



RUIRU MUNICIPALITY
SPATIAL PLAN (INTERGRATED URBAN DEVELOPMENT PLAN)

KENYA URBAN SUPPORT PROGRAMME (KUSP)

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TABLE OF CONTENTS

1. Urbanization in Kenya.....	8
2. The Kenya Urban Support Program (KUSP)	9
3. Project beneficiaries	10
4. The Municipality	12
4.1 Background Information for Ruiru Town	14
4.2 Historical Background of Ruiru Municipality	15
4.3 The future of the Ruiru Municipality	15
5. The Rationale of the Assignment	16
6. Criteria for establishment of Municipalities as per Section 9 of the Urban Areas and Cities Act	18
6.1 Criteria 1: Population Threshold for the Ruiru Municipality.....	18
6.2 Criteria 2: Integrated Strategic Urban Development Plans (ISUDPs) for Ruiru town	21
6.3 Criteria 3: Revenue Potential, Expenditure and Budget	23
6.4 Criteria 4: Capacity to generate sufficient revenue to sustain its operations	24
6.5 Criteria 5-Provision of essential services as per Schedule 1 of the Urban Areas and Cities Act 2011.....	27
6.5.1 Planning and Development Control.....	27
6.5.2 Physical Infrastructure	28
6.5.2.1 Roads, parking facilities, and public transport.....	28
6.5.2.2 Storm Water Facilities.....	34
6.5.2.3 Electricity, Reticulation and Street Lighting.....	36
6.5.2.4 Firefighting and Disaster Management.....	38
6.5.2.5 Water and Sewer Facilities.....	39
6.5.2.6 Postal Services.....	41
6.5.3 Social Infrastructures	42
6.5.3.1 Healthcare facilities, Ambulance Services, Cemeteries and related services	43
6.5.3.2 Education Facilities	45
6.5.3.3 Financial infrastructure	53
6.5.3.4 Recreational and Sporting facilities	53
6.5.3.5 Religious facilities.....	53
6.5.3.6 Control of drugs, policing and enforcement.....	54
6.5.3.7 Abattoirs	54

6.5.3.8	Markets.....	54
6.6	Criteria 6-Public participation.....	56
6.7	Criteria 7-Adequate space of expansion.....	58
6.8	Criteria 8- Infrastructural facilities, including but not limited to, street lighting, markets and fire stations.....	62
6.9	Criteria 8-Solid waste management.	62
7.	Conclusion and recommendation	64
8.	References	66
9.	Appendix	67

List of Figures

Figure 1: The Ruiru Sub County Offices	12
Figure 2: Development applications approved for the sub county since the adoption e-DAMS	28
Figure 3: A section of Ruiru-Kamiti Road and the Ruiru-Kamiti Road-Eastern By-pass Junction.....	30
Figure 4: Ruiru Bus Park located in the heart of Ruiru Town	30
Figure 5: On street parking along Biashara Street in Ruiru Town	31
Figure 6: The newly rehabilitated Ruiru Commuter Rail Passenger Terminus.....	32
Figure 7: A section of lined drainages opposite the Ruiru Level IV hospital and the road connecting the Market to the Sub County offices.....	34
Figure 8: A poorly drained section of a road near Nazareth Hospital	35
Figure 9: A clogged section of the storm water drain along Ruiru-Kamiti Road.....	35
Figure 10: A section of drainage under construction within Tatu City Development.....	36
Figure 11: A flood light mast in Ruiru Open Air Market	38
Figure 12: Ruiru Fire Station	39
Figure 13: A directional sign to Kiambu Water and Sewerage Company, Ruiru office and the water treatment plant in Ruiru	40
Figure 14: Trunk Sewer to the sewer treatment plant and the waste water treatment plant in Gatongora.....	40
Figure 15: Man-holes along the trunk sewer line from the Tatu City Development.....	41
Figure 16: Satellite Imagery of the Ruiru Waste Water Treatment Plant in Gatongora.....	41
Figure 17: Ruiru Post office located along Biashara Street	42
Figure 18: A signboard at the entrance of Ruiru Level IV Hospital and a section of the hospital.....	43
Figure 19: Zetech University, one of the institutions of Higher learning in Ruiru Municipality.....	46
Figure 20: The newly rehabilitated Ruiru Stadium.....	53
Figure 21: Entrance to Ruiru Open Air Market and a section of the market.....	55
Figure 22: Temporary shanties along the busy Biashara Street in Ruiru Town	56
Figure 23: Waste collection truck parked at the Ruiru Fire Station premises	63
Figure 24: A heap of waste near the Bus Park in Ruiru Town	63

List of Tables

Table 1: Urban areas that qualify for the KUSP fund.....	9
Table 2: Essential Services to be provided by municipality as per the first Schedule of the Urban Areas and Cities Act	17
Table 3: Population Projections for Ruiru Municipality	19
Table 4: Population Distribution and Density for Ruiru Municipality	19
Table 5: Cumulative Revenue per Management Units for Fy-2014/2015 to 2017/2018 and Projections for 2018/2019 for Ruiru	24
Table 6: The main roads within and connecting Ruiru to other towns.....	29
Table 7: Status of Fire engines in the Ruiru municipality	39
Table 8: Summary of Health Facilities in the Ruiru Municipality	43
Table 9: Summary of Education infrastructure in municipalities.....	45
Table 10: Public and Public ECD Schools within the Municipality.....	46
Table 11: Public Primary Schools in the Municipality.....	48
Table 12: Summary of private primary Schools in the Municipality.	49
Table 13: Summary of private and public Secondary Schools in the Municipality.	50
Table 14: Abattoirs in The Municipality	54
Table 15: Markets within the Municipality	55

List of Maps

Map 1: The Municipalities within Kiambu County	11
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Map 2: The Ruiru Municipality	13
Map 3: Population distribution Map for 2009 Housing and Population Census	20
Map 4: Transport infrastructure within the Ruiru Municipality	33
Map 5: Electricity Distribution including power reticulation, transformers and floodlights within the Municipality.....	37
Map 6: Health facilities within the Thika Municipality.....	44
Map 7: Education facilities within the Ruiru Municipality	52
Map 8: Existing land use map for the Municipality	60
Map 9: land Use Map for the Municipality	61

ABBREVIATIONS AND ACRONYMS

CIDP County Integrated Development Plan

CSP	County Spatial Plan
ECD	Early Childhood Education
EFA	Education for All
ICT	Information Communication and Technology
KNBS	Kenya National Bureau of Statistics
KPLC	Kenya Power and Lighting Company
KUSP	Kenya Urban Support Program
NaMSIP	Nairobi Metropolitan Services Improvement Program
NBFI	Non-Bank Financial Institutions
NEMA	National Environment Management Authority
NMT	Non-Motorized Transport
NSP	National Spatial Plan
PSV	Public Service Vehicle
RIV	Rapid Intervention vehicle
SDG	Sustainable Development Goal
SMS	Short Messaging Services
TOD	Traffic Oriented Development
UN	United Nations

1. Urbanization in Kenya

The growth of any economy is based on urbanization. People move to the urban areas mostly because of the job opportunities. As more enterprises and organizations are being established, more people can have jobs hence they are able to improve their standards of living. The world is urbanizing at a very rapid rate. According to a report by the UN Habitat, three out of ten people on the planet lived in urban areas by the mid-20th Century (Habitat, 2010). In the beginning of the 21st Century, it is estimated that half of the population lived in urban areas and it is projected that by the middle of the 21st Century all regions will be predominantly urban.

Like most African countries, Kenya has been urbanizing rapidly. While an estimated 20.4 percent of Kenya's population lived in urban areas by the year 2000, the proportion is estimated to reach 60 percent by the year 2030 (Kenya Vision 2030). Kenya's Concept Paper on National Spatial Plan (2016) indicates that Kenya's population is quickly urbanizing, estimated that about 50 % of the total population would live in urban areas by the year 2050. This growth is largely due to a high level of rural-urban migration fuelled by rural poverty and a dwindling per capita ownership of farming and grazing land.

Urban areas are more efficient than rural areas. There is less effort needed to supply basic amenities such as electricity and fresh water. Transportation is not necessary because most services are available on the spot. In most urban areas apartments are prevalent and the inhabitants need smaller living areas. Urban lifestyle is also more convenient to the population. There is easier accessibility of most amenities such as education, health, cultural activities, social services, communication and transportation networks. There is also better social integration in the urban areas which creates better understanding, tolerance and acceptance due to elimination of social and cultural barriers. Therefore, Urbanization is necessary for economic growth and development, however, it has negative impacts that can cause destruction. Establishment of the municipality will improve the management of these urban areas to optimize gains of urbanization.

Kiambu County is fast urbanizing owing to her proximity to Nairobi, the Country's capital. In fact, it is the third most urbanized county after Nairobi and Mombasa at an average rate of 3.4 percent compared to the 4 percent National Urban Growth rate (Draft County Spatial Plan). Kiambu Town is the County's headquarter while Thika Town is the largest urban area in the county owing to diverse functions including industrial, educational and residential functions. Other towns are Kikuyu, Ruiru, Karuri, Juja, Limuru, Gatundu, Lari and Githunguri.

