



COUNTY GOVERNMENT OF NYERI



**COUNTY URBAN INSTITUTIONAL DEVELOPMENT
STRATEGY (CUIDS) 2023-2027**

JUNE 2024

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1.0 URBANIZATION, URBAN MANAGEMENT, CLIMATE RESILIENCE & URBAN DEVELOPMENT IN THE COUNTY.

This section provides highlights on the status of urbanization, urban management and urban development in Nyeri County.

1.1 URBANIZATION AND URBAN DEVELOPMENT IN NYERI COUNTY

The main urban areas in the county are: Nyeri Town, Karatina, Naromoru, Othaya, Mukurwe-ini, Chaka, Kiganjo, Mweiga and Endarasha. The population living in urban areas accounts for 17.97% of the total projected population of 826,847 people in the year 2022. This percentage is expected to rise to 18.6% by 2027. Nyeri Town has the highest population while Endarasha has the lowest. Karatina urban has a higher number of people during the day because it has the largest open-air market in the region and is expected to have a projected population of 26,973 people by the year 2027.

Population Projections for Main Urban Centres

Urban Area	Census (2019)	2022 (Projection)	Projection (2024)	Projection (2027)
Nyeri Municipality	144,615	152,198	160,172	168,565
Karatina	23,552	24,781	26,074	26,973
Naromoru	8,097	8,520	8,964	9,273
Othaya	6,650	6,997	7,362	7,616
Mukurwe-ini	6,508	6,848	7,205	7,453
Chaka	5,970	6,282	6,609	6,837
Kiganjo	4,009	4,218	4,438	4,591
Mweiga	3,609	3,797	3,995	4,133
Endarasha	2,743	2,886	3,037	3,141

Total	141,219	148,589	156,341	161,732
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Table 1: population projection

Source: Kenya National Bureau of Statistics, 2022 and 2019 Kenya Population and Housing Census: Volume II

Draft Local physical and land use development plans have been prepared for Naromoru, Othaya, Mukurweini and Chaka urban areas. As per the afore-mentioned urban areas extended boundaries covering the hinterland, the projected population is as follows;

URBAN CENTRE	PROJECTED POPULATION AT 2019	PROJECTED POPULATION AT 2030
Othaya	30,000	38,112
Mukurweini	26,190	37,695
Chaka	16,268	20,666

Source: Draft Local Physical And Land Use Development Plans for Othaya, Mukurweini and Chaka, 2019.

1.2 URBAN SOCIOECONOMIC DEVELOPMENT

The main socio-economic development activities in the majority of the urban centres of Nyeri County are trading of agricultural farm produce and cottage industries. The centers are also hubs for financial services with several banks, insurance companies, microfinance institutions and cooperative societies. With the proliferation of mobile banking and agency banking, the towns are home to numerous agencies for the main banks and mobile telephone operators.

Nyeri Town is a tourism destination centre with a few hotels rated at 3 and 4 star levels. Most tourists pass through the town in transit to the Aberdares and Mt Kenya National Parks. The town also plays host to the scouting fraternity annually during the celebration of the Scouting Movement's founder Lord Baden Powell, whose remains were buried in Nyeri Town. The county's urban centres host several tertiary training institutions including: Dedan Kimathi University, Karatina University, Mount Kenya University, Nyeri Polytechnic, Kenya Medical Training College, and Mathenge Technical Institute.

Health sector is also vibrant in the county urban centres, with Othaya town having a level VI hospital, Nyeri town having a level V hospital and Naromoru, Othaya, Mukurweini and Karatina towns having Level 4 hospitals and several private medical clinics and hospitals.

These institutions offer employment opportunities and also provide a market for products from within and outside the county. Industrialization in the county urban centres mostly comprises manufacturers being agro- based with emerging cottage industries.

The dairy industry is prominent in the agricultural sector with four successful companies operating in the county urban centres i.e. Wakulima Dairies, Brookside Dairies, Kieni Dairy and Demka Dairy. Kiganjo area, under the Nyeri Township houses Kenya Cooperative Creameries Plant and a flour milling plant.

