribution and Structure

The Municipality has a big youthful population, with over 75% being between 0-34 years. There also exists a high dependency rate, with 55% percent of the population lying 0-24 years. The age cohorts are shown in the chart below.

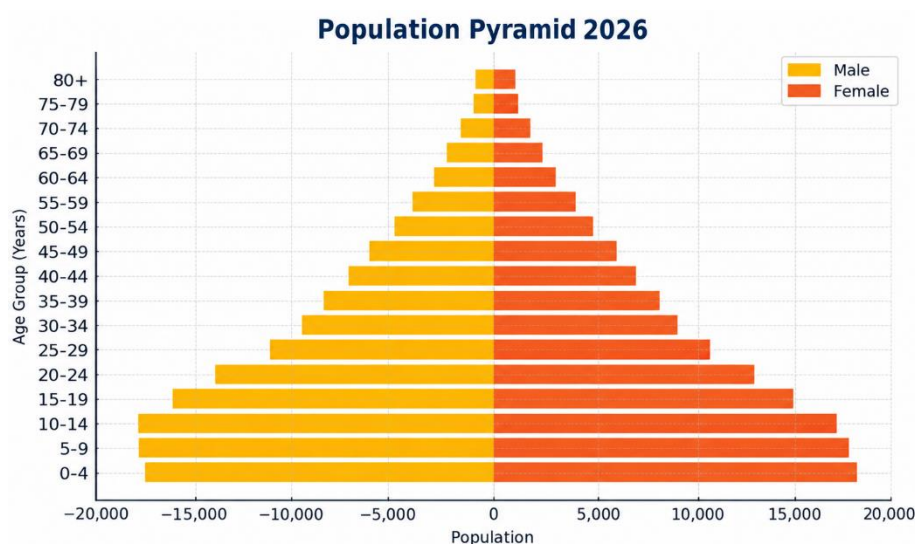


Figure 2- urban population clusters by gender

Source: Kenya National Bureau of Statistics (KNBS), 2019 Census

4.3.1 The Implications of the Population Structure

The Municipality of Gilgil has a predominantly youthful population, with over 75% of residents aged 0–34 years. This provides significant potential for economic growth, entrepreneurship, innovation and labour force expansion, but also increases demand for housing, education, healthcare, water and sanitation, transport, recreation and digital infrastructure.

Rapid population growth and rural–urban migration, driven by Gilgil’s strategic location along the Nairobi–Nakuru corridor, military installations, industries and emerging economic opportunities, are accelerating urban expansion, increasing demand for serviced land, converting agricultural land to urban uses and contributing to informal settlements. The LPLUDP therefore prioritises orderly urban growth, planned residential development, appropriate densification, integrated transport and effective land-use control.

The youthful population also presents opportunities for agro-processing, tourism, logistics, SMEs, informal-sector upgrading and vocational training, while requiring greater investment in social infrastructure and youth empowerment. Overall, harnessing Gilgil's demographic potential will require proactive spatial planning, infrastructure investment, employment creation, environmental management and adequate reservation of land for public facilities and amenities.

4.4 POPULATION CHARACTERISTICS

4.4.1 Employment and labour force

According to the 2019 Kenya National Bureau of Statistics (KNBS) Population and Housing Census, approximately 47% of Gilgil's population constituted the labour force. About 4% of the labour force was unemployed and actively seeking work. The census further indicated that a substantial proportion of the population fell outside the labour force, slightly exceeding the proportion of those who were economically active. This reflects a relatively high dependency ratio, with a significant number of residents relying on the productive population for their livelihood. The economically inactive population comprises full-time students, retirees, persons living with disabilities or long-term illnesses that limit their ability to work, and individuals who are either below or above the working-age population.

Table 2 - labor force statistics

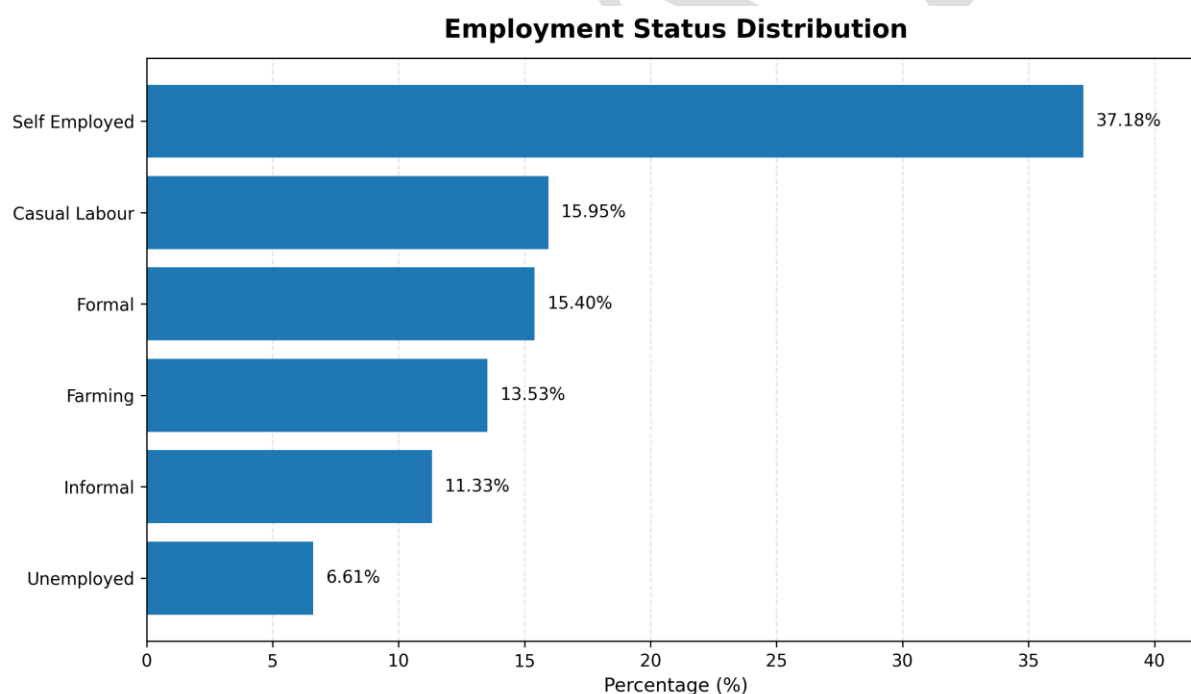
Persons in the Labour Force		Persons outside the Labour Force/ Economically inactive	
Working		Seeking Work/No Work Available	
Gilgil	76477	6317	77816
Male	37958	3649	38795
Female	38,519	2667	39018
% of total population 5+ years	47%	4%	48%

The 2026 household survey presents an encouraging picture of labour force participation, indicating that 93.4% of the labour force was economically active, while 6.61% was unemployed. However, the structure

of employment reveals that only 15.4% of the employed population held formal jobs. The majority of workers earned their livelihoods through self-employment, small-scale farming, informal businesses, and casual wage labour, highlighting the dominance of the informal sector within the municipal economy.

The predominance of informal employment suggests that while employment opportunities exist, many are characterized by low and irregular incomes, limited job security, and minimal access to social protection. This employment structure constrains household incomes, reduces the municipality's revenue base, and limits economic resilience. To address these challenges, the Municipality should prioritise investments that stimulate formal job creation, promote enterprise development, strengthen agricultural value chains, support micro, small and medium enterprises (MSMEs), enhance vocational and technical skills, and attract private investment. These interventions will contribute to a more diversified, productive, and inclusive local economy while reducing unemployment and dependency levels over the long term. This employment state is as illustrated in Table 4.

Table 3 - employment status in Municipality of Gilgil



Source: Field Survey, 2026

CHAPTER FIVE: LAND, LAND USE AND TENURE

5.0 Overview

Land as a natural resource and a factor of production on which other developments are pegged is a limited resource. With the expansion of the Municipality of Gilgil, land is becoming scarce and the urban center is encroaching into the agricultural land resulting in unorganized subdivisions.

5.1 Land Classification

Land in Municipality of Gilgil serves numerous and diverse purposes. Predominant users are conservation followed by public purposes for Kenya Defence Forces, Kenya Police Service, National youth Service, wildlife conservancies, Tourism and Heritage and Local administration for County and National Government. Commercial Development is linear in nature along the transportation nodes,

The summary of the existing land use is presented in Map 6. There is a pressing need for land to be available for other land uses that are complementary to the broader land uses that drive the economy of Gilgil Town.

5.2 Existing Land Use

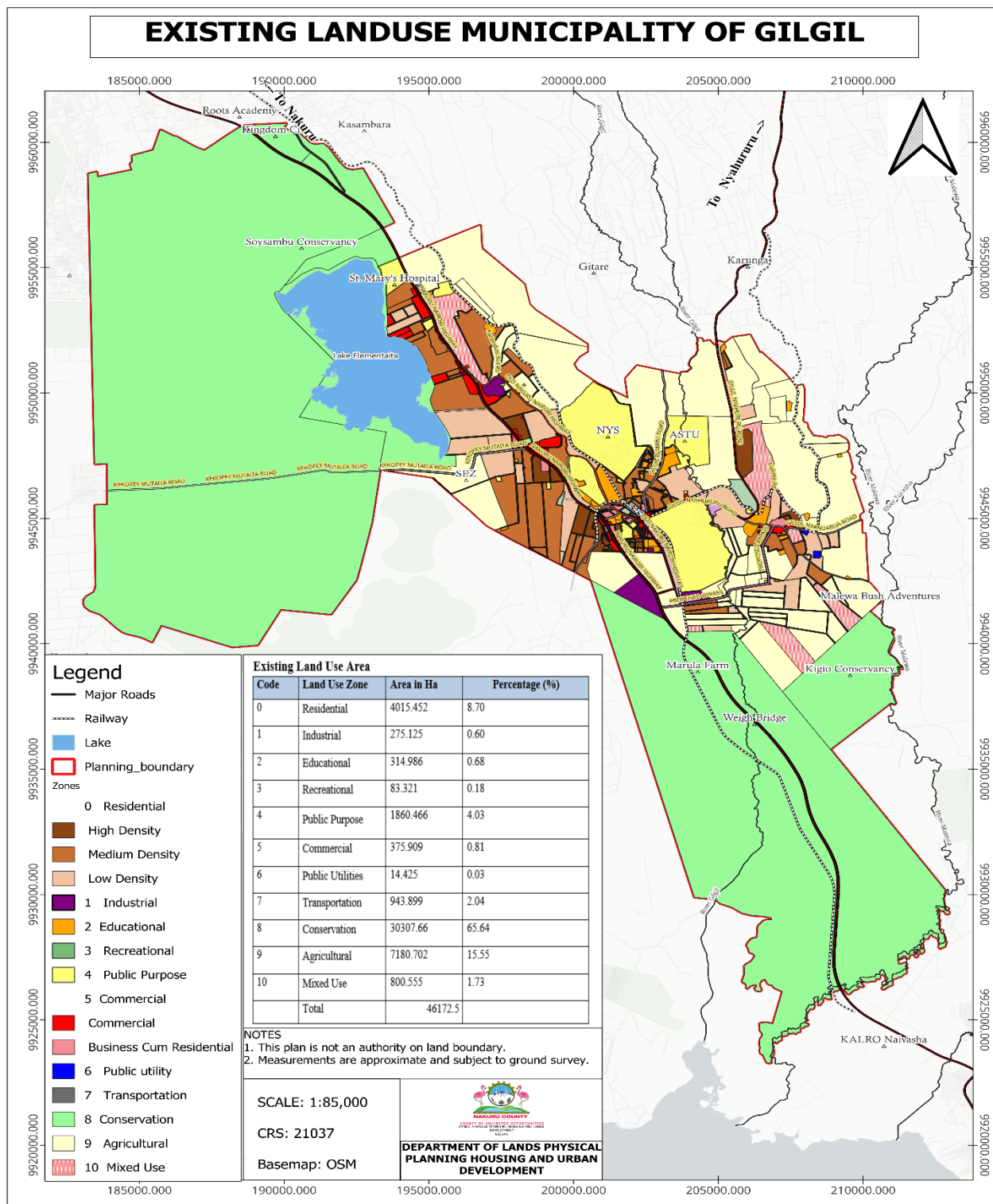
The existing land use pattern in Gilgil Municipality is diverse, with a strong predominance of conservation and agricultural uses, complemented by expanding residential and other urban-related activities. Conservation is the dominant land use, covering approximately 30,201.2 hectares (66.39%) of the municipality's total land area, followed by agricultural land at 7,633.416 hectares (16.79%). Residential development accounts for 3,534.584 hectares (7.77%), while public purpose uses occupy 1,856.696 hectares (4.08%). Other land uses constitute relatively smaller proportions, including mixed use at 575.805 hectares (1.27%), transportation at 631.110 hectares (1.39%), commercial use at 419.844 hectares (0.92%), educational facilities at 296.204 hectares (0.65%), industrial use at 244.830 hectares (0.54%), recreational areas at 80.676 hectares (0.18%), and public utilities at only 15.269 hectares (0.03%). The land use structure therefore reflects a municipality where conservation and agriculture remain the principal spatial functions, while urban development is concentrated predominantly within the established urban areas and along major transportation corridors. The relatively limited allocation of land to industrial, commercial, recreational, educational and public utility uses points to gaps in the provision of land for economic activities, social services, infrastructure and urban amenities. The existing pattern also suggests

the need for stronger development control and coordinated implementation of land use planning proposals to minimise incompatible uses and spatial fragmentation. Going forward, the municipality should promote compact, integrated and well-serviced urban growth; safeguard environmentally sensitive conservation areas; protect productive agricultural land; improve development control and compliance with planning regulations; and strategically allocate adequate land for commercial, industrial, residential, recreational, institutional, utility and transport functions. These interventions will support economic diversification, efficient service delivery and the development of a more balanced, functional and sustainable spatial structure for Gilgil Municipality..

Table 4 - land use and budget

Code	Land Use Zone	Approximate Area (Ha)	Percentage (%) of the Total Land
0	Residential	3534.584	7.77
1	Industrial	244.83	0.54
2	Educational	296.204	0.65
3	Recreational	80.676	0.18
4	Public Purpose	1856.696	4.08
5	Commercial	419.844	0.92
6	Public Utilities	15.269	0.03
7	Transportation	631.11	1.39
8	Conservation	30,201.2	66.39
9	Agricultural	7633.416	16.79
10	Mixed Use	575.805	1.27
	Total	45,489.2	100

Source: Field Survey and Analysis, 2026



map 9 – Existing Land use Map

5.3 Mean Holding Size, Land Suitability, Use and Availability

5.3.1 Land Tenure System

The land tenure system within the planning area comprises leasehold and freehold tenure, with land ownership broadly categorized as public and private. A significant proportion of the planning area, approximately 66%, is under protected and conservation areas, including 3KR and 5KR Barracks, Kenyatta Barracks, the Anti-Stock Theft Unit (ASTU), Marula Conservancy, Kigio Conservancy, Soysambu Conservancy, and Lake Elementaita National Park. Public land within the planning area is predominantly held under leasehold tenure, while private land is held under both leasehold and freehold tenure. Areas predominantly characterized by leasehold tenure include Gilgil Town, Bondeni, Site and Service, Kambi Somali, Milimani, Leleshwa, Syndicate, 5KR and Ridgemount. In contrast, freehold tenure is predominant in Kekopey, Gema, Mbegi and Langalanga.

5.3.2 Land Use Pattern

Municipality of Gilgil experiences dense nodal development around the CBD, Kekopey, Kambi Somali and Langalanga areas. Commercial developments are dense along the main Class A and C roads; residential areas are clustered in some areas and sparse in others as depicted in the above land use map. Large tracts of land are still under public purpose, agricultural and conservation uses.

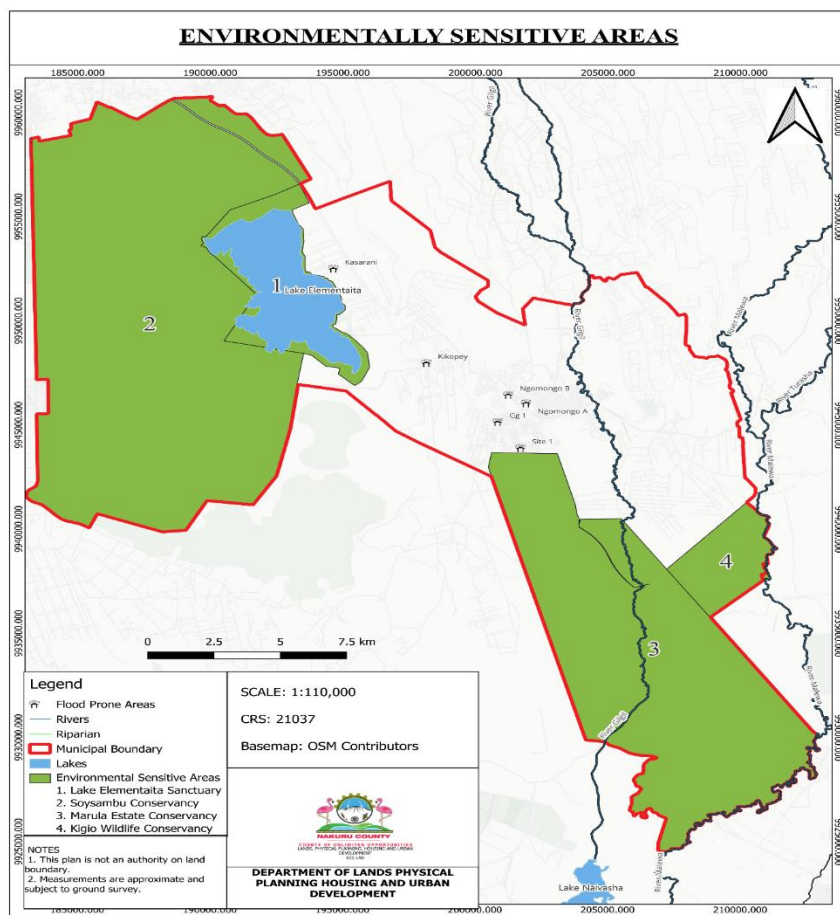
Mean Holding Size

The average land size within the CBD is approximately 0.045 Ha and bigger as one moves away from the town towards the periphery where land ranges up to 7.5 Ha. These implies that there is a high rate of transformation of agricultural land to urban land uses mainly residential. As much as land is being supplied for urban development, precautions should be taken and intervention measures should be put in place to manage urban sprawl and protect agricultural land.

CHAPTER SIX: ENVIRONMENT AND NATURAL RESOURCES

17.3 6.1 Environmentally Fragile areas

Municipality of Gilgil contains several environmentally sensitive areas requiring protection. These include riparian zones, wetlands, steep slopes, forested patches, and areas bordering Lake Elementaita, which serve as habitats for key flora and fauna. Encroachment and unregulated development in these zones increase vulnerability to erosion, flooding, and biodiversity loss.



map 10 - Environmentally fragile areas

6.1.1 Areas with High Environmental Degradation

Environmental degradation in Gilgil is most pronounced in informal settlements without proper sanitation and drainage systems, riparian corridors affected by vegetation clearance, seasonal riverbeds subjected to sand harvesting, peri-urban quarrying zones, and overgrazed lands with exposed soils. These pressures accelerate gully formation, soil erosion, sedimentation of drainage channels, and reduce soil fertility. Deforestation for charcoal and fuelwood further diminishes tree cover, weakening ecological stability.

6.2 Solid Waste Management

Solid waste management in Gilgil Municipality is primarily undertaken by the County Government of Nakuru, supported by licensed private service providers through a Public-Private Partnership (PPP) model. Waste generated from households, commercial establishments, markets, and institutions consists mainly of organic matter, plastics, paper, and other non-biodegradable materials. Collected waste is transported to the Naivasha dumpsite, as the municipality currently lacks its own disposal facility. Although the PPP arrangement has improved service delivery, waste segregation at source, recycling, and resource recovery remain limited, while collection services are inadequate in some informal and peri-urban areas.

Household survey findings indicate that 42.87% of solid waste is disposed of through burning, 23.31% through open dumping, 17.68% is collected by the municipality, and 16.14% by private waste collectors. The high reliance on burning and open dumping highlights significant deficiencies in waste management and contributes to environmental pollution, public health risks, and degradation of urban aesthetics. Open littering is also common due to the inadequate provision of litter bins and weak enforcement of waste management regulations.

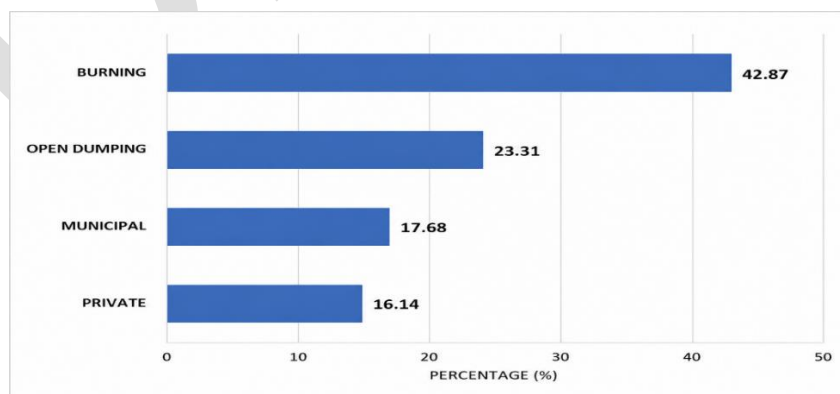


Figure 3 - waste management by percentage

With rapid population growth and urbanization, the volume of solid waste is expected to increase, placing further pressure on the municipality's waste management system. There is therefore a need to expand waste collection services, promote waste segregation at source, strengthen recycling and composting initiatives, improve public awareness, enhance enforcement of environmental regulations, and establish an environmentally compliant waste disposal facility to support sustainable urban development in Gilgil Municipality.

6.3 Climate Change Adaptation and Mitigation

Gilgil experiences irregular rainfall, prolonged dry periods, and flash floods due to loss of natural infiltration areas. The Gilgil Urban Climate Risk Profile identifies five major climate hazards that pose significant current and future risks to the municipality, include: Drought, Pluvial Flooding (surface/flash flooding), Fluvial Flooding (river flooding), Extreme Heat and Sand and Dust Storms

6.3.1. Drought

Drought is the most persistent and severe climate-related hazard affecting Gilgil Municipality, with future climate projections indicating that associated risks are likely to reach very high levels. Prolonged drought contributes to water shortages, reduced groundwater recharge and river flows, crop and livestock losses, food insecurity, increased household water costs, and greater dependence on formal water suppliers. Drought also intensify competition for scarce water resources, fire outbreaks, and public health risks arising from inadequate water and sanitation services. The most vulnerable groups include residents within informal-settlement, vulnerable and marginalised populations, peri-urban farmers, and critical water and wastewater infrastructure. These risks highlight the need for strengthened water security, climate resilience, drought preparedness and sustainable resource management.

6.3.2. Pluvial Flooding Risks

Surface flooding resulting from intense rainfall events poses significant urban risks within the municipality, particularly in Ngomongo, Kikopey, and other low-lying urban areas. The impacts of flooding include overwhelmed drainage systems, inundation of roads leading to disruption of transport and mobility, overflow of pit latrines and septic tanks, contamination of water sources and increased incidence of waterborne diseases, as well as damage to businesses, public infrastructure, and household property, particularly within informal settlements. In addition, flooding contributes to sedimentation and pollution of the Mbegi River, thereby degrading the local environment and water quality. The risks are

exacerbated by critical vulnerabilities such as inadequate drainage infrastructure, blocked culverts and service lanes, unplanned developments within flood-prone areas, and limited emergency access routes. Residents living in informal settlements remain the most vulnerable, often experiencing catastrophic impacts due to poor housing conditions, inadequate storm water management systems, and limited resilience to extreme weather events.

6.3.3. Fluvial Flooding Risks

River flooding is a significant and growing climate risk in Gilgil Municipality, driven by increased rainfall variability, extreme precipitation and climate change. Flooding affects low-lying settlements, agricultural areas and infrastructure, particularly around Ngomongo, Kikopey and the Mbegi River, causing damage to roads, bridges, culverts and transport systems. Flood events also contaminate water sources and sanitation facilities, increasing the risk of waterborne diseases, while riverbank erosion, sedimentation and loss of riparian vegetation contribute to environmental degradation. Rapid urbanisation, settlement in flood-prone areas, inadequate drainage and poor environmental management further increase vulnerability. Addressing these risks requires improved stormwater drainage, riparian protection, climate-resilient infrastructure and effective land-use planning.

6.3.5. Sand and Dust Storm Risks

Sand and dust storms in Gilgil Municipality are projected to intensify due to climate change, prolonged droughts, vegetation loss, land degradation, and unsustainable land use practices. Strong winds during dry periods are expected to increase airborne dust, leading to poor air quality, respiratory illnesses, reduced road visibility, and disruptions to transport and outdoor economic activities. Dust intrusion into homes, schools, and businesses also affects public health, sanitation, and overall living conditions.

In addition, dust storms contribute to soil erosion, loss of fertile topsoil, blockage of drainage systems, increased flood risks during rainfall, and higher maintenance costs for buildings and infrastructure. These challenges underscore the need for integrated climate adaptation measures, including afforestation, urban greening, land restoration, soil conservation, and sustainable land management practices to reduce dust generation and enhance the municipality's environmental resilience.

6.4 Proposed Measures to Curb the Impacts of Climate Change

6.4.1 Strengthen Water Security and Flood Management;

Key measures include expanding rainwater harvesting, drilling boreholes, protecting riparian areas, and upgrading drainage infrastructure. Developing an integrated drainage master plan, constructing lined drainage channels, and maintaining culverts will help reduce flooding and improve resilience against drought and extreme rainfall events.

6.4.2 Promote Nature-Based Solutions and Climate-Smart Agriculture

The municipality aims to promote tree planting, agroforestry, ecosystem restoration, and protection of green spaces to reduce heat stress, soil erosion, and environmental degradation. Climate-smart agriculture practices such as irrigation, drought-resistant crops, soil conservation, and crop diversification can strengthen food security and reduce losses caused by drought and extreme heat.

6.4.3 Strengthen Institutional Capacity and Community Resilience

Municipality of Gilgil aims to integrate climate resilience into urban planning and infrastructure development. Strengthening Ward Climate Change Committees, enhancing public awareness, establishing early warning systems, and improving emergency preparedness can reduce disaster risks. Promoting renewable energy and energy-efficient technologies will help lower greenhouse gas emissions and improve sustainable development.

Adaptation strategies include comprehensive storm water drainage, protection of wetlands and flood plains, promotion of rainwater harvesting, and urban tree planting programs to improve carbon sequestration and reduce urban heat effects. Mitigation measures focus on renewable energy adoption, such as solar-powered street lighting, and promotion of clean cooking technologies to reduce fuelwood and charcoal use. These interventions enhance climate resilience while supporting sustainable urban growth.

6.5 Air Quality Management

Air pollution in Municipality of Gilgil arises from multiple sources, including vehicular emissions, dust from unpaved roads, open burning of waste, and emissions from small-scale industrial activities. The increasing number of vehicles on main roads contributes pollutants such as nitrogen oxides, carbon

monoxide, and particulate matter, which can exacerbate respiratory and cardiovascular conditions among residents. Dust from unpaved roads, in residential and market areas, increases the levels of airborne particulates, reducing air quality and visibility, especially during the dry season. Open burning of household and commercial waste releases volatile organic compounds, fine particulates, and other toxic substances that pose serious health risks.

6.6 Urban Green Spaces and Biodiversity Conservation

Urban green spaces in Municipality of Gilgil are limited, yet they play a crucial role in supporting public health, recreation, and ecological balance. The existing municipal park and recreational grounds provide residents with areas for physical activity, social interaction, and mental relaxation, but the overall coverage remains low relative to the growing urban population. Biodiversity within the municipality is affected by fragmented habitats, but the remaining vegetation corridors support the movement of small wildlife, birds, and pollinators, maintaining ecological functions.

CHAPTER SEVEN: HOUSING AND HUMAN SETTLEMENT

7.0 Overview

The chapter assesses the housing conditions, settlement patterns, housing demand, affordability, infrastructure provision and emerging urbanization trends within Gilgil Municipality. The Municipality is experiencing increasing housing and settlement pressures arising from population growth, rural–urban migration, its strategic location along major transport and economic corridors, proximity to employment opportunities, and the presence of strategic institutions such as Kenyatta Barracks. Settlement development is spatially varied, with the CBD functioning as the main commercial and administrative centre, while areas such as Kekopey and Langalanga are emerging as important residential and mixed-use growth nodes. The chapter highlights challenges associated with unplanned settlement expansion, housing affordability, inadequate infrastructure and urban services, and fragmented peri-urban development, while identifying opportunities for planned residential expansion, higher-density and mixed-use development, settlement upgrading and improved infrastructure provision. Overall, the chapter provides a framework for guiding the development of adequate, affordable, safe, resilient and well-serviced human settlements in line with the Municipality's projected population growth and long-term spatial development objectives.

7.1 Human settlement trends

Gilgil Municipality evolved from a military and railway-based urban centre into an important transport, administrative and commercial hub, with growth further accelerated by government facilities and educational institutions. Following the 2008 post-election violence, migration and availability of affordable land—particularly in Kekopey and Teachers' Area—stimulated rapid subdivision of agricultural land and residential development.

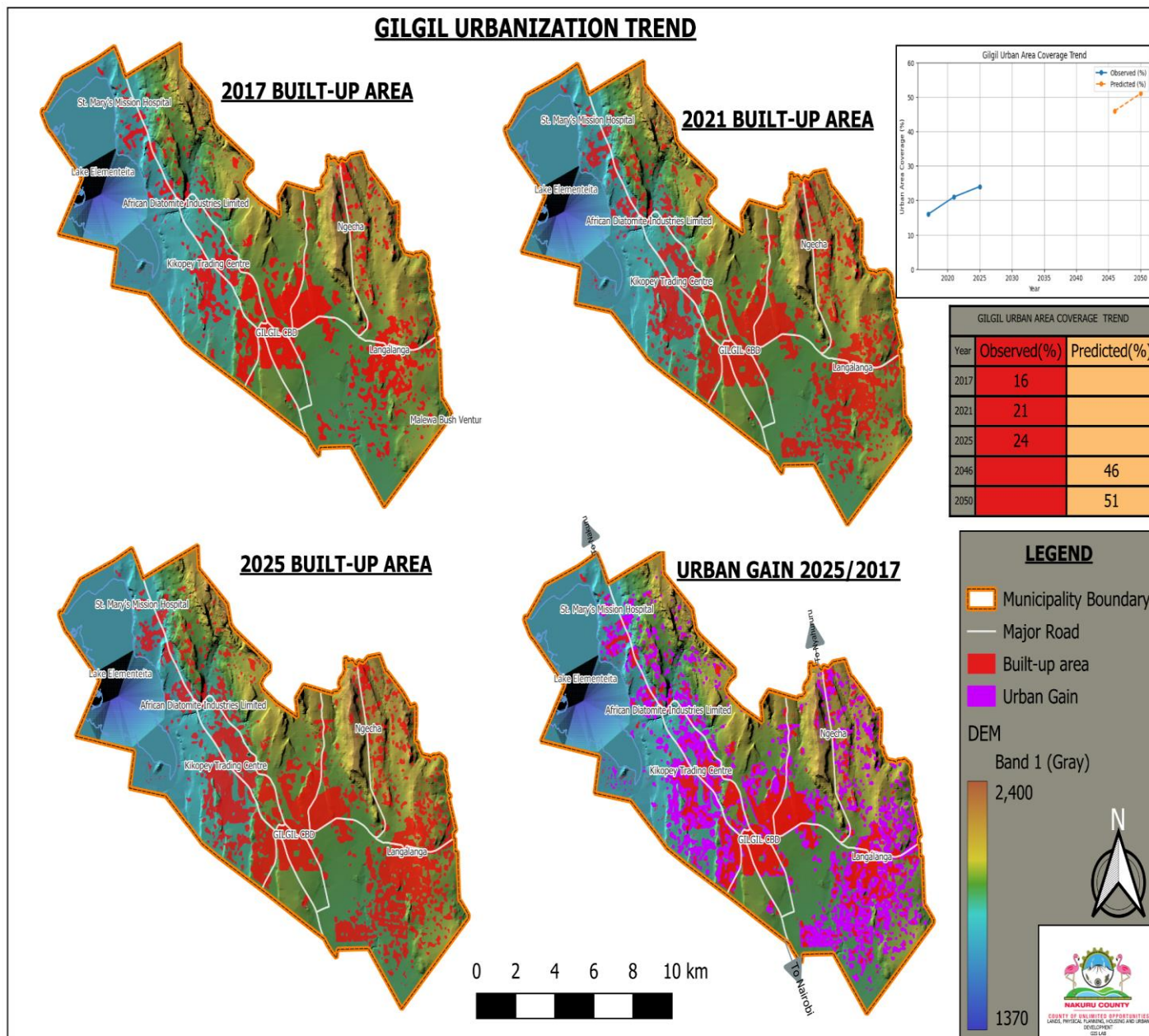
Urban growth has largely followed the A104 Highway and C77 Gilgil–Ol Kalou Road, attracting commercial, residential and mixed-use developments. Additional settlement clusters have emerged around hotels, hospitality facilities and learning institutions. Consequently, the municipality has experienced urban sprawl, agricultural land conversion, land fragmentation and increasing pressure on infrastructure and services. Housing development reflects a transition from low-density peripheral growth to infill and progressive densification, particularly around the urban core and transport corridors. Areas such as Mbegi, Eburru, Kikopey and Murindati demonstrate this transformation from rural-peri-urban settlements into increasingly dense residential neighbourhoods.

7.2 Urbanisation trends

Gilgil Municipality has experienced rapid and sustained spatial growth between 2017 and 2025. The built-up area expanded from approximately 16% of the municipal land area in 2017 to 21% in 2021 and 24% by 2025, representing an increase of about 8 percentage points over eight years. This growth reflects the steady conversion of agricultural and open spaces into residential, commercial, and mixed urban developments, driven by increasing population, economic activities, and urban development pressures.

Spatially, urban expansion has been concentrated around the Gilgil Central Business District (CBD) and along major transport corridors, particularly the Nairobi–Nakuru (A104) Highway, extending towards Kikopey, Langalanga, and the Nyahururu corridor. Initial growth between 2017 and 2021 was characterized by infilling within the existing urban core, while by 2025 development had become more continuous through the consolidation of settlements and outward expansion into peri-urban areas. Significant urban gains are evident in the eastern, south-eastern, and northern parts of the municipality, illustrating an ongoing process of peri-urbanization as rural land is progressively incorporated into the urban fabric.