Given the high economic returns derived from the conversion of such agricultural land, many owners have sought change of user and large tracts of such land have been transformed into urbanized zones. Good examples are parts of the upcoming Tatu City, Thindigua Estate along Kiambu Road, formerly under coffee and parts of the current Evergreen and Runda Estates. Other areas undergoing a similar transition are Kidfarmaco Estate in Kikuyu, Githunguri Ranch and the Nyakinyua farms next to Ruiru which are all now under residential and commercial use. The new Tatu City, next to Ruiru, will claim more agricultural land. Thika Landless and the neighbouring residential estates also sit on former agricultural land that earlier fed Thika's urban ecosystem. These conversions spell higher economic returns.

2. The Kenya Urban Support Program (KUSP)

This a World Bank funded project aimed at strengthening urban institutions to deliver infrastructural and service delivery to the targeted areas. The project entails setting up of urban areas in Kenyan counties. The project focuses on all urban areas that qualify for conferment of Municipal or City status with the exception of Nairobi and Mombasa City Counties as per the Section 9 of the Urban Areas and Cities Act.

As such, the program will benefit 59 urban areas, 45 being county headquarters (including three Eldoret, Kisumu and Nakuru that qualify for conferment of cities status), and 14 that would by themselves qualify for the status of Municipality by having over 70,000 inhabitants). The urban centres that qualified for the KUSP Fund are shown in table 1 below.

Table 1: Urban areas that qualify for the KUSP fund

No.	County	Urban area	Urban population	No.	County	Urban area)	population Urban
1	Baringo	Kabarnet	25,954	31	Machakos	Machakos	150,467
2	Bomet	Bomet	83,440	32		Kangundo-Tala	218,722
3	Bungoma	Bungoma	54,469	33		Mavoko	135,571
4		Kimilili	94,719	34	Makueni	Wote	67,542
5	Busia	Busia	50,099	35	Mandera	Mandera	87,150
6	ElgeyoMaraket	Iten	44,513	36	Marsabit	Marsabit	14,474
7	Embu	Embu	59,428	37	Meru	Meru	57,940
8	Garissa	Garissa	115,744	38	Migori	Migori	66,234
9	Homa Bay	Homa Bay	59,165	39	Awendo	108,742	

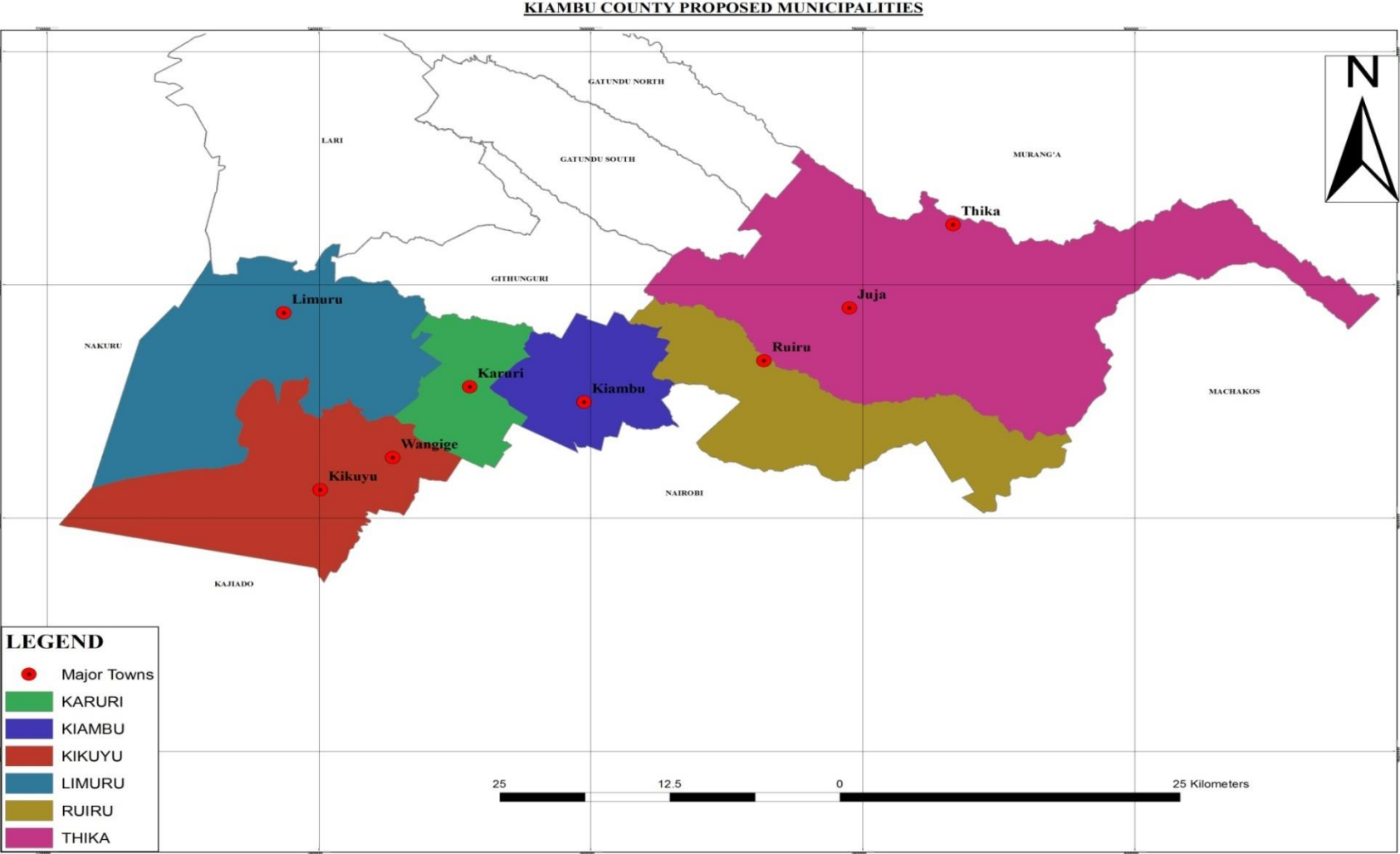
10	Isiolo	Isiolo	46,578	40	Rongo	81,968	
11	Kajiado	Kajiado	14,434	41	Muranga	Muranga	30,949
12		Ngong	107,042	42	Nakuru	Nakuru	367,183
13	Kakamega	Kakamega	90,670	43			Naivasha
14		Mumias	102,208	44	Nandi	Kapsabet	87,850
15	Kericho	Kericho	127,042	45	Narok	Narok	37,129
16	Kiambu	Kiambu	83,265	46	Nyamira	Nyamira	56,857
17		Karuri	115,731	47	Nyandarua	OIKalou	67,186
18		Kikuyu	264,714	48	Nyeri	Nyeri	117,297
19		Limuru	79,686	49	Samburu	Maralal	15,213
20		Ruiru	240,226	50	Siaya	Siaya	23,825
21		Thika	151,225	51	TaitaTaveta	Wundanyi	6,576
22	Kilifi	Kilifi	47,957	52	Tana River	Hola	17,124
23		Malindi	115,882	53	TharakaNithi	Kathwana	0
24	Kirinyaga	Kerugoya	35,343	54	Trans Nzoia	Kitale	148,261
25	Kisii	Kisii	81,318	55	Turkana	Lodwar	47,101
26	Kisumu	Kisumu	383,444	56	UasinGishu	Eldoret	312,351
27	Kitui	Kitui	115,183	57	Vihiga	Vihiga	124,391
28	Kwale	Kwale	21,378	58	Wajir	Wajir	82,106
29	Laikipia	Rumuruti	10,064	59	West Pokot	Kapenguria	36,379
30	Lamu	Lamu	18,328			TOTAL	5,576,38
*The highlighted towns are County Headquarters							

Source: Project Operation Manual, World Bank

3. Project beneficiaries

Kiambu County is the largest beneficiary of the fund with six urban centres for conferment of Municipal Status. These are: Kiambu, Thika, Ruiru, Kikuyu, Karuri and Limuru. These urban areas are critical in providing full range of services to the rural population. The centers have an urban threshold of between 70,000 to 249,000 people and are projected to grow at an annual rate of 3.4 percent per annum. These urban areas are also the major drivers of urbanization and economic growth in the county, due to their endowment in agricultural productivity, industrial activities, residential development, trade and commerce, as well as core educational centers.

Map 1: The Municipalities within Kiambu County



Source: Kiambu County GIS Directorate

4. The Municipality

The Municipality covers an area of 201.36km² with headquarters in Ruiru town at the current Ruiru Sub County offices which were the offices for the defunct Municipal Council of Ruiru (shown in figure 1 below). It will follow the boundary of the current Ruiru Sub County comprising Gitothua, Biashara, Gatongora, KahawaSukari, KahawaWendani, Kiuu, Mwiki and Mvihoko Wards. The Municipality borders Juja Sub County to the North, Githunguri and Kiambu Sub Counties to North West, Nairobi County to the South and Machakos County to South East. It lies between Nairobi City and Thika town and is 21km from Nairobi City centre and 17km from Thika town. Map 2 below shows the location of the municipality as defined by the neighbouring Counties/Sub Counties.