All the urban centres have growing residential centres characterized by increased demand for houses, infrastructural development and mushrooming of small businesses. Notably, these urban centres serve as the main revenue generators for the County government's local revenue through revenue streams such as parking fees, business license fees, rent and rates. The county government owns just over 500 residential houses spread in Nyeri town, Karatina, Mukurweini, Mweiga and Kiganjo.

The main linkage in terms of transportation network between the urban areas and the rural areas is through all weather roads made of tarmac and gravel. Other linkages are through recreational centres, education centres, financial institutions and medical facilities in the urban centres that provide services to rural residents. The urban centres remain a great source of income for the rural populations through formal and informal employment.

1.3 URBAN DEVELOPMENT CHALLENGES

The urban centers in the county face a myriad of challenges ranging from inadequacies in infrastructural capacity to day to day management. The primary challenge in the urban areas are brought by the population growth which has overstretched the existing infrastructure network comprising of water distribution networks, transportation network and also shared social facilities.

Emergence of informal dwellings especially in the main towns has also made provision of essential services such as garbage collection, sewerage services, fire and disaster response challenging. Encroachment of public spaces including roads continues to be a growing challenge. Similarly, increased pollution of the environment through noise, uncoordinated

waste disposal and emissions also pose an increased risk to the health of the residents and contributes significantly to the common causes and burden of morbidity. Maintenance of storm water drainages remains a significant challenge owing to inadequacies in investments and maintenance plans. The urban centers have inadequate lighting infrastructure, a factor that contributes to increased insecurity. Urban sprawls in major towns have further exacerbated the pressure on agricultural land brought by the rise in population.

In terms of the urban scorecard, the evidence is anecdotal but alludes to the fact that some service delivery areas have recorded progressive improvement while others have serious limitations. Access to safe drinking water is one of the positive highlights with the Nyeri Town earning accolades in quality and access. Over 80% of the households have access to safe drinking water in the town. The other towns have improved access too but the quality standards need improvement. The county's capacity to manage solid waste is limited with only two dumpsites i.e Karindundu in Karatina town and Mweiga town. Sewerage system for Nyeri and Othaya is well supported while its inadequate for the other urban centres. Release of effluents into the environment continues to cause pollution to water bodies in the county.

Development in the urban areas of the county is guided by development plans most of which have expired while some are in draft form pending approval. There is thus need to prepare new Local Physical and Land Use Development Plans for the remaining urban areas i.e Mweiga, Karatina, Kiganjo and Endarasha as well as their respective zoning arrangements.

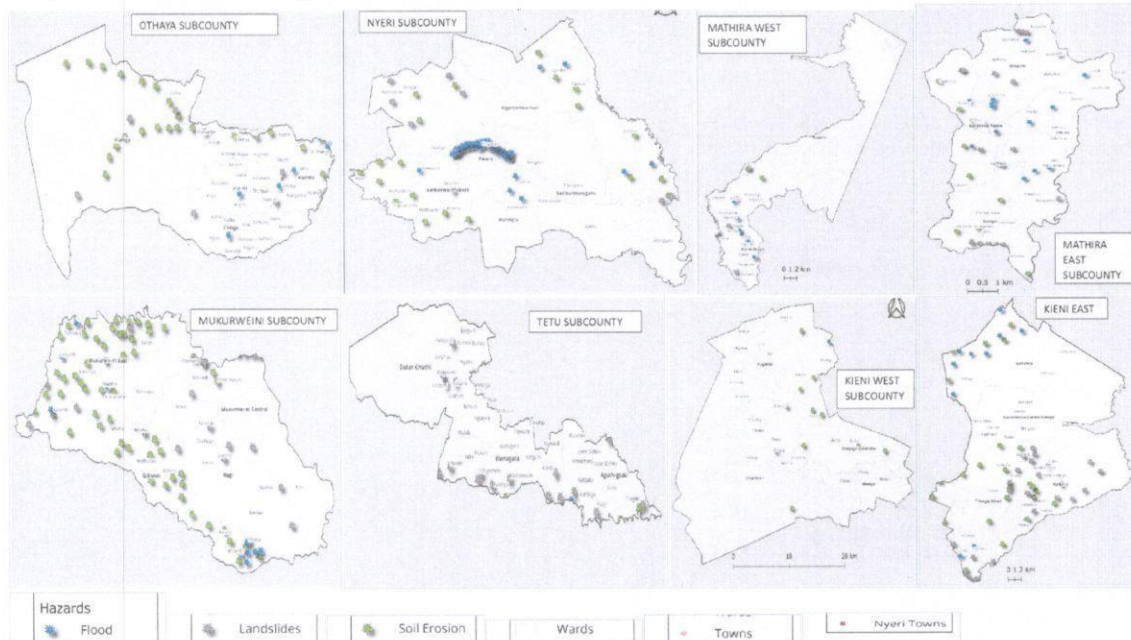
County urban areas face a challenge of inadequate housing especially for the low and middle income population. This has led to gradual proliferation of informal settlements like Witemere and kiawara in Nyeri town. The shortage is also contributed by high cost of land and building materials as well minimal awareness on alternative building solutions and appropriate technologies. High interest on mortgages and limited access have also locked out the low-income cadre from accessing financial support as the middle income level tenants spend more than the internationally accepted 30 percent of household income on rent.