The observed growth is largely attributed to Gilgil's strategic location along a major national transport corridor, its elevation to municipal status, the presence of key national institutions, and continued investments in infrastructure and public services. Projections indicate that the built-up area could increase to approximately **46% by 2046** and **51% by 2050**, suggesting that more than half of the municipality may be urbanized if current trends continue. While this growth presents opportunities for economic expansion, investment, and improved service delivery, it also underscores the need for effective land use planning, infrastructure development, environmental conservation, and protection of agricultural land to ensure sustainable urban development.



map 11 - Municipality of Gilgil Urbanization Trend

7.1.1 Kikopecy

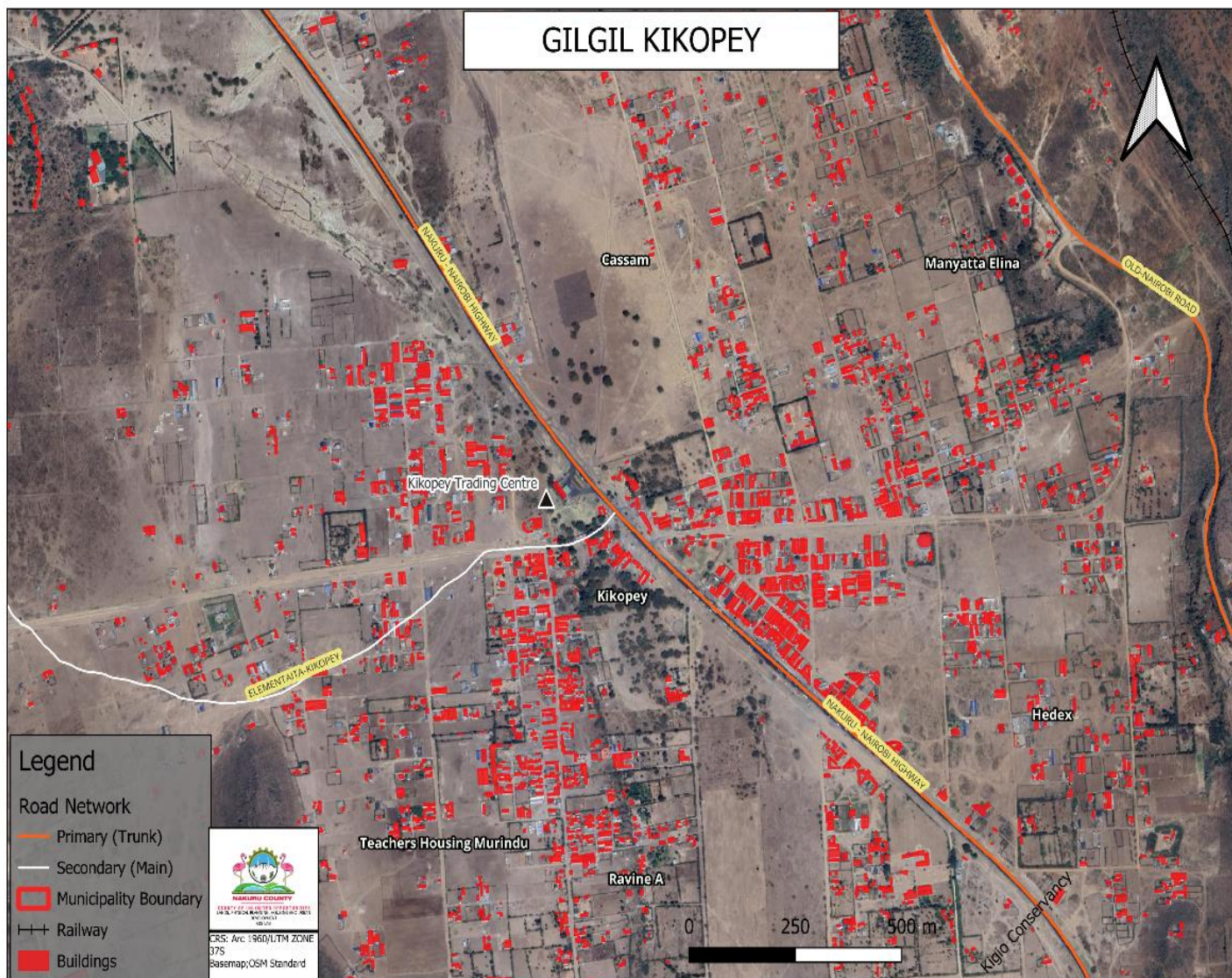
Kikopecy is a rapidly growing residential and commercial neighbourhood located within Gilgil Ward. Once a quiet rural trading centre, it has transformed into a bustling area known as a “Choma Zone” with a 24-hour economy. Residential development is accelerating through plot subdivision and incremental housing. The area features a mix of emerging permanent homes, semi-permanent structures, and new real estate investments, supported by improved infrastructure and proximity to schools and security installations. It appeals to both homebuyers and investors seeking opportunities in a fast-urbanizing zone.

7.1.2 Langalanga

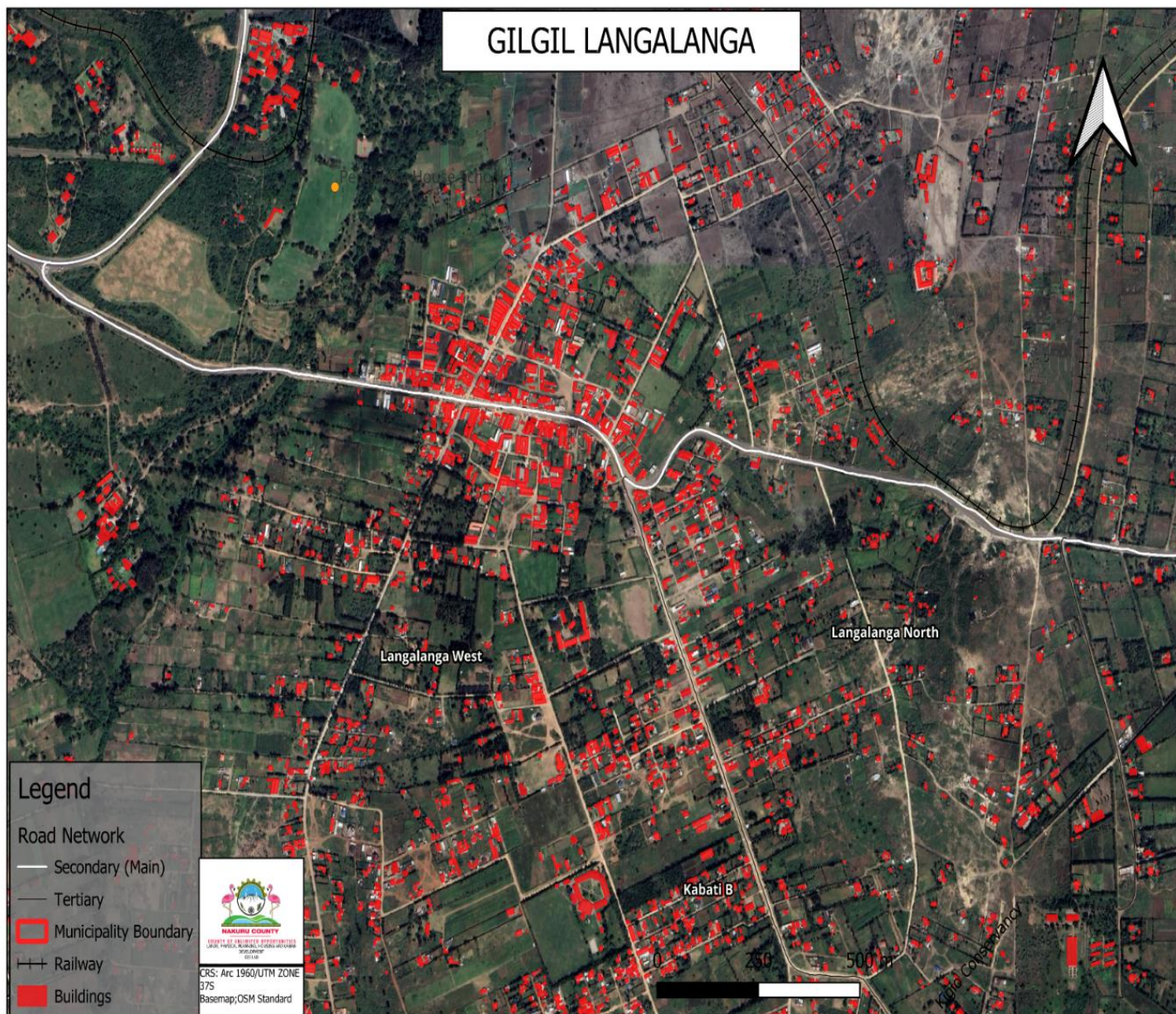
Langalanga is a key peri-urban residential area within Murindat Ward. It represents the transitional zone between the urban centre and the rural hinterland. The neighbourhood is experiencing steady densification with subdivided plots for incremental homeownership. It features a blend of residential plots, small-scale farming, and emerging settlements. Recent infrastructure improvements, including road grading and market development, have enhanced its attractiveness. The settlements are concentrated along feeder roads and at convergent points, offering classical emergence of business centres, thus business opportunities. Langalanga offers relatively more affordable land and is popular among families pursuing gradual home construction in a semi-rural setting.

7.1.3 Gilgil

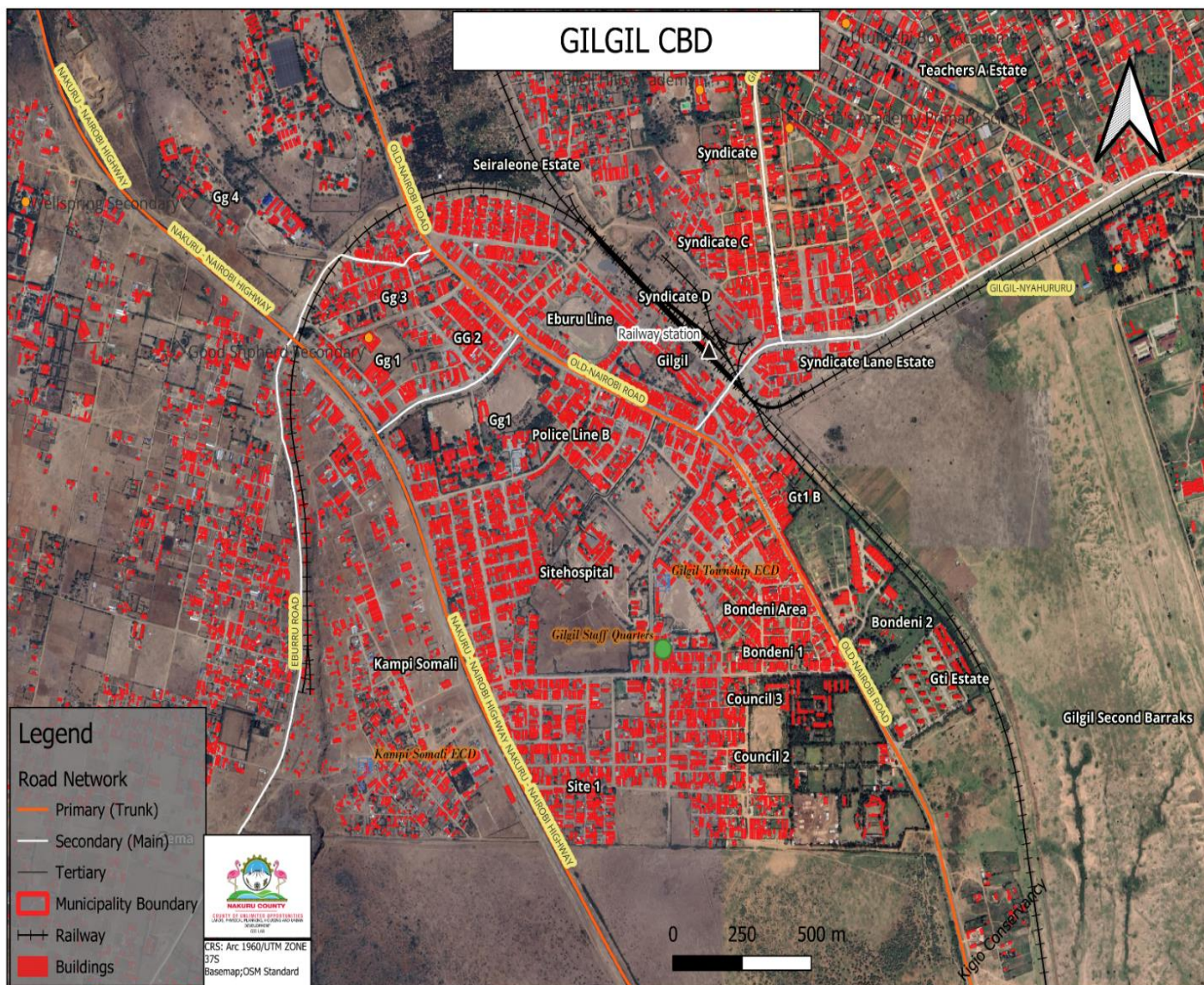
The Gilgil CBD serves as the commercial and administrative heart of the municipality. It is a vibrant, high-density urban core characterized by a mix of commercial buildings, shops, offices, and residential units. Housing here mainly consists of rental apartments, flats, and multi-storey buildings with shared facilities. The area attracts tenants, traders, and workers due to its proximity to markets, transport links along the Nairobi-Nakuru Highway, and key institutions. It is the most urbanized and densely populated residential-commercial zone in Gilgil.



map 12 - Kikopey settlement pattern



map 13 - Langalanga settlement pattern



map 14 - Gilgil CBD Human settlement pattern

7.3 Human Settlement

The major structuring elements of the municipality are Lake Elementaita and protected areas such as the Kenya Defence Forces, Marura and Soysambu conservancies National Youth Services & Anti Stock Theft Unit. Gilgil follows broader Nakuru County trends, where urban areas are heavily rental-based. The Municipality displays a classic mix of formal and informal human settlements typical of Kenya's rapidly urbanising secondary towns. Its colonial-era origins as a military and railway outpost shaped an initial planned layout, but post-independence growth, migration, and limited planning enforcement have led to unplanned sprawl and the emergence of informal areas. The municipality's elevation to municipal status in 2022 has brought renewed focus on regularising land use.

Formal Human Settlements

Formal settlements in Gilgil Municipality have developed in accordance with approved planning standards and are generally characterized by surveyed plots, secure land tenure through freehold or leasehold titles, and relatively good access to infrastructure and public services. These areas benefit from improved road networks, electricity and water connections, compliance with building regulations, and greater potential for redevelopment, urban renewal, and higher-density development. Formal settlements comprise established residential estates and row-house neighbourhoods, particularly within the core urban area and along the Nairobi–Nakuru Highway corridor, where planned subdivisions support medium- to high-density residential development.

Emerging private developments, including organized estates in areas such as Kikopey and GTC, have further expanded the supply of formally planned residential and commercial plots. Formal development also includes institutional and government housing provided by agencies such as the military, National Youth Service (NYS), and the National Police Service, whose staff quarters are supported by relatively well-developed infrastructure and public utilities.

In addition, the municipality's central business district (CBD) consists of formally planned commercial and mixed-use developments accommodating retail, service, administrative, and small-scale industrial activities, thereby reinforcing Gilgil's role as an emerging urban and economic centre.

Informal Human Settlements

Informal human settlements in Gilgil Municipality are primarily concentrated in Kampi Somali, Bondeni, parts of the Sites and Services area (commonly known as Site Kaburi), and Ngomongo. These settlements

have developed over time in response to rapid urbanization, population growth, and the increasing demand for affordable housing. Most of the areas are characterized by unplanned development, inadequate tenure security, and limited compliance with planning and building standards, resulting in poor living conditions and increased vulnerability to environmental and socio-economic risks.

The settlements experience significant infrastructure and service delivery deficits. Road networks are largely unpaved and poorly maintained, limiting accessibility, particularly during the rainy season. Inadequate storm water drainage frequently leads to flooding, erosion, and waterlogging, while limited access to safe and reliable water supply forces many households to depend on communal water points or irregular water vendors. The areas also face inadequate sanitation facilities and insufficient social amenities, including health centres, educational institutions, recreational spaces, and community facilities, which adversely affect the quality of life of residents.

The socio-economic conditions within these settlements present additional development challenges. High levels of unemployment and underemployment, especially among youth, contribute to widespread poverty and social exclusion. These conditions have been associated with increasing cases of drug and substance abuse, insecurity, and other social problems. Addressing these challenges will require an integrated informal settlement upgrading programme focusing on infrastructure improvement, provision of basic services, secure land tenure, affordable housing, livelihood creation, and strengthened social development programmes to enhance the resilience and well-being of residents.

7.2.2 Peri-urban Settlement

The municipality peri-urban has scattered settlements. Peri-urban settlements in Gilgil, including areas such as Mbegi, Eburru, Kikopey, and Murindati, are rapidly transforming into the town's primary residential expansion zones. As Gilgil continues to urbanize along the Nairobi-Nakuru corridor, these transitional areas are experiencing significant densification, with former agricultural land being subdivided into residential plots. A notable trend is the growing popularity of incremental house ownership, which has become the most common pathway to homeownership for many residents. Families purchase plots and progressively construct their homes according to their financial capability. Municipal, often starting with basic structures and gradually upgrading to permanent houses. This approach allows middle and lower-income households to achieve homeownership without the heavy burden of completed housing, while supporting the town's organic urban growth. However, these settlements still face challenges related

to infrastructure provision, land tenure security, and service delivery.

7.3 Housing Typologies

Major house typologies within the municipality are; bungalows, maisonettes, flats, row housing, and informal housing typologies (huts). Flat typologies are concentrated mainly in the CBD and smaller urban centres. There are an increasing number of bungalows in the peri-urban though informal housing consisting of huts still dominates.

Permanent housing, built using quality materials such as stone or cement-block walls, cement floors, and iron-sheet or tiled roofs, provides greater structural stability, safety, and comfort. Semi-permanent houses, which combine durable and basic construction materials, remain common, particularly in peri-urban areas, and often represent incremental improvements as household incomes increase.

Despite these positive trends, significant challenges persist, including housing inequality, affordability constraints, and the continued prevalence of informal development. Temporary structures, constructed from rudimentary materials such as timber, mud, thatch, or plastic sheets, continue to accommodate a segment of the population but are generally characterized by poor durability, inadequate sanitation, and high vulnerability to weather and other hazards. These conditions underscore the need for policies that promote affordable housing, settlement upgrading, and improved access to basic urban infrastructure to support sustainable urban development.

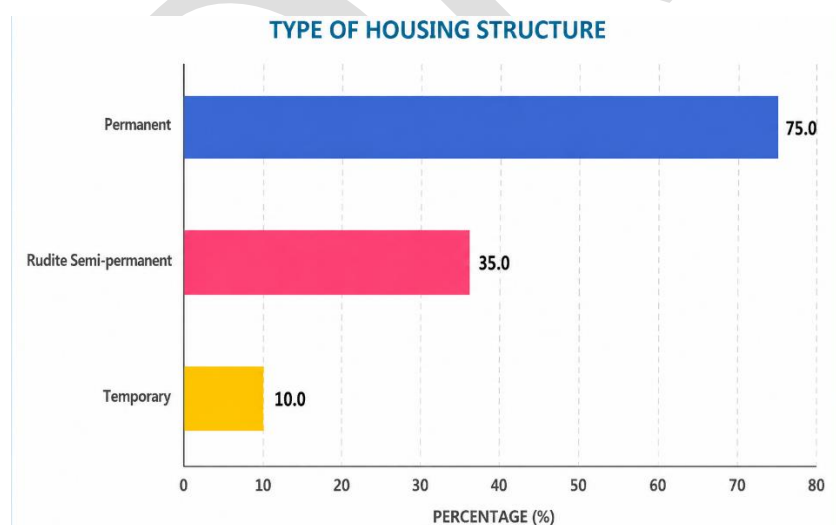


Figure 4- gilgil housing structures

The municipal housing survey indicates that 58% of dwellings in Gilgil Municipality are permanent structures, reflecting steady improvements in housing quality, particularly within the town centre, gated residential estates, and serviced residential neighbourhoods. Approximately 35% of housing consists of semi-permanent structures, which are prevalent in peri-urban and emerging residential areas. These dwellings often represent incremental self-construction but continue to experience deficiencies in basic urban services such as piped water, sanitation, electricity, and waste management, largely due to affordability constraints among low-income households.

Temporary housing accounts for approximately 7% of the housing stock and is concentrated in informal settlements such as Bondeni, where residents face challenges related to insecure tenure, inadequate infrastructure, and poor living conditions. Complementing these findings, the KIPPRA Survey (2024) shows that housing quality has generally improved, with 99.6% of households occupying dwellings with durable roofing materials. Iron sheets remain the dominant roofing material (91.1%), followed by cement (5.9%) and asbestos (1.3%), while only 0.3% of households continue to live in structures with poor-quality roofing materials such as wood and cardboard, indicating that roofing quality is generally high despite persistent disparities in overall housing conditions.



plate 4 - Housing typologies in the municipality



plate 5 - Cement and iron sheet homes

The most common wall material across the Municipality is stone with lime/cement, which is used in 58.7%

of households. This is followed by cement walls at 20.9% and bricks at 2.9%. Despite this overall positive trend, a notable 16.2% of households remain wall-deprived, relying on lower-quality or rudimentary materials. These include iron sheets (4.3%), wood planks/shingles (4.2%), bamboo with mud (1.6%), offcuts (0.2%), and various other substandard options.

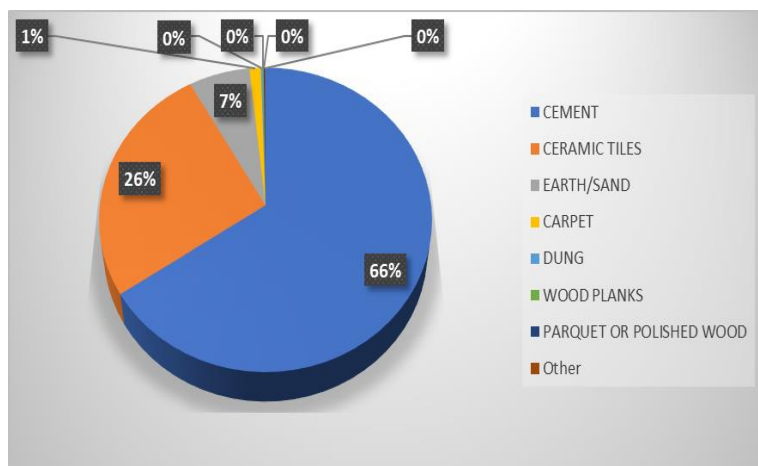


Figure 5- floor material found in dwellings

7.3 Public Housing Provision

Public housing provision in Municipality of Gilgil remains limited and primarily driven by national-level initiatives rather than dedicated county-led programs. As a relatively young municipality facing rapid urbanization, population growth, and significant affordability challenges, the supply of formal public or social housing falls short of demand. This contributes to reliance on informal rentals, self-construction on plots, and pockets of informal settlements like Bondeni.

Importantly, there are currently no dedicated county social houses in Gilgil under direct county government ownership or management. The main public housing intervention in Gilgil comes through the national Affordable Housing Programme (AHP) with an ongoing project located in Eburu-Mbaruk, just outside the boundaries of the municipality. Additionally, institutional housing is progressing at the Anti-Stock Theft Unit (ASTU) Gilgil, a specialized security facility in the area, aiming to complete one block comprising 12 two-bedroom units and 48 bedsitter units for ASTU personnel. Similar efforts are visible at nearby Kenyatta Barracks (Gilgil Garrison), where hundreds of units for military families are under construction or inspection as part of the Ministry of Defence's comprehensive housing program.

7.3.1 Growth potential

The municipality has a high growth potential as the core-urban center only covers a small percentage of approximately 30%. About 70% of the municipality is peri-urban and rural in nature. The undeveloped lands within the peri-urban provide enough room for the development of the municipality. Adoption of vertical development will aid in containing the urban sprawl.

DRAFT

CHAPTER EIGHT: ECONOMY

8.1 Overview

Analysis of economic activities in the planning area provides insight into available income-generating opportunities through employment, manufacturing, and production, as well as the level of their utilization. These opportunities include both internal and external sources of income.

The economy of Municipality of Gilgil is mainly derived from public sector and defence employment, agriculture, and small-scale trade. Military barracks provide stable jobs and stimulate demand for housing, goods, and services. Agriculture and livestock farming support local commerce, while SMEs drive everyday economic activity. The town's location along the Nairobi–Nakuru corridor supports trade and transit services, and tourism from sites like Lake Elementaita and the Kariandusi Prehistoric Site contributes modestly to the local economy.

8.2 Economic activities at House Hold level

The survey conducted in February 2026 revealed that 40% of households, the highest proportion, earn their income from business-related activities, most of which are small-scale. Casual labor accounts for 25% of households, while formal employment provides income for 21%, and farming supports the smallest proportion at 20%. In terms of monthly income, 40% of households earn below KSh 10,000, mostly small-scale traders and casual laborers, while 7% earn above KSh 40,000, mainly those in formal employment or running medium-sized businesses. Most households (95%) have members working within Gilgil, with only 5% employed outside the Municipality.

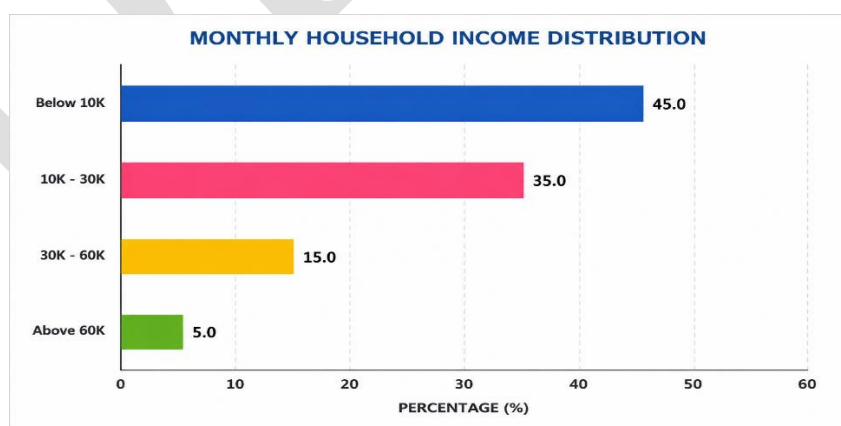


Figure 6- Monthly income levels at households

8.3 Agriculture

Agriculture is an important economic activity in Municipality of Gilgil, supporting household livelihoods and local trade. The main crops grown in the area include maize, beans, Irish potatoes, wheat, and a variety of horticultural crops such as vegetables. Most farming is undertaken by small- and medium-scale farmers who practice mixed farming for both subsistence and commercial purposes. Livestock production is also significant and includes cattle, sheep, goats, and poultry. According to the Nakuru County Validated Livestock Statistics and Products Report (2024), Gilgil Sub-County ranks second in the county in the number of sheep with hair and third in the number of goats, highlighting the importance of livestock farming in the local economy. The presence of the privately operated Kamathatha slaughterhouse further supports the livestock value chain by providing a facility for the slaughter and inspection of animals before distribution to local butcheries and markets. Agricultural activities also support related economic activities such as produce trading, livestock markets, transport services, and agro-input supply businesses within the municipality.

8.4 Tourism

Tourism is a significant component of Gilgil Municipality's local economy, supported by diverse natural, cultural, historical, and recreational attractions. Key assets include Lake Elmenteita and its rich birdlife, Soysambu, Marula and Kigio wildlife conservancies, Eburru Forest and Volcanic Complex, Kariandusi Prehistoric Site, Gilgil War Cemetery, Maji Moto Hot Springs, and Kikopecy's renowned nyama choma culture.

The sector contributes to employment, household incomes, investment, conservation, and economic diversification, while supporting hospitality, restaurants, transport, tour operations, agriculture, handicrafts, and other SMEs. Gilgil also benefits from spill-over tourism from Lake Nakuru National Park and the Naivasha tourism circuit, with its strategic position along the Nairobi–Nakuru corridor enhancing its role as a tourism stopover and gateway within the wider Rift Valley tourism network.

8.5 Industrial Development & Investment opportunities

Gilgil hosts one of the region's most significant mineral processing companies, African Diatomite Industries Ltd (ADIL), a leading producer and processor of diatomite in Kenya and the wider East and Central Africa region. Established in 1942, the company is the oldest in the industry and continues to play

a key role in the region's industrial development. Located at Kariandusi near the town, the area contains rich deposits of diatomaceous earth (diatomite), a naturally occurring sedimentary mineral formed from fossilized algae. ADIL mines and processes diatomite into products used in industrial, agricultural, filtration, construction, and personal care applications, including water and beverage filtration, paint and plastics manufacturing, soil conditioning, and absorbents. The company serves both domestic and international markets, providing significant economic benefits to Gilgil through employment, procurement of goods and services, and transport activities. As the foremost diatomite industry in the region, ADIL plays a key role in supporting the municipality's industrial base and contributing to its overall economic growth.

8.6 Trade and Commerce

The Municipality supports a diverse range of commercial enterprises that contribute significantly to employment generation and local economic development which are both formal and informal enterprises. Langalanga Market, located in the Langalanga area, is a major trading hub for farm produce and second-hand clothing (*mtumba*), providing a platform for local farmers, traders, and small-scale entrepreneurs to sell goods to residents and visitors.

Small and Medium Enterprises (SMEs) operate within the municipality, with 82 registered businesses across different sectors. The distribution of SMEs by sector is shown in the pie-chart below:

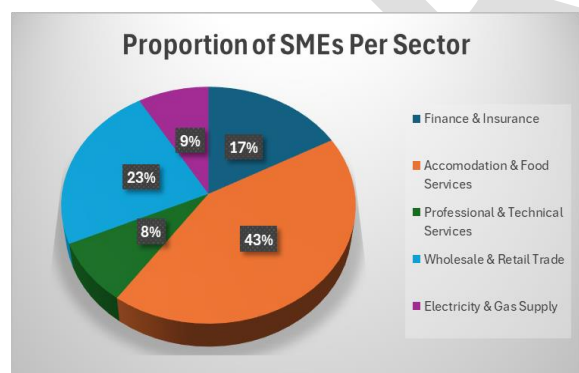


Figure 7- proportion of SMEs per sector

The National Government, in collaboration with the County Government of Nakuru, is implementing the Economic Stimulus Program (ESP) project in Gilgil town. Upon completion, the project will feature 200 trading stalls, cold storage facilities, an ICT hub, and social amenities, including lactation centres, modern ablution blocks, and social halls. As at FY 2025/26, the project was 80% complete. The ESP market is expected to increase trade and employment opportunities, generate a ripple effect across the municipality,

reduce poverty (currently 20.8% according to the Kenya Poverty Report, 2022), and contribute to Nakuru County's Gross County Product and Kenya's national GDP.

8.6.1 Small and medium Enterprise

They are categorized as Small and Medium Enterprise (SME) and Medium Sector Enterprises (MSE). SME includes the craft industry, carpentry and welding, beauty therapy, food kiosks among others. MSE comprise of hardware's, wholesale and retail outlets among others. These businesses operate on road reserves or in incompatible land uses and play a key role in municipality's economic growth. The sector offers self-employment to most people.

8.6.2 Banking and Financial Services

Gilgil has access to banking and financial institutions that serve the town and surrounding areas. It is home to five commercial banks, namely KCB, Equity Bank, Co-operative Bank, Postbank, and Absa Bank. In addition, the town hosts Vision Afrika Sacco, which was established in 2004 as a rural-based SACCO to serve traders in Gilgil who were excluded from formal financial institutions. Its founding members included traders, farmers, Jua Kali artisans, transporters, boda boda operators, shop owners, and other local entrepreneurs. The town also has local insurance agencies, such as Daris Insurance Agency and Eagles Insurance, which provide residents and businesses with access to motor, property, life, health, and business insurance products, while major national insurers serve the area through agents or nearby branches.

8.6.3 Transport and logistics

According to the report by the Northern Corridor Transit and Transport Coordination Authority (NCTTCA) 15th Edition, the A104 Nairobi–Nakuru road, which passes through Gilgil, handles a wide variety of goods in transit, including containerised cargo, dry bulk materials such as steel, wheat, and cement, and liquid bulk cargo like petroleum products. The town experiences high traffic from long-distance buses, matatus, trucks, and freight transport, supporting a range of economic activities including fuel stations, repair garages, hospitality services, eateries, and roadside markets. Transit activity also stimulates small businesses, such as retail shops, roadside vendors, and accommodation facilities catering to travelers. The corridor enhances trade linkages for local producers, especially farmers and small-scale traders, by providing direct access to major urban markets in Nairobi and Nakuru. Furthermore, its strategic location supports logistics, warehousing, and transport-related employment, contributing

significantly to the overall economic vitality of the municipality.

The ongoing Rironi–Mau Summit Road project is expected to improve traffic flow, reduce congestion, lower transport costs, enhance road safety, and increase the efficiency of goods and passenger movement along the corridor. Once completed, the upgraded road is anticipated to boost trade, expand market access for producers, and stimulate economic activity in towns like Gilgil, reinforcing the municipality’s strategic role as a transit and commercial hub.

8.7 National and Security Institutions

Gilgil hosts key national security and training institutions that contribute significantly to the local and regional economy. The Kenya Defence Forces (KDF) maintains military barracks within the town along the Nairobi–Nakuru corridor, hosting training and operational units and providing formal employment to military and civilian personnel, while stimulating demand for housing, retail trade, transport, and other services. The National Youth Service (NYS) Gilgil Training College serves as a national centre for paramilitary and technical training, supporting the economy through staff employment, procurement, and trainee expenditure. In addition, the Anti-Stock Theft Unit (ASTU), a specialized unit under the Kenya Police Service, has a regional presence in Gilgil and is mandated to prevent and combat livestock theft and related crimes, thereby strengthening security in the wider Rift Valley region and contributing to the economy through government employment and operational spending.