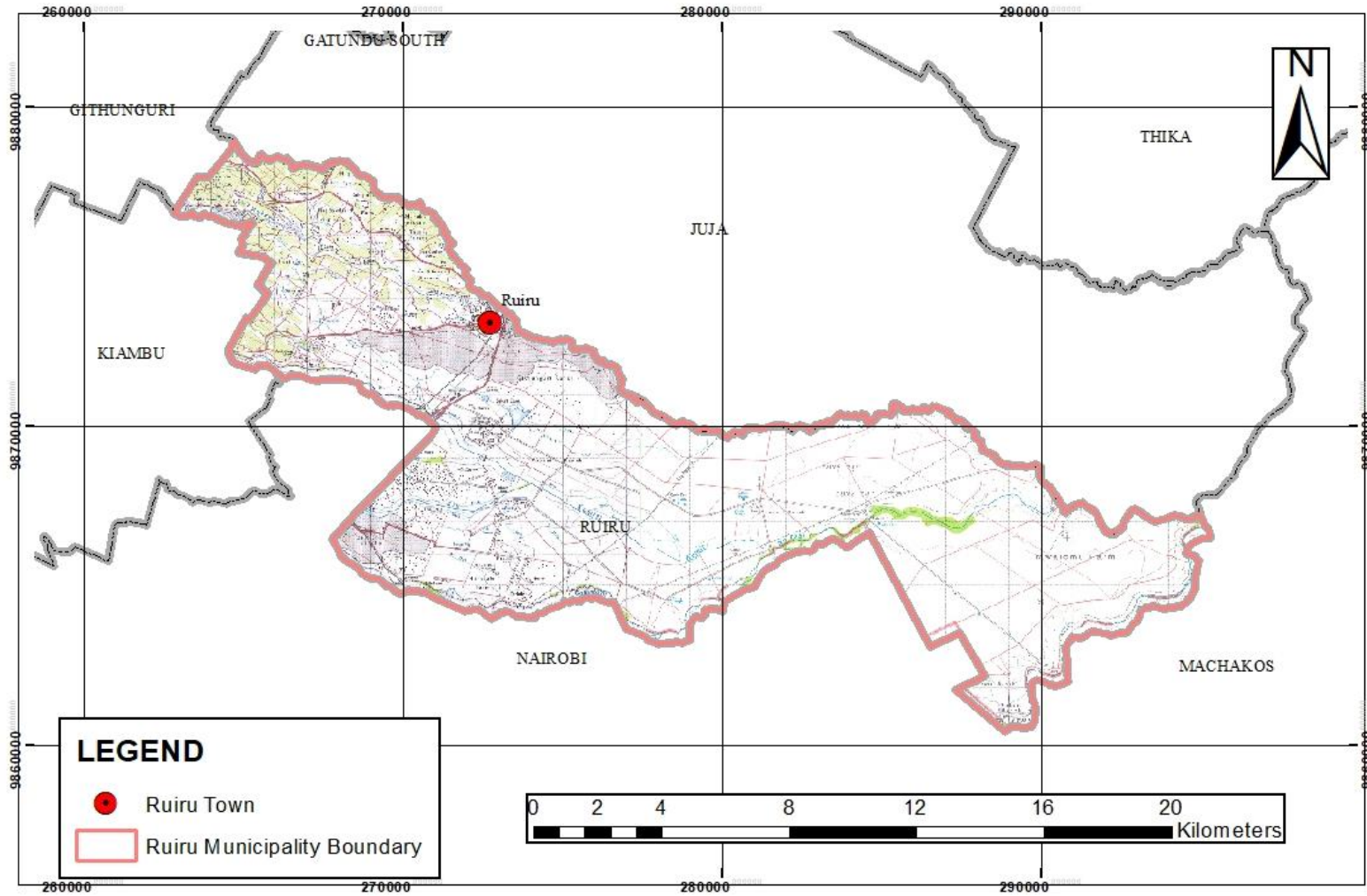
Figure 1: The Ruiru Sub County Offices



Source: Field Survey, May 2018

Map 2: The Ruiru Municipality

RUIRU PROPOSED MUNICIPALITY



Source: Kiambu County GIS Directorate

4.1 Background Information for Ruiru Town

Ruiru is a major town located in Kiambu County 3 Kilometres off Nairobi's City boundary and about 0.5 km from Kenyatta University Main Campus. It is the most populated urban centre in the jurisdiction of Kiambu County.

Ruiru is a dormitory town for the nation's capital and is connected by both rail and road. The town covers an area of 292 km² with Kahawa Wendani, Kahawa Sukari and Mwihoko being part of Ruiru Sub County (which will define the municipality).

Ruiru has been absorbing Nairobi City's urban overspill due to proximity to the primate city, availability of large tracts of developable land, and their relative lower prices as compared to Nairobi and with improved road accessibility. The improvement of the Nairobi-Thika Superhighway and opening of the Eastern and Northern By-pass roads further increased Ruiru's attractiveness to new developments. Ruiru has since emerged as a busy commercial hub that hosts several industries and is well connected by road and rail to neighbouring towns.

Ruiru's fast-paced urban growth, however, was largely market-driven and not guided by deliberate urban planning and coordination. It is thus now challenged with a leap-frogging pattern of urban growth which has resulted to several challenges such as: premature loss of agricultural lands, scattered settlements un-serviced by appropriate public physical infrastructure, environmental degradation, etc. Backlogs in the requisite social infrastructure services such as health and education were also engendered by the planning area's fast population growth.

With the establishment of the Ministry of Nairobi Metropolitan Development, the council fell within the metropolitan boundaries. This was a growth opportunity to the municipality since it would enjoy the benefits attached to it; for instance, the infrastructure improved, specifically the roads due to the construction of the Nairobi-Thika superhighway, construction of the BRT system from Thika to Nairobi and the construction of Ruiru Railway Station. .

Ruiru is also an industrial town with several major factories, including Devki Steel Mills, Super Foam, Spinners & Spinners Garment Factory and Ruiru Feeds. It is well served by banks and shopping malls and currently is enjoying a housing boom, as many coffee estates are converted into residential areas, including an upcoming multi-billion Tatu City. ICT businesses are also emerging, including Smart Edge PASHA center, a digital village by the KICT Board where the community can buy computers and get free computer training.

4.2 Historical Background of Ruiru Municipality

The development of Ruiru town owes much to the construction of Nairobi-Nyeri road. The road was constructed in 1908 in form of a track linking the capital city with administrative centers of Thika, Murang'a, and Nyeri respectively. The railway line was opened up in 1913 and subsequently, a sub-station was opened up in Ruiru. Thus, the town developed as a focal point, linking the hinterland with the major transportation routes i.e the railway and the road.

With the building of the railway and construction of the road, the area became open for European settlement. European types of farming for example coffee, sisal and ranching were started on the leased large chunks of land. As a result, Ruiru grew from a substation town into a service center, providing services to the settler population as well as to the hinterland areas. The development of the Nairobi-Thika road first by bituminization and later through construction of a dual carriage highway enhanced the growth of Ruiru as an important service center, not only to the settlement population but also to many people of middle and lower areas of Githunguri and Gatundu Divisions.

Before independence, Ruiru was administered by Nairobi County Council and was known as the Western Rural District. When the Nairobi County Council was dissolved after independence, the town came under Kiambu County Council. In the 1974-1978 National Development Plan, Ruiru became a designated urban center. In 1986, the urban center was upgraded to Ruiru Town Council. In 1997, it was elevated to a Municipal Council, which comprised of nine electoral wards, namely: Biashara, Viwanda, Gitothua, Gatongora, Murera, Theta, Jacaranda, Kahawa Sukari and Githurai Kimbo.

4.3 The future of the Ruiru Municipality

Ruiru is more than a commercial hub or a 'Trading Town': it may be identified as a township with a key goal to decongest Nairobi, given its proximity to the Central District. It is the attracting centrality to decongest and cool-down Nairobi's congested Centre. Ruiru, potentially the future "**Centre of the Metropolis**" has the capacity to absorb substantive influx of people, activities, investments and growth. A number of key factors and comparative advantages – collectively - make Ruiru an attractive hub for relocation of economic activities to the town and could lead to Ruiru's transformation into an Alternative or secondary centre of the Nairobi Metropolitan Region.

Ruiru has the potential to become an alternative or secondary centre of the NMR and may even become the "Future Centre of the Metropolis" as envisaged in Nairobi Metropolitan Services Improvement Programme (NaMSIP). The entry of large scale master planned

developments such as Tatu City and Northland City, coupled with the strategic transport enhancement proposals in the NMR, will push the Sub-county into this direction. Ruiru has inherent advantages that can facilitate such a transformation. It has a locational advantage due to proximity to Nairobi and being half-way along the Nairobi-Thika Superhighway and is highly accessible by both rail and road. Its location at the intersection of Nairobi - Thika road/Northern and Eastern bypass makes the Sub-county a potential intermodal transport hub that can be developed using Traffic Oriented Development (TOD) based urban planning. Its other advantages include relatively lower land prices and rents, youthful and educated population, and availability of open land for development.

Aside from the definitive growth of commercial activities, Ruiru also has the potential to be a “Hub for Primary and Secondary Education.” The Sub-county can capitalise on the presence of a large number of primary and secondary Schools, boarding Schools, teacher training institutes and tertiary institutions, existing market for primary and secondary education as a result of high population growth rates and, future market for such institutions due to a growth in tertiary (service) sector economic activities. The realisation of this potential will contribute to some of the key objectives of Vision 2030 which is to develop NMR into a ‘Regional and Global Research and Education Hub’ and will also help implement the Education for All (EFA) policy and goal of the Ministry of Education.