The main climate hazards identified in the county are prolonged dry spells which lead to drought, erratic rainfall patterns, floods, emergence of pests and diseases, frost and mud/landslides ((Participatory Climate Risk Assessment report, 2023))

Mukuruwe-ini, Tetu, Mathira West and Othaya sub-counties are exposed to landslides due to steep slopes and human activities, drought is more pronounced in Kieni East and Kieni West as they are semi-arid areas, and extreme temperatures were experienced in all parts of the county with frost being documented in Othaya, Kieni East and Kieni West causing destruction of crops and agricultural loss (Participatory Climate Risk Assessment report, 2023).

The urban poor in the county who mostly comprise slum and informal settlement dwellers who migrate to urban areas in search of alternative employment and livelihood are highly vulnerable to climate change impacts such as flooding as their households are frequently located in hazardous areas. Additionally, Climate change severely impacts the nutrition levels of the urban poor, primarily by increasing global average temperatures and causing extremes in rainfall patterns. These factors are vital to agricultural productivity as they affect the conditions conducive for agriculture. An increase in the frequency of droughts and floods has already started impacting crop yields in the county. This was evident in the drought of 2014 that resulted to crop failure in the county which exposed 180,000 people (33,000 households) to food insecurity (Kenya News Agency, 2014). This saw food prices go high especially for beans where a kilogram was selling at 90 Kenya Shillings from 75 Shillings, a kilogram of tomato at 60 shillings from 50, and Capsicum selling at 100 a kilogram from 70 shillings (Business Daily, 2014) This made the urban poor face the brunt of the food crisis. The same was witnessed in 2016 when there was a remarkable decrease in water volumes in rivers, water pans and dams, increase in distance to water sources, decline in milk production, increase in food prices and increase in malnutrition cases (NDMA, 2016). In addition to the droughts, Nyeri County residents also suffer loss due to floods. For example, the floods of 2015, which destroyed crops, livestock and assets, displaced thousands in Kanyagia location in 2015 (Star, 2015). These extreme events compromising the livelihoods of thousands of urban poor and vulnerable human settlements in Nyeri and calls for deliberate efforts in building resilience and adaptive capacity of the vulnerable.

Map of Hazard Hotspot Area(s) within the County



map 1 Map of Hazard Hotspot Areas

Source: Participatory Climate Risk Assessment report, 2023

1.4 LEGAL AND REGULATORY SYSTEMS FOR URBAN MANAGEMENT, CLIMATE RESILIENCE AND DISASTER RISK MANAGEMENT IN THE COUNTY.

Urban management in the county is guided by the national and county laws and regulations. The Kenya Constitution is the supreme law that governs the management of urban areas. Urban Areas and Cities Act enacted in 2011[Rev.2019] is the main act that guides urbanization in Kenya. Other complementing acts of parliament and policy documents include; The physical and land use planning Act, 2019, Survey Act, Environmental Management and Coordination Act of 1999. Standards such as the Building Code are also

applied. At the county government level, the major legislation include; the Nyeri County Integrated Development Plan 2023-2027, The Nyeri County Spatial Plan 2019 - 2029, The Nyeri County Solid Waste Management Act, 2021 and the Nyeri County Revenue Administration Act, 2014 that sets out the various revenue charges and streams.