CHAPTER NINE: WATER, SANITATION AND UTILITY INFRASTRUCTURE

9.1 Water supply

With a population of 97,160 people within the Town, the household water demand for the town per day is approximately 2,040m³. The demand is against the current water production at Great Nakuru East Water Project at 1400m³/day. Access of piped water to the municipality residents' stands at around 73.83%, but lower coverage has been experienced in informal settlements. Water rationing is a common phenomenon with most areas in the municipality getting supply only twice a week. The table below shows

NAKURU RURAL WATER AND SANITATION COMPANY LTD WATER SUPPLY SCHEDULE			
REGION	PLACE	DAY	TIME
EASTERN - GILGIL SUBCOUNTY	Gatundu	Tuesday	6.00 am - 6.00 pm
		Thursday	6.00 am - 6.00 pm
		Saturday	6.00 am - 6.00 pm
		Sunday	6.00 am - 6.00 pm
	Langalanga	Monday	
		Wednesday	
		Friday	
	Teachers	Monday	6.00 am - 6.00 pm
		Tuesday	6.00 am - 6.00 pm
		Wednesday	6.00 am - 6.00 pm
		Thursday	6.00 am - 6.00 pm
		Friday	6.00 am - 6.00 pm
	Gilgil town	Tuesday	6.00 am - 11.00 am (Friday)
		Friday	6.00 am - 11.00 am (Saturday)
		Sunday	6.00 am - 2.00 pm
	Kikohey	Daily	
	Kanyawa	Monday	6.00 am - 6.00 pm
		Wednesday	6.00 am - 6.00 pm
		Thursday	6.00 am - 6.00 pm
	Meuseum/Diatomite	Monday	6.00 am - 6.00 pm
		Wednesday	6.00 am - 6.00 pm
		Thursday	6.00 am - 6.00 pm
	Viewpoint/Cabro	Monday	6.00 am - 6.00 pm
		Tuesday	6.00 am - 6.00 pm

Source; <https://www.naruwasco.co.ke/rationing-schedule/>

According to a field survey results an estimated 73% of Municipality of Gilgil rely of Piped Water

Provided by Nakuru Rural Water and Sanitation company followed by Boreholes at 14 %

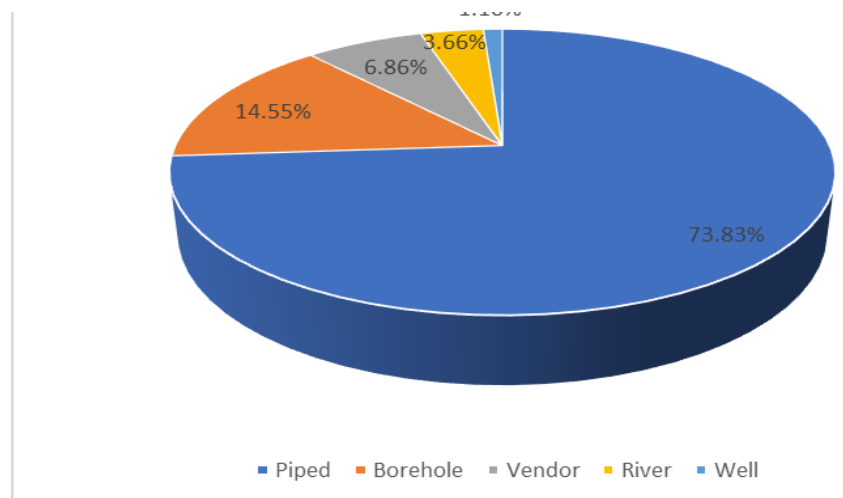


Figure 8- proportion of water sources as used by residents

9.2 Public Water Demand and Supply

Nakuru Rural Water and Sanitation Company is responsible for the provision of water and sanitation services within the Eastern Region where Gilgil Municipality and Gilgil Subcounty as a whole falls. Water demand in Municipality of Gilgil is driven by a unique combination of rapid urbanization, high-density residential developments, and a massive institutional presence consisting of military and paramilitary installations.

Groundwater provides a critical secondary source, particularly for rural wards. NARUWASCO manages various borehole fields, though their yield is often constrained by the volcanic geology. Borehole production rates in the area are typically around 200m³/day. In recent years, the County Government has focused on "solarization" projects—installing solar-powered pumps—to reduce the O&M costs associated with electricity. A notable example is the Meli Borehole project in Elementaita, which included a 30m³/day masonry tank and a 2.1 km pipe. Map 9-1 shows the ground water potential for Gilgil.

Despite improvements in service delivery, the gap between available supply and projected demand remains substantial.

Table 11 shows the gap between the supply and demand as of 2019, and the projected demand for 2046.

Current supply (2019) (M ³ /day)	Demand-2019 (M ³ /day)	Supply Gap-2019 (M ³ /day)	Demand-2046 (M ³ /day)
180	1,479.30	1,299.30	2039.90

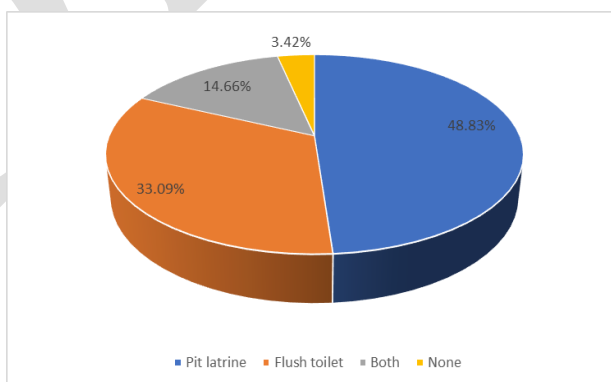
Table 5 - water demand and supply

The projected population growth over the planning period will significantly increase water demand. The Plan therefore prioritizes expansion of water production, rehabilitation of distribution infrastructure, reduction of non-revenue water, protection of water catchments, and development of additional storage facilities to ensure reliable and equitable access to potable water.

9.3 Sewerage and sanitation

According to the field survey conducted, use of covered pit latrines is the most common among the households within the municipality at 48.83%. 33.09% utilize septic tanks while sewer networks mostly within the government institutions. Incidences of open defecation accounted for 0.8% of the human waste disposal methods. There is generally poor waste water collection and treatment within the town. Grey water is a common phenomenon on roads within the estate. The polluted water seeps through the soils and may interfere with the quality of underground water. The only available waste water treatment facilities are found inside the security installations and NYS.

The Plan promotes integrated sanitation infrastructure through phased sewer network expansion, decentralized wastewater treatment systems where appropriate, and strengthened environmental management to improve public health and protect water resources.



Figure

Figure 9 - major liquid waste disposal method

9.3.1 Analysis on Water and Sanitation

The water demand remains high although private water vendors have made an effort to bridge the gap. The potential for Great Nakuru East Water Project supply potential currently stands at about 1920 m³ per day while it is only producing about 1460 m³ per day. It is already supplying below its potential considering the current water demand stands at 2040m³ for the larger sub county though most of the consumers are in the town area.

Development trajectory should take into account the need to harvest rainwater. The current can be up scaled with adequate water storage facilities. Water harvesting will eventually reduce storm water runoff and this will serve to reduce flooding within the town.

Electricity distribution and supply

Gilgil Municipality occupies a strategic position within Kenya's national electricity transmission network. Electricity is distributed within the municipality by Kenya Power through a network of 33 kV and 11 kV distribution feeders, which are further stepped down to 415/240 V for domestic, commercial, and institutional consumers. Consequently, Gilgil benefits from reliable access to bulk electricity supply. However, the municipality continues to face challenges related to the last-mile distribution network, including inadequate network coverage in some areas, periodic power outages, the prevalence of overhead distribution lines within the Central Business District (CBD), and relatively high electricity tariffs, all of which constrain reliable service delivery and economic development

Renewable Sources of Energy

Renewable energy presents a significant opportunity for sustainable development in Gilgil Municipality, given the areas favourable natural resource conditions. The Municipality enjoys approximately ten months of adequate sunshine annually, providing strong potential for the development and expansion of solar energy for domestic, commercial, institutional and municipal applications, including solar water heating, solar-powered street lighting and off-grid systems.

In addition, the Municipality has potential for geothermal energy development, particularly associated with its volcanic geological setting, which could provide a reliable and relatively clean source of electricity and thermal energy. There is also potential for wind energy, particularly in elevated and exposed areas

where wind speeds may support small- to medium-scale generation. Harnessing these renewable energy resources can reduce dependence on conventional energy sources, improve energy security, support low-carbon development, create investment and employment opportunities, and contribute to the Municipality transition towards a climate-resilient and environmentally sustainable urban economy.

Street lighting

Street lighting in Gilgil Municipality plays a critical role in enhancing public safety, improving visibility, supporting mobility, and promoting night-time economic activities. Over 100 floodlights have been installed across the municipality, comprising 54 in Gilgil Ward, 15 in Murindat Ward, and 31 in Eburru Mbaruk Ward, with coverage concentrated around the CBD, transport corridors, estates, and public institutions. Despite these investments, lighting coverage remains uneven, with peripheral settlements and emerging residential areas experiencing inadequate or no lighting. Maintenance challenges, including faulty bulbs, damaged components, and irregular servicing, further affect system reliability. The municipality should therefore expand lighting to underserved areas, strengthen routine maintenance, and promote solar-powered street lighting where grid connectivity is limited to improve security, mobility, and the night-time economy.



plate 6 - Floodlight at Ngomongo

Source: Field Survey, 2026

9.4 Household Sources of Energy

According to the findings of household survey conducted in February 2026, the Municipality is gradually transitioning toward cleaner household energy, with Liquefied Petroleum Gas (LPG) emerging as the dominant cooking fuel, used by 46.08% of households. Charcoal remains the second most common fuel at 37.62%, reflecting its affordability and accessibility, particularly among low- and middle-income households. Firewood accounts for 10.94%, mainly in peri-urban and rural fringe areas where biomass resources are readily available, while electricity is used for cooking by only 4.47% of households due to relatively high electricity costs. Other energy sources, including kerosene and briquettes, account for just 0.89% of household cooking fuel use.

For lighting, solar energy has become the leading alternative energy source, serving approximately 26% of households, including the use of solar-charged torches, while biogas adoption remains negligible (0.3%). Street-lighting coverage in Gilgil town is estimated at 20%, limiting public lighting in many areas. Overall, the findings demonstrate encouraging progress toward cleaner energy use but also reveal continued dependence on charcoal and firewood. This underscores the need to expand access to affordable LPG, promote energy-efficient cooking technologies, strengthen renewable energy adoption, and improve public lighting and environmental conservation to support sustainable urban development.

■ LPG ■ Charcoal ■ Firewood ■ Electricity ■ Other

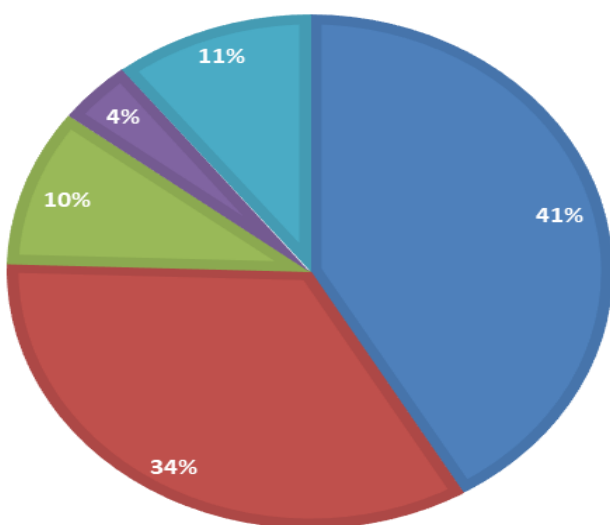


Figure 10- proportional distribution of house hold energy source

9.6.1 Telephone and communication

Gilgil Municipality is served by the three major mobile network operators in Kenya—Safaricom PLC, Airtel Kenya, and Telkom Kenya with Safaricom providing the most extensive network coverage and service reliability. According to the Communications Authority of Kenya (CA) Quality of Service (QoS) Assessment Report for FY 2024/25, Safaricom attained a compliance score of 89.72%, exceeding the regulatory benchmark of 80%, followed by Airtel Kenya at 81.14%, while Telkom Kenya recorded 52.76%. (Communications Authority of Kenya, 2025).

Mobile Telephony is the most reliable Channel of Telecommunication. The services are offered through widespread 2G, 3G, and 4G connectivity, with the ongoing expansion of 5G services in major urban centres across Nakuru County. Coverage within Gilgil is strongest along the A104 Nairobi–Nakuru Highway, the Central Business District, and other built-up areas, where Airtel Kenya also provides relatively reliable service. However, network quality declines considerably in sparsely populated and topographically constrained areas. Due to terrain-induced signal obstruction and the wider spacing of mobile base stations. In these areas, users often experience reduced data speeds, frequent fallback from 4G to 3G or 2G networks, and occasional coverage gaps.

9.6.2 ICT Infrastructure

According to the 2019 Kenya Population and Housing Census, approximately 43% of Nakuru County's population used the internet, while 69.1% owned mobile phones, placing the county among the national leaders in digital connectivity (Commission on Revenue Allocation [CRA], 2022). Within the municipality, internet access is primarily provided through Safaricom and Airtel's 4G mobile networks, while fixed broadband services remain concentrated within Gilgil Town and surrounding built-up areas.

Gilgil's location along the A104 Nairobi–Nakuru transport corridor, which hosts the national fibre-optic backbone, has facilitated the expansion of broadband infrastructure and last-mile fibre connectivity. Several Internet Service Providers (ISPs), including Megzit Limited, Faiba (Jamii Telecommunications), Safaricom, and Mawingu Networks, provide a combination of fibre-optic, fixed-wireless, and mobile broadband services within the municipality. In addition, Starlink satellite broadband has emerged as an alternative for remote settlements where terrestrial broadband infrastructure is unavailable.

These services have enhanced internet access for households, businesses, educational institutions, and public offices, supporting digital transformation and economic activity. Despite these improvements, significant disparities in broadband access remain across the municipality.

Fibre-optic connectivity is largely limited to the Central Business District and adjacent neighbourhoods, while most peri-urban and rural areas continue to depend on mobile broadband and fixed-wireless services, which are affected by network coverage limitations and terrain-related signal challenges. High installation costs, equipment expenses, and monthly subscription charges also constrain internet adoption among low-income households and small businesses. Expanding fibre infrastructure, improving mobile broadband coverage, and promoting affordable internet services will be critical in advancing digital inclusion, enhancing service delivery, and supporting Gilgil Municipality's transition towards a smart, competitive, and resilient urban centre.

9.6.3 Disaster Management

Disaster preparedness within Municipality of Gilgil is coordinated by the Nakuru County Department of Disaster Management and Humanitarian Assistance, whose mandate includes fire response, flood mitigation, emergency preparedness, and relief distribution. Despite these efforts, the Municipality currently lacks a dedicated disaster management centre, adequate emergency response infrastructure, and trained technical personnel. Consequently, emergency response during major incidents such as fires relies heavily on support from Nakuru and Naivasha towns, resulting in delayed response times and increased vulnerability to disasters. The Municipality is exposed to several Major hazards which include floods, Road accidents, fires and rock falls.

To strengthen resilience and improve emergency preparedness, there is an urgent need for establish a modern and fully equipped disaster and emergency response Centre. With a projected population of approx. 175,000 persons by the year 2046 there is need for establishment of a minimum at least 1 fire station. The overall design should comply with universal accessibility standards and adequately cater for the needs of Persons Living with Disabilities (PLWDs), while enhanced inter-agency coordination, disaster risk reduction initiatives, and capacity building for emergency personnel will further strengthen the Municipality's disaster preparedness and response capability.

CHAPTER TEN: SOCIAL INFRASTRUCTURE

10.OVERVIEW

This chapter examines the status, distribution, accessibility and adequacy of social infrastructure within the Municipality of Gilgil. It focuses on key facilities and services that support the social well-being and quality of life of the population, including education, health, community facilities, recreational and open spaces, social welfare, and other public amenities.

10.1 Education

Gilgil serves as a key educational hub within the sub-county, supporting learning and human capital development across multiple levels of education. The municipality hosts a comprehensive range of institutions, including Early Childhood Development (ECD) centers, primary schools, secondary schools, and tertiary as well as technical training institutions. These facilities are operated by public, private, and faith-based providers, reflecting a diversified education sector that caters to varying socio-economic groups.

The education institutions within Gilgil serve not only residents of the municipality but also learners drawn from neighbouring rural and peri-urban areas, thereby positioning the town as an important centre for academic progression and skills development. Public institutions form the backbone of education provision, particularly at primary and secondary levels, while private institutions complement service delivery by expanding choice and capacity.

a. Early Childhood Development (ECD) Centres

ECD centres form the foundation of the education system and are primarily managed by the County Government in collaboration with local communities. In Gilgil, public ECD centres are typically attached to existing public primary schools, while private ECD facilities operate independently, particularly within higher-income and high-density residential neighbourhoods. The education-facilities inventory identifies 56 ECDE/primary facilities, comprising 41 private and 15 public facilities. The facilities are distributed across the municipality, although a significant proportion is concentrated around the more established urban and settlement areas. The Physical Planning Handbook recommends that pre-primary facilities be integrated with or attached to primary schools where practicable and located within convenient walking

distance of their catchment population. The recommended walking distance is approximately 300–500 metres, while subsequent formulations of the Handbook use a catchment population of about 4,000 persons for an ECDE facility.

b. Primary Schools

Primary education in Gilgil is delivered through numerous public and private schools, with public institutions accommodating the majority of learners. These schools follow the Competency-Based Curriculum (CBC), covering literacy, numeracy, sciences, and creative subjects. There are 32 primary schools, comprising 17 public and 15 private institutions within the Municipality. The distribution shows a relatively strong concentration of schools within and around the established Gilgil urban area and along the principal settlement and transport corridors, with facilities also extending into the peripheral parts of the municipality .

c. Secondary Schools

Secondary education includes both day and boarding schools that prepare students for the Kenya Certificate of Secondary Education (KCSE). These schools offer general education and specialized subjects such as sciences, technical skills, and ICT. Infrastructure varies, with well-established public and boarding schools generally providing science laboratories, libraries, ICT rooms, and sports facilities. There are 14 secondary schools, comprising four public and ten private institutions. spread across the Municipality

d. Tertiary Institutions

Gilgil hosts several tertiary and technical institutions, including technical and vocational training centres, colleges, and specialized training institutes operated by public, private, and faith-based providers. These institutions offer certificate, diploma, and competency-based programs in areas such as agriculture, construction, ICT, business, and hospitality, providing practical skills and alternative pathways for learners who may not proceed directly to university. They play a key role in supporting youth employability, entrepreneurship, and local economic development. Notable institutions in this category include Gilgil Comboni Polytechnic and the National Youth Service (NYS) College, both fully registered with the Technical Vocational Education and Training Authority (TVETA) and offering approved

programs aligned with national standards.

e) Special Schools and Adult Education Centres

Gilgil also hosts one public special schools that provide education for learners with diverse needs, including those with physical, sensory, or cognitive disabilities. This institution offers tailored curricula, individualized support, and specialized teaching methods to ensure inclusive access to education. The school is equipped with adapted classrooms, assistive learning devices, and trained personnel to support learners' development.

Literacy Rate

Gilgil Municipality has a high literacy rate of 96.59%, which is significantly above the national average of approximately 87.6%, indicating a strong foundation for human capital development and socio-economic participation. However, educational attainment beyond basic literacy remains a concern, with only 44.44% of residents having attained tertiary education and 3.41% having no formal education. This gap highlights the need to strengthen access to TVET, tertiary education and lifelong learning to develop a skilled workforce capable of supporting industrialization, innovation and a diversified local economy.

Value	Percentage	Value	Percentage
Secondary	37.29	TVET	5.83
College	28.82	Postgraduate	1.65
Primary	14.85	None	3.41
University Postgraduate	8.14	Total	100

Source: Field Survey(2026)

10.1.1 Gap Analysis in Education

The field survey indicates that distance to facilities (57.7%) is the greatest barrier to accessing education and other essential social services in Gilgil Municipality, followed by poor roads and transport infrastructure (13.94%). Other constraints include financial affordability (4.54%), education quality and learning resources (2.92%), service delivery and staffing (2.51%), security concerns (2.19%), and environmental challenges such as flooding (1.70%). These findings demonstrate that physical accessibility

remains the primary challenge, with infrastructure and transport limitations significantly affecting equitable service delivery. As the municipality's population is projected to reach approximately 197,395 by 2046, there will be a need to expand educational facilities, improve transport networks, strengthen institutional capacity, and ensure equitable distribution of social infrastructure to meet the growing demand.

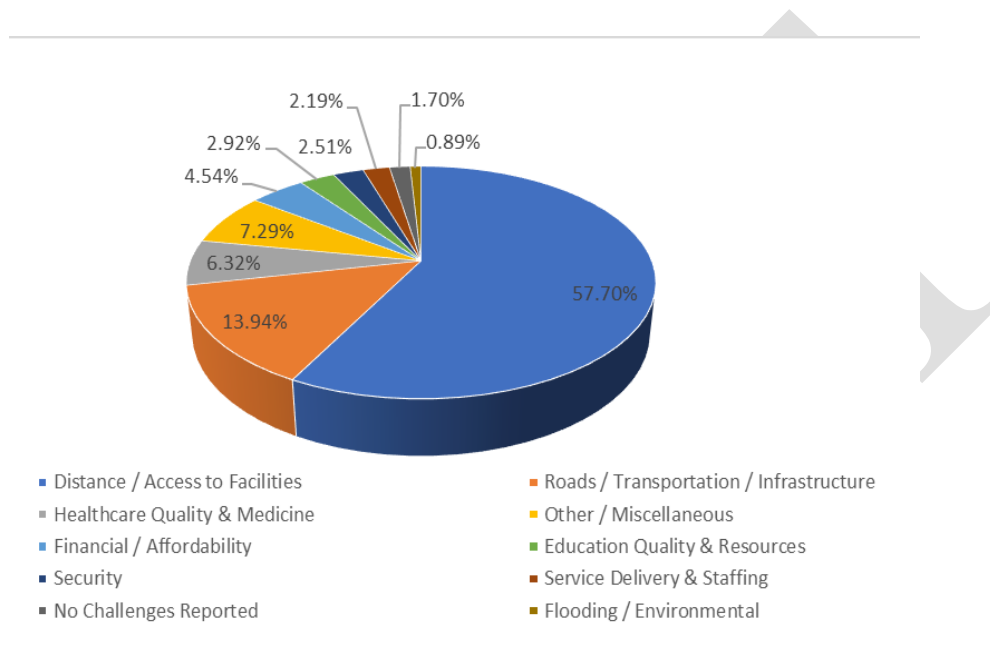
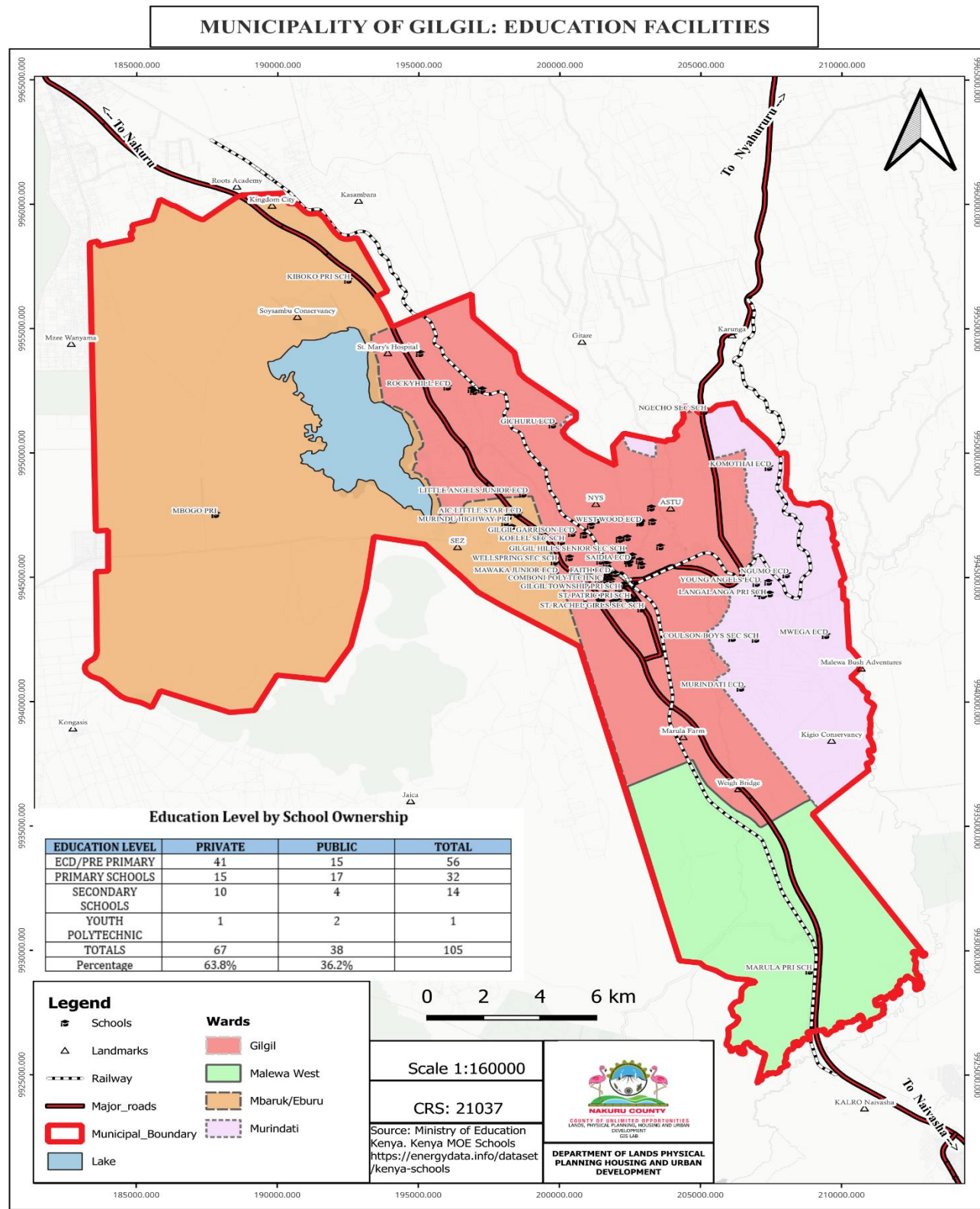


Figure 11 - unidentified access gaps



map 15 - Map of Educational Facilities

10.2 Health Facilities

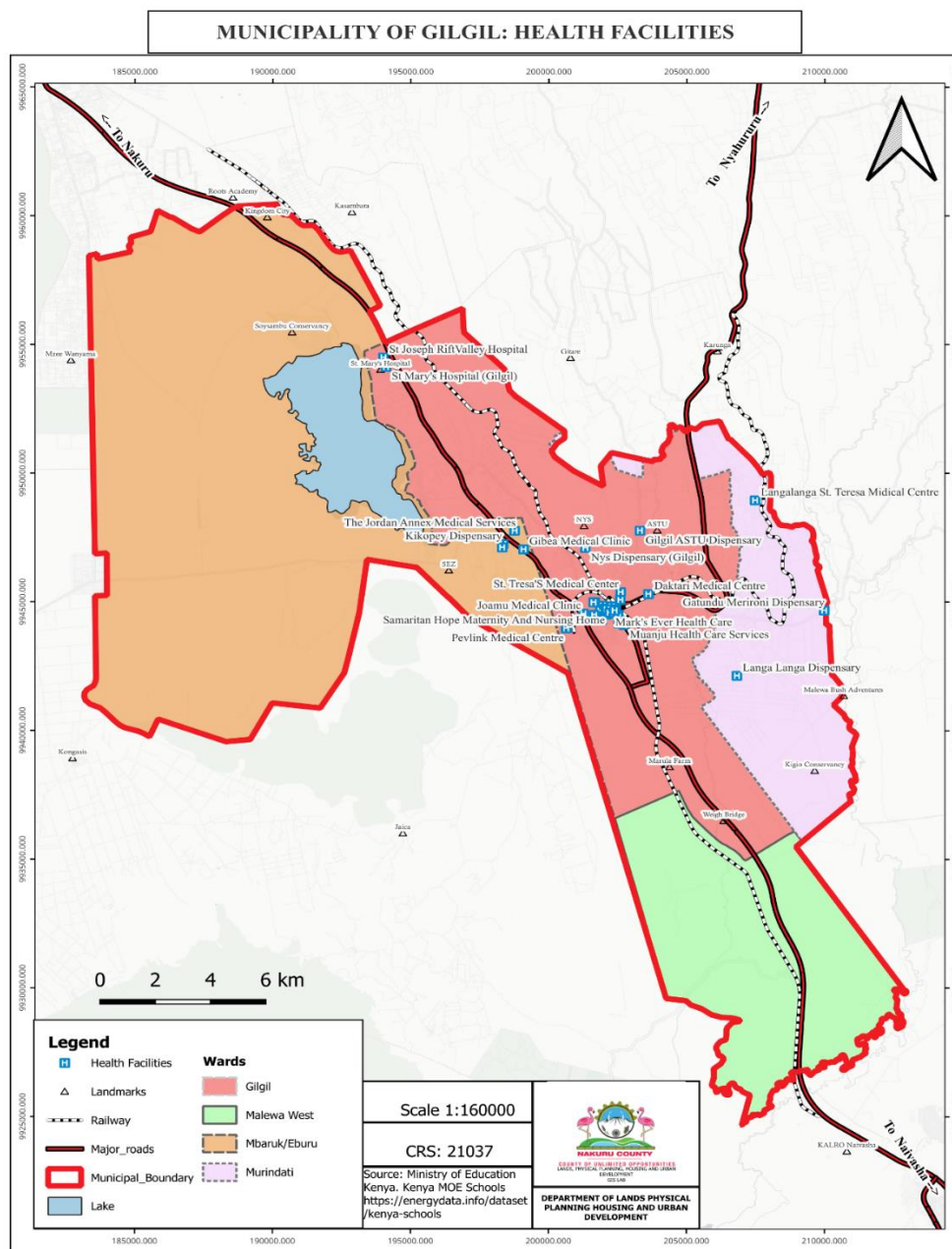
Health is a critical component of social infrastructure in Gilgil, directly influencing the well-being, productivity, and quality of life of residents. The municipality faces a range of health needs, including preventive care, maternal and child health, communicable and non-communicable disease management, and emergency medical services. Ensuring access to quality healthcare is essential for population health, social stability, and sustainable urban development within the municipality.

10.2.1 Health Facilities

Gilgil Municipality has a well-established network of public, faith-based, and private health facilities comprising one Level 5 hospital, two Level 4 hospitals, six dispensaries, eight public health centres, 37 private health clinics, and the Gilgil General and Psychiatry Hospital, which serves as the area's specialized referral facility. These institutions provide comprehensive preventive, promotive, curative, rehabilitative, maternal and child health, laboratory, and mental health services.

However, with the municipality's catchment population projected to increase from 105,357 to approximately 175, 000 by 2046, demand for healthcare services will rise significantly. Based on the Physical Planning Handbook standards, the municipality will require 20 dispensaries and 25 health centres by 2046. Compared to the current provision, this translates to a deficit of 14 dispensaries and 17 health centres, while the existing two Level 4 hospitals and one Level 5 hospital remain adequate to meet future demand.

The priority for future healthcare investment should therefore focus on expanding primary healthcare infrastructure by establishing additional dispensaries and health centres to improve accessibility, reduce pressure on referral hospitals, and ensure equitable healthcare service delivery for the growing population.



map 16 - Map of Health Facilities in Municipality of Gilgil

Security Facilities

The current security situation within Municipality of Gilgil is generally stable, with effective coordination between formal law enforcement agencies and community-based security structures. The presence of the Gilgil Police Station serves as the primary command and response center, supported by strategically distributed police posts at Gema Police Post, Kekopey Police Post and Langalanga Police Post. These

facilities enhance spatial coverage, enabling timely response to incidents across the municipality and its peri-urban areas. While isolated cases of petty crime and emerging urban security challenges are reported, the overall security environment remains under control due to the structured deployment of police resources and regular patrol operations.

The Sub-county security has an established Nyumba Kumi Initiative and broader community policing framework which has strengthened grassroots intelligence gathering and early warning systems. Local residents, working closely with chiefs and administrative units, provide vital information that supports proactive security interventions

10.2.3 Recreational Facilities

Municipality of Gilgil is served by several recreational facilities that provide residents with opportunities for outdoor activities, relaxation, sports, and social interaction. The municipality currently has two key public open spaces, including a designated public park and a stadium, which support informal sports, leisure activities, and community gatherings. In addition, private recreational amenities such as a golf course and horse-riding arena located in the Pembroke area further enhance the municipality's recreational offering. These facilities play an important role in promoting physical well-being, social cohesion, youth engagement, and the overall quality of life for residents. However, there remains a need to expand the provision of open and recreational spaces, particularly within residential neighbourhoods outside the Central Business District (CBD). Existing facilities also require upgrading through proper fencing, landscaping, installation of waste bins, improved seating areas, and enhanced maintenance to ensure they remain safe, accessible, and attractive for public use



plate 7 - Gilgil Park

10.2.2 Social Facilities

Public Library

Gilgil Municipality is served by the Gilgil Community Library, complemented by libraries in public and private learning institutions. These facilities support literacy, education, research, digital learning and lifelong learning, contributing to human capital development. However, the growing population has increased demand, while limited capacity, learning spaces and digital resources remain key challenges. There is therefore a need to expand and modernize library facilities, improve internet and digital services, provide updated learning materials, and introduce mobile library services to enhance equitable access, particularly in underserved areas..



plate 8 - Gilgil Library

Social Hall

Bondeni Social Hall is a key facility within the municipality, offering space for community gatherings, youth activities, and public consultations. These halls support social cohesion by providing accessible venues where residents can participate in communal activities, civic education, and local development initiatives.

Abattoir

Municipality of Gilgil currently lacks a designated public abattoir, with slaughtering services primarily

undertaken by privately operated facilities dispersed across areas such as Gema and Langalanga. This fragmented arrangement has resulted in limited regulatory oversight and uneven compliance with public health and veterinary standards. Consequently, there has been a notable prevalence of illegal and unregulated slaughter activities within the municipality, which pose a significant risk to food safety, public health, and environmental hygiene. The absence of a centralized, properly equipped and inspected abattoir facility underscores the urgent need for strategic investment in compliant slaughter infrastructure and strengthened enforcement mechanisms to safeguard the quality of meat consumed by residents.

Cemetery

Municipality of Gilgil is served by cemetery facilities that provide designated burial spaces for residents in accordance with cultural and religious practices. The town has two public cemeteries serving the general population in Gilgil and Langalanga and an Islamic cemetery catering specifically to the Muslim community and which is located in Gilgil town. These facilities are essential for maintaining public health, orderly urban development, and respect for cultural and religious norms. The Muslim and General public cemeteries found in Gilgil Town are currently operating at full capacity whereas the Langalanga cemetery is Unregulated and encroached. In order to sufficiently cater for the Need of future generation there is need to acquire a minimum of 20 Ha.