Ruiru is one of the preferred residential development sites due to earlier cited advantages such as proximity and good road accessibility to Nairobi as well as lower land prices and rents. Ruiru’s attractiveness for residential developments is also assisted by a complete array of complementary services such as banks, shopping malls, schools, salons, restaurants, and health facilities among others. This trend will further be strengthened with the implementation of the major land development and transportation projects in the Sub-County. Attention should, however, be given to create an urban development pattern that is built around a series of high density nodes, in order to increase the Sub-County’s capacity to absorb further residential growth.

5. The Rationale of the Assignment

The promulgation of the new Constitution of Kenya in 2010 opened a new chapter towards development and management of urban areas within the Country. The Constitution through Section 184 provided for legislation of Urban Areas and Cities Act which would enhance governance and management of urban areas and cities.

In 2011, the National Assembly formulated the Urban Areas and Cities Act. This gave effect to Article 184 of the Constitution whose mandate include the following;

- Establishing criteria for classifying areas as urban areas and cities;
- Establishing the principles of governance and management of urban areas and cities; and
- Providing for participation by residents in the governance of urban areas and cities, andfor connected purposes.

Section 9 of the Urban Areas and Cities Act provide the procedure and criteria for establishment of Municipalities for towns that fulfill the conditions set out in sub section 3 of the same Act as follows;

- a) Has a population of at least between seventy thousand and two hundred and forty-nine thousand residents according to the final gazetted results of the last population census carried out by an institution authorized under any written law, preceding the grant;
- b) Has an integrated development plan in accordance with this Act;
- c) Has demonstrable revenue collection or revenue collection potential;
- d) Has demonstrable capacity to generate sufficient revenue to sustain its operations;
- e) Has the capacity to effectively and efficiently deliver essential services to its residents as provided in the First Schedule of the Urban Areas and Cities Act;
- f) Has institutionalised active participation by its residents in the management of its affairs;
- g) Has sufficient space for expansion;
- h) Has infrastructural facilities, including but not limited to, street lighting, markets and fire stations; and
- i) Has a capacity for functional and effective waste disposal

However, notwithstanding the provisions above, the county governor shallconfer the status of a special municipality to the headquarters of the county evenwhere it does not meet the threshold specified under subsection 3 above.

Further, Schedule of the Urban Areas and Cities Act provides the services that a Municipality should be able to provide to her residents as outlined in table 2 below;

Table 2: Essential Services to be provided by municipality as per the first Schedule of the Urban Areas and Cities Act

No.	Item	No.	Item	No.	Item	No.	Item
1	Planning and Development Control	16	Abattoirs	31	National School	46	Postal services
2	Traffic Control and	17	Refuse Collection	32	County School	47	National TV station

	Parking						
3	Water and Sanitation	18	Solid waste management	33	Municipal Stadium	48	National Radio Station
4	Street Lighting	19	Air noise	34	Stadium	49	Regional Radio Station
5	Outdoor Advertising	20	Child Care Facilities	35	Airport	50	Community Radio
6	Cemeteries and Crematoria	21	Pre-Primary Education	36	Airstrip	51	Casinos
7	Public Transport	22	Local Distributor Roads	37	National Theatre	52	Funeral Parlor
8	Libraries	23	Conference Facilities	38	Theatre	53	Cemetery
9	Storm Drainage	24	Community Centres	39	Library Service	54	Recreational Parks
10	Ambulance Services	25	Hotel Homestays	40	Administrative Seat	55	Management of Markets
11	Heath Facilities	26	Guest Houses	41	Financial Hub	56	Marine Water front
12	Fire Fighting and Disaster Management	27	County Hospital	42	Museum	57	Animal control and welfare
13	Control of Drugs	28	Constituent University Campuses	43	Historical Monument	58	Religious Institution
14	Sports and Cultural Activities	29	Polytechnic	44	Fire Station	59	Organized Public Transport
15	Electricity and Gas Reticulation	30	Training Institution	45	Emergency Preparedness		

Source: Urban Areas and Cities Act

6. Criteria for establishment of Municipalities as per Section 9 of the Urban Areas and Cities Act

6.1 Criteria 1: Population Threshold for the Ruiru Municipality

According to the Urban Areas and Cities Act, a town is eligible for conferment of a municipal status if the town satisfies criteria of a population of at least between 70,000 and 249,000 residents based on the final report gazetted by Kenya National Bureau of Statistics (KNBS). According to the 2009 Population and Housing Census, the Ruiru Municipality had a population of 241,007 in 2009. The municipality is projected to have an estimated population of 331,172 in 2018 and 372,217 in 2022 using a growth rate of 3.4 percent per annum as stipulated in the National Spatial Plan (NSP). Table 1 below gives the population figures for the Ruiru Municipality based on 2009 National census, as well as projections for 2013, 2018 and 2022.

Table 3: Population Projections for Ruiru Municipality

WARD	MALE	FEMALE	2009 Census	2013 (Projections)	2018 (Projections)	2022 (Projections)
Gitothua	8,936	7,250	16,186	18,502	21,869	24,998
Biashara	22,658	20,835	43,493	49,717	58,763	67,172
Gatongora	6,971	6,836	13,807	15,783	18,655	21,324
KahawaSukari	4,065	4,679	8,744	9,995	11,814	13,504
KahawaWendani	7,940	8,771	16,711	19,102	22,578	25,809
Kiuu	19,293	19,728	39,021	44,605	52,721	60,265
Mwiki	21,609	23,151	44,760	51,165	60,475	69,128
Mwihoko	29,078	29,207	58,285	66,625	78,748	90,017
TOTAL	120,550	120,457	241,007	275,494	331,172	372,217

Source: Kenya National Bureau of Statistics

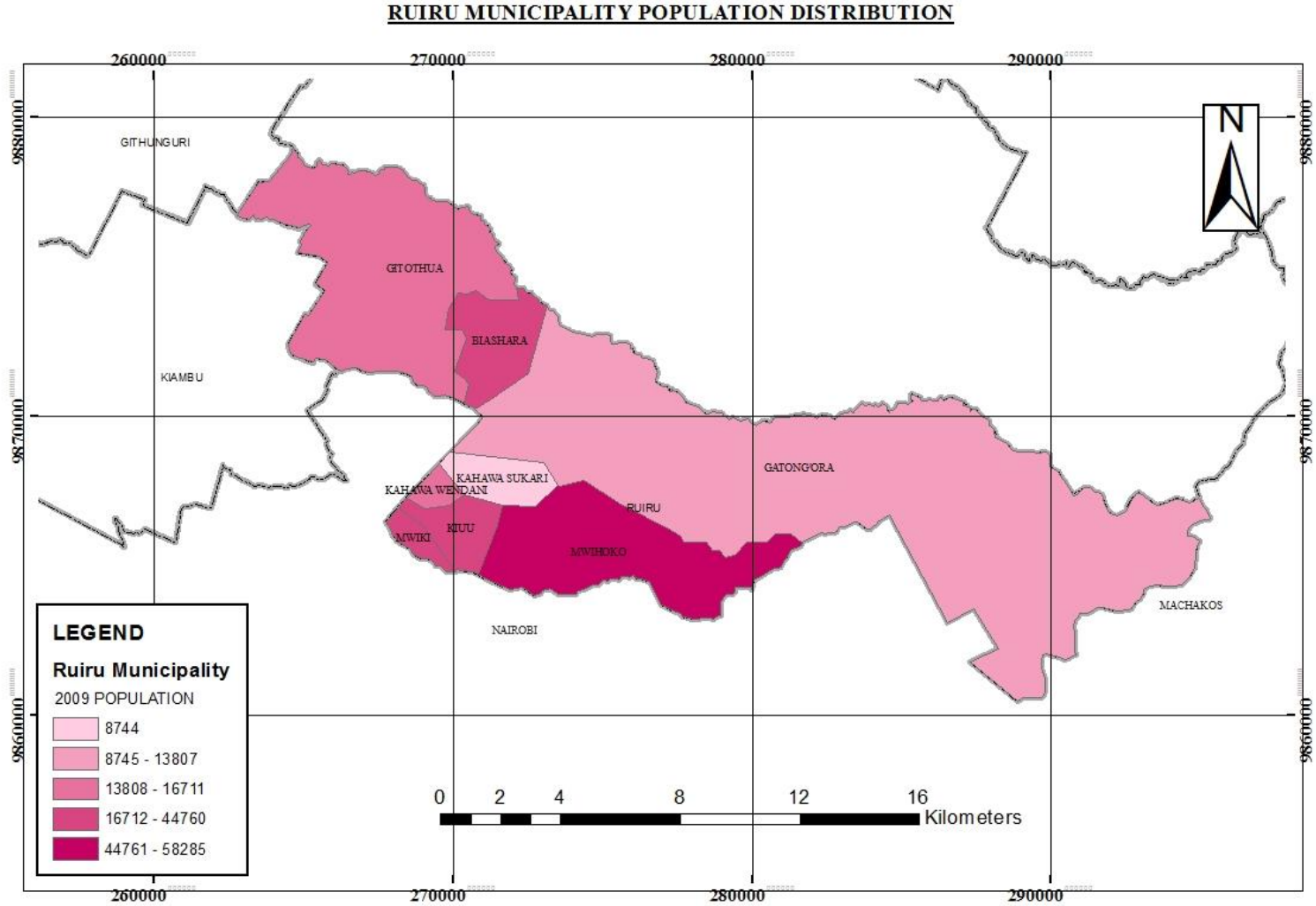
Table 4: Population Distribution and Density for Ruiru Municipality

Population (2009)	Density (KM ²)	Population (2013)	Density (KM ²)	Population (2015)	Density (KM ²)	Population (2018)	Density (KM ²)
245,114	1,125	280,188	1,224	336,315	1,332	331,172	1,409

Source: Kenya National Bureau of Statistics

The 2018 population of 331,172 residents falls in the category of the Urban Areas and Cities Act population for a Municipality which should be 70,000 to 249,000 residents.