Additionally, the county has developed the Nyeri County Climate Change Act, 2021 and The Nyeri County Disaster Management Act, 2021 to address climate change aspects and disaster risk management within the county.

1.5 COUNTY-WIDE PLANNING AND URBAN DEVELOPMENT

In terms of county wide planning, the county overall planning is guided by the County Sectoral plans 2023-2033 and the County Integrated Development Plan 2023-2027. These plans provide a broad strategic framework for economic transformation in the county. Additionally, the draft Nyeri County Spatial Plan 2019-2029 was developed to address land use, socio-economic and environmental issues by providing a planned and coordinated framework for guiding the sustainable and optimal utilization of county resources.

Annual planning is done through the Annual Development Plan and the county's annual budget. County departments/sectors have in the past prepared five-year strategic plans.

These have covered: health services, agriculture and water; but have not laid specific focus on issues of urban areas. As such, there are notable planning gaps in the management of solid waste, impact of urban sprawl on agricultural productivity, urban land use and economics of the same as well as urban areas infrastructure including management of traffic, maintenance of sewerage systems and storm water drains. Alongside these issues are considerations of security, enforcement of relevant laws and governance arrangements for the urban areas that need specific attention.

1.6 CURRENT STATUS OF URBAN AREAS IN THE COUNTY

Name(s) of urban area	Geographical and demographic data			Institutional status		Urban management						
	Location	Est. Pop.	County capital (Y/N)	Pre-2010 administrative status	Current administrative status and/or current urban management arrangements	Board or Committee (Y/N)	Town or Municipal or city manager or administrator (Y/N)	Office (Y/N)	Staffing of municipality or town administration	Budget and finance	Urban planning	Infrastructure at service delivery responsibilities
Nyeri Municipality	0.4372931(N) 36.9580541(E)	160,172	Yes	Municipality	Municipality	Yes	Yes	yes	Municipal board/Administrator in place	Integrated in the main county budget	Nyeri Town Integrated strategic urban development plan	Municipal Board Administration
Karatina	0.4835208(N) 37.1275459(E)	28,074	No	Municipality	Town – No Town Administrator	No	No	No	No board/Administrator	No separate budget	Development plans	No board/Administration
Narumoru	0.1660966(N) 37.0213019(E)	8,964	No	Town	Town – No Town administrator	No	No	No	No board/Administrator	No separate budget	Development plans	No board/Administration
Othaya	0.5513320(N) 36.9456241(E)	7,362	No	Town	Town – No Town administrator	No	No	No	No board/Administrator	No separate budget	Development plans	No board/Administration
Mukurweini	0.5607635(N) 37.0486769(E)	7,205	No	Town	Town – No Town administrator	No	No	No	No board/Administrator	No separate budget	Development plans	No board/Administration
Chaka	-0.360824, 37.000726	6,609	No	Town	Town – No Town administrator	No	No	No	No board/Administrator	No separate budget	Development plans	No board/Administration
Kiganjo	-0.392558, 37.002890	4,438	Town	Town – No Town administrator	No	No	No	No	No board/Administrator	No separate budget	Development plans	No board/Administration

Enderasha	0.3082162(N) 36.795831 7(E)	3.037	No	Town	Town – No Town administrator	No	No	No	No board/ Admini- strati on	No separate budget	Development plans	No board/ Administration
Mweiga	0.3955801(N)36.9569 809(E)	3.995	No	Town	Town – No Town administrator	No	No	No	No board/ Admini- strati on	No separate budget	Development plans	No board/ Administration

1.7 DEVELOPING INSTITUTIONS FOR URBAN MANAGEMENT

This section provides a summary of the county's desired institutional arrangements for the urban areas; the desired legal and regulatory framework for implementation of the proposed institutional arrangements and a summary of capacity building actions that are needed to establish the proposed institutions.

1.8 INSTITUTIONAL DEVELOPMENT FOR THE COUNTY'S URBAN AREAS

The County Government of Nyeri granted Nyeri urban area a municipality status and established its management board in the year 2019. The County Public Service Board recruited a Municipal Manager and deployed technical staff to the Municipal Administration. The Board/Committees for the other 5 identified urban centers will be constituted upon approval of their respective Draft Local Physical and Land Use Development Plans.