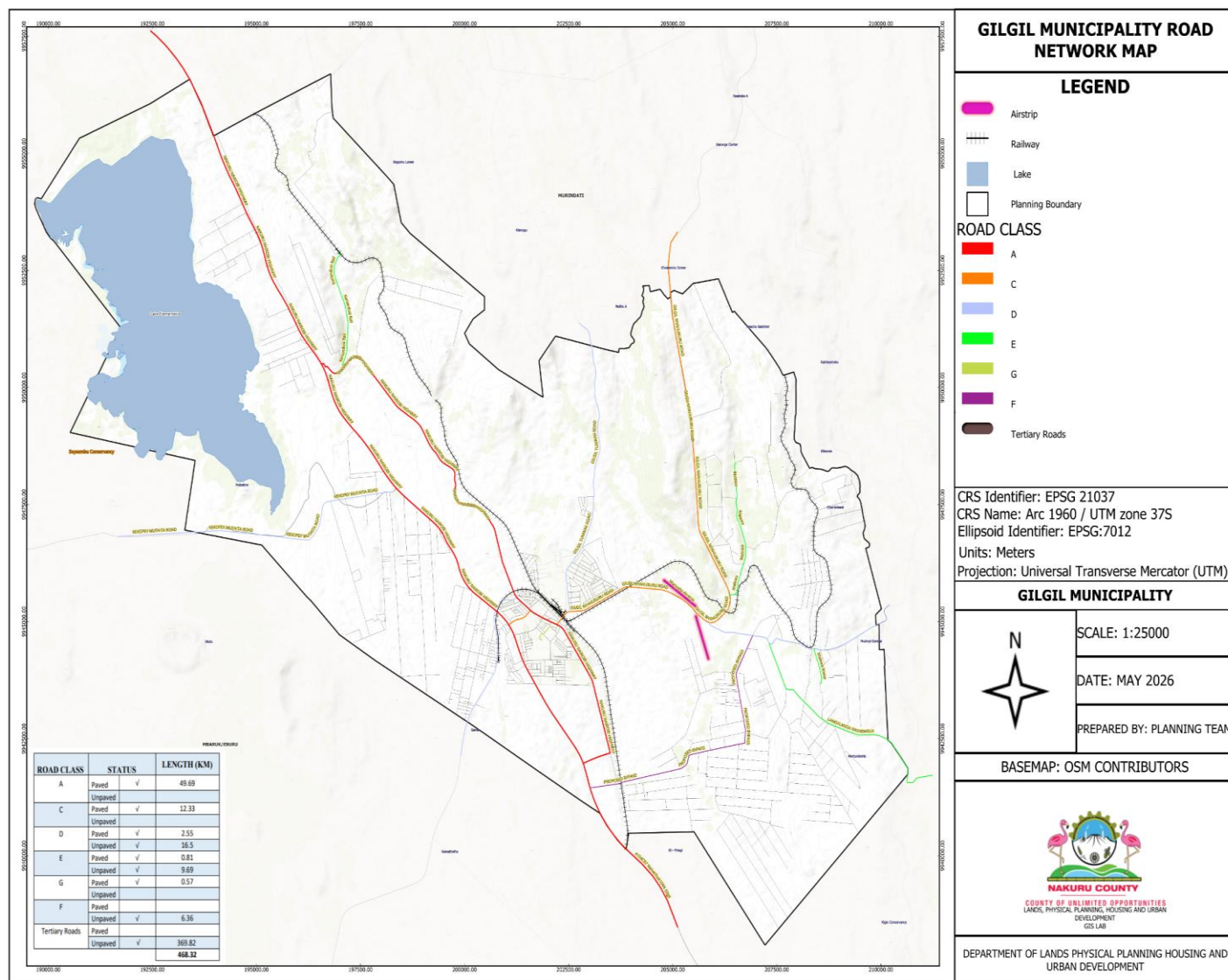
CHAPTER ELEVEN: TRANSPORTATION SYSTEM

8.2 Overview

This chapter presents the existing transportation system within Municipality of Gilgil by assessing the available transport modes, infrastructure, services, and connectivity within and outside the municipality. Road transport is the primary mode of movement and plays a key role in supporting economic and social activities. Municipality of Gilgil is strategically located along the Nairobi–Nakuru Highway, part of the Northern Corridor, which strengthens connectivity to major markets such as Nairobi, Nakuru, western Kenya, and Uganda. This strategic position makes Gilgil an important transit and service centre within Nakuru County and the Central Rift Valley region.

According to Kenya Roads Board (KRB) data, the municipality has a total road network of approximately 468.32 km, of which 98.5 km are paved and 369.82 km are unpaved. The road network is classified as follows:

Road Class	Paved Length (km)	Unpaved Length (km)	Total Length (km)
Class A	49.69	0.00	49.69
Class C	12.33	0.00	12.33
Class D	2.55	16.50	19.05
Class E	0.81	9.69	10.50
Class F	0.00	6.36	6.36
Class G	0.57	0.00	0.57
Total	65.95	32.55	98.50



map 17 - Map of Road Network Status for Municipality of Gilgil

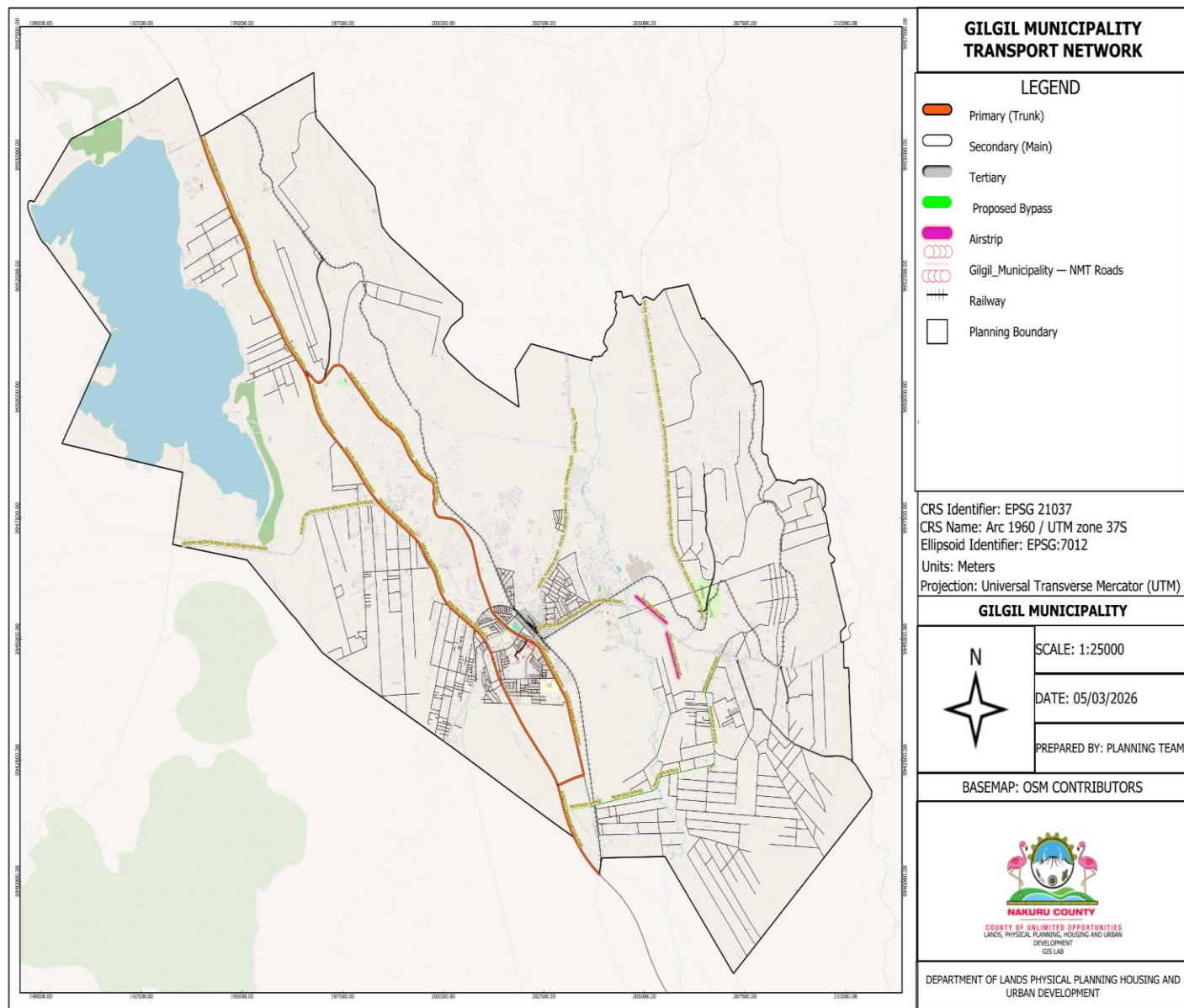
11.2 Road transport

11.2.1 International and Regional connectivity

Internationally, **Municipality of Gilgil** is strategically located along major national and regional transport corridors, giving it significant logistical and economic advantage within Nakuru County and the wider Rift Valley region. The A104 highway carries heavy commercial and passenger traffic as it forms part of the Northern Corridor transport route linking **Nairobi** to **Nakuru**, western Kenya, and onward to Uganda. The presence of this corridor significantly enhances trade, tourism, agricultural distribution, and regional mobility. Gilgil's central position between Nairobi and Nakuru enhances accessibility to key economic zones, including industrial areas, agricultural production zones, tourism destinations (e.g., Lake Elementaita), and institutional establishments within Nakuru County and beyond.

The A104 corridor, specifically the **Rironi–Mau Summit Road**, which passes through Gilgil, is currently undergoing phased expansion through duelling to increase capacity and improve safety. The duelling project aims to: Reduce traffic congestion, Improve travel time between Nairobi and Nakuru, Enhance road safety along accident-prone sections and Support increased freight movement along the Northern Corridor. The municipality is served by major trunk and regional roads, notably:

- **Gilgil–Nyahururu Road** linking Gilgil to Nyahururu and Laikipia County
- **Gilgil–Elementaita Road** connecting to Lake Elementaita and surrounding settlements



map 18 - Existing road network and hierarchy

11.2.2 Interconnectivity and Intra-connectivity

a) Town Centre/ CBD Roads

Connectivity within the Central Business District (CBD) is moderately developed, with the majority of primary streets being bitumen surfaced and selected roads upgraded to cabro paving, particularly around commercial areas and government institutions. Despite these improvements, the transport network continues to face several challenges that undermine mobility and accessibility. Narrow road reserves constrain road expansion and capital improvement, while inadequate pedestrian walkways compromise the safety and comfort of non-motorized transport users. The situation is further exacerbated by the encroachment of road reserves by informal parking, reducing the effective carriageway width and contributing to traffic bottlenecks. In addition, inadequate surface drainage results in water stagnation during the rainy season, affecting road usability and accelerating pavement deterioration. Consequently, the CBD experiences recurrent traffic congestion during peak hours due to the high volume of mixed traffic, including private vehicles, public service vehicles (PSVs), motorcycles (boda bodas), and pedestrians competing for limited road space.

plate 9 - town center roads



b) Pri - Urban and Residential zones

Roads connecting the CBD to residential estates such as Site & Service A& B, Teachers A & B, Ngomongo, Bondeni Kambi Somali, Gema, Mbegi and other surrounding settlements are predominantly earth and gravel surfaced, though some sections are bitumen surfaced like GTI - Site B.

During heavy rainfall, several of these roads become difficult to access due to poor drainage and inadequate maintenance. There is need for upgrading, gravelling, drainage improvement, and periodic maintenance to enhance reliability and accessibility.

c) **By - Passes**

Due to the strategic location of Gilgil along the A104 corridor, through-traffic contributes to congestion within the CBD. Although the main highway bypasses the inner core of the town, local junctions and access roads feeding into the highway experience significant congestion.

Heavy vehicles occasionally enter the town centre for service, fueling, or parking, further compounding traffic management challenges. There is potential for improved traffic management strategies and designated truck parking areas to reduce congestion.

11.2.3 Modal split and means of transport

Travel demand in Gilgil Municipality is primarily driven by work, business, shopping, education, and access to public services, with additional seasonal movements generated by tourism activities around Lake Elementaita and other nearby attractions. The Central Business District (CBD) remains the municipality's main activity hub due to its concentration of markets, banks, government offices, and commercial services, while Kikohey, Elementaita, and surrounding residential estates also attract significant travel. This concentration of activities within the CBD contributes to traffic congestion, highlighting the need to develop secondary commercial and service centres to decentralize economic activities and improve accessibility.

The municipality's transport system is characterized by a mix of travel modes, with motorcycles (boda bodas) and bicycles providing affordable last-mile connectivity, matatus and buses serving inter-town travel, and walking remaining the dominant mode within the CBD and nearby residential areas. Private vehicle ownership is gradually increasing in response to urban growth and rising incomes, while railway transport continues to play a limited role in freight and occasional passenger services. Despite the economic importance of the boda boda sector, the absence of designated stages and inadequate formal parking facilities has resulted in widespread roadside parking along the Nairobi–Nakuru Highway and within the CBD, contributing to congestion, safety concerns, and inefficient traffic flow. Improving parking management and providing dedicated public transport facilities would enhance mobility, improve road safety, and create opportunities for increased municipal revenue.

Table 6 - transportation frequency

Mode of Transport	Frequency	Percentage (%)
Walking	664	44.47%
Motorcycle	432	28.94%
Matatu	161	10.78%
Bicycle	144	9.65%
Private car	92	6.16%

Source: Field Survey 2026

Air

Air transport in Gilgil Municipality is limited and primarily serves institutional, security and private aviation needs. The municipality is served by Gilgil Airstrip (Cluonson), while additional aviation facilities at Kenyatta Barracks and the National Youth Service training grounds support military and training operations. These facilities do not provide scheduled commercial passenger or cargo services.

Road

Road transport is the most commonly used means due to affordability and accessibility. Public transport is dominated by: Matatus (PSVs), Buses & Motorcycles (boda bodas) Motorcycles are widely used for short-distance mobility due to affordability and flexibility, particularly in residential and peri-urban areas. However, their high numbers contribute to congestion and safety concerns within the CBD.

Railway Transport.

Railway transport remains an important component of Gilgil Municipality's transport system, with the town located along the historic Nairobi–Nakuru–Malaba metre-gauge railway, part of the former Kenya–Uganda Railway, which continues to provide freight and limited passenger services. Although

the Nakuru–Nyahururu branch line has experienced a decline in use, the existing railway corridor presents significant opportunities for revitalizing passenger rail services, enhancing freight logistics, promoting transit-oriented development around the railway station, and reducing road congestion through a shift to rail transport. Realizing these benefits, however, will require modernization of the railway infrastructure and improved service frequency.

Terminal facilities

Municipality of Gilgil has a designated bus park located within the town centre. The facility is partially paved, though sections require rehabilitation. Due to space constraints, many PSVs operate from roadside stages rather than the formal bus park. This has contributed to congestion and disorderly passenger pick-up and drop-off within the CBD. There is a need for expansion, modernization, and improved enforcement to enhance operational efficiency. Designated bus stops within Municipality of Gilgil are limited. In many cases, passengers board and alight at undesignated points along major roads, especially along the **Nairobi–Nakuru Highway**. Improved signage, marked bus bays, and enforcement are necessary to enhance safety and reduce traffic conflicts.



plate 10 - Gilgil Highway Stage and underutilise bus terminus

Traffic management

The town has no designated parking facilities, public and private vehicles all share the same spaces in front of commercial premises. These spaces are unmarked and are inadequate. Vehicles and boda-boda dangerously park along the roads especially A1 road due to lack of designated area for them. This causes huge traffic congestion along the highway. Parking problems are also aggravated by major commercial developments being allowed without adequate space provision for parking. For every 100m² of land in

the central business district a minimum of 1½ parking space may be provided except where basement parking is provided (Physical Planning Handbook 2008). There are no parking charges and this is a huge potential revenue source for the county. Proper provision of parking spaces within the CBD can greatly contribute to the county's revenue base.

Traffic Signs and Road Signage.

Traffic signage and road markings are inadequate in several sections of the municipality. There is limited provision of Pedestrian crossings (zebra crossings), Speed calming measures and Parking lane markings. Vandalism of signage has also been reported. Improved signage, road marking, and enforcement are necessary to enhance safety for motorists and pedestrians.

Parking

Parking facilities within the CBD are inadequate relative to demand. Vehicles are frequently parked along road shoulders and occasionally on pedestrian walkways, leading to congestion and obstruction of non-motorized movement. Commercial developments have increased without proportional provision of off-street parking, worsening the parking deficit. Non-motorized transport.

Non Motorised public Transport(NMT)

NMT in Gilgil Municipality mainly comprises walking, cycling, and handcarts, but has historically been constrained by inadequate dedicated infrastructure and poor separation from vehicular traffic. Recent improvements include a 600-metre NMT corridor from the Sub-County Offices to KCB Bank, which is under development, and approximately 1.1 km of completed cabro-paved NMT facilities along key urban corridors.

Despite these interventions, most roads still lack continuous sidewalks, pedestrian crossings, cycling facilities, and integrated drainage, creating safety risks and limiting mobility. The municipality therefore proposes expanding NMT infrastructure, particularly within the CBD, alongside organized parking, improved signage and street lighting, and traffic-calming measures. These interventions will enhance pedestrian safety and accessibility, reduce congestion, improve urban aesthetics, and increase parking-related revenue.



plate 11 - KCB - Mathari & Cross Road NMT Sections

11.4 Storm Water Drainage

Storm water management in Gilgil Municipality relies on a combination of natural drainage channels and constructed open drains along road reserves to control surface runoff and reduce flooding. However, the municipality's generally flat terrain and low gradients limit the efficient flow of storm water, resulting in frequent localized flooding, particularly in low-lying areas such as Site and Service, Ngomongo, Sierra Leone, Migingo, Njuri Ncheke, Karura, and the Kambi Somali Underpass. These floods disrupt transport, damage roads and public facilities, inundate residential properties, and pose health and safety risks to residents.

The effectiveness of the drainage system is further constrained by inadequate infrastructure and the frequent blockage of drains by debris, sediments, and solid waste, leading to water flowing along road surfaces and accelerating pavement deterioration. To enhance flood resilience and urban infrastructure, the municipality should expand and upgrade the storm water drainage network, undertake routine maintenance and desilting of existing drains, integrate drainage improvements into future road projects, and protect natural drainage corridors to ensure efficient storm water conveyance and reduce flood risks.



plate 12 - Storm water drainage conditions in Municipality of Gilgil (Kikopey, CBD Drainage, Site, Gilgil Stadium & Ngomongo Estate)

Source: Field Survey, 2026

Sector	Strengths	Weaknesses	Opportunities	Threats
Land Use, Spatial Planning & Human Settlements	• Large planning area with substantial undeveloped peri-urban and rural land. • Existing urban centres and growth nodes. • Diverse land resources supporting conservation, agriculture, residential and economic activities. • Existing planning framework through the LPLUDP. • Strategic location along major transport corridors.	• Fragmented and incompatible land uses. • Weak development control and enforcement. • Unplanned subdivision of agricultural land. • Informal settlements and insecure tenure. • Limited land reserved for industry, recreation, public utilities and social facilities. • Encroachment on road reserves and environmentally sensitive areas.	• Implementation of the LPLUDP to guide structured urban expansion. • Land regularisation and issuance of secure tenure. • Urban renewal and redevelopment of underutilised land. • Higher-density and vertical development within the urban core. • Planned development of peri-urban expansion areas. • Establishment of strategic economic and industrial zones. • Creation and protection of public-purpose land reserves. • Integration of infrastructure investment with spatial planning.	• Rapid urbanisation and rural–urban migration. • Continued conversion of agricultural land to residential uses. • Informal settlements may expand faster than formal planning interventions. • Land speculation and escalating land values. • Encroachment on public land, riparian areas and road reserves. • Infrastructure provision may lag behind settlement growth.
Housing & Human Settlements	• Availability of developable land. • Availability of local construction materials. • Emerging urban structure provides a planning window for orderly development. • Potential for higher-density housing. • Existing national housing initiatives.	• Limited formal affordable housing supply. • Limited access to housing finance. • Inadequate sewerage and solid waste management. • Inadequate neighbourhood amenities. • Weak enforcement of building standards. • Growth of informal and poorly serviced settlements.	• Expansion of Affordable Housing Programme initiatives. • Public-private partnerships in housing development. • Development of serviced residential land. • Mortgage and housing-finance reforms. • Development of compact, mixed-use and higher-density neighbourhoods. • Integration of housing with roads, water, sewerage, drainage and NMT. • Development of social housing for low-income households.	• Mushrooming informal settlements. • Rising land and housing prices. • Increasing construction costs. • Low-income households may be excluded from formal housing markets. • Flooding and other climate hazards may affect poorly serviced settlements. • Housing growth without corresponding infrastructure may create new informal settlements.
Trade, MSMEs, Commerce & Investment	• Strategic position along the Nairobi–Nakuru corridor. • Established commercial and informal business activities. • Strong local market generated by residents, institutions and travellers. • Stable demand associated with KDF, NYS and other national institutions. • Existing hospitality, transport and retail sectors.	• High dependence on small-scale and informal businesses. • Limited access to finance. • Poor business premises and working environments. • Limited business-support infrastructure. • Weak market infrastructure. • Limited formal employment and value addition.	• Establishment of modern markets and trading facilities. • MSME incubation and enterprise development. • Access to affordable business finance. • Development of industrial and commercial zones. • Digital commerce and e-business. • Youth and women enterprise development. • PPPs for commercial infrastructure.	• Competition from Nakuru, Naivasha and other better-served centres. • Inflation and economic shocks. • Rising operating costs. • Poor infrastructure may increase transportation and business costs. • Informal development may undermine planned commercial areas. • Limited purchasing power among low-income households.

			Improved regional connectivity can expand market access.	
Agriculture & Livestock	- Fertile volcanic soils. - Significant agricultural land. - Diverse crop production. - Strong livestock base. - Existing livestock markets and slaughter facilities. - Agriculture supports local trade, transport and agro-input businesses.	- Heavy reliance on rain-fed farming. - Limited irrigation. - Small and fragmented holdings in areas undergoing subdivision. - Limited access to agricultural finance. - Limited agro-processing and storage. - Low levels of climate-smart agricultural practices.	- Irrigation development. - Climate-smart and conservation agriculture. - Crop diversification and drought-resistant varieties. - Agro-processing and value addition. - Cold storage and modern warehousing. - Strengthening agricultural cooperatives. - Improved livestock value chains. - Linkages with agricultural research and TVET institutions. - Development of agricultural markets and collection centres.	- Prolonged droughts and rainfall variability. - Flooding and waterlogging. - Agricultural land conversion due to urbanisation. - Soil erosion and degradation. - Rising agricultural input costs. - Climate change may reduce productivity and household incomes. - Weak value chains may continue to limit farmers' incomes.
Tourism, Culture & Heritage	- Diverse natural, cultural and historical attractions. - Lake Elementaita and associated ecosystems. - Wildlife conservancies. - Eburru Forest and Volcanic Complex. - Kariandusi Prehistoric Site. - Maji Moto Hot Springs and Gilgil War Cemetery. - Established hospitality and restaurant businesses. - Strategic location within the wider Rift Valley tourism circuit.	- Tourism potential remains underutilised. - Limited tourism infrastructure. - Inadequate marketing and destination branding. - Limited diversification of tourism products. - Weak linkages between tourism and local SMEs. - Limited recreational facilities within residential areas.	- Development of eco-tourism. - Cultural, heritage and geological tourism. - Development of tourism circuits linking Gilgil, Nakuru and Naivasha. - Investment in accommodation, conference and recreational facilities. - Community-based tourism enterprises. - Strategic destination marketing. - Partnerships with conservancies and private investors. - Development of events, sports and cultural tourism.	- Environmental degradation of tourism assets. - Climate change affecting ecosystems and biodiversity. - Competition from established tourism destinations. - Poor infrastructure may discourage visitors and investors. - Loss of cultural and heritage resources through unplanned development. - Insufficient marketing may result in continued low tourist expenditure.
Transport, Mobility & Accessibility	- Strategic position on A104 Nairobi–Nakuru Highway. - Existing road network. - Existing railway corridor. - High demand for public transport. - High use of walking and NMT. - Ongoing road improvement initiatives.	- Poor road surfaces in several areas. - Narrow and blocked access roads. - Inadequate NMT facilities. - Lack of designated bus/matatu termini. - Lack of organised boda boda stages. - Inadequate parking and road furniture. - Unsafe junctions. - Inadequate street lighting. - No comprehensive addressing system.	- Upgrading of urban and feeder roads. - Development of modern public transport termini. - Expansion of NMT infrastructure. - Railway rehabilitation and modernisation. - Introduction of intelligent transport systems. - Digital addressing and street naming. - Improved parking management. - Integration of transport planning with land-use development. - Regional road improvements can strengthen Gilgil's role as a logistics and commuter centre.	- Increasing traffic congestion. - Road accidents. - Encroachment on road reserves. - Climate-related road deterioration. - Increasing vehicle and freight traffic. - Inadequate funding for road maintenance. - Unplanned roadside development may reduce transport efficiency.



Water, Sanitation, Solid Waste, Energy & Public Utilities	• Presence of NARUWASCO. • Existing sewerage treatment plant. • Existing electricity-grid connection. • Existing streetlights and floodlights. • Waste segregation initiatives. • Existing PPP arrangements in waste management. • High solar-energy potential.	• Frequent water shortages and rationing. • Inadequate sewer reticulation. • Continued dependence on pit latrines. • Inadequate public toilets. • Inadequate waste collection coverage and equipment. • Absence of a municipal sanitary landfill/disposal site. • Low electricity connectivity. • Limited adoption of renewable energy. • Dependence on charcoal and firewood.	• Expansion of water-supply infrastructure. • Development of trunk sewer and sewer-reticulation systems. • Integrated solid waste management. • Recycling, composting and resource recovery. • Solar street lighting and renewable-energy systems. • Clean cooking technologies. • Smart utility monitoring and GIS-based asset management. • Expansion of PPPs. • Access to national government and donor infrastructure financing.	• Rapid population growth increasing demand for utilities. • Drought and declining water availability. • Groundwater contamination. • Environmental pollution from indiscriminate waste disposal. • Public health risks associated with inadequate sanitation. • Deforestation due to charcoal and firewood use. • Increasing utility infrastructure maintenance costs. • Energy demand may outpace infrastructure expansion.
Stormwater & Disaster Risk Management	• Existing natural drainage channels and waterways. • Existing roadside drainage structures. • Existing county disaster-management structures. • Municipal recognition of drainage and resilience as priorities.	• No comprehensive stormwater master plan. • Inadequate drainage capacity. • Blocked and poorly maintained drains. • Encroachment on drainage corridors. • Development within flood-prone areas. • Flat terrain and low gradients. • Lack of dedicated municipal fire station and disaster-management centre.	• Preparation and implementation of a stormwater drainage master plan. • Sustainable Drainage Systems (SuDS). • Protection and restoration of natural waterways. • Integration of drainage into road projects. • Flood early-warning systems. • Climate adaptation and resilience financing. • Establishment of dedicated fire and emergency-response infrastructure. • Community-based disaster preparedness.	• Increased frequency and intensity of flooding. • Climate variability and extreme rainfall. • Damage to roads, buildings and public infrastructure. • Water contamination following floods. • Increased public-health risks. • Encroachment may reduce natural drainage capacity. • Limited municipal resources may constrain disaster preparedness.
Environment, Natural Resources & Climate Resilience	• Diverse ecosystems and biodiversity. • Wetlands and riparian ecosystems. • Lake Elementaita ecosystem. • Significant conservation land. • Existing vegetation corridors. • Natural ecosystems support flood regulation, groundwater recharge and microclimate regulation.	• Encroachment into wetlands and riparian areas. • Deforestation. • Quarrying and sand harvesting. • Overgrazing and erosion. • Limited urban green spaces. • Air pollution from vehicles, dust and open waste burning. • Limited waste collection.	• Urban greening and tree planting. • Ecosystem restoration. • Nature-based solutions for flood management. • Climate-smart agriculture. • Renewable-energy development. • Waste recycling and resource recovery. • Carbon-finance and climate-finance opportunities. • Community environmental management. • Green corridors and ecological networks.	• Climate change and extreme weather events. • Biodiversity loss. • Wetland and riparian degradation. • Deforestation. • Soil erosion and land degradation. • Pollution from poor waste management. • Unregulated quarrying and resource extraction. • Rapid urbanisation increasing pressure on ecosystems.
Education, Skills & Human Capital	• Wide range of ECD, primary, secondary and tertiary institutions. • Public, private and faith-based providers.	• Uneven distribution of facilities. • Accessibility challenges in peri-urban and rural areas. • Infrastructure and resource deficits in some institutions.	• Expansion of TVET and competency-based training. • Digital learning and ICT integration. • Industry-training institution	• Rapid population growth increasing demand for education. • Youth unemployment and underemployment. • Skills mismatch.

	• Presence of TVET institutions. • Gilgil serves learners from surrounding areas. • Existing institutions support technical and vocational skills. • Predominantly youthful population provides a large future labour force.	• Limited progression to higher and specialised skills. • Skills mismatch with emerging economic opportunities.	• partnerships. • Youth entrepreneurship and innovation programmes. • Skills development linked to agro-processing, logistics, tourism, construction and ICT. • Establishment of additional education facilities in growth areas.	• Inadequate expansion of education infrastructure. • Unequal access to education and training. • Migration of skilled persons to larger urban centres.
Health, Security, Recreation & Social Services	• Existing Level 5 and Level 4 health facilities. • Public, private and faith-based healthcare providers. • Specialised health services. • Stable security environment. • Police posts distributed across the municipality. • Nyumba Kumi and community policing structures. • Existing stadium, public park and private recreational facilities.	• Limited primary healthcare coverage. • Congestion in public health facilities. • Limited specialised services. • Weak emergency medical response. • Inadequate sanitation contributes to disease risks. • Limited recreational spaces outside the CBD. • Existing recreational facilities require upgrading.	• Development of additional health centres and dispensaries. • Expansion of specialised and emergency medical services. • Development of neighbourhood parks and recreational facilities. • Youth sports and talent development. • Strengthening community policing. • PPPs in health and social infrastructure. • Development of inclusive facilities accessible to persons with disabilities.	• Population growth increasing demand for health and social services. • Disease outbreaks and sanitation-related diseases. • Flooding and climate-related health risks. • Youth unemployment and associated social challenges. • Increasing pressure on existing health facilities. • Inadequate emergency-response capacity.
ICT & Digital Economy	• Good mobile network coverage. • High mobile-phone ownership. • Growing internet use. • Fibre connectivity along major corridors. • ICT supports business, education and government services.	• Uneven broadband coverage. • Fibre concentrated around the CBD and major corridors. • Limited public ICT facilities. • Digital literacy gaps. • Limited integration of ICT into municipal management.	• Expansion of fibre-optic infrastructure. • Affordable broadband services. • Digital entrepreneurship and e-commerce. • Smart-city applications. • GIS-based planning and municipal asset management. • Digital addressing. • ICT-enabled education and healthcare. • Expansion of e-government services.	• Digital divide between urban and rural/peri-urban communities. • Cybersecurity and data-protection risks. • Rapid technological changes requiring continuous investment. • High cost of infrastructure expansion. • Digital exclusion of low-income households.
Governance, Institutional Capacity & Municipal Management	• Established municipal governance framework. • Presence of county and national government institutions. • Existing spatial-planning and GIS information. • Existing community participation structures. • Experience with PPP-based service delivery.	• Limited municipal financial resources. • Technical and human-resource capacity gaps. • Weak development-control enforcement. • Fragmentation of institutional responsibilities. • Inadequate equipment and municipal facilities. • Limited capacity for emergency response.	• Strengthening municipal technical capacity. • Digitalisation of planning and municipal services. • GIS-based development monitoring. • Enhanced PPPs. • Intergovernmental collaboration. • Access to climate and urban infrastructure financing. • Participatory planning and community engagement. • Strengthening own-source revenue and municipal asset management.	• Rapid growth may overwhelm municipal capacity. • Limited financial resources may constrain implementation. • Weak enforcement may encourage informal development. • Institutional overlaps may delay implementation. • Rising infrastructure maintenance costs. • Political and socio-economic disruptions could affect investment and service delivery.

PART III:



PLAN FORMULATION

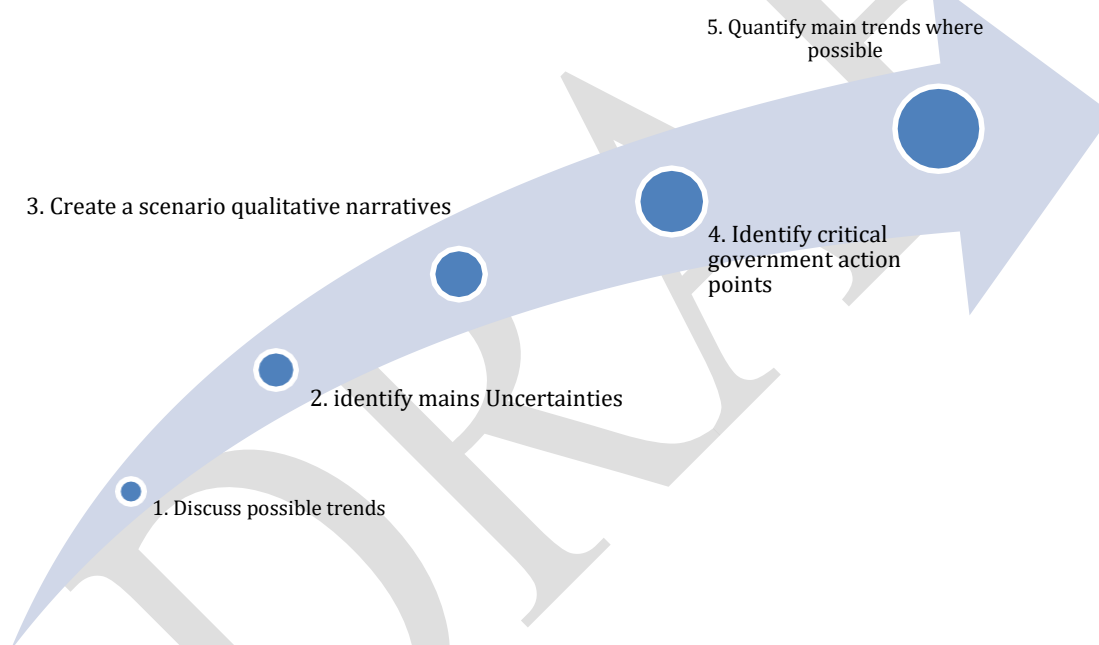
CHAPTER TWELVE: SCENARIO BUILDING AND CONCEPTUAL FRAMEWORK

10.2 Overview of scenario building

Scenario building takes into account the numerous challenges, constraints and opportunities identified in the situational analysis and stakeholder engagements within the municipality. The vision of the plan being the guiding pillar that informed the proposal and the decision made to come up with the final structure plan. The figure

Figure 12 - building scenario process

below shows the steps involved in scenario building.



17.4 13.2 Planning Considerations

The development Municipality of Gilgil Local Physical and Land Use Plan has considered several development scenarios aimed at enhancing the municipality's long-term spatial, economic, social, and environmental sustainability. These scenarios were evaluated and ranked based on their ability to address the municipality's current challenges and opportunities, while promoting balanced urban growth and improving the quality of life for residents. The scenarios assessed included:

Status quo scenario

The Status Quo Development Scenario assumes that Gilgil Municipality continues to grow with minimal planning intervention or development control, allowing existing urban growth trends to persist. Development would remain concentrated along the A104 Highway and C77 Road, accompanied by increasing urban sprawl, unregulated mixed-use developments, speculative land subdivision, and rising land-use conflicts. While reduced regulatory controls may encourage short-term investments and provide greater flexibility for developers, the absence of coordinated planning is likely to result in inefficient and unsustainable urban growth.