Map 3: Population distribution Map for 2009 Housing and Population Census



Source: Population distribution Map for 2009 Housing and Population Census

6.2 Criteria 2: Integrated Strategic Urban Development Plans (ISUDPs) for Ruiru town

It is a requirement that any physical planning works being undertaken must be guided by all the existing laws and regulations among them The Constitution of Kenya 2010, The Physical Planning Act Cap 286, The County Governments Act No. 17 of 2012, The Urban Areas and Cities Act No. 13 of 2011 among others.

The promulgation of the Kenya Constitution 2010 marked a new dawn for the country in all aspects including planning and use of land and all resources on it. It is the supreme law and it guarantees fundamental rights and freedoms of the citizens. The Constitution lays a foundation for Kenya's planning practices from preparation to implementation. Planning has been fully entrenched in the Constitution specifically, Chapter 4 on Bill of Rights, Chapter 5 on Land and Environment and Chapter 11 on Devolved Government.

Enacted in 1996, The Physical Planning Act (PPA) aims at developing a sound spatial framework for co-existence, through plan proposals that enhance and promote integrated spatial/ physical development of socio-economic activities. Section 29 Physical Planning Act provides that each local authority shall have power to prohibit or control the use and development of land and buildings in the interest of proper and orderly development of its area of jurisdiction and to consider and approve all development applications and grant all development permissions.

The County Government Act guides governance, planning and development of Counties. Section 104 of this Act requires that every County Government prepares Planning frameworks that should form the basis for appropriation of public funds. The Planning framework shall be developed by the County Executive Committee and approved by the County Assembly. The County Planning framework is required to integrate economic, physical, social, environmental and spatial planning for the county as stipulated in Sections 102 to Section 115 of the Act. The Draft County Spatial Plan provides a basis for preparation of Integrated Strategic Urban Development Plans for all towns and urban areas within the jurisdiction of the County.

The Urban Areas and Cities Act was formulated in pursuit of Article 184 of the Constitution to provide for the classification, governance and management of urban areas and cities; to provide for the criteria of establishing urban areas, to provide for the principle of governance and participation of residents and for connected purposes. Part V of this act provides for preparation of Integrated Development Plans for the municipalities and towns. Further the act provides for preparation of development plans for all the urban areas established under the Act. The Integrated Urban Development Plans shall bind, guide and inform all planning

development and decisions and ensure comprehensive inclusion of all functions. Further, lower level urban plans shall be prepared for any settlement within the County with a population threshold of 2,000. It is worth noting that the Urban Area Integrated Development Plan must be aligned to the development plans and strategies of the County Government.

The process of preparing the Integrated Strategic Urban Development Plan (ISUDP) for Ruiru Sub County (the Municipality) is ongoing under the auspice of the Nairobi Metropolitan Services Improvement Programme (NaMSIP). The programme is funded by the World Bank, through the Ministry of Transport, Infrastructure, Housing & Urban Development, in a bid to improve services in the urban areas falling within the Nairobi Metropolitan Region (NMR). The main objective of the project is to strengthen urban services and infrastructure in the Nairobi metropolitan region. Other objectives are;

1. To determine the boundaries of the planning area considering projected requirements for urban land within the plan period;
2. To analyse demographic changes in the last ten years and those expected over the life of the plan, and how these relate to economic changes, welfare and administrative shifts;
3. To identify development constraints, potentials and challenges of the planning area (social, economic, infrastructure and environmental profiling) and propose strategies to address them;
4. To identify environmental issues and propose strategies for effective environmental management including, amongst others, climate change adaptation and disaster risk reduction and management measures;
5. To allocate sufficient space for various land uses, including recreation and open spaces, to ensure efficient function and convenience of users and accommodate future growth;
6. To uphold innovative civic and urban design that enhances the character and form of the planning area;
7. To provide a basis for development control and investment decisions; and
8. To develop a plan implementation and monitoring framework.

The consultants appointed to prepare the plans are in the process of undertaking the assignment and are expected to finalize by the end of June 2018.

6.3 Criteria 3: Revenue Potential, Expenditure and Budget

6.4 Criteria 4: Capacity to generate sufficient revenue to sustain its operations

Table 5: Cumulative Revenue per Management Units for Fy-2014/2015 to 2017/2018 and Projections for 2018/2019 for Ruiru

Management Unit Description	2014/2015	2015/2016	2016/2017	2017/2018	Projections 2018/2019
Agriculture Livestock & Fisheries Management Unit					
Agricultural Services	207,702.66	2,159,881.00	2,020,366.00	140,915.00	155,006.50
Physical Planning Management Unit					
Fees for Evaluation of Building plans and permits	23,657,464.96	46,311,346.00	41,712,492.00	19,632,129.00	21,595,341.90
Fees for physical planning services	18,871,319.35	36,942,090.00	17,340,660.00	17,089,620.00	18,798,582.00
Fees for construction inspection, Enforcement and Occupation permits	7,897,859.32	15,460,680.00	11,082,820.00	7,192,024.00	7,911,226.40
Outdoor Advertisement and Signages	3,094,593.57	6,057,910.00	12,928,276.00	4,726,073.00	5,198,680.30
Registration fees	1,240,386.50	2,428,154.00	1,759,542.00	1,678,401.00	1,846,241.10
Fees for land Surveying	965,478.50	1,890,000.00	111,000.00	5,000.00	5,500.00
Fees for Land Valuation services Land Rates and Property mgnt			-	-	-
Estate & Property Development Services	134,221.94	262,750.00	-	-	-
Business Permit Management Unit					
Business Permit	50,934,659.04	46,557,358.00	34,494,540.00	24,816,066.00	27,297,672.
General Charges for Non Annual Traders		-	-	-	-
Cess Management Unit					
Quarry Cess	5,210,053.55	5,064,838.00	5,024,650.00	3,978,171.00	4,375,988.10
Livestock Cess	17,075.94	16,600.00	-	-	-
Goods transportation charges	379,579.71	369,000.00	628,900.00	103,200.00	113,520.00
Education Culture ICT & Social Services Unit					
Registration of self-help groups					

and education institutions	174,192.14	148,500.00	141,000.00	73,500.00	80,850.00
Health Services Management Unit					
Public Health	15,217,068.10	13,870,964.00	11,470,789.00	7,982,240.00	8,780,464.00
Hospitals	21,618,362.56	19,705,999.00	15,219,882.00	10,293,380.00	11,322,718.00
Health management services	141,084.34	128,604.00	-	-	-
NHIF	15,736,893.98	14,344,806.00	1,255,650.00	-	-
Housing Management Unit					
Stalls/Shops	1,374,631.42	283,980.00	28,000.00	10,000.00	11,000.00
County Rental Housing Property	2,624,085.13	542,100.00	45,500.00	47,300.00	52,030.00
Land Rates Management Unit					
Property Rate Charges	40,607,656.37	60,062,727.00	57,238,931.00	33,326,546.00	36,659,200.60
Market Management Unit					
Market Charges	19,451,407.47	16,950,552.00	11,897,062.00	3,105,000.00	3,415,500.00
Others					
General Charges	5,564,051.64	6,541,959.00	8,657,751.00	6,072,896.00	6,680,185.60
Impounding and demurrage charges	781,200.47	918,500.00	490,900.00	598,550.00	658,405.00
Withdrawal of Court bond	-		-	-	-
Administration and Public Service		-	-	-	-
Insurance Compensation		-	-	-	-
Loan Mortgage Interest	-		-	-	-
Others	-	-	-		-
Roads Transport Public Works Management Unit					