The semiautonomous management committees will be required to prepare their five-year integrated development plans, annual plans and budgets for their specific areas with technical support from the county line departments and economic planning unit. The planning and budgeting process will be participatory where all stakeholders will be involved. The budgets for the urban areas will initially, the urban areas budget will be factored within the department responsible for urbanization and presented to the County Assembly through the usual budget cycle as provided for by the PFM Act, 2012.

The Management Committees and the Town Administrators will be holding the Authority to Incur Expenditure (AIE). The AIE will be based on an approved program- based budget for the urban centre.

The Management Committees will open operational accounts through which the funds will be channeled. Financial reporting will be done on a quarterly basis through the accounting officer of the department responsible for urban development. Recruitment of staff for the committees will be based on the urban centre's staff establishment and this will be undertaken by the County Public Service Board in consultation with them.

The Management Committees will be reporting to the County Executive Committee (CECM) member responsible for urban development on a quarterly basis on budget implementation, trading environment, security, environmental issues and health among many other concerns.

The proposals regarding institutional development for each urban area in the county including the future institutional status, staffing arrangements, finance and budget arrangements and the timelines are detailed in table 2.4 titled Urban Area Institutional Development Matrix: Proposals

1.9 LEGAL AND REGULATORY REFORMS AT THE COUNTY LEVEL

The County Government will undertake the following legal and regulatory reforms: Firstly, domestication of the Urban Areas and Cities Act, No. 13 of 2011 (*Revised 2019*) that gives effect to Article 184 of the Constitution by providing for classification, governance and management of cities and urban areas and cities. This will enable the County to provide the criteria of establishing and managing municipality and town centers.

Secondly, the Physical and Land Use Planning Act (No. 13 of 2019) that regulates spatial planning activities in Kenya will be domesticated. This will enhance regulation of developments within the urban areas.

Thirdly, the County Government will formulate policies and standards to address specific urban areas interventions such as policy on waste management. The County Government plans to undertake a review of County Revenue Administration Act 2014 and in doing so will seek inputs from the county urban boards and committees.

Finally, the County Government will undertake a review of the County Public Participation Act 2015 to ensure that it supports the Urban Development agenda

2.0 CAPACITY BUILDING ACTIONS

A number of capacity building measures have been undertaken to support changes in urban management in the County. These actions include:

- Demarcation of municipal and town boundary through spatial planning
- Sensitization of county executive committee and county assembly
- Sensitisation of key stakeholder's forum

The County Government intends to carry out the following activities:

- Approval of all the Urban Area Draft Local Physical and Land Use Development Plans
- Preparation, Approval and Adoption of Town Charters
- Selection and appointment of management committees' members

- Training of committees' member
- Induction and training of Town Administrators
- Development of the Municipal and Town Integrated Development Plans
- Development of municipal and town annual development plans and budgets
- Development of municipal and town integrated staffing plan
- Recruitment of key personnel for the municipality and townships
- Establishment of town offices
- Formulation of legal and regulatory framework

The county government recognizes that successful initiation and implementation of these institutional building actions requires the support of key stakeholders including national government agencies, development partners. Institutional capacity for urban areas will be built progressively

2.1 URBAN AREA INSTITUTIONAL DEVELOPMENT MATRIX PROPOSALS

Name(s) of urban area	General		Specific							Is there a dedicated staff for disaster risk management or climate change matters? is there a dedicated CC Budget? Y/N
	Current institutional arrangements	Planned institutional arrangements?	Board or Committee Y/N Timelines	Town or city manager or administrator Y/N Timelines	Office Y/N Timelines	Staffing of municipality or town administration Numbers Timelines	Budget and finance Budget status? Timelines	Urban planning Timelines	Infrastructure and service delivery responsibilities Timelines	
Nyeri Town	Municipality Board	Yes	Yes Operational	Yes Municipal Manager in Office	Yes Has an operation at office	Yes - county Government staff deployed	Yes Operational Sub – component of existing vote in the county government	Yes Existing Integrated development spatial plan	Yes ● Improvement of Municipal Roads ● Solid waste management ● Storm water drainage ● Fire and disaster management	Yes