In the long term, this scenario would lead to the loss of productive agricultural land, environmental degradation, encroachment into environmentally sensitive areas, and increasing pressure on infrastructure and public services. Dispersed settlement patterns would raise the cost of providing roads, water, sewerage, drainage, electricity, and other essential services, while weakening agricultural productivity, environmental quality, and investment competitiveness. Overall, the status quo scenario would undermine orderly urban development, reduce the municipality's resilience and economic efficiency, and potentially compromise the management of strategic government and security installations.

Institutional/ Service led urbanization

The Institutional and Public Service-Led Development Scenario envisions Gilgil Municipality's growth being driven by strong institutions, efficient governance, and the expansion of public services and infrastructure. The municipality capitalizes on its strategic role as a national centre for security, public administration, education, and healthcare, supported by key institutions such as the Kenyatta Barracks, 5 Kenya Rifles Battalion, Kenya Anti-Stock Theft Unit Headquarters, National Youth Service Training College, major schools, government offices, Gilgil Level IV Hospital, and Mathari Mental Hospital. These institutions generate sustained demand for housing, transport, commercial services, and social amenities while creating employment and attracting public and private investment.

The scenario promotes the expansion of institutional facilities, planned residential neighbourhoods, commercial centres, and supporting infrastructure, including roads, public transport, water supply, sewerage, storm water drainage, electricity, digital connectivity, and public spaces. It also integrates environmental sustainability and climate resilience through green infrastructure and sustainable resource management. By strengthening public service delivery and institutional capacity, Gilgil is

envisioned as a leading institutional municipality with improved urban infrastructure, quality public services, enhanced investment, increased employment opportunities, and orderly, sustainable urban development.

Transportation and Logistics Scenario

The Transport and Logistics Hub Development Scenario positions Gilgil Municipality as a strategic regional logistics and economic gateway by leveraging its location along the A104 Northern Corridor, the metre-gauge railway (MGR), and the C77 Gilgil–Nyahururu Road. These transport corridors provide excellent connectivity to Nairobi, Western Kenya, Uganda, and the productive agricultural and tourism regions of the Central Rift Valley and Aberdares. The scenario proposes the development of logistics parks, warehousing, freight terminals, wholesale markets, agro-processing industries, and transit-oriented mixed-use developments around the railway station, highway intersections, and town centre to strengthen multimodal transport, facilitate trade, and attract private investment.

The scenario also prioritizes upgrading urban transport infrastructure through improved road networks, public transport facilities, non-motorized transport (NMT) infrastructure, traffic management systems, and integrated road-rail freight services. By supporting efficient movement of agricultural produce, manufactured goods, and tourists, Gilgil would evolve into a major inland logistics and distribution centre for the Central Rift Valley. This transformation is expected to stimulate industrial growth, create employment opportunities, increase municipal revenue, enhance land values, and reinforce the municipality's role as a competitive regional economic hub, with transport infrastructure serving as the principal driver of sustainable urban and economic development.

Integrated Scenario

The Integrated Development Scenario presents a balanced and sustainable growth model that combines Gilgil Municipality's institutional strengths, strategic transport connectivity, and economic potential while addressing the challenges associated with unplanned urban growth. The scenario envisions Gilgil as a Strategic Institutional, Logistics, and Economic Growth Centre anchored on three complementary pillars: institutional and public service excellence, transportation and logistics development, and sustainable urban and economic diversification. It promotes compact, transit-oriented urban development supported by modern infrastructure, efficient public services, and the protection of agricultural land, environmental resources, and strategic national security installations.

The scenario leverages Gilgil's location along the A104 Northern Corridor, the metre-gauge railway, and the C77 Gilgil–Nyahururu Road to develop logistics parks, agro-processing industries, wholesale markets, and industrial zones, while strengthening its role as a regional transport and distribution hub. It also promotes tourism, environmental conservation, climate resilience, affordable housing, and social infrastructure to improve quality of life. By integrating economic growth, environmental sustainability, and inclusive urban planning, the scenario aims to create a competitive, resilient, and well-served municipality that attracts investment, creates employment, enhances municipal revenue, and supports long-term sustainable development.

CHAPTER THIRTEEN: STRUCTURE PLAN

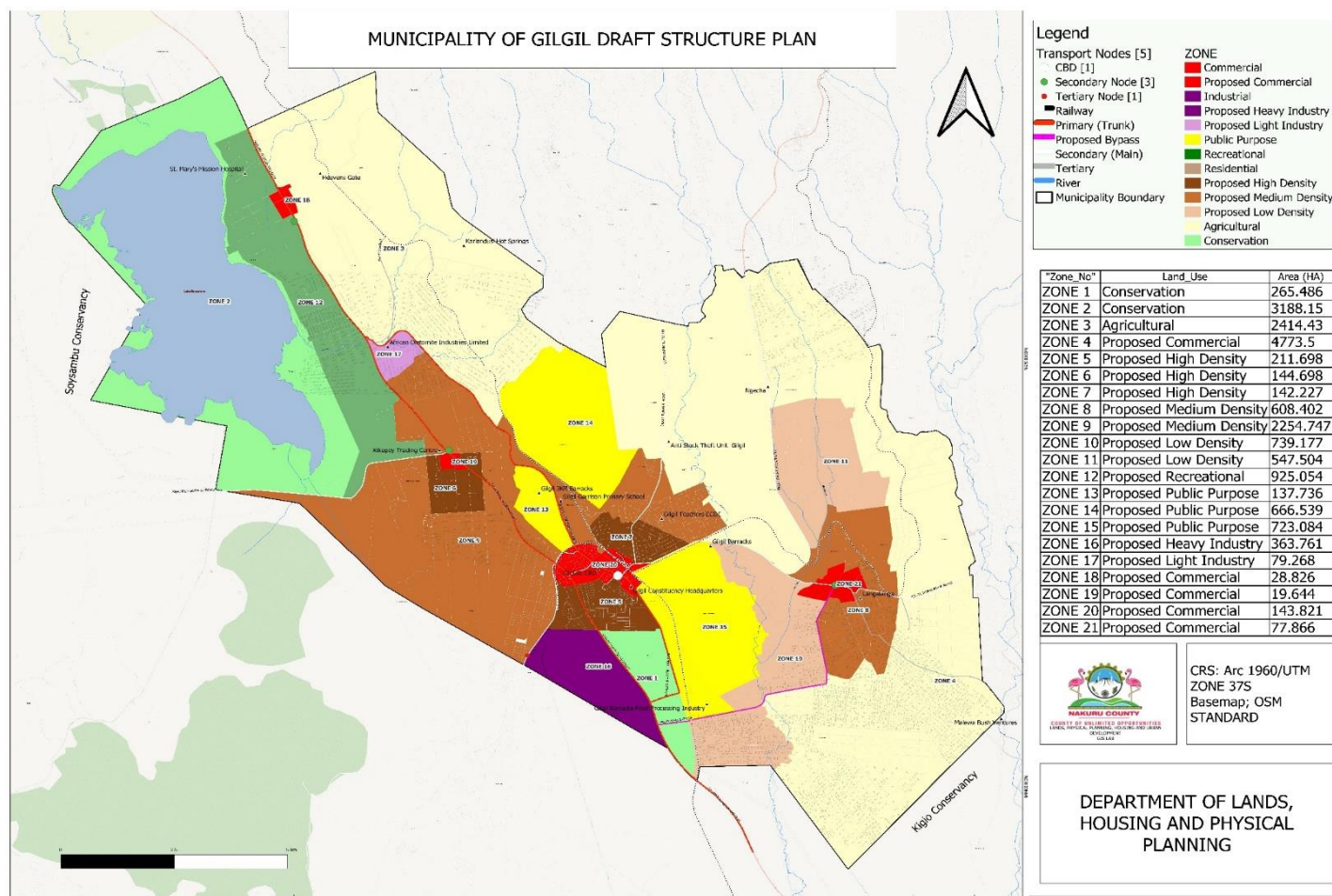
10.3 Structure Plan

The Structure Plan (SP) establishes the broad spatial framework and preferred development pattern for Municipality of Gilgil over the next twenty years. It provides a strategic basis for guiding urban expansion, land-use allocation, infrastructure provision, and development control while minimising land-use conflicts. The plan promotes a compact, coordinated and sustainable urban form by directing growth towards designated urban centres and emerging development nodes supported by appropriate infrastructure.

The spatial structure is strongly influenced by the municipality's environmental and agricultural resources. Lake Elementaita, Gema rocky cliffs, and the Malewa and Little Gilgil River systems collectively account for approximately 11.23% of the planning area and require protection from incompatible development. Agriculture occupies about 41% of the area and remains critical to livelihoods, food security and the local economy. The plan therefore seeks to contain urban sprawl while protecting productive agricultural land and environmentally sensitive areas through appropriate zoning and development controls.

Transport infrastructure and strategic institutional facilities are also major structuring elements. The A104 International Transit Corridor, C77 Highway and railway corridor influence settlement patterns, accessibility, trade and investment, while major security and institutional facilities—including Kenyatta Barracks, 5 Kenya Rifles Battalion, the Anti-Stock Theft Unit Headquarters and the National Youth Service—occupy nearly 10% of the planning area. These facilities require appropriate buffers and compatible surrounding land uses, while the transport corridors provide opportunities for commercial, logistics and industrial development.

Cultural heritage and conservation areas further shape the municipality's development potential. The Kariandusi Prehistoric Site and Gilgil War Cemetery provide important tourism and heritage assets, while the Soysambu and Marula wildlife conservancies function as significant ecological buffers that constrain outward urban expansion. The preferred spatial structure therefore emphasises compact urban growth, protection of agricultural and ecological resources, conservation of heritage assets, and strategic development along existing transport corridors, ensuring that future growth remains sustainable, serviced and compatible with the municipality's environmental and institutional constraints.



map 19 - Structure Plan

10.4 Proposal from Municipal Residents

The stakeholder proposals across Gilgil Ward, Langalanga (Murindati Ward), Malew west and Kekopey (Mbaruk-Eburu Ward) collectively emphasize the need for improved infrastructure, enhanced service delivery, economic empowerment, and sustainable urban development. The proposals reflect the aspirations of residents to transform the municipality into a well-served, secure, inclusive, and economically vibrant urban area.

1. Infrastructure and Basic Services

A major priority across all wards is the improvement of physical infrastructure. Residents proposed the upgrading and rehabilitation of roads, opening and tarmacking feeder roads, construction of bridges, development of modern bus parks, and establishment of accessible transport facilities. Drainage improvement was identified as a critical intervention, particularly in flood-prone areas such as Bondeni, Ngomongo, Mbegi, DEB, Kampi Somali, Sites and Gema. Water supply enhancement through improved distribution networks and increased connectivity was also highlighted as a key requirement to meet growing demand.

2. Economic Development and Employment Creation

Stakeholders emphasized the need to stimulate local economic growth through the establishment of additional Jua Kali sites, modernization and expansion of markets, development of agricultural produce markets, and creation of storage and distribution facilities. Kekopey was envisioned as a regional economic and transit hub leveraging its strategic location along the Nairobi–Nakuru transport corridor. Tourism development was also identified as a major economic opportunity, building on attractions such as Kariandusi Museum, Lake Elementaita, Soysambu Conservancy, Hot Springs, and Sleeping Warrior. These initiatives are expected to generate employment opportunities, including for youth and persons with disabilities.

3. Education, Health and Social Services

The proposals call for substantial investment in education infrastructure, including the establishment of TVET institutions, polytechnics, universities, comprehensive schools, modern libraries, and special schools for persons with disabilities. Improved healthcare services were also prioritized through the construction of health centres and maternity facilities, particularly in underserved areas such as

Langalanga. Additional social infrastructure such as community halls, public toilets, street children shelters, sports facilities, and recreational parks were proposed to improve social welfare and community cohesion.

4. Security, Disaster Management and Public Safety

Enhanced security emerged as a cross-cutting concern. Residents proposed installation of street and security lighting, deployment of CCTV surveillance systems, increased police patrols, construction of new police posts, and upgrading existing police posts to full police stations. The establishment of disaster management units and fire stations within the municipality was also recommended to strengthen emergency preparedness and response capability.

5. Environmental Management and Urban Amenities

Environmental sustainability proposals include establishment of a designated waste disposal site, improved sewerage and drainage systems, town beautification programmes, development of parks and green spaces, construction of perimeter walls around public facilities, and provision of adequate public sanitation facilities. Additional proposals include management of livestock movement within the CBD and expansion of cemetery facilities to accommodate future population growth.

6. Strategic Spatial Development Vision

The ward-specific proposals collectively support a broader spatial development vision for Gilgil Municipality. Gilgil Town is envisioned as the primary administrative, commercial, and service centre; Langalanga as an agricultural production and logistics support zone with improved social services; and Kekopey as a major education, tourism, transit, and economic hub. This spatial structure aligns with the municipality's objective of promoting

WARD	DEVELOPMENT PROPOSALS
GILGIL WARD	Drainage - Proper drainage needed particularly for Bondeni, Ngomongo, Mbegi, DEB Areas, Kampi Somali, Site, Gema. - To have good management of drainages, Proper and completed drainages b) Juakali sites Come up with more Jua Kali sites for job creation. Identification of exact location -Job creation opportunities for PWDs also c) Water connectivity - Improve water supply - Adequate water supply that meet demands d) Roads: - Rehabilitation and upgrade and tarmacked: PWD friendly access e) Community Hall at town and modernized f) Security - Security light installations at Mbegi: Bondeni; Ngomongo, Site. Adopt solar lights - Build Police post: Mbegi - Increased police patrols g) Market: -Good security in market with perimeter wall. -Market modernization - Market separation: food, clothes, livestock. Expand market size h) Education: - Build tertiary institutions (colleges, TVETs and universities) - Build schools in Gema - Build special schools for PWDs. Especially adult special schools i) Transportation: - Build modern stages and parking: for Bodaboda riders, PSVs, accessible to all j) Set aside land for Waste disposal site k) Recreational park and Beautification of town

	- Beautification of town: Parks and gardens l) Perimeter walls - Build Perimeter walls around public facilities m) Animal/livestock management at CBD n) Street children shelters o) Cemetery Expansion - Cemeteries: expansion at Marula land p) Public toilets to be provided adequately - q) Disaster and emergency response - Need for fire station
LANGALANGA: Murindati Ward	a) Improve infrastructure including roads, bridges, Feeder roads, develop a buspark b) Education institutions: Polytechnic, and related equipment at school c) Health facilities: maternity centers. Mbegi and Gatundu Hospitals are far d) Modern market: Improved. Agricultural produce need market e) Drainage systems: Langananga f) Improved security by distributing spotlights placed at crucial points: near schools and public facilities. Increase police posts g) Provide public toilets in all sublocations h) Community Social Hall for meetings i) Include Karunga center in municipality developments j) Set up Disaster management response department with even fire station k) Improve public land/asset accountability l) Develop an agricultural research center, warehouse storage and distribution center. m) Proper water distribution
1. Mbaruk- Eburu Ward: KEKOPEY	a) To be a center of excellence in education. Have adequate learning institutions and comprehensive schools, senior schools, TVETS, Universities and modern libraries b) Become a transit hub with enough parking and major hotels c) Tourism hub due to availability of attractions like Kariandusi museum, Lake Elementaita, Soysambu conservancy, Hotsprings, Sleeping Warrior

	d) Become an economic hub e) Due to increasing population: Amenities requirements: public cemetery, proper equipped public health center, modern market, proper drainage and sewerage systems, enough water supply f) Proper transport/security: good roads, street lights, installation of CCTV at highway g) Upgrade Police Post to Station h) Build Sport center: all sports i) Public toilets j) Feeder roads to be opened and tarmacked
--	---

14.2 Urban planning and design principles

The established vision, objectives and strategies inform the application of the following urban design principles in development of the structure plan. These include the Compact Municipal, Smart and Eco-Friendly Green Municipal, the Transit Oriented Development Municipal principles.

14.2.1 Compact Municipal

Municipality of Gilgil is experiencing rapid population growth that is placing increasing pressure on land, infrastructure, housing, and public services. The continued fragmentation and conversion of agricultural land within peri-urban areas is contributing to urban sprawl, inefficient land use, and loss of productive farmland that supports livelihoods and food security. In response, the Municipality seeks to promote compact, sustainable, and well-managed urban development through optimal utilization of serviced land while protecting environmentally sensitive and agricultural areas.

The Municipality will encourage orderly urban growth through integrated planning approaches that enhance accessibility, infrastructure provision, and quality of life for residents. Key strategies include promoting mixed-use development, efficient transport and movement networks, controlled urban form and building development, provision of adequate public facilities and services, and protection of public spaces and agricultural land from uncontrolled subdivision and unplanned development.

14.2.2 Smart and Eco-Friendly Green Municipality

The Municipality of Gilgil is strategically positioned to benefit from expanding high-speed digital

connectivity and modern communication infrastructure that extends into both urban and rural areas. This provides an opportunity to adopt Smart Municipal and Eco-Friendly Green Municipal principles aimed at improving service delivery, enhancing economic growth, and promoting sustainable urban development. Through the integration of Information and Communication Technology (ICT), the Municipality can support efficient governance, smart infrastructure management, digital commerce, e-learning, and improved access to public services for residents across the Municipality.

The principle also promotes environmentally sustainable and inclusive urban growth by encouraging compact and walkable neighbourhoods, mixed land uses, integrated public transport systems, non-motorized transport, energy efficiency, and the protection of biodiversity and ecological resources. By embracing smart technologies and green planning approaches, Municipality of Gilgil can develop into a resilient, environmentally responsible, and economically competitive urban centre that balances development needs with environmental conservation and improved quality of life for present and future generations.

14.2.3 Transit Oriented Development

In the context of rapid urbanisation within the Municipality of Gilgil, increasing subdivision of agricultural land, and growing traffic movement along the Nairobi–Nakuru transport corridor, the concept of Transit-Oriented Development (TOD) provides an appropriate framework for guiding sustainable urban growth while safeguarding productive agricultural areas. Gilgil’s strategic location as a regional transport and commercial corridor has continued to attract residential, commercial, industrial, and logistics-related developments. However, uncontrolled linear development and scattered settlement patterns threaten the Municipality’s rich agricultural hinterland, environmental resources, and infrastructure efficiency. TOD therefore offers an opportunity to consolidate urban growth within planned mixed-use centres and transport corridors, thereby reducing urban sprawl and protecting prime agricultural land from uncontrolled fragmentation and conversion.

The TOD concept for Municipality of Gilgil promotes compact, high-density, and mixed-use development concentrated around key transport nodes, market centres, and mobility corridors within walkable distances. The approach encourages efficient integration of public transport systems, non-motorised transport, Bodaboda services, cycling networks, and pedestrian-friendly streets to enhance accessibility and reduce dependence on private vehicles. By directing commercial, residential, institutional, and service

developments into designated growth nodes, the Municipality can strengthen its role as a competitive commercial and logistics hub while preserving surrounding agricultural zones for food production and economic sustainability. This approach will also support orderly urban expansion, improve connectivity between urban and rural areas, reduce infrastructure costs, and create vibrant, accessible, and environmentally sustainable urban centres.

14.4 Hierarchy of nodes

The plan has also proposed a hierarchy of nodes according to the functions served by the identified nodes. The CBD is proposed as the principal node due to its primacy in relation to other nodes providing high order goods& services, administrative, tourism, recreational and conferencing services. Other categories include secondary, tertiary and services centres as shown in the table below.

Type Of Node	Name	Function
Primary	CBD	Commercial (High Order Goods & Service)Administrative, Service Sector,Transport
Secondary	Langalanga,Kekohey	Commercial, Residential, Agricultural, Industrial
Tertiary	Karura,Teachers (Migingo)	Residential, Commercial (Basic Goods And Services),Service And Recreational, Eco Tourism Transit

14.5 Conclusion

The physical, policy and socio-economic factors highlighted herein determine the form the SP and DPs adopt. The design factors determine the types of development in particular areas such as the lake edges. The structure plan shows the Town-wide structure and form. It also illustrates the proposed broad land uses zones that will guide the detailed land uses discussed in the next chapter. The SP promotes development by addressing the existing challenges and harnessing the Town's potentials. The proposed model aims to limit horizontal growth of commercial and residential zones rather than propose vertical

growth. It advocates for high density residential and limits urban development to their current extent. This will protect agricultural, conservancy and ecotourism zones to ensure environmental sustainability for the current and future generations.

DRAFT



CHAPTER FOURTEEN: DETAILED LAND USE PLAN

15.1 Overview

The proposed Detailed zoning framework for Gilgil Municipality establishes a structured spatial development strategy intended to guide urban growth, economic transformation, environmental protection, infrastructure provision, and social development over the planning period 2026–2046. The zoning plan recognizes Gilgil’s strategic location along the Nairobi–Nakuru transport corridor, its growing urban population, its agricultural significance, and the ecological sensitivity of areas surrounding Lake Elementaita and other conservation landscapes. The plan therefore adopts an integrated land use management approach aimed at balancing

17.5 15.2 Zoning Plan

Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
0 — RESIDENTIAL (4,823.411 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
	ACTUAL TOTAL AREA COVERED	4,823.411 Ha	—	—	—	—	—	—	Overall land-use category; detailed sub-zones are provided below.	Category total derived from the narrative and retained as the summary area for the land-use category.
0	High Density	Site and Service; Kampi Somali; Near Langalanga centre; Bondeni; Near Gema; Wendani urban	75%	2	1.5	1.5	420%	0.045 Ha	Small neighbourhood shops; Commercial; Education; Health; Religious; Day care; Community facilities such as social halls and gyms; Recreation	Connection to sewer/septic tank mandatory; minimum 12m access roads; development away from flight path; stormwater management; minimum 10% landscaped area; fire safety
0	Medium Density	Ebenezer Village; Leleshwa; Begi Kirima; Kabati; Gg; Syndicate; Sieraleone; Teachers A Estate; GTI Residential Estate; Maji Mazuri; Teachers B Estate	60%	2	1	0.5	420%	0.045 Ha	Small neighbourhood shops; Commercial; Education; Health; Religious; Day care; Community facilities; Recreation; Maisonettes; Townhouses; Cluster housing; Low-rise apartments; Home offices	Connection to sewer/septic tank mandatory; minimum 12m access roads; development away from flight path; stormwater management; minimum 10% landscaped area; fire safety



Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
0	Low Density	Milimani Area; Ridgemount	35%	6	4.5	1.5	100%	0.10 Ha	Commercial areas/units; Recreation; Education; Health; Religious; Day care; Holiday homes; Gated communities; Eco-lodges	Connection to sewer/septic tank mandatory; minimum road width 12m
1 — INDUSTRIAL (22.621 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
1	Heavy Industry	Kariandusi Diatomite; Electrical pole treatment facility	40%	6	4.5	1.5	100%	2.0 Ha	Manufacturing plants; Processing facilities; Bulk storage facilities; Industrial parks	Mandatory Environmental Impact Assessment; minimum 50m landscaped buffer; hazardous waste management plan required; no residential uses permitted
1	Light Industry	Petrol stations; Jua Kali	50%	2	1	0.5	150%	0.10 Ha	Warehousing; Agro-processing; Assembly plants; Workshops; Logistics centres	Located at an interval of 500m; fire safety compliance mandatory; acceleration/deceleration lanes mandatory; traffic impact assessment required; landscaping buffers mandatory



Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
2 — EDUCATIONAL(314.896 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
2	ECDE	Municipal-wide	40%	3	4.5	1.5	300%	0.1 Ha	Health facilities; Religious institutions; Day care facilities; Community facilities; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 12m; provide outdoor playing area
2	Primary School	Municipal-wide	50%	6	1	0.5	420%	0.4 Ha	Health facilities; Religious institutions; Day care facilities; Community facilities; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 15m; maintain minimum 20% tree cover
2	Secondary School	Municipal-wide	50%	6	1	0.5	420%	0.045 Ha	Health facilities; Religious institutions; Day care facilities; Community facilities; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 15m; maintain minimum 20% tree cover
2	Tertiary	Municipal-wide	—	6	3	3	—	—	Health facilities; Religious institutions; Day care facilities; Community facilities; Institutional housing; Corner shop	—



Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
3 — RECREATIONAL(104.915 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
3	Stadium	Municipal-wide	20%	—	—	—	—	0.045 Ha	Commercial areas/units; Recreation facilities; Education facilities; Health facilities; Religious institutions; Day care facilities; Community facilities; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 9m; ground plus 5 floors for high-density development
3	Municipal Park	CBD	10%	2	1	0.5	420%	0.45 Ha	Commercial; Mixed-use residential; Light industry; Hotels and accommodations	Connection to sewer/septic tank mandatory; minimum road width 9m; provision of 6m service lanes at commercial developments
3	Neighbourhood Play Field	All residential neighbourhoods/estates	10%	2	1	0.5	—	0.045 Ha	Commercial; Education facilities; Health facilities; Religious institutions; Day care facilities; Community facilities; Recreational facilities	Connection to sewer/septic tank mandatory; minimum road width 9m; provision of 6m service lanes at commercial developments
4 — PUBLIC PURPOSE(1860.322 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
4	Administrative Offices	National Government Offices; Sub-County Offices; Municipal Offices	60%	3	4.5	1.5	300%	0.40 Ha	Commercial areas; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 15m
4	Police Station/Police Post	Municipal-wide	60%	3	4.5	1.5	300%	0.40 Ha	Commercial areas; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 15m
4	Religious Institutions	Churches; Mosques	50%	2	1	0.5	100%	0.1 Ha	Commercial; Mixed-use residential	Connection to sewer/septic tank mandatory; minimum road width 15m
4	Community/Social Halls	Municipal-wide	50%	2	1	0.5	100%	0.1 Ha	Commercial; Mixed-use residential	Connection to sewer/septic tank mandatory; minimum road width 15m
4	Library	Municipal-wide	65%	2	1	0.5	—	0.2 Ha	Recreational facilities	Connection to sewer/septic tank mandatory; minimum road width 15m
5 — COMMERCIAL (566.977 Ha)										
5	Commercial	CBD; Neighbourhood shopping centres	80%	3	1.5	1.5	600%	0.045 Ha	Offices; Retail shops; Shopping malls; Hotels; Restaurants; Banks;	Connection to sewer/septic tank mandatory; minimum road width 15m;



Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
									Conference facilities	ground plus 5 floors for high-density development; basement parking; access for persons with disability
5	Business cum Residential	Municipal-wide	70%	2	1	0.5	420%	0.045 Ha	Commercial; Mixed-use residential; Light industry; Hotels and accommodations	Connection to sewer/septic tank mandatory; minimum road width 15m; basement parking; provision of 6m service lanes; access for persons with disability; ground floors reserved for commercial activity
6 — PUBLIC UTILITY(14.425 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
	ACTUAL TOTAL AREA COVERED	14.425 Ha	—	—	—	—	—	—	Overall land-use category; detailed sub-zones are provided below.	Category total derived from the narrative and retained as the summary area for the land-use category.
6	Water Supply	Municipal-wide	30%	3	4.5	1.5	—	0.045 Ha	Commercial areas/units; Recreation; Education; Health; Religious; Day care; Community; Institutional housing	Connection to sewer/septic tank mandatory; minimum road width 9m; ground plus 5 floors for high-density development
6	Sewerage Treatment Centre	Municipal-wide	84%	2	1	0.5	420%	0.045 Ha	Commercial; Mixed-use residential; Light industry; Hotels and accommodations	Connection to sewer/septic tank mandatory; minimum road width 9m; provision of 6m service lanes
6	Fire Station	Municipal-wide	40%	6	1	0.5	—	0.45 Ha	Commercial; Education; Health; Religious; Day care; Community; Recreation	Connection to sewer/septic tank mandatory; minimum road width 9m; provision of 6m service lanes
7 — TRANSPORTATION(957.423 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
7	Buspark	Municipal-wide	20%	—	—	—	N/A	0.405 Ha	Commercial areas/units; Recreation facilities	Connection to sewer/septic tank mandatory; minimum road width 9m; separate entry and exit; prohibit sale of alcoholic drinks



Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
7	Heavy Commercial Vehicle Stop-over	Karura along Rironi–Mau Summit road	20%	–	–	–	–	4.0 Ha	Guest house; Convenience stores; Vehicle repair centre; Medical clinic	–
7	Bodaboda Sheds	Municipal-wide	–	–	–	–	–	0.025 Ha	Shoe shine centre; Candy store	Located at a minimum interval of 200m; situated on road reserves
7	Taxi Bays	Designated areas	–	–	–	–	–	–	–	Located at a minimum interval of 200m; situated on road reserves
7	Wayleave	Road reserves and utility corridors – Municipal-wide	–	–	–	–	–	10m wide wayleave along roads	Water and sewer wayleaves; electricity wayleaves; fibre optic cables; telephone lines and cables; stormwater drains	Utility wayleaves: power 3m; distribution water pipes 3m; fibre 2m; telephone 2m; overhead electricity 11–33kV: 10m; 66kV: 20m; 132/220/400kV: 60m; power wayleave 30m on both sides of national grid; prohibit development restricting flood flows
7	NMT Within road reserves – Municipal-wide	–	–	–	–	–	–	2m–5m lane width	Pedestrian walkways; Cycling lanes; Wheelchair travel; Street furniture; Waste bins; Landscaping and ornamental tree lining	Provide NMT within road reserves on all roads; minimum 3m combined cycle/walkway; minimum 2m separate cyclist lane; provide waste recycling bins
7	Utilities	Road reserves and wayleaves – Municipal-wide	–	–	–	–	–	0.05 Ha (electricity sub-stations)	Underground power cables; Underground telecommunication cables; Water distribution pipes; Sewer lines; Fibre optic cables; Stormwater drains; Street lighting	Underground cables to use road reserve; reserve wayleaves; cable clearance 0.46–1.22m; chambers ≤150m; standard utility wayleaves; provide 10% land size for stormwater drainage; cover CBD drains and design for flow capacity
7	On-street Parking	Designated streets and road reserves – Municipal-wide	–	–	–	–	–	–	Car bays; Bus/truck bays; Bicycle parking; PLWD parking	Prohibit on-street parking along national highway carriageways; trucks over 7 tonnes outside CBD; integrate traffic calming

8 — CONSERVATION(29,884.779 Ha)

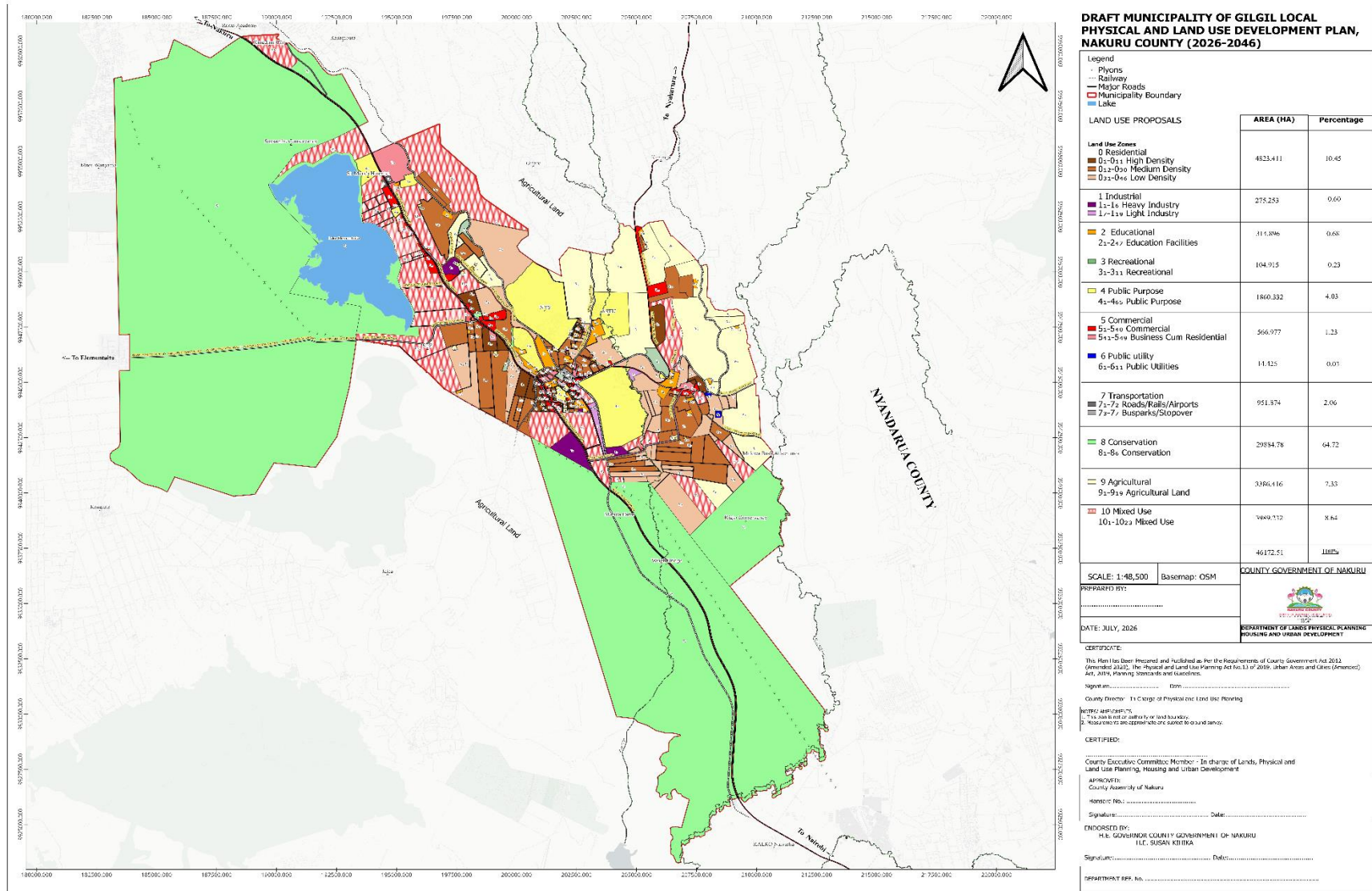
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
8	Conservation	Lake Elementaita Park; Marula, Kigio, Soysambu	10%	–	–	–	10%	100.0 Ha	Eco-tourism; Nature trails; Research facilities; Conservation infrastructure; Cultural sites; Arboretum; Picnic areas	Minimum road width 15m; prohibited quarrying, polluting industries, informal settlements and wetland reclamation

9 — AGRICULTURAL(3,386.416)

Zone	Sub Zone	Area Covered	Ground Coverage	Front Setback	Side Setback	Rear Setback	Plot Ratio /	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
------	----------	--------------	-----------------	---------------	--------------	--------------	--------------	-------------------	-----------------------------	------------------



Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
			(%)	(m)	(m)	(m)	P.R. (%)			
9	Farmlands	Murindati; Merironi; Gatundu Mwega	20%	3	4.5	1.5	50%	0.405 Ha	Educational facilities; Religious institutions; Homesteads; Cultivation parcels; Zero grazing units; Private graveyards; Health facilities; Community facilities; Institutional housing; Corner shops	Minimum road width 12m; prohibit invasive tree species; maintain minimum 20% tree cover; urban residential development prohibited unless approved through change of user
9	Agronomic/Aggregation Centre	Langalanga	60%	6	1	0.5	–	0.45 Ha	Health facilities; Community facilities; Institutional housing; Corner shops	Connection to sewer/septic tank mandatory; minimum road width 9m
10 — MIXED USE (3,989.354 Ha)										
Zone	Sub Zone	Area Covered	Ground Coverage (%)	Front Setback (m)	Side Setback (m)	Rear Setback (m)	Plot Ratio / P.R. (%)	Minimum Area (Ha)	Type of Development Allowed	Policy Direction
10	zones 10, and 10, Hotels, Lodges, and Low Density Residential	Kekohey area around Lake Elementaita	40%	3	4.5	1.5	100%	0.10 Ha	Ecotourism and recreation facilities; Education; Health; Day care; Community; Institutional housing; Cottages; Hotels and accommodations	Connection to sewer/septic tank mandatory; minimum road width 12m; maintain minimum 20% tree cover
10	special economic zone	Sleeping Warrior	50%	9	1	0.5	–	200 Ha	Commercial; Mixed-use residential; Light industry; Hotels and accommodations	Connection to sewer/septic tank mandatory; minimum road width 9m; provision of 6m service lanes
10	Agricultural + Low Residential	Kiamukie; Mwitumberia	84%	2	1	0.5	420%	0.045 Ha	Commercial; Education; Health; Religious; Day care; Community; Recreation	Connection to sewer/septic tank mandatory; minimum road width 9m; provision of 6m service lanes



Map: Land use Proposals

15.2 Action Area Plan

Three action area plans were prepared in order to give different land use priorities for the different planning units. Key benchmarks of area action plan considered for the municipality included: national development priorities, stakeholders' concerns, sectoral policies and planning standards. Gilgil Central Business (CBD), Lake Elementaita circuit, Langalanga, Ngomongo action plans, and Langalanga area Action Pla were identified based on each of the area's development trends, spatial categories and land use suitability assessment. Area plans interventions are categorized into:

- a) Short term (quick wins in a period of between 1-5 years).
- b) Medium term (a period of between 5-12) and
- c) Long term (a period of between 12-20 years)

15.3.1 Gilgil Central Business (CBD) Action Plan

The Gilgil CBD Action Area Plan identifies the CBD as a strategic urban and commercial centre along the Nairobi–Nakuru corridor, with an expanded functional boundary incorporating the C77 corridor and surrounding areas such as Kambi Somali, Ngomongo, Gema, Serra Léon, and Sites and Services. Its proximity to major institutions, including Kenyatta Barracks, 5 Kenya Rifles Battalion, and the National Youth Service Training Facility, creates opportunities for commercial growth, housing, logistics, and public services.