Firefighting and other services	905,980.41	2,101,400.00	3,108,250.00	4,097,200.00	4,506,920.00
Public works and utility charges	264,240.69	612,900.00	-	1,502,100.00	1,652,310.00
Hire of county grounds or halls	19,400.93	45,000.00	32,000.00	-	-
Stadium hire	12,071.69	28,000.00	-	3,000.00	3,300.00
Fees for Tender Forms and Quantity Survey Services for Public Works				-	-
Infrastructure Maintenance Fees				-	-
Slaughter House Management Unit					
Slaughter house fees	771,904.78	1,314,384.00	1,272,400.00	929,200.00	1,022,120.00
Trade Tourism Industry & Cooperatives Unit					
Fees for Co-operative services	145,306.68	361,336.00	253,352.00	90,960.00	100,056.00
Wayleave Charges and Rent	96,512.95	240,000.00	1,862,000.00	169,600.00	186,560.00
14 Falls Charges	-	-	-	-	-
Weights and Measures	-	-	-	-	-
Betting and Control	-	-	-	-	-
AMS Ruiru	91,751.65	228,160.00	-	-	-
Other Charges	-	-	10,000.00	-	-
Vehicle Parking Management Unit					-
Vehicle parking charges (daily, monthly & annual)	31,976,518.46	33,278,370.00	30,992,840.00	25,357,480.00	27,893,228.00
Water Environment & Natural Resources Management Unit					
Solid Waste Management Charges	16,772,132.73	13,885,058.00	9,426,000.00	6,801,000.00	7,481,100.00
Solid Waste Management Services	144,951.21	120,000.00	66,000.00	93,500.00	102,850.00
Environmental Management Services Fees	39,861.58	33,000.00	138,600.00	55,000.00	60,500.00

Conservancy	54,598.29	45,200.00		-	-
Pollution	95,063.83	78,700.00	-	-	-
Liquor Licences Management Unit					
Alcohol licence fees	8,839,836.31	14,410,000.00	18,729,000.00	1,158,000.00	1,273,800.00
Direct Transfers	-	5,865,024.00	-	-	-

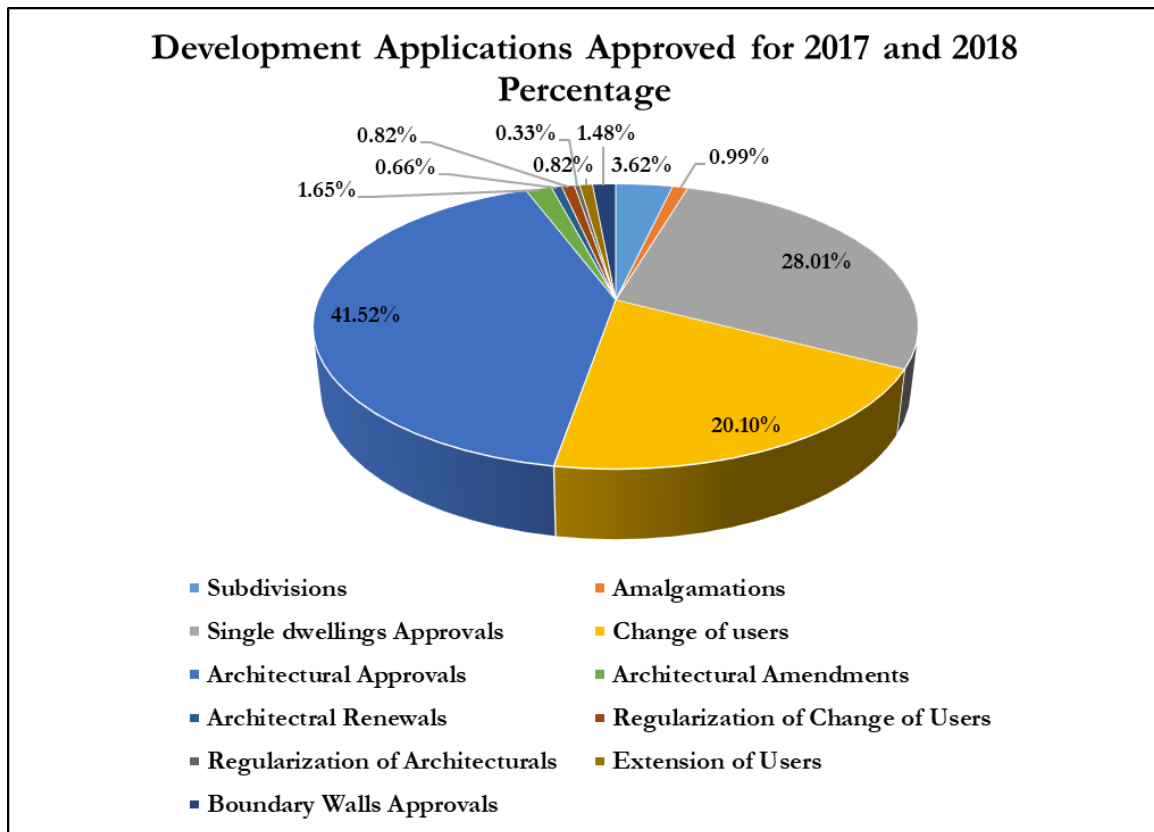
Source: Department of Finance, ICT and Economic planning

6.5 Criteria 5-Provision of essential services as per Schedule 1 of the Urban Areas and Cities Act 2011

6.5.1 Planning and Development Control

Before adoption of the new Constitution in 2010, Ruiru Town was a fully-fledged municipality with various departments including Planning and Development Control Department. The department undertook all planning related matters for the sub county. The establishment of Devolved system of governance saw the County Government inherit all the assets of the former municipality such as Planning and Development Control Department. Currently, the Department of Lands, Housing, Physical Planning & Urban Development in the County Government of Kiambu is represented in the current Ruiru Sub County (whose boundaries are for the municipality). Thus, the Ruiru Municipality under the supervision of the mother department at the headquarters shall be in charge of all the planning matters within the municipality. In addition, the municipality shall be allocated enough staff to undertake these functions. The section is mandated to receive, vet, approve or decline development applications for any development being undertaken within the Sub County. In addition, the section is mandated to develop and implement development policies and regulations for all the zones within the sub county boundaries. Further, the section advises members of the public on all physical planning and development matters. The section enforces development regulations within the sub county boundary to ensure full compliance. The department has adequate technical staffs that carry out routine monitoring and evaluation of ongoing developments. At the moment the department undertakes about 50% of planning and development control, however, this is expected to rise to 80% enforcement by the year 2022. There exist two department vehicles that serves the entire County, however, with the deployment of staff to municipalities there will be need to get more vehicles that will be adequate for planning enforcement. The figure 1 below shows the development applications approved for the sub county since the adoption of the Electronic Development Applications Management System (e-DAMS).

Figure 2: Development applications approved for the sub county since the adoption e-DAMS



6.5.2 Physical Infrastructure

The following is an account of the physical infrastructure facilities available in the Ruiru Municipality.

6.5.2.1 Roads, parking facilities, and public transport.

Ruiru as a transportation hub comprises many modes of transport such as roads, railway and Non-Motorized Transport (NMT). More than 98% of Ruiru Sub-county’s population use road transport such as matatus, taxis, freight vehicles, motorcycle taxis, private cars, cycling and walking. The rest use rail transport mainly to Nairobi. The main structure of Ruiru Town is defined by the configuration of the major roads traversing it and the Ruiru River, which serves as its northern edge and the Nairobi-Thika Superhighway which, in turn, serves as the CBD’s eastern boundary. The town’s main structure is radial with the centre defined by the intersection of C66/ 65 Road and the Ruiru-Kamiti Road near the superhighway. These two roads are linked by a local circumferential road. The enclosed area defines the commercial centre where the Ruiru Sub-County Market is located and where streets are laid out in a grid manner.

Table 6: The main roads within and connecting Ruiru to other towns

Road Name	Link	Length within the planning area (km)	Surface type	Condition	ADT Volumes (Both directions)	
					NMT	MT
Eastern By Pass	Northern By Pass to A104	10	Bituminous	Very good	-	-
C63	Eastern By Pass to Devki	4.5	Bituminous	Poor	7,358	11,042
C65	Ruiru-Githunguri-Uplands	11.9	Bituminous	Poor	4,850	9,744
Market Road	C63 to Sub County offices	1	Under construction.	-	-	-
C63	A2 to Kamiti	4	bituminous	good	-	-
Bus Park entrance	C63 to the bus park	0.5	Bituminous	Fair	-	-
Mathigu Road	C63 To C65	1.5	Bituminous	Fair	5,647	3,111
SukariMwihoko Road	KahawaSukari to Mwihoko	3.8	Bituminous	good	-	-
Ngina Road	Mwihoko to GithuraiKimbo road	2	Gravel	fair	-	-
Mwihoko Road	Githurai-Kimbo-Mwihoko	5	Gravel	fair	-	-
KahawaWendani	A2 to Wendani/Mwihoko	5	Gravel	poor	-	-
Northern By Pass	Eastern By Pass to Ruaka	3	Bituminous	very good	-	-

Source; Ruiru town ISUDP Draft preliminary report

Ruiru-on-the-Move through the “Ruiru Sustainable Mobility Plan” has a central goal of improving accessibility of Ruiru and providing high-quality, safe and sustainable mobility and transport to, through and within Ruiru urban area. It regards the needs of the *‘functioning urban area’* and its hinterland rather than a pure administrative area. It is aimed at fostering a balanced development of all relevant transport modes, while encouraging a shift towards more sustainable modes such as walking and cycling. The success of the Sustainable Urban

Mobility Plan Project in Ruiru will allow for replication of the project in other towns and urban centres within the Country. The County seeks to ensure that all citizens are offered transport systems that enable them to reach their destination.