Karatina	None	Yes To be gazetted as a Municipality upon the preparation and approval of a Physical and Land Use Development Plan, and; preparation, approval and adoption of the requisite Municipal Charter	Yes Deadline – 30th June 2026	Yes Deadline – 30th June 2026	Yes Deadline - 30th June 2026	Yes - Deployment of County Government staff - Contract term of 3 years Deadline- 30th June 2027	Yes Sub – component of existing vote in the county government 30th June 2026	Yes Integrated development spatial plan Deadline – 30th June 2027	Yes ● Solid waste management ● Storm water drainage ● Urban roads maintenance ● Fire and disaster management	Yes
Othaya	None	Yes To be gazetted as a Town upon approval of the Draft Local Physical and Land Use Development Plan, and; preparation, approval and adoption of the requisite Town Charter	Yes Deadline – 30th June 2026	Yes Deadline – 30th June 2026	Yes Deadline - 30th June 2026	Yes - Deployment of county Government staff - Contract term of 3 years 30th June 2026	Yes Sub – component of existing vote in the county government 30th June 2026	Yes Integrated development spatial plan Deadline – 30th June 2027	Yes ● Solid waste management ● Storm water drainage ● Urban roads maintenance ● Fire and disaster management	Yes
Narumoru	None	Yes To be gazetted as a Town upon approval of the Draft Local Physical and Land Use Development Plan, and; preparation, approval and adoption of a Town Charter	Yes Deadline – 30th June, 2026	Yes Deadline - 30th June, 2026	Yes Deadline - 30th June, 2026	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- 30th June, 2026	Yes Sub – component of existing vote in the county government 30th June, 2026	Yes Integrated development spatial plan Deadline – 30th June, 2027	Yes ● Solid waste management ● Storm water drainage ● Urban roads maintenance ● Fire and disaster management	Yes

Mukurwe-Ini	None	Yes To be Gazetted as a Town upon approval of the Draft Local Physical and Land Use Development Plan, and; preparation, approval and adoption of the requisite Town Charter	Yes Deadline -30th June, 2026	Yes Deadline -30th June, 2026	Yes Deadline -30th June, 2026	Yes Deployment of county Government staff Contract term of 3 years Deadline- 30th June, 2026	Yes Sub - component of existing vote in the county government 30th June, 2026	Yes Integrated development spatial plan Deadline - 30th June, 2027	Yes ● Solid waste management ● Storm water drainage ● Urban roads maintenance ● Fire and disaster management	Yes
Chaka	None	Yes To be gazetted as a Town upon approval of the Draft Local Physical and Land Use Development Plan, and; preparation, approval and adoption of the requisite Town Charter	Yes Deadline - 30th June, 2026	Yes Deadline - 30th June, 2026	Yes Deadline - 30th June, 2026	Yes - Deployment of county Government staff - Contract term of 3 years Deadline- 30th June, 2026	Yes Sub - component of existing vote in the county government Deadline -31st 30th June 2026	Yes Integrated development spatial plan Deadline - 30th June, 2027	Yes ● Solid waste management ● Storm water drainage ● Urban roads maintenance ● Construction of a market ● Fire and disaster management	Yes

2.2 ANNUAL ACTION PLAN AND BUDGET

The following table details the urban institutional development activities proposed by the county, including the related budget, to be undertaken over the financial year 2024/2025. In developing this action plan, the county government has taken into consideration the available resources under the Urban Institutional Grant.

County Urban Institutional Development Strategy (CUIDS) Annual Action Plan and Budget for UIG and any other Funds

CUIDP Section	Activity	Timeframe July 2024 to June 2025												Proposed budget (Kshs)				
		J	A	S	O	N	D	J	F	M	A	M	J					
Developing institutions for urban management	Selection, appointment of Municipal board members.																Recruitment costs(advertising)	2,000,000
	Reconstitution of municipal board. Appointment, Approval, Vetting. Gazettement and induction of Municipal Board Members																	
	Equipping and running municipal offices																Office stationery and equipment for Nyeri municipal offices/staff	1,500,000
	capacity building of Municipality staff																Training costs	2,500,000