However, the CBD faces major infrastructure and environmental challenges, including deteriorated roads, inadequate drainage, seasonal flooding, poor pedestrian facilities, and limited accessibility. Economic growth is further constrained by inadequate commercial infrastructure, poorly organized informal trade, weak sanitation and solid waste management, and the absence of a trunk sewer system. Other challenges include encroachment on public and riparian land, fragmented public transport, inadequate parking and street lighting, and insufficient non-motorized transport facilities. These issues reduce mobility, environmental quality, public safety, and the overall attractiveness and efficiency of the CBD.

Proposed Land Use and Infrastructure Interventions

Commercial Development and Urban Renewal

The CBD shall be redeveloped through structured mixed-use commercial development along the town center, the C77 corridor towards Kambi Somali, and selected sections of Ngomongo and Serra Léon. The plan proposes modernization of commercial buildings, redevelopment of underutilized plots, improvement of shop frontages, establishment of organized informal trading spaces, and promotion of business-support infrastructure such as parking facilities, loading bays, and logistics areas. Strategic redevelopment zones shall encourage higher-density commercial and residential developments supported by improved infrastructure services.

Transport and Mobility Improvements

The Action Area Plan proposes comprehensive upgrading of the urban road network within the CBD and surrounding neighborhoods. Key roads shall be widened, paved, and fitted with proper storm water drainage systems, pedestrian walkways, street lighting, and road signage. Major intersections within the CBD shall incorporate traffic calming infrastructure including traffic lights, speed bumps, zebra crossings, and roundabouts where necessary.

The public transport system shall be reorganized through establishment of designated matatu and boda boda termini, formalized passenger pick-up and drop-off points, and improved traffic circulation systems. The municipality shall also prioritize development of Non-Motorized Transport infrastructure including pedestrian walkways, cycling lanes, universal access ramps, shaded walkways, and safe pedestrian crossings to promote sustainable urban mobility.

Sewerage and Sanitation Infrastructure

The municipality shall prioritize development of a trunk sewer line and integrated sewerage network serving the CBD, Ngomongo, Gema, Serra Léon, Sites and Services, and adjacent urban zones. This intervention shall support higher-density development, reduce environmental pollution, improve public health, and facilitate long-term urban growth. Existing septic systems shall gradually be phased into centralized sewer connections where feasible.

Storm Water Drainage and Flood Mitigation

Comprehensive storm water management interventions shall be undertaken to address recurrent flooding within Ngomongo Stadium area and the town center. Proposed interventions include construction and rehabilitation of drainage channels, installation of culverts, desilting of existing drainage systems, protection of riparian reserves, establishment of retention ponds, and enforcement against encroachment onto drainage corridors. Green infrastructure approaches including urban landscaping and permeable surfaces shall also be promoted to reduce surface runoff.

Solid Waste Management

The plan proposes establishment of an integrated solid waste management system incorporating waste collection points, transfer stations, waste segregation facilities, recycling initiatives, and improved waste transportation systems. Public awareness campaigns and enforcement of environmental regulations shall support improved waste management practices across the CBD and surrounding residential areas.

Public Spaces and Recreation

The revised Action Area Plan proposes establishment of a designated municipal park and improvement of public open spaces within the CBD. The municipal park shall provide recreational facilities, landscaped green areas, public gathering spaces, children's play areas, and urban biodiversity conservation functions. Additional public spaces shall be integrated within commercial and mixed-use redevelopment projects to improve urban livability and civic identity.

Public Land Protection and Urban Governance

The municipality shall undertake comprehensive mapping, protection, and recovery of public land, road reserves, utility corridors, and riparian areas. Development control enforcement mechanisms shall be strengthened to prevent illegal developments and uncontrolled encroachment. Urban management systems including land information management, building approvals, and infrastructure coordination shall also be modernized.

Economic Development Strategy

The revised CBD Action Area Plan positions Gilgil as a regional commercial, logistics, institutional, and service center. Economic revitalization strategies shall focus on attracting private investment, promoting tourism linkages associated with nearby attractions, strengthening logistics and transport services, supporting small and medium enterprises, and encouraging mixed-use urban redevelopment. The proximity of military institutions and national transport corridors presents opportunities for growth in retail trade, hospitality, housing, warehousing, and service industries.

Planning Horizon	Strategic Theme	Priority Interventions	Expected Outcomes
Short-Term (1–5 Years)	Infrastructure and Mobility	• Rehabilitate CBD roads • Install storm water drainage • Construct culverts and desilt drains • Traffic calming and street lighting • Organize matatu/boda boda stages • Pilot NMT corridors • Install road furniture	Improved mobility, safety, accessibility and reduced flooding.
	Environmental Management	• Waste collection points • Routine street cleaning • Protect riparian reserves • Map encroached public land	Cleaner environment and protected drainage corridors.
	Urban Planning and Management	• Sewer engineering designs • Prepare local physical development plans • Enforce development control • Organize informal trading spaces	Orderly urban development and improved planning.

	Economic Revitalization	• Upgrade markets • Streetscape improvements • SME and investment promotion	Enhanced business environment and investment.
Medium-Term (5–10 Years)	Transport and Urban Infrastructure	• Upgrade roads • Build walkways and cycle lanes • Parking and loading zones • Bus termini • Traffic lights	Improved transport efficiency and reduced congestion.
	Sewerage and Sanitation	• Construct trunk sewer • Sewer reticulation • Centralized sewer connections	Improved sanitation and public health.
	Flood Control and Environment	• Major drainage channels • Flood retention ponds • Rehabilitate riparian corridors • Recycling facilities	Reduced flooding and enhanced resilience.
	Public Facilities and Recreation	• Municipal Park • Public open spaces • Upgrade Ngomongo Stadium	Improved recreation and urban livability.
	Economic Development	• Redevelop C77 corridor • Mixed-use projects • Logistics support zones	Job creation and economic growth.
Long-Term (10–20 Years)	Major Urban Redevelopment	• Urban renewal • High-density mixed-use development • Redevelop informal areas	Modern and vibrant urban centre.
	Integrated Infrastructure Systems	• Expand sewerage • Smart traffic systems • Municipality-wide NMT • Transit hubs	Smart, integrated infrastructure.
	Environmental	• Green corridors	Climate resilience and

	Sustainability	• Modern waste management • Watershed management	sustainability.
	Public Spaces and Urban Identity	• Civic squares and parks • Gateway features • CBD beautification	Improved municipal identity and attractiveness.
	Economic Transformation	• Regional logistics hub • Tourism infrastructure • Private investment attraction	Diversified economy and increased competitiveness.

15.3.2 Lake Elementaita circuit Action Area Plan

The proposed Action Area Plan for the Lake Elementaita Ramsar Site is aimed at promoting sustainable environmental management, conservation of biodiversity, and orderly low-impact development within the lake ecosystem and its surrounding areas. The plan seeks to safeguard the ecological integrity and heritage value of Lake Elementaita, which is internationally recognized as a Ramsar Site and an important habitat for flamingos and other aquatic and terrestrial biodiversity. At the same time, the plan aims to harness the area's ecotourism potential in a manner that supports local livelihoods while ensuring long-term environmental sustainability.

The Plan focuses on the protection and restoration of sensitive ecosystems surrounding the lake, including wetlands, riparian reserves, bird breeding and feeding grounds, and natural vegetation corridors. Particular emphasis shall be placed on conserving the flamingo population and maintaining the ecological conditions that support their habitat, including water quality protection, control of pollution, sustainable waste management, and regulation of activities that may interfere with migratory bird patterns and nesting areas. The plan shall also promote climate-resilient environmental management measures aimed at reducing land degradation, erosion, sedimentation, and encroachment into environmentally sensitive areas.

To support sustainable economic development, the plan seeks to promote eco-tourism and environmentally compatible investments such as eco-lodges, nature trails, bird watching facilities, cultural tourism centres, research facilities, and recreational amenities that complement the ecological character of the Ramsar Site. Development within the area shall be guided by strict environmental planning and

design standards that encourage low-density, low-impact, and environmentally sensitive developments. The plan shall further establish development control guidelines on building heights, setbacks, waste disposal systems, water abstraction, landscaping, and infrastructure provision in order to minimize ecological disturbance and preserve the scenic landscape of the lake environment.

Additionally, the Action Area Plan aims at strengthening institutional coordination and community participation in the management of the Lake Elementaita ecosystem. Local communities, conservation agencies, tourism stakeholders, and government institutions shall be engaged in conservation initiatives, environmental education, sustainable livelihood programmes, and participatory management of natural resources. The plan shall also provide a framework for monitoring environmental changes, enforcing conservation regulations, and guiding future land use and development activities within the Ramsar Site and its buffer zones to ensure balanced coexistence between environmental conservation and sustainable socio-economic development.

Planning Horizon	Strategic Focus	Priority Interventions	Expected Outcomes
Short-Term (1–5 Years)	Planning, Regulation and Environmental Governance	• Prepare development control guidelines • Regulate land use and building standards • Strengthen enforcement of planning and environmental laws • Monitor illegal developments and encroachment	Improved compliance, controlled development and ecosystem protection.
	Environmental Awareness and Community Engagement	• Annual awareness campaigns • Environmental education • Clean-up exercises • Conservation	Increased public awareness and community participation.

		partnerships	
	Riparian Protection	• Enforce riparian reserve regulations • Buffer zone compliance • Wastewater and landscaping standards	Protected shoreline ecosystems and improved water quality.
Medium-Term (5–10 Years)	Sustainable Transport and Eco-Tourism Infrastructure	• Upgrade access roads • Viewing points, nature trails, bird hides • Visitor information centres • Eco-parks and signage	Improved accessibility and sustainable tourism.
	Environmental Infrastructure	• Improve waste management • Expand sewerage • Improve storm water drainage	Reduced pollution and healthier ecosystems.
	Ecosystem Restoration	• Restore wetlands • Tree planting • Control invasive species	Enhanced biodiversity and ecological resilience.
	Institutional Coordination	• Joint management frameworks • Monitoring programmes • Stakeholder collaboration	Improved governance and coordinated conservation.
Long-Term (10–20 Years)	Ecological Conservation and Climate Resilience	• Ecological monitoring programme	Long-term ecological sustainability.

		• Monitor biodiversity and water quality • Climate adaptation	
	Sustainable Land Use and Environmental Protection	• Strengthen zoning • Conservation corridors • Integrated landscape management	Protected Ramsar ecosystem and sustainable land use.
	Sustainable Tourism and Green Investment	• Eco-tourism investment • Research centres • Green infrastructure	Employment creation and conservation-led growth.
	Integrated Sustainable Development	• Balance conservation, tourism and livelihoods • Participatory planning • Ecosystem restoration	Resilient landscape and improved community well-being.

15.3.3 Ngomongo Action Plan

Ngomongo Mbegi and the Stadium area have continued to experience perennial flooding due to their low-lying topography, inadequate storm water drainage infrastructure, obstruction of natural drainage systems, and uncoordinated developments within the flood-prone areas. The flooding situation has been exacerbated by poor solid waste disposal practices, encroachment on riparian reserves, and unsustainable agricultural activities along the river corridors. As a result, the area experiences frequent inundation during rainy seasons, disruption of social and economic activities, destruction of property, deterioration of environmental quality, and increased prevalence of water-borne diseases.

The recurrent flooding has particularly affected the utilization of the Stadium, whose accessibility and usability are often compromised during rainy periods. Residential areas within Ngomongo and Mbegi also face significant risks to life, property, sanitation, and public health. In addition, blockage of drainage channels by solid waste and siltation has reduced the carrying capacity of the existing drainage system, thereby worsening the flooding problem.

This Action Area Plan therefore provides a framework for coordinated interventions aimed at mitigating flooding, improving environmental management, enhancing public health, safeguarding infrastructure,

and improving the quality of life of the affected resident

The objectives of the Action Area Plan are to:

1. Develop an efficient storm water drainage system to manage surface runoff and reduce flooding.
2. Protect and restore the river and riparian ecosystem within the planning area.
3. Promote sustainable solid waste management practices to prevent blockage of drainage systems.
4. Improve public health through reduction of water-borne diseases associated with flooding.
5. Enhance accessibility and year-round utilization of Mbegi Stadium.
6. Promote secure land tenure through facilitation of title deed issuance to residents of Ngomongo.
7. Facilitate connection of residents to the proposed trunk sewer system to improve sanitation standards.
8. Enhance community awareness and participation in environmental conservation and flood management initiatives.

Planning Horizon	Strategic Intervention	Key Activities	Expected Outcomes
Short-Term (1–5 Years)- Immediate flood mitigation and planning.	Emergency Drainage Improvement	Desilt drains and river channels; clear blocked drainage paths; construct temporary drainage diversions.	Improved storm water flow and reduced localized flooding.
	Solid Waste Management Enhancement	Establish waste collection points; routine waste collection; community clean-ups; enforce against illegal dumping.	Reduced drainage blockage and improved sanitation.
	Public Awareness and	Flood management,	Greater public

	Community Engagement	sanitation, waste disposal and riparian protection campaigns.	awareness and participation.
	Riparian Protection	Demarcate riparian reserves and enforce against encroachment.	Protected river corridors and reduced degradation.
	Public Health Improvement	Disease surveillance, drainage improvements and sanitation campaigns.	Reduced water-borne diseases.
	Engineering Studies	Hydrological studies, surveys, designs and costing for trunk drainage.	Implementation-ready technical designs.
	Stadium Flood Mitigation	Improve drainage around Mbegi Stadium and access roads.	Improved accessibility.
	Settlement Regularization	Planning surveys and beneficiary identification for title processing.	Foundation for tenure security.
Medium-Term (5–10 Years) Major drainage, restoration and sewerage.	Trunk Storm Water Drainage	Construct primary and secondary drains to Mbegi River.	Reduced perennial flooding.
	Culverts and Cross Drainage	Install culverts, crossings and outlets.	Improved connectivity.
	River Corridor Rehabilitation	Riverbank stabilization, tree planting and erosion control.	Restored river ecosystem.
	Solid Waste	Develop transfer	Sustainable waste

	Infrastructure	stations and structured collection.	management.
	Sewer Connectivity	Connect households to trunk sewer.	Improved sanitation.
	Remove Obstructions	Remove structures blocking drainage corridors.	Improved drainage efficiency.
	Land Tenure	Complete adjudication and issue title deeds.	Enhanced tenure security.
	Development Control	Enforce floodplain planning regulations.	Reduced future encroachments.
Long-Term (10–20 Years) -Integrated flood management and climate resilience.	Integrated Flood Management	Modernize drainage and smart monitoring.	Long-term flood resilience.
	River Ecosystem Restoration	Restore Mbegi River and establish green buffers.	Improved biodiversity.
	Climate-Resilient Infrastructure	Upgrade roads and drainage to resilient standards.	Reduced climate risks.
	Urban Redevelopment	Redevelop flood-prone settlements.	Safer urban neighbourhoods.
	Environmental Monitoring	Monitor water quality, erosion and compliance.	Improved environmental governance.
	Community Stewardship	Support community-led conservation.	Long-term community participation.
	Sewer Expansion	Expand municipal sewer services.	Improved sanitation.
	Public Space Enhancement	Landscape river corridor and stadium	Improved recreation and urban aesthetics.

		precinct.	
--	--	-----------	--

15.3.4 Langalanga Action Plan

Langalanga is an emerging secondary urban node in Murindati Ward along the Nakuru–Nyahururu Road, serving as a key commercial and service centre for surrounding agricultural communities. Its strategic road location has encouraged rapid growth in trade, transport, settlement and public services, with agriculture remaining the main economic activity. However, unplanned linear development has resulted in challenges such as roadside trading, inadequate drainage, poor internal roads, insufficient sanitation, public-land encroachment and limited emergency services.

The Langalanga Action Area Plan seeks to guide the centre’s transformation into a safe, organized, resilient and economically vibrant secondary urban node. Key interventions include modernization of the market with organized trading spaces, cold storage, sanitation, parking and loading areas; upgrading internal roads and drainage; developing pedestrian walkways, street lighting, signage and a footbridge; and strengthening solid waste and environmental management.

The Plan also proposes upgrading the local health centre with a maternity wing, modernizing and expanding Mbegi Polytechnic, providing public sanitation facilities, establishing a fire and disaster response station, and developing an agricultural aggregation centre to promote value addition and agribusiness. Protection, titling and recovery of public utility land will strengthen long-term infrastructure provision and development control.

Overall, implementation will require coordinated action by the County and National Governments, local communities, private sector, development partners and other stakeholders. The proposed interventions are intended to improve service delivery, enhance public safety and mobility, strengthen the agricultural economy, and improve the overall quality of life in Langalanga.

Planning Horizon	Sector/Theme	Priority Intervention	Expected Outcome
Short-Term (1–5 Years)	Planning and Land Management	Preparation and approval of Local Physical Development Plans	Provides a framework for orderly and sustainable urban development.

	Land Administration	Recovery and titling of public utility land	Secures public land and prevents encroachment.
	Public Sanitation	Construction of public toilets	Improves sanitation, hygiene, and public health.
	Storm Water Management	Improvement of drainage systems	Reduces flooding and improves storm water management.
	Urban Management	Relocation and organization of informal traders	Enhances urban order and improves the business environment.
	Transport Infrastructure	Upgrading priority access roads to all-weather standard	Improves accessibility and connectivity.
	Market Development	Commencement of market modernization works	Enhances market efficiency and stimulates local economic growth.
Medium-Term (5–10 Years)	Transport Infrastructure	Construction of the pedestrian footbridge	Improves pedestrian safety and connectivity.
	Education	Expansion and equipping of Mbegi Polytechnic	Enhances technical skills development and employment opportunities.
	Healthcare	Development of the maternity ward at the health centre	Improves maternal and child healthcare.
	Urban Mobility	Development of street lighting and pedestrian walkways	Enhances road safety, security, and walkability.
	Disaster Management	Construction of the	Strengthens emergency

		disaster and fire station	preparedness and response.
	Storm Water Management	Expansion of drainage and storm water infrastructure	Improves flood control and climate resilience.
Long-Term (10–20 Years)	Economic Development	Development of an ultra-modern agricultural aggregation centre	Strengthens agricultural value chains and regional trade.
	Road Infrastructure	Full upgrading of the internal road network to bitumen standard	Improves mobility and transport efficiency.
	Urban Development	Expansion of commercial and mixed-use developments	Promotes investment and sustainable urban growth.
	Environmental Management	Integrated environmental conservation and beautification programmes	Enhances environmental quality and urban aesthetics.
	Industrial and Logistics Development	Establishment of modern logistics and agricultural value addition facilities	Supports agro-processing, logistics, job creation, and economic diversification.

CHAPTER FIFTEEN: SECTOR STRATEGIES

16.1 Overview

This Chapter presents a comprehensive set of strategies intended to guide the sustainable growth and development of the Municipality of Gilgil over the planning period 2026–2046. The strategies respond directly to the issues, opportunities, and constraints identified in the situational analysis and are structured to support the realization of the Municipal vision of a clean, vibrant, well-planned, and transit-oriented urban centre.

An integrated planning approach has been adopted to support sustainable land use management, efficient transport systems, affordable housing, environmental protection, investment promotion, and improved public services. Emphasis is placed on strengthening public transport systems, non-motorized transport, urban renewal initiatives, solid waste management, disaster risk reduction, and development of social and recreational infrastructure to enhance the quality of life for residents.

The strategies seek to strengthen institutional coordination, inclusive stakeholder participation, effective public-private partnerships, and the adoption of modern planning and management systems to enhance implementation efficiency. These strategies will transform Municipality of Gilgil into a competitive, resilient, and livable urban centre.

The table below presents the key development issues, causes, objectives, and proposed strategies across the various sectors.



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
Agriculture, Livestock Fisheries and Veterinary services	Low crop production	• Over-reliance on rainfed agriculture • Climate change effects such as failed rains • Inadequate certified seeds/ seedlings with high purity/certification • Low extension service delivery • Low level of mechanization • Low access to irrigation water • Poor farming practices	To increase crop productivity and enhance food security through promotion of urban agriculture	• Improve access to quality seedlings and other assorted farm inputs • Improve access to information on emerging farm technologies/mechanization • Improve management of crop pests and diseases for quality yields • Improve extension service delivery • Encourage rain water harvesting at household level to provide enough water for urban agricultural practice • Promote irrigation
	Low livestock & poultry productivity and marketing	• Inadequate access to quality feed and water • Emerging livestock & poultry diseases • Poor/low quality animal breeds • Limited access to veterinary care and other livestock extension services • Effects of climate change such as drought	To Improve livestock & poultry productivity and increase raw materials for industries	• Promotion of climate smart activities in production and management of livestock and poultry farming • Promote livestock and poultry farming through appropriate zoning policies • Provision of quality livestock breeds, feeds and other inputs • Strengthening livestock farmer groups and co-operatives • Provide adequate markets for agricultural produce • Enhance livestock value addition/Agro-processing and commercialization • Enhance livestock extension services • Support farmers to access credit facilities and subsidies to undertake farming activities • Construct and license slaughter houses
	Post-harvest losses	• Inadequate knowledge on post-harvest management • Inadequate warehousing and cold storage facilities	To improve postharvest management practices, food safety, value addition and marketing	• Training farmers on post-harvest management • Investment on post-harvest structure- cold store, fresh produce sheds, warehouses and solar dryers • Conduct field surveillance and grain store visits • Promote agro-processing and preservation of produce



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
Trade, Industrialization, Tourism & Revenue Enhancement		• Establishment of industrial zones in the municipality to create employment • Promote establishment of light and cottage agro-based industries in the municipality for value addition • Open up and expand lake corridors to a minimum of 12 meter • Regulate Developments along Lake Elementaita ribbon • Develop an industrial park to house fruit processing, metal fabrication, carpentry etc • Establish animal feeds processing/manufacturing industry • Establish partnerships with County Government and investors in industrial ventures	Inadequate business and market infrastructure limiting commercial growth and investment opportunities	• Insufficient market facilities • Lack of business incubation centres and innovation hubs • Inadequate investment in commercial infrastructure
	To create market for the locally available raw materials	• Provision of multipurpose market infrastructure • Establish business infrastructure/incubators in the urban nodes to attract business ventures/innovations • Improve the ease of doing business by reducing levies and the number of licenses	Unfavourable business environment for small and medium enterprises (SMEs)	• Weak support systems for the informal sector and MSMEs • Limited access to finance and markets • Inadequate business development support • Low formation of cooperatives and SACCOs • Weak financial inclusion • Inadequate financial literacy and institutional support • Inadequate marketing and promotion of investment opportunities;



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	To improve the living standards of the people of the municipality	• Support the informal sector and MSMEs to be able of create adequate employment • Encourage establishment of cooperatives and SACCOs to promote marketing and to enhance access to credit as well as to promote savings • Encourage diversification and optimization of economic activities including livestock keeping, cash crop farming, accommodation and venturing in offering leisure activity services • Ensure favorable working/business conditions for small scale and medium enterprises (SMEs) to operate • Organize and promote annual investment trade fairs & exhibitions	Underdeveloped tourism sector and low tourism competitiveness within the municipality	• Limited tourism infrastructure and hospitality facilities • Inadequate marketing and promotion of tourist attractions; • Underutilization of natural, cultural, and historical resources
	To position Municipality of Gilgil as a leading tourist destination through sustainable tourism development and promotion of its natural, cultural, and historical attractions	• Improving housing standards in the Municipality to make it suitable for community tourism (homestays) • Initiate programs that allow for adventure tourism and eco- tourism e.g., through cycling, broad walks through the existing forests in the municipality • Promote and Market Lake Elementaita as a preferred Tourist Destination	Low revenue generation affecting service delivery	• Outdated valuation rolls • Leakages in collection systems • Limited automation



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
Roads & Transport	Poor road network and connectivity	• Lack of proper planning • Encroachment of road reserves • High cost of road construction	To improve road network	• Classify and upgrade roads into arterial, collector, and local roads in line with the Physical Planning Handbook (2025) • Expand and dual key corridors linking Gilgil to Nakuru–Naivasha transport axis • Upgrade feeder roads in peri-urban areas through grading and gravelling (Kikopey, Langalanga, Mbegi) • Rehabilitation of existing roads • Improve the aesthetics appearance of all transportation corridors • Construction and maintenance of bridges
	Inadequate storm water drainage systems	• Lack of a storm water master plan and policy • Weak sectoral synergies • Inadequate budget	To ensure an effective and efficient stormwater management	• Ensure all the natural water ways within the residential areas are identified and paved • Develop a policy to have all road designs and constructions to include storm water drainage • Encourage tree planting and rain gardens • Ensure permeable pavements are constructed • Sensitizing and involving the resident communities in making the storm water channels
	Traffic congestion and inefficient urban mobility within the town,	• Unplanned urban growth and poor land use planning • Inadequate road infrastructure and network capacity • Weak traffic management and enforcement systems • High concentration of economic activities in the CBD	To decongest the town and improve traffic management	• Develop bypasses and alternative routes to divert through-traffic from the CBD (Mbegi–Langalanga Bypass) • Development of an overpass at Kikopey and Langalanga • Introduce traffic calming measures, junction improvements, and signalization • Establish designated parking zones and structured parking facilities • Open up more roads and adequately pave them while connecting missing links • To prohibit development of Temporary Kiosks on road reserves • Prohibit dropping and picking of Passengers along C77 Roads

Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	Inefficient and poorly organized public transport system	• Uncoordinated urban growth without transit-oriented planning principles • Lack of designated transport terminals and structured bus stops • Weak regulation and organization of public transport operators (matatus) • Limited investment in integrated transport infrastructure within urban centres	To improve Public Transport and Transit-Oriented Development (TOD)	• Develop modern bus parks and termini integrated with land use planning • Promote Transit-Oriented Development (TOD) around key nodes (CBD, Kikopey) • Formalize and regulate PSV stages
	Unsafe and inadequate infrastructure for pedestrians and cyclists	• Inadequate walkways, cycle lanes, and pedestrian crossings • Poor road design that prioritizes motor vehicles over NMT users • Encroachment of pedestrian paths and road reserves	To improve Non-Motorized Transport	• Develop pedestrian walkways and cycling lanes in accordance with national NMT policy • Provide universal accessibility infrastructure (PWD-friendly walkways) • Enhance street lighting for safety
	Limited integration of rail transport and weak regional connectivity	• Underutilization and limited linkage of rail infrastructure to urban transport systems • Poor connectivity between rail stations and urban centres (first/last mile gaps) • Limited investment in regional transport corridors and logistics infrastructure • Weak coordination between national and county transport planning frameworks	To improve Rail and Regional Connectivity	• Leverage proximity to rail infrastructure (SGR/old railway) for freight and passenger integration • Promote Gilgil as a regional logistics and transit hub • Smart Mobility and Communication Infrastructure • Expand ICT infrastructure, fiber optic connectivity, and digital communication systems • Promote smart traffic management systems • Integrate intelligent transport systems (ITS) for monitoring and control



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
Water & Environment	Inadequate access to safe, reliable, and sustainable water supply	• Low connectivity from available water projects • Non-operational water sources such as boreholes • Mismanagement of existing water projects • High fluoride levels in boreholes • Over abstraction of water from aquifers • Increasing population	To provide adequate and accessible potable water for the people of Gilgil municipality	• Expansion of the water reticulation system to the entire urban nodes for reliable and adequate water supply • Improve the water treatment capacity to supply potable water • Enhance protection of the water catchment areas • Enhance the harnessing and storage capacity of water to meet the increasing demand • Ensure the community boreholes are well maintained to prevent contamination • and possible accidents
	Inadequate sewerage and liquid waste management systems within the urban area	• Limited sewer reticulation coverage • Inadequate public sanitation facilities • Insufficient investment in sewer and treatment infrastructure	To develop a sewer reticulation system for Municipality and improve sanitation	• Provide a sewer reticulation system that covers a large % of the urban area • Ensure adequate provision of public toilets in all urban public spaces and service centers • Establish public private partnership for liquid waste disposal • Manage and coordinate the private service providers to deliver the liquid waste to the treatment plant • Ensure the public health regulations are strictly adhered to • Ensure constant supply of adequate water



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	Degradation and encroachment of environmentally fragile areas within the municipality	• Weak enforcement of environmental regulations • Encroachment on riparian reserves and wetlands • Deforestation • Illegal developments poor land use planning • Inadequate conservation initiatives	To protect and conserve environmentally fragile and ecologically sensitive areas within the municipality	• Protect riparian corridors, wetlands, forests, and steep slopes through strict enforcement of environmental regulations • Establish and maintain buffer zones in line with national environmental guidelines • Prevent encroachment, illegal developments, and environmental degradation • Implement afforestation and reforestation programs to restore degraded landscapes • Promote urban greening through tree planting along streets, public spaces, and institutions • Integrate environmental conservation into land use planning and zoning regulations • Guide development away from flood-prone and erosion-prone areas • Enhance biodiversity, air quality, and urban aesthetics through sustainable environmental management initiatives



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	Increased vulnerability to climate change impacts such as flooding, drought, and extreme weather events	• Climate variability and change • Inadequate drainage systems • Degradation of natural watercourses and catchment areas • Poor water resource management • Unplanned developments in hazard-prone areas Limited disaster preparedness and response mechanisms	To enhance climate change adaptation and resilience within the municipality	• Integrate climate-responsive planning measures into urban development • Develop sustainable urban drainage systems to manage storm water and reduce flooding • Protect natural watercourses and promote green infrastructure such as permeable surfaces and retention areas • Strengthen water resource management by protecting catchment areas, rainwater harvesting and efficient use and conservation of water resources • Promote climate-smart agriculture practices in peri-urban areas to improve food security and environmental sustainability • Integrate disaster risk reduction measures into planning and development processes • Map hazard-prone areas and enforce development controls in risk zones • Establish early warning systems and strengthen emergency response mechanisms



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	Inefficient solid waste management and increasing levels of environmental pollution (air, water, and land) within the municipality	• Inadequate waste collection and disposal systems • Lack of waste segregation at source • Weak recycling and waste recovery practices • Limited infrastructure for waste treatment rapid urbanization • Poor public awareness on waste management • Weak enforcement of environmental regulations • Unregulated industrial and commercial emissions	To establish an efficient, integrated solid waste and pollution management system that ensures a clean, safe, and sustainable urban environment	• Develop an integrated solid waste management system covering collection, transportation, treatment, and final disposal • Establish a modern waste management facility • Promote waste segregation at source, recycling, and composting initiatives • Conduct public awareness campaigns on responsible waste disposal and environmental stewardship • Integrate informal waste handlers into formal waste management systems to improve efficiency and livelihoods • Strengthen pollution control measures for air, water, and land pollution • Enforce compliance with environmental standards for industrial and commercial activities, including proper waste disposal and emissions control • Enhance monitoring and enforcement in collaboration with relevant agencies such as NEMA
	Degradation of water resources and inadequate sanitation and drainage systems leading to contamination and flooding	• Encroachment into riparian areas • Poor protection of rivers, streams, and groundwater sources • Inadequate sewerage systems; insufficient sanitation infrastructure • Poor drainage planning and maintenance • Rapid urban growth	To ensure sustainable management of water resources and improved sanitation services for a healthy and resilient urban environment	• Protect rivers, streams, and groundwater sources through strict control of riparian encroachment • Implement restoration programs for degraded waterways • Expand sewerage systems and improve sanitation infrastructure • Promote appropriate on-site sanitation solutions where sewer access is limited • Upgrade and maintain urban drainage systems to reduce flooding and contamination • Integrate water supply, sanitation, and drainage planning for holistic urban water management



Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	Loss of urban green spaces and declining biodiversity due to unplanned development and environmental degradation	• Rapid urbanization • Land conversion for development • Weak enforcement of conservation policies • Degradation of natural habitats • Limited investment in green infrastructure	To enhance urban sustainability through development of green infrastructure and conservation of biodiversity	• Develop urban parks, green belts, and ecological corridors • Promote biodiversity conservation through protection of natural habitats • Encourage sustainable land management practices • Integrate green infrastructure into urban planning and development • Strengthen collaboration with environmental institutions and community groups • Promote recreational green spaces to improve urban livability and environmental quality
	Weak environmental governance and limited institutional capacity for effective environmental management	• Inadequate coordination among institutions • Weak enforcement of environmental regulations - Limited technical and human capacity • Low public participation in environmental decision-making • Poor integration of environmental issues in planning processes	To strengthen institutional capacity and governance systems for effective environmental management and sustainable development	• Strengthen coordination between municipal and county environmental institutions • Enhance enforcement of environmental laws and regulations • Integrate environmental considerations into all planning and development processes • Promote public participation in environmental conservation and decision-making • Implement environmental education and awareness programs • Foster a culture of sustainability through community engagement and stakeholder collaboration
Rural and Urban Development	Inadequate, substandard, and informal housing conditions in urban and peri-urban areas	• Rapid urbanization • Proliferation of informal settlements • Land tenure insecurity • Weak planning and enforcement systems Limited access to basic services	To improve housing conditions through slum upgrading and provision of adequate, safe, and serviced settlements	• Implement incremental slum upgrading in settlements such as Bondeni and Kampi Somali • Provide basic services including water, sanitation, roads, and drainage • Promote secure land tenure systems • Prioritize infrastructure investment in residential areas such as Mbegi, Eburru, Kikopey, and Murindati

Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	High housing deficit, unaffordability, and limited homeownership opportunities	• High cost of housing construction • Limited access to housing finance • Insufficient affordable housing supply • Weak public-private investment	To increase access to affordable housing and expand homeownership opportunities	• Promote affordable housing through Public-Private Partnerships (PPPs) • Encourage high-density, mixed-use and serviced developments • Allocate land for social and low-income housing schemes • Facilitate access to mortgage finance through partnerships with financial institutions such as KMRC • Promote plot regularization and incentives for development on serviced land
	Poor development control, infrastructure integration, and unsustainable housing practices	• Weak enforcement of building regulations • Poor integration of housing with infrastructure • Unplanned urban growth Limited adoption of sustainable building technologies	To ensure orderly, climate-resilient, and sustainable housing development in compliance with national standards	• Enforce Kenya National Building Code (2024) including structural integrity, fire safety, and zoning standards • Strengthen development approvals, inspections, and compliance systems • Integrate housing with water, sewerage, roads, and waste management infrastructure • Promote urban renewal and redevelopment of underutilized CBD areas • Encourage vertical and mixed-use development for land optimization • Promote green building technologies including solar energy, rainwater harvesting, and ABMT
Health Services	Inadequate access to quality and well-distributed health services	• Insufficient health facilities • Limited upgrading of existing facilities poor emergency referral systems • Uneven spatial distribution of services	To provide accessible, efficient, and quality health services for all residents	• Upgrade existing facilities to Level 3 and Level 4 hospitals • Develop new dispensaries and health centres in underserved areas • Integrate emergency and referral systems
	Inadequate access to safe water, sanitation, and poor environmental health conditions	• Limited water supply coverage • Inadequate sewerage systems Poor solid waste management • Low public health awareness	To improve access to safe water, sanitation, and enhance public health standards	• Enforcement of the public health regulations within the residential neighbourhoods and business areas • Ensure adherence to development control and building code to avert compromising public health situations • Develop a health provision plan for the municipality to respond to the health needs of the residents

Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	High disease burden	- Poor primary healthcare services - Unhealthy lifestyles	To reduce the disease burden and improve the overall health and well-being of residents	- Strengthen and improve primary healthcare services and infrastructure - Increase access to preventive and promotive healthcare services - Conduct public health awareness and health education campaigns on healthy lifestyles - Promote regular health screening and early disease detection programs - Enhance community health outreach services - Encourage physical activity, proper nutrition, and healthy living practices - Improve access to essential medicines and healthcare personnel
	Inadequate and poorly managed burial and cemetery facilities	- Limited designated cemetery land - Lack of proper titling and protection - Poor maintenance of existing cemetery facilities	To provide well-planned, dignified, and adequately serviced burial facilities	- Acquire land for Muslim and Christian municipal cemeteries - Undertake titling of Langalanga Cemetery - Fence and secure Langalanga Cemetery
Education	Inadequate and unevenly distributed education facilities	- Rapid population growth - Insufficient ECDE, primary, secondary, and TVET institutions - Poor spatial planning of education facilities	To ensure equitable access to quality education at all levels	- Establish additional ECDE centres, primary and secondary schools and special schools - Develop TVET institutions - Ensure equitable spatial distribution based on population thresholds - Construct Vocational Training Centres
Social Protection, Culture & Recreation	Limited recreational and public open spaces affecting quality of life	- Encroachment on open spaces - Inadequate planning for parks and playgrounds - Weak protection of green areas	To enhance liveability through provision of recreational and green spaces	- Develop parks, playgrounds, and sports facilities - Protect and enhance urban forests and green spaces - Promote public open spaces in residential areas - Develop some well-designed central parks for community relaxation - Develop a modern sports complex to grow and nurture unexploited talents - Revamp and upgrade the existing community facilities - Encourage talent and culture festivals through annual events from community level

Sector / Sub-sector	Development Issue	Key Causes	Objective	Proposed Strategies
	Inadequate community facilities limiting social inclusion and service access	• Insufficient investment in social infrastructure • Rapid urban growth • Lack of inclusive planning	To promote inclusive community development and access to social services	• Develop social halls, markets, libraries, and empowerment centres • Promote inclusive spaces for youth, women, and vulnerable groups
	High unemployment and limited inclusive economic opportunities	• Limited skills development; • Weak MSME support systems • Low entrepreneurship capacity • Limited access to finance	To promote inclusive economic growth and employment creation	• Support vocational training and skills development programs • Strengthen MSMEs through credit access and training • Promote innovation and technology adoption • Support cooperatives and community enterprises • Enhance local economic development initiatives
Service Delivery & Citizen Engagement	Weak coordination and implementation inefficiencies in service delivery	• Institutional fragmentation • Weak stakeholder engagement • Limited use of technology to enhance service delivery • Inadequate compliance enforcement	To strengthen governance, coordination, and efficiency in implementation	• Strengthen coordination between national, county, and municipal agencies • Promote public participation and stakeholder engagement • Leverage PPPs and donor funding • Integrate GIS-based planning systems • Ensure compliance with environmental regulations (EMCA)
Disaster Management and Human Assistance	Exposure to disasters and insecurity due to weak preparedness and limited infrastructure	• Poor emergency systems • Inadequate surveillance and policing • Settlement in hazard-prone areas	To enhance safety, security, and disaster resilience	• Develop emergency response infrastructure • Integrate climate resilience into social infrastructure • Map and protect hazard-prone areas • Establish additional police posts and patrol bases • Install CCTV systems • Improve street lighting coverage
Rural and Urban Development	Weak land management and development control	• Outdated land management systems • Uncontrolled subdivision of land • Weak development control and enforcement • Limited land valuation and revenue management capacity • Land tenure and security-of-tenure challenges	To enhance land management and utility value of space in the Municipality	• Create an up-to-date land management system to streamline land administration • Enhance development control through proper land use planning and enforcement • Develop a municipal valuation roll and strengthen capacity for land-based revenue collection • Promote secure tenure and improve documentation for land owners

Table 7 - development issues, causes, objectives and proposed strategies across sectors/ sub- sectors

CHAPTER SIXTEEN: GOVERNANCE AND INSTITUTIONAL SET UP AND SERVICE DELIVERY FRAME WORK

16.1 Governance and Institutional Set Up

As outlined in the County Government Act of 2012, The Constitution of Kenya, 2010 and Urban Areas and Cities Act of 2011 (amended), the leadership and governance of the municipality is set at the County level. Within the County there are several departments which are responsible for multi-sectoral aspects such as health, education, transportation, housing, development control, commerce among others. These departments will undertake and facilitate the various mandates given to them through the relevant legislations.

The County Government of Nakuru established Gilgil as a municipality in July 2022 after the town was granted a municipal charter under the Urban Areas and Cities Act. The municipality was created to improve urban governance, infrastructure development, and service delivery.

Service delivery framework

The Municipal Service Delivery Framework provides a strategic and operational framework for coordinating, financing, implementing, monitoring, and continuously improving the delivery of municipal services within Gilgil Municipality. The framework is aligned to the delegated functions of municipalities under the Urban Areas and Cities Act, 2011 (as amended), the Constitution of Kenya (2010), the County Governments Act, 2012, the Physical and Land Use Planning Act, 2019, and the Municipality's Charter.

Gilgil Municipality operates as an agent of the County Government of Nakuru and delivers services through delegated functions approved by the County Government. The framework therefore focuses on municipal functions within the Municipality's mandate while promoting coordination with County departments responsible for sector-specific services such as health, water, education, agriculture, and public works.

The framework responds to the Municipality's rapid urban growth, increasing infrastructure demands, environmental degradation, informal settlement expansion, growing investment opportunities, and the need for efficient, accountable, and citizen-centred urban governance. It establishes a structured

mechanism for delivering quality urban services while supporting sustainable, inclusive, resilient, and economically competitive urban development.

Proposed Municipal Service Delivery Functions

The framework is aligned to the delegated functions of Gilgil Municipality as provided under the Municipal Charter and the Urban Areas and Cities Act.

Functional Area	Core Responsibilities	Strategic Objective	Expected Outcomes
1. Municipal Physical Planning & Development Control	Implement the MPLUDP; development control and compliance; urban design and place-making; management of public spaces; urban renewal; enforcement against unauthorized developments; development application processing and monitoring.	Promote orderly, sustainable and well-planned urban development.	Controlled urban growth; efficient land-use management; improved urban aesthetics; reduced unauthorized development; increased investor confidence.
2. Roads, Streets & Non-Motorized Transport (NMT)	Plan, construct, maintain and upgrade municipal roads; footpaths; cycling lanes; street lighting; signage; parking; traffic management; road reserves and associated drainage.	Enhance mobility, accessibility, connectivity and road safety.	Improved urban connectivity; safer streets; reduced congestion; improved pedestrian and cycling infrastructure; increased NMT uptake.
3. Storm Water Drainage & Flood Management	Plan, construct and maintain storm-water drainage systems; protect drainage corridors and riparian reserves; undertake flood-risk mapping; integrate Sustainable Drainage Systems (SuDS); maintain drainage outfalls.	Strengthen climate resilience and reduce urban flood risk.	Reduced flooding and waterlogging; protected infrastructure; improved storm-water management; increased climate resilience.
4. Solid Waste Management & Environmental Sanitation	Waste collection, transportation and disposal; street sweeping; waste segregation; recycling; litter control; public awareness; enforcement; community participation and PPPs.	Promote a clean, healthy and environmentally sustainable municipality.	Cleaner urban environment; improved waste collection coverage; increased recycling; reduced illegal dumping; improved public health.
5. Public Markets & Trading Facilities	Develop and manage markets; designate hawking and trading zones; provide sanitation and basic services; regulate trading spaces; support licensing and market management.	Promote inclusive, safe and productive local economic activity.	Improved trading environment; enhanced livelihoods; organized informal trade; increased municipal revenue; improved market sanitation.
6. Parks, Open Spaces & Recreation	Develop and maintain parks, playgrounds, sports grounds and public open spaces; landscaping; urban forestry; tree planting; green corridors and green infrastructure.	Improve urban livability, recreation and access to green infrastructure.	Increased public green space; improved recreational opportunities; attractive urban environment; enhanced biodiversity and community wellbeing.



7. Fire, Emergency Services & Disaster Risk Reduction	Fire prevention and response; emergency preparedness; disaster-risk assessment; early warning systems; emergency response planning; public awareness; climate adaptation and resilience measures.	Strengthen municipal disaster preparedness, response and resilience.	Reduced disaster-related losses; faster emergency response; improved preparedness; enhanced community resilience; safer urban settlements.
8. Environmental Management & Natural Resource Conservation	Protect environmentally sensitive areas; pollution control; biodiversity conservation; riparian and wetland protection; ecosystem restoration; environmental awareness; climate action and green infrastructure.	Safeguard natural resources and promote environmentally sustainable urban development.	Improved environmental quality; protected ecosystems; restored degraded areas; reduced pollution; enhanced climate resilience.
9. Municipal Infrastructure & Public Facilities	Plan, develop, operate and maintain bus parks, public toilets, municipal buildings, parking facilities, cemeteries, street furniture, lighting, signage, recreation facilities and other municipal assets.	Provide accessible, safe, functional and well-maintained public infrastructure.	Improved service delivery; functional public facilities; better asset management; enhanced public convenience and urban amenity.
10. Municipal Revenue Administration & Financial Sustainability	Administer municipal revenue sources; permits, fees and charges; digital revenue systems; billing and collection; compliance monitoring; enforcement; revenue tracking and reporting.	Strengthen municipal financial sustainability and own-source revenue.	Increased own-source revenue; improved collection efficiency; reduced revenue leakage; enhanced financial accountability.
11. Urban Economic Development, Investment & Tourism	Investment promotion; tourism development; enterprise and SME support; business incubation; PPP development; local economic development; promotion of strategic economic nodes and investment opportunities.	Stimulate inclusive economic growth, investment and employment creation.	Increased investment; new enterprises; job creation; stronger local economy; expanded tourism and business opportunities.
12. Citizen Engagement, Governance & Institutional Coordination	Public participation; stakeholder engagement; citizen feedback; customer care; service charters; grievance management; digital engagement platforms; transparency; accountability and intergovernmental coordination.	Strengthen participatory, transparent, accountable and responsive municipal governance.	Increased citizen satisfaction; improved accountability; inclusive decision-making; stronger stakeholder partnerships; responsive service delivery.

6. Institutional Service Delivery Framework

Effective municipal service delivery shall be undertaken through coordinated institutional arrangements involving multiple stakeholders.

Institution / Stakeholder	Primary Responsibility	Key Role in Municipal Governance
Municipal Board	Policy direction, strategic oversight, approval of annual work plans and budgets, monitoring of performance and accountability.	Provides strategic leadership, governance, oversight and accountability for municipal affairs and ensures alignment with approved plans and county priorities.
Municipal Manager	Coordinates municipal administration, implementation of delegated functions, work programmes and service delivery.	Leads day-to-day municipal operations, coordinates departments and partners, and implements decisions of the Municipal Board.
County Department of Lands, Housing & Physical Planning	Physical and land-use planning, development control, surveying, housing and land administration.	Promotes orderly urban growth, development control, land-use compliance and implementation of approved spatial plans.
County Department of Roads & Public Works	Planning, development, maintenance and upgrading of municipal roads, drainage and public infrastructure.	Improves mobility, connectivity, accessibility and infrastructure resilience while supporting municipal capital works.
County Department of Water, Environment & Climate Change	Water services, environmental management, storm-water management, climate adaptation and natural-resource protection.	Promotes environmental sustainability, climate resilience, water security and integrated management of urban environmental systems.
County Department of Trade	Market management, enterprise development, business support, trade facilitation and investment promotion.	Strengthens the local economy, promotes entrepreneurship, improves market infrastructure and facilitates investment.
County Department of Finance	Budget preparation, financial management, revenue administration, expenditure control and fiscal reporting.	Ensures prudent financial management, resource mobilization, financial accountability and sustainable municipal financing.
National Government Agencies	Regulatory oversight, statutory approvals, technical	Ensures compliance with national legislation, policies



	standards and infrastructure support (including relevant agencies such as NEMA, NCA, KeNHA, KURA, Survey of Kenya and others).	and technical standards and coordinates national programmes and infrastructure investments.
Utility Service Providers (KPLC, KETRACO, Water & ICT Providers)	Provision, expansion, operation and maintenance of electricity, water, telecommunications and related utility infrastructure.	Supports reliable and resilient utility services and coordinates infrastructure planning with municipal development and road reserves.
Private Sector	Investment, infrastructure development, service delivery partnerships, innovation and enterprise development.	Mobilizes private capital, creates employment, improves service efficiency and strengthens municipal economic competitiveness through public-private collaboration.
Community Organizations & Residents' Associations	Public participation, community mobilization, social accountability, local initiatives and feedback on municipal services.	Strengthens inclusive and participatory governance and ensures community needs and priorities inform planning, implementation and monitoring.
Development Partners	Technical assistance, financing, capacity building, knowledge transfer and institutional support.	Mobilizes additional resources, strengthens institutional capacity and supports implementation of priority municipal programmes and projects.

7. Municipal Service Delivery Approaches

The Municipality shall adopt a combination of service delivery models to ensure the efficient, effective, equitable, and sustainable provision of municipal services. To enhance accountability, innovation, and service quality, the Municipality shall embrace performance-based contracting, digital service delivery platforms, area-based integrated development programmes, and inter-agency collaboration with national and county government institutions, development partners, the private sector, and other stakeholders. This integrated approach will strengthen coordination, improve operational efficiency, leverage additional resources and expertise, and ensure responsive, transparent, and sustainable municipal service delivery.

8. Financing Framework

The Municipal Service Delivery Framework will be financed through a diversified and sustainable financing approach. The main sources will include County Government budget allocations and municipal own-source revenues such as property rates, business permits, parking fees and market charges. These will be supplemented by National Government grants, urban development funds, infrastructure financing and Public-Private Partnerships (PPPs). The Municipality will also pursue development partner support, climate finance, user fees, service charges and corporate CSR contributions to finance priority infrastructure, institutional capacity building, climate resilience, environmental conservation, public amenities and community development initiatives..

9. Risk Management Framework

Implementation of the plan may be affected by inadequate financing, rapid urban growth, climate-related disasters, weak institutional capacity, encroachment on public land, political interference, revenue leakages, poor inter-agency coordination, and aging infrastructure. Mitigation will focus on diversifying financing, strengthening institutional capacity, adopting digital governance and revenue systems, enforcing development control, improving inter-agency coordination, enhancing disaster preparedness and climate resilience, strengthening partnerships, and implementing regular infrastructure maintenance to ensure.

CHAPTER SEVENTEEN: CAPITAL INVESTMENT PLANS

17.1 Overview

This chapter provides a platform to ensure that all the proposals are implemented in the manner proposed and within the period indicated in the strategies. The overall implementation of the integrated strategic urban development plan will be absorbed by the identified existing institutions, which will require strong leadership and coordination.

The successful implementation of the Plan will require coordinated and collaborative efforts led by the Municipality of Gilgil, with active participation and shared responsibility among the private sector, citizen fora, development partners, and other key stakeholders within the Municipality.

The framework also serves as a foundation for the Municipality's Capital Investment Plan, Detailed Service Planning, and Capital Works Programme, thereby ensuring structured, integrated, and sustainable implementation of the proposed interventions.

The implementation framework below illustrates the coordination structure, key actors, institutional linkages, and implementation arrangements that will guide the delivery of the Municipality of Gilgil Integrated Development Plan. It highlights the collaborative roles and shared responsibilities of stakeholders in ensuring effective, sustainable, and inclusive implementation of the proposed programmes and projects.

17.2 Capital Investment

The Plan Implementation Matrix highlights the individual programmes of action which need to be implemented towards achieving the proposals which have been put forward in the Plan. The area specific programmes or actions have been phased accordingly and have indicated the actors who will spearhead the implementation process.

17.2.1 Project implementation timeframe

The projects will be implemented in a three phased time frame namely;

- 1) Short term (quick wins in a period of between 1-5 years).
- 2) Medium term (a period of between 5-12) and
- 3) Long term (a period of between 12-20 years)

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
ROADS & TRANSPORT INFRASTRUCTURE							
Proposed Construction of Ngomongo Tunnel Drainage	Gilgil Ward	construction of a 2.2 km drainage tunnel using 1200 mm diameter culverts, including associated culvert and manhole works along the tunnel alignment.	Improve Reduce flooding and flood-related damage in Ngomongo and adjoining areas; improve storm-water conveyance; protect roads, property and livelihoods; and enhance overall urban climate resilience.	60.0	Municipality of Gilgil, CGN, Development Partners	Medium-term	High
proposed construction of Pedestrian Foot Bridges	Langalanga and Karura area	development of foot bridge across Mau summit Rironi Highway at Karura area and another at Langalanga shopping Center across Gilgil Olkalau Road	Improve pedestrian safety and accessibility across high-traffic roads; reduce pedestrian-vehicle conflicts and accidents; and enhance connectivity between residential areas, commercial centres and public facilities.	75.0	KENHa, KeRRA, Development Partners	Medium Term	
development of a round about	Cross road / total Junction	Development of a Roundabout at crossroad area to decongest traffic of vehicle entering and exiting Gilgil -Olkalau Road	Improved Traffic Movement	100	KENHa, KeRRA, County Government of Nakuru Development Partners	Medium term	
Development of Mbegi Bypass	Mbegi- Langalanga	Development of a four lane Bypass/ Ring road linking Rironi Mau summit Road to Nakuru Olkalau Road at Langalanga	Decongestion of traffic within Gilgil CBD	100	KENHa, KeRRA, Development Partners	Long term	Medium
establishment of Long distance Truck stopover	Karura area	Development of an ultra-Modern trucks top	increase opportunities for trade, accommodation and support services; create employment; and stimulate local economic development along the A104 corridor.	15.0	KENHa, Nakuru County Gilgil Municipality, Development Partners	Medium term	
Development of a Municipal wide Storm Water Management Plan	Municipal wide	Design a storm water management plan to be implemented within Municipality	reduce flooding and erosion; protect drainage infrastructure; guide future development away from flood-prone areas; and improve urban resilience	10.0	Gilgil Municipality, Department of Roads & Transport,	long term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Construction of Bio-retention basins	(Bondeni, Ngomongo, Mbegi, DEB Areas, Kampi Somali, Site, Gema)	Construct Bio-retention basins at appropriate sites as well as vegetated swales which plays two roles of slowing floods and beautification	enhance groundwater infiltration; improve urban landscape quality; and provide nature-based storm-water management solutions.	30.0	Nakuru County Government; Gilgil Municipality; National Environment Management Authority (NEMA); Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Medium term	
Municipal street Naming	Municipal wide	development of a municipal street naming regime and gazzatement of street names	ease movement and identification of location	80	KeRRa, County Government of Nakuru, Development Partners		
Improvement to Major Link Road to bitumen Standards	Kekohey- Elementaita Road Gilgil –Gitare Tumaini road	to gilgil Municipality to Elementaita and Nyandarua County	improved access to Markets	100	KeRRa, County Government of Nakuru, Development Partners	Medium term	
Construction of storm water channels along all roads	Municipal wide	Provide adequate paved storm water channels (curbs and channels) along all roads	reduce road deterioration, erosion and flooding; improve road safety and accessibility; and extend the functional life of road infrastructure	120.0	Gilgil Municipality, Department of Roads & Transport,		
Community sensitization on natural waterways	Municipality of Gilgil	Develop Municipal programs to sensitize the local communities on the importance preservation of natural waterways conservation.	reduce encroachment, dumping and obstruction of drainage channels; and strengthen community participation in flood-risk reduction and environmental conservation.	150.0	Gilgil Municipality, Department of Roads & Transport,		
Installation of Cabro-paving within Gilgil CBD	Gilgil CBD	Complete all the cabro paving of Parking slots within Gilgil CBD	reduce encroachment, dumping and obstruction of drainage channels; and strengthen community participation in flood-risk reduction and environmental conservation.	25.0	Gilgil Municipality,	Short-term	
Construction of Non-Motorised Transport Lanes		Construct NMT lanes (Walking & Cycling Lanes) along all roads linking to residential zones, Municipal Market etc,	improve access to residential areas, markets and public facilities; reduce pedestrian-vehicle conflicts; and promote affordable, healthy and environmentally sustainable mobility.	15.0	Gilgil Municipality, Department of Roads & Transport	Medium- term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Construct and rehabilitate roads	Municipality of Gilgil Mbegi Langalanga Kikohey	Open and pave all roads in the municipality and connect the missing links; Develop bypasses and alternative routes to divert through-traffic from the CBD (Mbegi-Langa-langa Bypass). Development of an overpass at Kikohey and Langalanga Expand all the access roads within residential zones to a minimum of 12m;	open up underserved areas; reduce travel time and transport costs; improve traffic circulation; and support economic growth through better movement of people and goods.	100.0	Municipality of Gilgil, Department of Roads & Transport, KERRA	Short-term	
Upgrade roads to bitumen standard within the Municipality	Site and service A & B, Milimani estate, Syndicate,kekohey, Langanaga- Kwa Police station RoadTeachers,	Upgrade roads within the municipality to bitumen standards	reduce vehicle operating and maintenance costs; enhance mobility; improve connectivity between settlements and service centres; and support orderly urban expansion	50.0	Municipality of Gilgil, Department of Roads & Transport, KERRA	Medium-term	
Installation of road safety infrastructure	Municipality of Gilgil	Install adequate road signages, bumps and pedestrian crossing; Construct pedestrian Footbridges to enhance pedestrian safety along high-traffic corridors;	provide an alternative transport mode; reduce dependence on road transport; improve movement of goods; and strengthen Gilgil's regional economic and logistics function	20.0	Municipality of Gilgil, Department of Roads & Transport, NTSA	Short-term	
Construct designated public transport termini	Langalanga	Construct a bus terminus in Langalanga; Formalize and Regulate PSV Stages Designate and construct bodaboda shades Establish Transit-Oriented Development (TOD) around key nodes (CBD, Kikohey)		100.0	Gilgil Municipality, Department of Roads & Transport,	Short-term	
Installation of streetlights	Municipality of Gilgil	Install street lights on all the roads.	enhance public safety and security; extend the functional hours of commercial activities; and improve the attractiveness and accessibility of urban areas.	10.0		Short-term	
Development of a Municipal wide Public Transport Policy		Establishment of a municipal Wide Public transport Policy to Regulate operation of Public Transport (Matatu,Boda Boda and Taxis)	Orderly Public Transport within The Municipality	5	Municipality of Gilgil, Department of Roads & Transport, NTSA, KeRRa, Development Partners	Short Term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Rehabilitation Railway infrastructure	Municipality of Gilgil	Rehabilitate the old railway line for freight and passenger integration	Enhanced Municipal Competitiveness	100.0	Kenya Railways	Long-term	
URBAN DEVELOPMENT							
Digitization of Land parcels	Municipality of Gilgil	Initiate a project for land digitization to input all land parcels in the municipality into the GIS environment.	improved access to accurate and up-to-date land information	10.0	Municipality of Gilgil, CGN, Ministry of Lands	Short-term	
Implementation of the Zoning Regulations	Municipality of Gilgil	Implement the proposed zoning regulations in this plan.	reduce land-use conflicts; improve development predictability; guide appropriate investment; and strengthen the competitiveness and functionality of the Municipality.	15.0	Municipality of Gilgil, CGN, development partners, Donors	continuous	
Enforcement of Urban Development Controls	Municipality of Gilgil	Empower the municipal authority with capacity to perform development control measure	improved compliance with approved plans and development standards	5.0	Municipality of Gilgil, CGN, Development partners	Continuous	
Community Land Titling Awareness	Municipality of Gilgil	Develop a program for community sensitization on land titling/adjudication	increase awareness of land registration and titling processes; improve security of tenure	15.0	Municipality of Gilgil, CGN,	Short-term	
Develop a regulatory framework for protection of water aquifers & riparian land	Municipality of Gilgil	Develop a policy to protect underground aquifers as a special conservation area and enforce laws to protect the riparian reserves.	reduce encroachment and pollution; safeguard water resources; and improve long-term environmental sustainability and climate resilience.	250.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Regulation of Quarries and Mining Sites	Municipality of Gilgil	Institute measures to control undesignated quarries and mining sites in the unmanned spaces. Conserve the rocky cliff at Leleshwa and prohibit illegal quarrying activities	protected fragile zones	0.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	
Upgrading of Slum settlements	Ngomongo, Kampi somali, Site & Service (Baraka)	Implement incremental slum upgrading in settlements and provide basic services including water, sanitation, roads and drainages	improved living conditions	2.0	Municipality of Gilgil, CGN, Development Partners, Ministry of Lands Housing & Urban Development	Long-term	
Construction of affordable and inclusive housing	Municipality of Gilgil	Develop affordable and quality housing units through Public-Private Partnerships	improved living conditions	500.0	Municipality of Gilgil, CGN, Ministry of Lands, Ministry of Lands, Public Works, Housing and Urban Development	Long-term	
WATER, ENVIRONMENT & NATURAL RESOURCES							
Develop a regulatory framework for protection of water aquifers & riparian land	Municipality of Gilgil	Develop a policy to protect underground aquifers as a special conservation area and enforce laws to protect the riparian reserves.		150.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Expansion of Piped Water Network and Infrastructure	Municipality of Gilgil	Construct a water treatment plant and large storage reservoirs to treat and store clean water. distribution of water by expanding the underground pipe network to connect all neighborhoods to clean, reliable tap water.		10.0	Municipality of Gilgil, CGN, NARUWASCO	Medium-term	
Institutional and Community Rainwater Harvesting Program	Municipality of Gilgil	Install gutters and storage tanks in schools, hospitals and community facilities to enhance water harvesting. Sensitize the residents on water harvesting methods and the importance of protecting water resources and catchment areas.		25.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	
Establishment & operationalization of an integrated Solid Waste Management System	Municipality of Gilgil	Establish a modern waste management facility Develop an integrated solid waste management system covering collection, transportation, segregation, treatment, and final disposal.		900.0	Municipality of Gilgil, CGN, NEMA	Short-term	
Development of a sewer reticulation system	Municipality of Gilgil	Establish a sewer reticulation system that covers the urban area		15.0	Municipality of Gilgil, CGN, NARUWASCO	Long term-term	
Construction of public toilets	Municipality of Gilgil	Construct public toilets in all urban public spaces and service centres		0.0	Municipality of Gilgil	Short-term	
Establishment & operationalization of a liquid waste disposal treatment plant	Municipality of Gilgil	Establish a liquid waste disposal treatment plant through a public private partnership Manage and coordinate the private service providers to deliver the liquid waste to the treatment plant		5.0	Municipality of Gilgil, CGN	Long-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Regulation of Quarries and Mining Sites	Municipality of Gilgil	Institute measures to control undesignated quarries and mining sites in the unmanned spaces. Conserve the rocky cliff at Leleshwa and prohibit illegal quarrying activities		10.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	
Tree-planting & urban beautification program	Municipality of Gilgil	Initiate programs for planting trees and its conservation - friendly trees to enhance sustainable urbanism and Initiate projects of greening and landscaping of all the urban spaces.		8.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Establishment of urban parks, green belts and ecological corridors	Municipality of Gilgil	Identify and develop recreational green spaces within the urban areas		5.0	Nakuru County Government; Gilgil Municipality; Kenya Wildlife Service (KWS); National Environment Management Authority (NEMA); National Museums of Kenya (NMK); Nature Kenya; WWF-Kenya; BirdLife International; Wetlands International; Soysambu Conservancy; Marula Estate/Marula Conservancy; Rift Lakes Conservancies Association; Water Resources Authority (WRA); Lake Elementaita community conservation groups	Short-term	
YOUTH, SPORTS & SOCIAL PROTECTION							
Establish Community Libraries	Langalanga Kikopey	Acquire land for the establishment of community libraries		20.0	Municipality of Gilgil	Medium-term	
Establishment of social halls and empowerment centres (Studio & ICT Centres)	Municipality of Gilgil	Establishment and operationalization of social halls and empowerment centres		100.0	Municipality of Gilgil, CGN,	Medium-term	
Establishment of a Youth Enterprise Start-up Fund	Municipality of Gilgil	Establishment and operationalization of a Youth Enterprise Start-up Fund		15.0	Municipality of Gilgil, CGN, Ministry of Youth Affairs, Creative Economy and Sports	Medium-term	
Rehabilitate community infrastructure	Bondeni	Rehabilitate and modernize the existing library in Bondeni; Redevelop and Equip Bondeni Social hall with Ultra-Modern facilities		25.0	Municipality of Gilgil, CGN,	Short-term	
Establish a Municipal Park and open spaces	Langalanga Kikopey	Acquire land and develop a Municipal Park at Langalanga and Kikopey; Acquire land for open spaces; Secure and Rehabilitate Gilgil Peoples Park;		15.0	Municipality of Gilgil, CGN,	Short-term	
Establishment and operationalization of a Sports & Talent Facility	Municipality of Gilgil	Acquire title deed for Gilgil Municipal stadium and rehabilitate it. Construct Talent Centres across the Municipality		50.0	Municipality of Gilgil, CGN,	Short-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Establishment of a PWD Economic Empowerment Fund	Municipality of Gilgil	Establish and operationalize a PWD Economic Empowerment Fund		12.0	Municipality of Gilgil, CGN,	Short-term	
Provision of Assistive Devices for PWDs	Municipality of Gilgil	Acquire and distribute Assistive Devices for PWDs		10.0	Municipality of Gilgil, CGN,	Short-term	
Provision of Sports equipment	Municipality of Gilgil	Acquire and distribute sport equipment		15.0	Municipality of Gilgil	Short-term	
Establish an Elderly Care Facility	Municipality of Gilgil	Acquire land and develop an elderly care facility		10.0	Municipality of Gilgil	Medium-term	
HEALTH SERVICES							
Construction of Health Facilities	Municipality of Gilgil	Construction of new health facilities in underserved areas		30.0	Municipality of Gilgil, CGN	Short-term & Medium-term	
Upgrading of Existing Health Facilities	Municipality of Gilgil	Upgrade dispensaries and health centres to enhance service delivery and accommodate growing populations.		60.0	Municipality of Gilgil, CGN	Short-term & Medium-term	
Provision of Medical Equipment	Municipality of Gilgil	Procure and install modern medical equipment in all the Health Facilities		50.0	Municipality of Gilgil, CGN	Short-term	
Development of Emergency Medical Services	Municipality of Gilgil	Establish and strengthen emergency response systems, including ambulances and referral networks.		30.0	Municipality of Gilgil, CGN	Medium-term	
Rehabilitation of Health Infrastructure	Municipality of Gilgil	Identify dilapidated health infrastructure Renovate and maintain aging health infrastructure		25.0	Municipality of Gilgil, CGN	Short-term	
Prevention and Control of Cutaneous Leishmaniasis Prevention & other NTDs	Municipality of Gilgil	Implement surveillance, community sensitization, vector control, environmental management, and treatment interventions to reduce the incidence of cutaneous leishmaniasis & other NTDs		10.0	Municipality of Gilgil, CGN, Ministry of Health	Short-term	
Community sensitization on Health Education and Disease Awareness	Municipality of Gilgil	Hold Community Barazzas and other public awareness forums on prevention, early detection, and treatment of communicable diseases		20.0	Municipality of Gilgil, CGN, Ministry of Health	Short-term & Medium-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
Establish cemeteries and crematoriums within the Municipality	Municipality of Gilgil	Acquire land to establish burial sites for both Christians and Muslims in Gilgil town		0.0			
DISASTER MANAGEMENT & RISK MITIGATION							
Develop a Municipal Disaster Management Plan	Municipality of Gilgil	Develop a disaster management plan; set up a multi-agency team for adequate response to disasters		75.0	Municipality of Gilgil,	Short-term	
Establishment of a functional fire station	Municipality of Gilgil	Construct and equip the fire station with modern facilities		50.0	Municipality of Gilgil, CGN	Short-term	
EDUCATION							
Construction and Equipping of ECD Centres	Municipality of Gilgil	Construct and equip ECD classrooms with child-friendly furniture, learning materials, and play equipment to improve early childhood learning.		30.0	Municipality of Gilgil, CGN	Short-term	
Feeding Programme for ECD Learners	Municipality of Gilgil	Provide nutritious meals to improve attendance, health, and learning outcomes among ECD learners.		80.0	Municipality of Gilgil, CGN	Short-term	
Construction and Equipping of Primary School Infrastructure	Municipality of Gilgil	Construct and equip classrooms, sanitation facilities, and learning spaces to improve access and quality of primary education.		100.0	Municipality of Gilgil, CGN, Ministry of Education	Medium-term	
Construction and Equipping of Secondary School Infrastructure	Municipality of Gilgil	Construct and equip classrooms, laboratories, and related facilities to enhance access to quality secondary education.		120.0	Municipality of Gilgil, CGN, Ministry of Education	Medium-term	
Construction and Equipping of VTC Facilities	Municipality of Gilgil	Construct and equip vocational training workshops and classrooms to enhance practical skills training and youth employability.		0.0	Municipality of Gilgil, CGN, Ministry of Education	Medium-term	
Construction and Equipping of TVET Training Facilities	Municipality of Gilgil	Construct and equip modern training workshops, laboratories, and learning facilities to support technical and industrial skills development.		0.0	Municipality of Gilgil, CGN, Ministry of Education	Medium-term	

CIP Project	Location	Description	Expected Impact	Estimate Cost (Ksh. Million)	Actors	Timeframe	Priority
TRADE, CO-OPERATIVES, TOURISM & CULTURE							
Construction and Equipping of Modern Markets	Municipality of Gilgil	Construct a modern market and perimeter wall Equip modern markets with stalls, cold rooms, sanitation facilities, and utilities		50.0	Municipality of Gilgil, CGN, Ministry of Trade	Medium-term	
Construction and Equipping of Market Shades	Municipality of Gilgil	Develop and equip market shades to support small-scale traders	improved trading conditions	30.0	Municipality of Gilgil, CGN, Ministry of Trade	Short-term	
Rehabilitation of Market Infrastructure	Municipality of Gilgil	Upgrade and equip existing markets with drainage, lighting, water, and sanitation facilities		75.0	Municipality of Gilgil, CGN, Ministry of Trade	Short-term	
Development of Jua Kali Industrial Park	Gilgil Ward	Establish a dedicated industrial park with shared facilities to enhance productivity	reduced unemployment; and strengthened the local industrial base	10.0	Municipality of Gilgil, CGN, Ministry of Trade	Short-term	
Establishment of cooperatives and SACCOs	Municipality of Gilgil	Establish and operationalize cooperatives and SACCOs to promote marketing and enhance access to credit	Improved access to affordable credit and collective marketing	15.0	Municipality of Gilgil, CGN, Ministry of Cooperatives and Micro, Small and Medium Enterprises (MSMEs) Development		
Construction and Equipping of Cultural Centres	Municipality of Gilgil	Construct and equip cultural centres to promote preservation, exhibition, and promotion of local heritage and arts.	preserved of local heritage, arts and culture	0.0	Municipality of Gilgil, CGN, Ministry of Tourism		
GRAND CUMULATIVE CIP COST	3,977.0						

17.3 Monitoring and Evaluation

The M&E matrix draws indicators in order to measure the objectives and activities of the urban development plan period. These indicators were constructed based on the logical framework and its specific activities. The objectives as well as its indicators are classified by the correspondent development themes proposed at the national level.