Figure 3: A section of Ruiru-Kamiti Road and the Ruiru-Kamiti Road-Eastern By-pass Junction



Source: Field Survey, May 2018

There exists a 100-vehicle capacity bus park which is located in the heart of the town and recently rehabilitated but it is still congested and some vehicles pick and drop passengers in undesignated areas of the town.

Figure 4: Ruiru Bus Park located in the heart of Ruiru Town



Source: Field Survey, May 2018

Matatus are the main means of transport in the municipality and they operate under SACCOS such as Mataara Sacco, Lophatravellers, and NAWAKU, amongst others. They ply five main routes: Ruiru-Nairobi, Ruiru-Thika, Ruiru-Ruaka, Ruiru-Githunguri, and Ruiru-Ruai, amongst others.

Increase in the number of PSVs cannot be accommodated within the bus park in the near future. Expansion of the bus park should therefore be considered. Car taxis are an important mode of transport in Ruiru Sub-County because matatus do not ply most of the routes. However, they lack designated parking areas hence most of them are parked along the C63 road. Motorcycle taxis (bodaboda) are the most common means of transport within Ruiru, particularly along the C63, the C65, and Mathigu road. Despite the growing demand for motorbike transport, it is not well facilitated as they lack adequate designated areas for parking and shelter during unfavorable weather. This has led to their operations near junctions, shoulders and road reserve, amongst other inappropriate sites.

Ruiru experiences widespread on-street parking along the C63 (136 parking spaces) and C65 roads. Most of them are occupied throughout the day with utilization percentage rising to more than double the installed capacity (269%).

Figure 5: On street parking along Biashara Street in Ruiru Town



Source: Field Survey, May 2018

There are many freight vehicles to and from the industries in Ruiru town which include Spinners & Spinners, Brookside Dairy Limited, and Devki Still Mills, amongst others. In addition, given the many businesses in Ruiru, there are heavy commercial vehicles delivering goods. There are also freight vehicles ferrying construction products from the quarries along Thika Road. Freight transport vehicles park at an open space at the junction of Muthigu road and C63.

Railway transport; The branch line from Nairobi Railway Station to central Kenya passes through Ruiru, Juja and is within the Nairobi – Thika transport corridor. However, railway services for passenger transport are currently offered only during the morning and evening

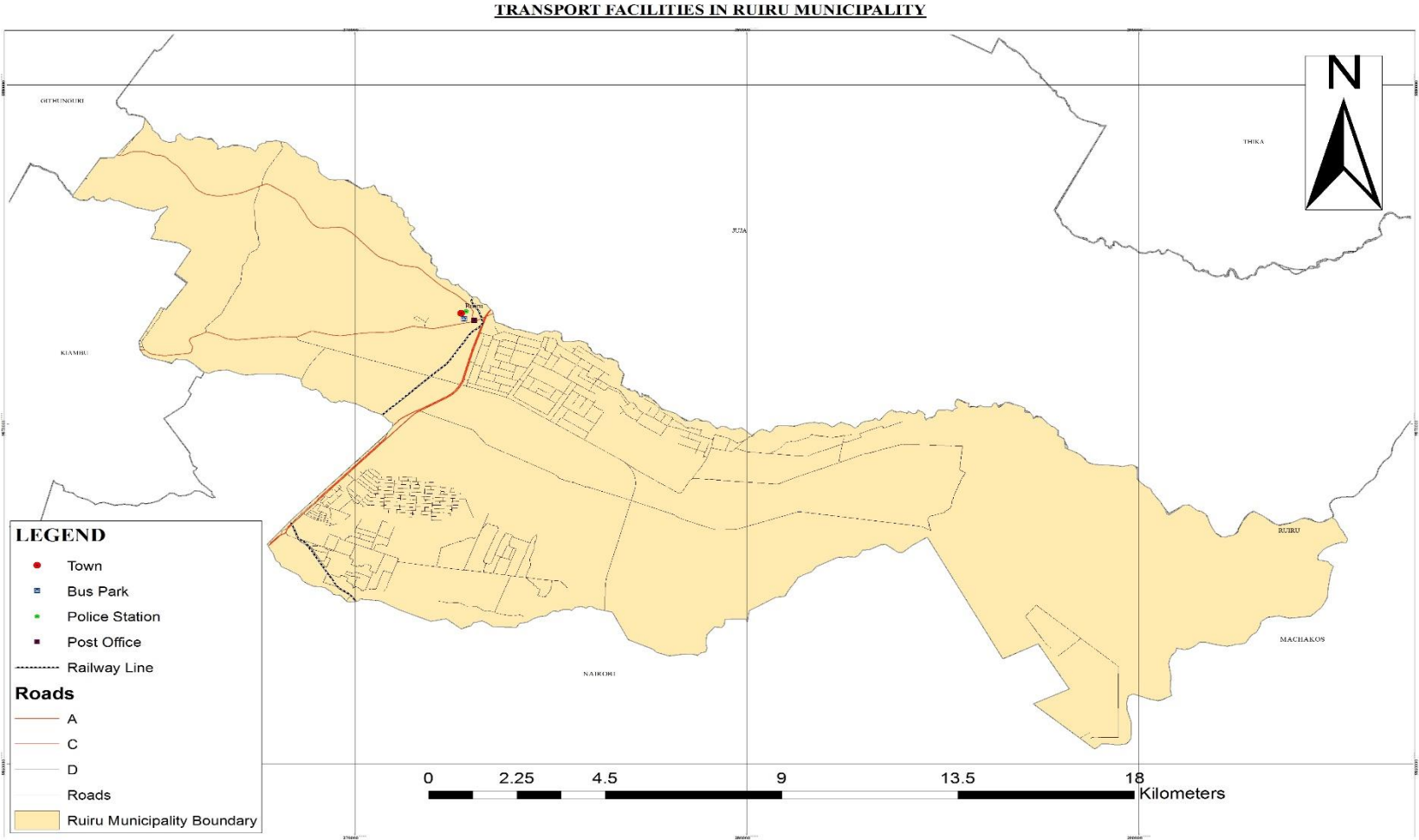
peak hours. Only about 2% of Ruiru population use rail transport. The Nairobi Commuter Rail Development Master Plan proposes a commuter rail network which will be developed within the existing railway corridors to provide commuter rail services between Nairobi Railway Station and Ruiru. There is an ongoing project on integrated land use that aims at rehabilitating the Ruiru Railway Station.

Figure 6: The newly rehabilitated Ruiru Commuter Rail Passenger Terminus



Source: Field Survey, May 2018

Map 4: Transport infrastructure within the Ruiru Municipality



Source: Department of Roads, Transport, Public Works and Utility Services

6.5.2.2 Storm Water Facilities

In the Fourth schedule, Part 2 of the Constitution of Kenya 2010, the County Government is mandated to provide County public works and services including water and sanitation services, and storm water drainage. Storm water is all the water that runs off the land after a rainfall or snowmelt incident. This is a natural process but in urban areas, proper infrastructure needs to be put in place. Urban storm water management is becoming increasingly important for towns particularly when there is heavy rainfall that floods the settlements situated in the lowest parts of towns, and the large number of urban development issues.

The County Government through the Directorate of Public Works and Utility Services has outlined that in Ruiru there is a 40km of both lined and excavated earth drain. However, the Field Survey revealed that, although there are drainage facilities within the town, some are well maintained while others are filled with waste.

Figure 7: A section of lined drainages opposite the Ruiru Level IV hospital and the road connecting the Market to the Sub County offices



Source: Field Survey, May 2018

Figure 8: A poorly drained section of a road near Nazareth Hospital



Source: Field Survey, May 2018

Figure 9: A clogged section of the storm water drain along Ruiru-Kamiti Road



Source: Field Survey, May 2018

There is an existing common drainage system which drains the area. developments in the area should be designed to provide for internal drains to collect the surface run-off and safely dispose to the area drainage system.

Private residential developments have also played a key role in draining the developments through well-connected system of drainage channels.