The M&E matrix indicates the specific sources of the data required to monitor the indicators. The sources include governmental institutions, departments or agencies in the municipality, communities and information derived from field work. The frequency of monitoring is specified to follow the implementation of every activity.

The team responsible for monitoring and evaluation works in collaboration with other project staff from other departments. Additionally, target groups can be involved in the monitoring and evaluation process as a means to ensure wider participation of stakeholders which can guarantee sustainability of the projects. The comparison of the baseline, targets and the achieved result will ensure easy evaluation of the projects.

Performance Monitoring and Evaluation

Performance shall be monitored through measurable indicators aligned with municipal functions.

Key Performance Indicators

Service Area	Key Performance Indicator (KPI)	Measurement Unit	Performance Objective
Roads and Transport	Kilometers of municipal roads improved, rehabilitated and maintained	Kilometres (km)	Improve road connectivity, accessibility and mobility.
Street Lighting	Operational street lights as a percentage of total installed	Percentage (%)	Enhance public safety and security.
Storm Water Drainage	Kilometres of drains constructed, upgraded or rehabilitated	Kilometres (km)	Reduce flooding and improve resilience.
Solid Waste Management	Waste collected and safely disposed as a percentage of	Percentage (%)	Improve sanitation and public health.

	waste generated		
Public Markets	Number of markets constructed, upgraded or maintained	Number	Enhance local economic development.
Parks and Open Spaces	Area of parks and green spaces maintained	Hectares (Ha)	Improve recreation and environmental quality.
Physical Planning	Development applications processed within statutory timelines	Percentage (%)	Promote efficient development control.
Municipal Revenue	Annual growth in own-source revenue	Percentage (%)	Strengthen financial sustainability.
Customer Service	Citizen satisfaction index	Index (%)	Improve service responsiveness.
Investment Promotion	Value of private investments facilitated	KES	Promote investment and employment.
Governance	Number of public participation forums conducted	Number	Enhance transparency and participation.

Monitoring mechanisms shall include:

Monitoring Mechanism	Purpose	Expected Outcome
Annual Municipal Performance Reviews	Assess implementation of municipal programmes.	Improved accountability and planning.
Quarterly Departmental Performance Reports	Track progress against work plans.	Timely corrective action.
GIS-Based Infrastructure Monitoring	Monitor infrastructure condition and location.	Better asset management.
Citizen Satisfaction Surveys	Measure public perception of services.	Improved customer satisfaction.
Service Delivery Scorecards	Evaluate performance against KPIs.	Greater efficiency and transparency.

Internal Audits	Review compliance and financial management.	Stronger internal controls.
Performance Contracts	Assess staff and departmental performance.	Improved productivity and accountability.
Municipal Board Oversight	Provide strategic supervision.	Better governance and compliance.
Independent Evaluations	Undertake external programme assessments.	Continuous improvement.

17.4 Conclusion

The success of the LPLUDP will ultimately depend on effective implementation, sustained development control, adequate resource mobilisation and strong institutional coordination. The Plan provides for phased implementation through short-, medium- and long-term programmes, supported by a Capital Investment Plan and an implementation matrix identifying projects, responsible actors, priorities and timeframes. Implementation therefore requires coordinated commitment from the County Government of Nakuru, Gilgil Municipal Board and administration, national government agencies, development partners, private investors, civil society and the residents of Gilgil. Particular emphasis should be placed on implementing priority infrastructure, drainage and flood-management measures, transport and NMT improvements, water and sanitation systems, housing and social facilities, environmental protection, economic development initiatives and strengthened governance and development control. With consistent implementation, monitoring, stakeholder participation and periodic review, the Plan will provide the necessary foundation for guiding Gilgil's growth in an orderly, resilient, inclusive and sustainable manner and for transforming the Municipality into a competitive transit and service centre that improves the quality of life of present and future generations.

APPENDICES

1. Notice of intention to plan advert.
2. Notice of completion
3. Minutes of Stakeholders Meeting
4. Minutes of Stakeholders Meeting
5. Minutes of Adoption by the Municipal Board
6. List of Attendees

February, 2026

PAGE: 193 of 200

National News

Court: KDF officer unfit to stand trial for wife's murder

BY MERCY KOSKEI

A Kenya Defence Forces (KDF) officer accused of killing his wife has been committed to Mathari National Teaching and Referral Hospital following a psychiatric assessment which found him unfit to stand trial.

On April 28, Captain Edwin Muthoni Kaunga appeared before Nakuru High Court judge Patricia Gichohi for a plea taking over the murder of his wife Annita Mugweru, 29. The charge sheet states that, on April 14, Captain Kaunga murdered Ms Mugweru at St Mary's Estate in Nakuru East.

However, proceedings were halted after Justice Gichohi ruled that medical findings had indicated that the suspect was not in a stable enough mental state to enter a plea.

She ruled that Captain Kaunga was unfit to stand trial and ordered that he be committed for mental rehabilitation.

The judge also ordered that any military property still in the couple's house, together with the accused's personal items, including his identity card, educational certificates, transcripts and bank card, be collected by the investigating officer and released to the accused and the military respectively.

"The court has noted the report by Dr Wafula: the accused is unfit to plead. By consent, the plea is now deferred. The case



JUSTICE

29

Age of Annita Mugweru, said to have been murdered by her husband, Captain Edwin Kaunga, who is a KDF officer

will be mentioned on June 4, 2026 to confirm the status of the release of the above items," Justice Gichohi ruled.

The family's lawyer Elizabeth Ochieng said that plea was deferred due to the accused's mental condition. She said the court could not proceed with the case as the accused was deemed unfit to take a plea.

"We came for a plea taking. Unfortunately, the plea did not proceed, it was deferred because the accused person was found unfit to take a plea, bearing in mind that he has a mental issue," said Ms Ochieng.

Dispute Family says State has been evasive about Kuria's whereabouts



Some of the 150 police officers who served under the Multinational Security Support (MSS) mission in Haiti upon their return to Kenya on Tuesday. FRANCIS NDERITU/NATION

Family awaits answers after officer went missing in Haiti

This came as the final contingent of Kenyan police officers arrived back on Tuesday

BY NYABOGA KIAGE

On Tuesday, the final contingent of 150 Kenyan police officers serving in Haiti landed back in Nairobi, bringing to a close a challenging deployment period under the Multinational Security Support (MSS) mission.

On Monday afternoon, the officers departed Port-au-Prince alongside Interior CS Kipchumba Murkomen, Inspector General of

Police Douglas Kanja and Deputy Inspector General Eliud Lagat after a final meeting with senior officers and UN officials from the MSS mission.

While families welcomed their loved ones home, one household remained in uncertainty. It is now more than a year since Benedict Kabiru Kuria disappeared following a gang attack on March 25 last year, and his fate remains unknown despite months of search efforts and official assurances.

For his family, each returning contingent has brought not relief but quiet dread, with every arrival reviving the same painful question: will he be among them? On Tuesday, that hope lingered, fragile but fading.

Relatives say the silence from authorities has been distressing, marked by unanswered calls and shifting explanations as their desperation deepens.

On Monday afternoon, the officers departed Port-au-Prince alongside Interior CS Kipchumba Murkomen, Inspector General of Police Douglas Kanja and Deputy Inspector General Eliud Lagat after a final meeting with senior officers and UN officials from the MSS mission.

While families welcomed their loved ones home, one household remained in uncertainty.

It is now more than a year since Benedict Kabiru Kuria disappeared following a gang attack on March 25 last year, and his fate remains unknown despite months of search efforts and official assurances.

For his family, each returning contingent has brought not relief but quiet dread, with every arrival reviving the same painful question: will he be among them? On Tuesday, that hope lingered, fragile but fading.

Relatives say the silence from authorities has been distressing, marked by unanswered calls and shifting explanations as their desperation deepens.

"The Inspector-General of Police and the CS for Interior have not clarified the contradiction and continue to deny the family of Benedict Kabiru Kuria a truthful and written position regarding their loved one," reads the petition, filed by Gathenji and Company Advocates.

The petition states that the family had asked Ranson Lolm-odoni, the Director of Operations at the National Police Service (NPS), to clarify whether Mr Kuria was alive or dead. The petitioners are Jacinta Wanjiku Kabiru (Mr Kuria's mother), Daniel Kabiru Nding'u (uncle) and Philip Kamau Kuria (brother). Mr Lolm-odoni dismissed the reports of Mr Kuria's death as fake news being propagated on social media.

"His subsequent attempts to get the truth about the status of Benedict Kabiru Kuria have been unsuccessful, as the respondents are dismissive and never give a straight answer," the case says.

The petition states that several laws were breached as per the Constitution.

nyabogakiage@gmail.com



COUNTY GOVERNMENT OF NAKURU
Department of Lands, Physical Planning, Housing & Urban Development
THE PHYSICAL AND LAND USE PLANNING ACT (No. 13 of 2016)
FORM PLUPA-L-2 r.9

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

Title of Development Plan: **Mjini Town Local Physical & Land Use Development Plan (2026-2046)**

Pursuant to the provisions of section 49(1) of the Physical and Land Use Planning Act, 2016, NOTICE is hereby given that the preparation of the above Plan was on the 24th day of April 2026 completed.

A copy of the plan as prepared has been deposited for public inspection free of charge at the County Executive Committee Member in Charge of Lands, Housing, Physical Planning & Urban Development, office of the County Director of Lands & Physical Planning of Physical Planning, and Mjini Sub-County Administrative Office, from 8:00 a.m. to 1:00 p.m. and from 2:00 p.m. to 5:00 p.m. Monday to Friday

Any interested person who wishes to make any representation in connection with or objection to the above plan may, within sixty days, send the same to the County Executive Committee Member in charge of Lands/Housing/Physical Planning & Urban Development, County Government of Nakuru, P.O. Box 2870-20100, Nakuru, and such representations or comments shall state the grounds upon which they are made.

Dated this 28th day of April 2026

HON. JOHN KIHAGI
COUNTY EXECUTIVE COMMITTEE MEMBER,
LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT
NAKURU COUNTY



COUNTY GOVERNMENT OF NAKURU
Department of Lands, Physical Planning, Housing & Urban Development
THE PHYSICAL AND LAND USE PLANNING ACT (No. 13 of 2016)
FORM PLUPA-L-2 r.9

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

Title of Development Plan: **Municipality of Gilgil Local Physical & Land Use Development Plan (2026-2046)**

Pursuant to the provisions of section 49(1) of the Physical and Land Use Planning Act, 2016, NOTICE is hereby given that the preparation of the above Plan was on the 24th day of April 2026 completed.

A copy of the plan as prepared has been deposited for public inspection free of charge at the County Executive Committee Member in Charge of Lands, Housing, Physical Planning & Urban Development, office of the County Director of Lands & Physical Planning of Physical Planning, and Gilgil Sub-County Administrative Office, from 8:00 a.m. to 1:00 p.m. and from 2:00 p.m. to 5:00 p.m. Monday to Friday

Any interested person who wishes to make any representation in connection with or objection to the above plan may, within sixty days, send the same to the County Executive Committee Member in charge of Lands/Housing/Physical Planning & Urban Development, County Government of Nakuru, P.O. Box 2870-20100, Nakuru, and such representations or comments shall state the grounds upon which they are made.

Dated this 28th day of April 2026

HON. JOHN KIHAGI
COUNTY EXECUTIVE COMMITTEE MEMBER,
LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT
NAKURU COUNTY

Apology

In our headline story of April 29, 2026, we erroneously stated that Mizizi Elimu Africa partnered with the Kenya National Examinations Council to conduct the 2026 National Assessment System for Monitoring Learner Achievement (NASMLA) survey for Grade 3. The correct position is that the survey was conducted by KNEC in conjunction with the World Bank. We regret the error and apologise for the mix-up.



BI TAIFA

AMIDA ABEDI
ndiye malkia wetu
leo. Yeye ni mwana-
fasheni kutoka jijini
Nairobi. Uraibu
wake ni kutazama
filamu na kusafiri.
PICHARICHARD
MAOSI

MUAFKA | Muafaka ulipatikana baada ya mazungumzo kati ya Kiongozi wa Wengi na Mwenyekiti wa Magavana

Jinsi maseneta na magavana waiivyopatana

Magavana wakubali kufika mbele ya Seneti, kuacha takwa la kuondolewa kwa maseneta wanne na kutoshambulia seneti

NA WIDUBI MOTURI

MAKUBALIANO ya siri kati ya magavana na maseneta yalimaliza mvutano wa wiki kadhaa uliotishia kufisha shughuli za kaunti kutokana na kucheleweshwa kwa fedha.

Katika makubaliano hayo, magavana wamekubali kufika mbele ya kamati za Seneti kwa ukaguzi wa matumizi ya fedha, kuachana na takwa la kuondolewa kwa maseneta wanne katika kamati hiyo na kusitisha mashambulizi ya hadharani dhidi ya seneti.

Kwa upande wa maseneta wameahidi kushughulikia madai ya ulaghai na ubadhirifu wa kifecha kwa mujibu wa taratibu zao za ndani, kudumisha nidhamu katika kamati na kuzingia uwezekano wa kuongera mgao wa

fedha kwa kaunti.

Makubaliano hayo yalifikiwa baada ya mazungumzo ya muda mrefu faragani yaliyofanyika Seneti yakiiongozwa na Kiongozi wa Wengi Aaron Cheruiyot na ujumbe wa Baraza la Magavana ukiongozwa na mwenyekiti wake Ahmed Abdullahi.

Medokezi aliyehuduturia kikao hicho anasema mazungumzo yalikuwa makali, huku kila upande ukishikilia masimamo kabla ya kufika mwafaka.

"Kulikuwa na mvutano mkubwa. Magavana walitaka kuhakikishiwa heshima katika vikao, huku maseneta wakitaka ushirikiano kamili. Mwishowe kila upande ulikubali kupunguza makali," alisema.

Kwa mujibu wa makubaliano hayo, magavana sasa wataanza tena kufika mbele ya Kamati ya Matumizi ya Kaunti, hatua inayokomesha kusia kwao kukikosabishwa magavana 29 kukataa kutikwa wito wa Seneti na hata kuibua vitisho vya kukamatwa kwao.

Kwa upande wa maseneta wamekubali kushughulikia madai ya ulaghai na kuhakikisha vikao vinae-

ndeshwa kwa heshima. Pia, uongozi wa Seneti umeshahi kuwashi wana-chama wa kamati kupunguza lugha kali wakati wa vikao, moja ya malalamishi makuu ya magavana.

Seneta wa Mandra Ali Roba, aliyekuwa sehemu ya kikosi cha upatanishi, aliambia Bunge kuwa maslahi ya Seneti yaliitwa ipasavyo.

Mswada wa Uigwi wa Mapato uliibuka suala nyeti katika mazungumzo hayo, huku magavana wakionya kuwa kucheleweshwa kwake kunaweza kulemaza utogi wa huduma katika kaunti.

Hata hivyo, licha ya muafaka huo, mgawanyiko ndani ya Seneti uliibuka wazi wakati mswada huo ulipowasilishwa. Seneta wa Migori Eddy Oketch alipinga hatua hiyo aki sema seneti ilipaswa kwanza kusuluhisha mzozo huo kikamilifu.

Seneta wa Laikipia John Kinyua naye alilalamika kuwa maseneta hawakushirikishwa katika mazungumzo hayo, huku Seneta Agnes Karidu akitaka kufanyika kwa kikao cha ndani kwanza kabla ya kuenenda na mjadala kuhusumwada huo.

JSC yamteua Warsame kuwa jaji katika Mahakama ya Upeo

NA RICHARD MUNGUTI

TUME ya Huduma kwa Watumishi Idara ya Mahakama nchini (JSC) imenteua Jaji Mohammed Warsame kuwa jaji wa Mahakama ya Upeo.

Jaji Warsame wa Mahakama ya Rufaa aliteuliwa kujaza pengo lililochwa kufuatikifu cha Jaji Mohammed Ibrahim. Sasa jina lake litapelekwa kwa Rais William Ruto kupishwa kuma kutekeleza majukumu yake.

Uteuzi wa Jaji Warsame umewadia wakati nchi inajitayarisha kufanya uchaguzi mkuu wa 2027.

Wakiiongozwa na Jaji Mkuu Martha Koome, makamishna wa JSC walimeteua Jaji Warsame baada ya kuwashinda majaji wenzake katika Mahakama ya Rufaa Katwa Kigen na Francis Tuyott.

Wengine waliokuwa wame-

orodheshwa kuwania wadhifa huo ni pamoja na Jaji wa Mahakama Kuu Joseph Serгон na aliyekuwa mwenyekiti wa Mamlaka Huru ya usimamizi wa Polisi (IPOA) Anne Waceke Makori.

Jaji Warsame aliyebuka kid edea amefika kilele cha taaluma yake ya uanasheria na uaji ji kwa kujiunga na Mahakama hii ya Upeo.

Makamishna wa JSC walikuwa wanamulika nidhamu ya utendakazi, ustawi wa sheria na uzoefu wa utendakazi katika idara ya mahakama kwa uangavu na uwazi.

JSC ilimeteua Jaji huyu kwa vile alionyesha weledi katika kufanua masuala ya sheria na ujuzi mpevu katika kusimamia na kudhibiti mahakama wakati wa kuedesha kesi.

Aidha, aliteuliwa kwa uadilifu na ujuzi wa miaka mingi katika idara ya mahakama.

SERIKALI YA KAUNTI YA NAKURU
Mara ya Ardhi, Mpango ya Ustawi, Makazi & Ustawi wa Miji
DHARA YA MPANGO YA USTAWISHAJI NA MATUMIZI YA ARDHI (Nambari 10 ya 2019)
FORM PLOPA-L-2

ILANI YA KUKAMILISHWA KWA MPANGO WA KIMAENEO WA USTAWISHAJI NA MATUMIZI YA ARDHI

Jina la Mpango wa Ustawishaji: Mpango wa Kimaeneo wa Ustawishaji na Matumizi ya Ardhi, wa Manispaa ya Gilgit (2026-2046)

Kwa kuzingatia masharti yakiifungua 48(1) cha Sheria ya Mpango ya Ustawishaji na Matumizi ya Ardhi ya mwaka wa 2019, ILANI inatolewa kwamba utayaratishaji wa mpango ulitajwa hapo juu ulikamilika tarehe 24 Aprili 2026.

Nakala ya mpango huo jinsi uliyotayarishwa imetumwa kwa ukaguzi wa umma bila malipo katika ofisi ya Waziri wa Kaunti (CECM) anayesimamia Idara ya Ardhi, Makazi, Mpango ya Ustawi na Ustawishaji wa Miji, ofisi ya Mawaziri wa Ardhi na Mpango ya Ustawishaji katika Kaunti na katika Ofisi ya Ustawi na Ustawishaji ndogo ya Miji, kuwaona saa mbili asubuhi hadi saa sabu mchana na saa nane mchana hadi saa kumi na moja jioni, Jumatatu hadi Ijumaa.

Mtu yeyote anayewitwa na mpango huo ambaye angenda kutoka maoni au piga mkichwani, anaweza kufanya hivyo ndani ya siku sitini kwa kuwasilisha kwa maandishi kwa Waziri wa Kaunti anayesimamia Idara ya Ardhi, Makazi, Mpango ya Ustawi na Ustawishaji wa Miji, Serikali ya Kaunti ya Nakuru, S.L.P 2870-20100, Nakuru. Sharti maoni hayo au piga mkichwani yote sababu zinazofanywa yotelewe.

Tarehe 28 Aprili 2026

MHE. JOHN KIRAGI
WAZIRI WA KAUNTI (CECM),
ARDHI, MPANGO YA USTAWI, MAKAZI NA USTAWISHAJI WA MJI
KAUNTI YA NAKURU

SERIKALI YA KAUNTI YA NAKURU
Mara ya Ardhi, Mpango ya Ustawi, Makazi & Ustawi wa Miji
DHARA YA MPANGO YA USTAWISHAJI NA MATUMIZI YA ARDHI (Nambari 10 ya 2019)
FORM PLOPA-L-2

ILANI YA KUKAMILISHWA KWA MPANGO WA KIMAENEO WA USTAWISHAJI NA MATUMIZI YA ARDHI

Jina la Mpango wa Ustawishaji: Mpango wa Kimaeneo wa Ustawishaji na Matumizi ya Ardhi, wa Mji wa Mjere (2026-2046)

Kwa kuzingatia masharti yakiifungua 48(1) cha Sheria ya Mpango ya Ustawishaji na Matumizi ya Ardhi ya mwaka wa 2019, ILANI inatolewa kwamba utayaratishaji wa mpango ulitajwa hapo juu ulikamilika tarehe 24 Aprili 2026.

Nakala ya mpango huo jinsi uliyotayarishwa imetumwa kwa ukaguzi wa umma bila malipo katika ofisi ya Waziri wa Kaunti (CECM) anayesimamia Idara ya Ardhi, Makazi, Mpango ya Ustawi na Ustawishaji wa Miji, ofisi ya Mawaziri wa Ardhi na Mpango ya Ustawishaji katika Kaunti na katika Ofisi ya Ustawi na Ustawishaji ndogo ya Miji, kuwaona saa mbili asubuhi hadi saa sabu mchana na saa nane mchana hadi saa kumi na moja jioni, Jumatatu hadi Ijumaa.

Mtu yeyote anayewitwa na mpango huo ambaye angenda kutoka maoni au piga mkichwani, anaweza kufanya hivyo ndani ya siku sitini kwa kuwasilisha kwa maandishi kwa Waziri wa Kaunti anayesimamia Idara ya Ardhi, Makazi, Mpango ya Ustawi na Ustawishaji wa Miji, Serikali ya Kaunti ya Nakuru, S.L.P 2870-20100, Nakuru. Sharti maoni hayo au piga mkichwani yote sababu zinazofanywa yotelewe.

Tarehe 28 Aprili 2026

MHE. JOHN KIRAGI
WAZIRI WA KAUNTI (CECM),
ARDHI, MPANGO YA USTAWI, MAKAZI NA USTAWISHAJI WA MJI
KAUNTI YA NAKURU

Revised Media Group "Library Copy"

References

- ✚ Government of Kenya (2010); The Kenya Constitution 2010
- ✚ Government of Kenya (2019); The Physical and Land Use Planning Act No. 13 of 2019, Government Printer, Nairobi
- ✚ Government of Kenya (2012); County Governments Act 2012
- ✚ Government of Kenya (2011); Urban Areas and Cities Act 2011
- ✚ Government of Kenya (2012); Land Act 2012
- ✚ Government of Kenya (2009); Sessional Paper Number 3 of 2009 on National Land Policy;
- ✚ Government of Kenya (2011); Vision 2030
- ✚ Government of Kenya (2026), Municipality of Gilgil Integrated Development Plan (revised).
- ✚ Commission on Revenue Allocation. (2023). *Kenya county fact sheets (3rd ed.): Nakuru County*. <https://new.ipfglobal.or.ke/wp-content/uploads/2023/10/Nakuru-County-Kenya-County-Fact-Sheets-3rd-Edition-by-CRA.pdf>
- ✚ County Government of Nakuru. (2019). *Nakuru County spatial plan (2019–2029)*. Department of Lands, Physical Planning, Housing and Urban Development. <https://nakuru.go.ke/>
- ✚ County Government of Nakuru. (2023). *Gilgil town integrated development plan (2023–2027)*. Municipality of Gilgil. <https://www.nakuru.go.ke/wp-content/uploads/2025/06/GILGIL-IDEP-FINAL-DRAFT.pdf>
- ✚ County Government of Nakuru. (2023). *Nakuru County integrated development plan 2023–2027*. <https://nakuru.go.ke/wp-content/uploads/2025/01/Nakuru-CIDP-2023-2027.pdf>
- ✚ County Government of Nakuru. (2024). *Education sector report 2024 (MTEF 2025/2026–2027/2028)*. <https://nakuru.go.ke/wp-content/uploads/2025/01/Education-Sector-Report-2024-Final.pdf>
- ✚ County Government of Nakuru. (2024). *Gilgil Municipality sub-sector report 2024 (Agriculture, rural and urban development sector, MTEF 2025/26–2027/28)*. <https://nakuru.go.ke/wp-content/uploads/2025/01/Gilgil-Municipality-Sub-Sector-Report-2024.pdf>
- ✚ County Government of Nakuru. (2024). *Lands, physical planning, housing and urban development sub-sector report 2024*. <https://nakuru.go.ke/wp-content/uploads/2025/02/Lands-Physical-Planning-Housing-and-Urban-Development-Sub-Sector-Report-2024-Final.pdf>
- ✚ Government of the Republic of Kenya. (2007). *Kenya Vision 2030*. Ministry of Planning and National Development. <https://vision2030.go.ke/>
- ✚ Kenya National Bureau of Statistics. (2015). *County statistical abstract: Nakuru County 2015*. <https://www.knbs.or.ke/wp-content/uploads/2023/09/2015-County-Statistical-Abstracts-Nakuru.pdf>
- ✚ Kenya National Bureau of Statistics. (2019). *2019 Kenya population and housing census: Vol. I. Population by county and sub-county*. <https://www.knbs.or.ke/wp-content/uploads/2023/09/2019->

[Kenya-population-and-Housing-Census-Volume-1-Population-By-County-And-Sub-County.pdf](#)

- ✚ Kenya National Bureau of Statistics. (2019). *2019 Kenya population and housing census: Vol. II. Distribution of population by administrative units*. <https://www.knbs.or.ke/wp-content/uploads/2023/09/2019-Kenya-population-and-Housing-Census-Volume-2-Distribution-of-Population-by-Administrative-Units.pdf>
- ✚ Kenya National Bureau of Statistics. (2019). *2019 Kenya population and housing census: Vol. III. Distribution of population by age and sex*. <https://www.knbs.or.ke/2019-kenya-population-and-housing-census-reports/>
- ✚ Kenya National Bureau of Statistics. (2019). *2019 Kenya population and housing census: Vol. IV. Distribution of population by socio-economic characteristics*. <https://www.knbs.or.ke/wp-content/uploads/2023/09/2019-Kenya-population-and-Housing-Census-Volume-4-Distribution-of-Population-by-Socio-Economic-Characteristics.pdf>
- ✚ Kenya National Bureau of Statistics & ICF. (2023). *Kenya demographic and health survey 2022: Vol. 1*. KNBS and ICF. <https://www.knbs.or.ke/wp-content/uploads/2023/08/Kenya-Demographic-and-Health-Survey-2022-Main-Report-Volume-1.pdf>
- ✚ Kenya Wildlife Service. (2017). *Lake Elementaita wildlife sanctuary ecosystem management plan 2017–2027*. <https://kws.go.ke/park/lake-elementaita-wildlife-sanctuary/>
- ✚ Ministry of Health. (2026). *Kenya master health facility registry (KMHFR)* [Database]. <https://kmhfr.health.go.ke/>
- ✚ Ministry of Lands and Physical Planning. (2017). *National spatial plan 2015–2045: An integrated spatial plan for balanced and sustainable national development*. Republic of Kenya. <https://faolex.fao.org/docs/pdf/ken190041.pdf>
- ✚ Ministry of Lands, Public Works, Housing and Urban Development. (2025). *Physical and land use planning handbook*. State Department for Lands and Physical Planning. [https://lands.go.ke/sites/default/files/2025-12/Physical%20and%20Land%20Use%20Planning%20Handbook%20\(Final%20Dec%202025\).pdf](https://lands.go.ke/sites/default/files/2025-12/Physical%20and%20Land%20Use%20Planning%20Handbook%20(Final%20Dec%202025).pdf)
- ✚ Ramsar Sites Information Service. (2005). *Lake Elementaita: Ramsar information sheet (Site no. 1498)*. <https://rsis Ramsar.org/ris/1498>
- ✚ Republic of Kenya. (1999, rev. 2015). *Environmental Management and Co-ordination Act, Cap. 387*. National Council for Law Reporting (Kenya Law). <https://new.kenyalaw.org/akn/ke/act/1999/8/eng>
- ✚ Republic of Kenya. (2011). *Urban Areas and Cities Act, No. 13 of 2011 (as amended, 2019)*. National Council for Law Reporting (Kenya Law). <https://new.kenyalaw.org/akn/ke/act/2011/13/eng>
- ✚ Republic of Kenya. (2017). *Sessional paper no. 1 of 2017 on national land use policy*. Ministry of Lands and Physical Planning. <https://repository.kippira.or.ke/handle/123456789/489>
- ✚ Republic of Kenya. (2019). *Physical and Land Use Planning Act, No. 13 of 2019*. National Council for Law Reporting (Kenya Law). https://kenyalaw.org/kl/fileadmin/pdfdownloads/Acts/2019/PhysicalandLandUsePlanningAct_N

[o13of2019.pdf](#)

- ✚ Republic of Kenya. (2021). *Physical and Land Use Planning (Local Physical and Land Use Development Plan) Regulations, 2021 (Legal Notice No. 248)*. Ministry of Lands and Physical Planning. <https://lands.go.ke/wp-content/uploads/2021/04/530.9.20-PHYSICAL-AND-LAND-USE-PLANNING-LOCAL-AND-PHYSICAL-DEVELOPMENT-PLAN-REGULATIONS-2020.pdf>
- ✚ UNESCO World Heritage Centre. (2019). *State of conservation report: Kenya lake system in the Great Rift Valley (Kenya)*. <https://whc.unesco.org/en/soc/3922>
- ✚ Commission on Revenue Allocation. (2022). Kenya county fact sheets (3rd ed.). CRA. <https://cra.go.ke/county-nakuru/>
- ✚ Communications Authority of Kenya. (2025). Quality of service assessment report FY 2024/25. CA. <https://www.ca.go.ke>
- ✚ County Government of Nakuru. (2018). Nakuru County integrated development plan 2018–2022. <https://maarifa.cog.go.ke/sites/default/files/2022-08/CIDP%20-%20Nakuru%20-%202018%20-%202022.pdf>
- ✚ County Government of Nakuru. (2023). Gilgil town integrated development plan 2023–2027. <https://www.nakuru.go.ke/wp-content/uploads/2025/06/GILGIL-IDEF-FINAL-DRAFT.pdf>
- ✚ Jitimu. (2022, October). FAIBA mobile and internet coverage areas in Kenya. <https://www.jitimu.com/2022/10/faiba-internet-coverage-areas-kenya/>
- ✚ Kemibaro, M. (2024, October 13). The complete guide to home internet services in Kenya: Comparing Safaricom, Faiba, Zuku, Vilcom, Starlink, Poal, and Mawingu home internet plans. <https://moseskemibaro.com/2024/10/13/the-complete-guide-to-home-internet-services-in-kenya-comparing-safaricom-faiba-zuku-vilcom-starlink-poa-and-mawingu-internet-plans/>
- ✚ Kenya Electricity Transmission Company. (n.d.). System strengthening projects. <https://www.ketraco.co.ke/information-center/media-center/media-kit/system-strengthening-projects>
- ✚ Kenya National Bureau of Statistics. (2019). 2019 Kenya population and housing census: Vol. IV. Distribution of population by socio-economic characteristics. KNBS. <https://www.knbs.or.ke/2019-kenya-population-and-housing-census-reports/>
- ✚ Mawingu Networks. (2026). Affordable unlimited internet across Kenya. <https://mawingu.co/>
- ✚ Megzit Limited. (2026). About us. <https://megzit.com/about-us/>
- ✚ nPerf. (2026). Safaricom 3G/4G/5G coverage map – Kenya. <https://www.nperf.com/en/map/KE/-/2107093.Safaricom-Mobile/signal>

✚ Safaricom PLC. (2026). Safaricom Home – internet connectivity.
<https://www.safaricom.co.ke/home/>

DRAFT