Figure 10: A section of drainage under construction within Tatu City Development



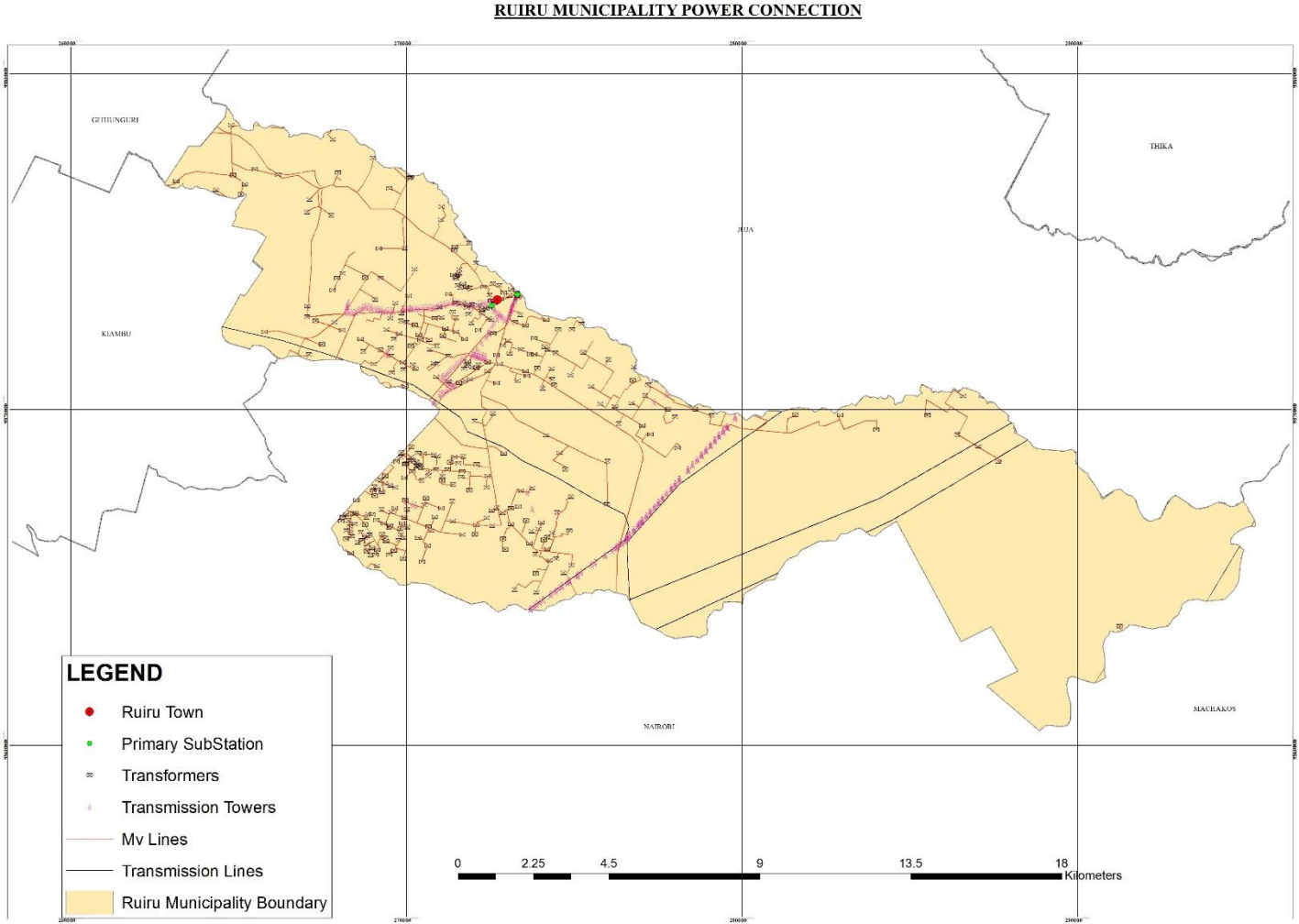
Source: Field Survey, May 2018

Areas that are poorly drained and are prone to flooding are as follows: Sections of Ruiru-Kamiti Road, Murera, (Rurii), Ruiru police station area, High point, Sewage, Ruiru farm and Mirimainiarea. The prevalent flooding causes extensive damage to housing and other infrastructure such as roads, water pipe lines and underground electric cables, which generally disrupts both residential and commercial activities in the town. It also creates social effects like population displacement and makes the environment unpleasant. The lack of public awareness, improper demarcation and protection of storm water drains/ditches and their proximity to residential/ informal settlements has led to several negative impacts on the bio-physical and social environment. Therefore, there is need for more investment in storm water management in built-up areas especially in Ruiru CBD and the residential estates.

6.5.2.3 Electricity, Reticulation and Street Lighting.

The total number of households connected to electricity within the municipality is 65 percent and this number is expected to rise to 100 percent by the year 2022. The Directorate of Public Works and Utility Services in the County had, by the FY2016/2017, installed 22 flood masts in Ruiru. That is, 8 masts of 30M high and 14 masts of 15M high. Further, Kenya Power has played a key role in providing 11 other street lighting masts which are 30M high.

Map 5: Electricity Distribution including power reticulation, transformers and floodlights within the Municipality



Source: Department of Roads, Transport, Public Works and Utility Services

There are 259 street lights and 6 flood lights within the Sub-County. The town is well lit but the other areas outside the town are either poorly lit or not lit at all. The County Government has encouraged developers and citizens to adopt more sustainable sources of power such as Solar.

Figure 11: A flood light mast in Ruiru Open Air Market



Source: Field Survey, May 2018

6.5.2.4 Firefighting and Disaster Management.

Fourth Schedule, Part 2 of the Constitution of Kenya, stipulates that the County Government should provide for Firefighting and disaster management services to its residents. Further the Kiambu County Emergency Fund Act 2013 was enacted in December 2013. In each financial year, monies contained in the fund are 0.5% of the Counties budget. The purpose of the fund is to enable payments to be made in respect of a County when an urgent and unforeseen need for expenditure arises for which there is no specific legislative authority and it is for public interest. This payment may be necessary to alleviate the damage, loss, hardship or suffering which may be directly caused by unforeseen event.

The Directorate of Public Works and Utilities has put in place measures for emergency fires and accident in fire and rescue section. There are plans underway to build capacity within the

township to ensure timely fire response. There is one fire station located close to the Ruiru Sub-County office which is operational throughout.

Figure 12: Ruiru Fire Station



Source: Field Survey, May 2018

Other achievements of the fire and rescue department include: reduction of emergency response time, fire safety and audit, training of fire officers and installation of fire hydrants. Table 6 below shows the status of fire engines in the municipality.

Table 7: Status of Fire engines in the Ruiru municipality

Sub County	Fire Engine/ Vehicles	Status	Comments
Ruiru	1 No. 4000L Fire Engine	Grounded	Serviceable
	1 No. 400L Rapid Intervention vehicle (RIV)	Grounded	Serviceable

Source: Department of Roads, Transport, Public Works and Utility Services

6.5.2.5 Water and Sewer Facilities

The growth of Nairobi towards Ruiru town has been unstoppable due to the Thika Superhighway. This however has not been matched by a similar provision of infrastructure services. Unplanned rapid growth and informal settlement fueled by Nairobi's urban sprawl have placed high pressure on public services, notably on water and sanitation delivery in

Ruiru Sub-County. Currently, there is a total of 15,000 water connections that serve a population of approximately 188,900 residents out of which 14,800 are active connections. The total quantity of water supplied is approximately 2,700M³ per day.

Figure 13: A directional sign to Kiambu Water and Sewerage Company, Ruiru office and the water treatment plant in Ruiru



Source: Field Survey, May 2018

Ruiru town is a beneficiary of a World Bank project through the construction of the Ruiru Sewerage System (Trunk Sewer System & Reticulation and a Waste Water Treatment Plant) that is ongoing. The Conventional Ruiru Juja Water and Sewerage Company (RUJUWASCO) provided water and sewer facilities to the residents but many other residents still rely on borehole for water supply and use of septic tanks for their waste water disposal.

Figure 14: Trunk Sewer to the sewer treatment plant and the waste water treatment plant in Gatong'ora



Source: Field Survey, May 2018

The Tatu City development has also installed a sewer system which will drain to the Ruiru waste water treatment plant.

Figure 15: Man-holes along the trunk sewer line from the Tatu City Development



Figure 16: Satellite Imagery of the Ruiru Waste Water Treatment Plant in Gatongora



Source: Google Earth

6.5.2.6 Postal Services

The municipality has one post office located at Ruiru's Biashara Street. With the growing population in the municipality, there is need for more investment in postal services. However, emergence of technology has introduced new forms of communication for instance use of emails, sms, phone calls and courier services, leading to underutilization of postal services.

Figure 17: Ruiru Post office located along Biashara Street



Source: Field Survey, May 2018

6.5.3 Social Infrastructures

The Fourth Schedule, Part 2, of the constitution of Kenya, 2010 mandated the County Government to provide health care services. The facilities include: management of public hospitals, ambulance services, promotion of primary health care, licensing and control of undertakings that sell food to the public, veterinary services (which excludes regulation of the profession), cemeteries, funeral parlours and crematoria.

Social infrastructures are foundational services and structures that support the quality of life in the Ruiru Municipality. Ruiru boasts of a wide range of Schools including universities such as Zetech, Kenyatta University–Ruiru Campus and NIBS in close proximity. There exists hospitality facilities such as Rainbow Hotel, Kamakis restaurants located along the Eastern By-pass, and BTL Christian Conference Centre in Membley Area. Ruiru town has adequate financial institutions and commercial outlets.

6.5.3.1 Healthcare facilities, Ambulance Services, Cemeteries and related services

The Fourth Schedule, Part 2, of the constitution of Kenya, 2010 mandated the County Government to provide health care services. The facilities include: management of public hospitals, ambulance services, promotion of primary health care, licensing and control of undertakings that sell food to the public, veterinary services (which excludes regulation of the profession), cemeteries, funeral parlours and crematoria. These are well provided for in the Ruiru Municipality through the county Department of Health Services. The health care facilities comprises of dispensaries, private clinics, Health Centres, Nursing Homes and Ruiru Sub-County Hospital. Dispensaries are run by the government and they are the lowest point of contact with the public. The facilities are staffed by nurses, clinical officers, pharmaceutical technologists, drivers, public health officers, medical technologists, nutritionists among others. The Health Services department ensures that services are of quality and accessible to every citizen. Table 8 gives a summary of health facilities in the municipality.

Figure 18: A signboard at the entrance to and a section of Ruiru Level IV Hospital



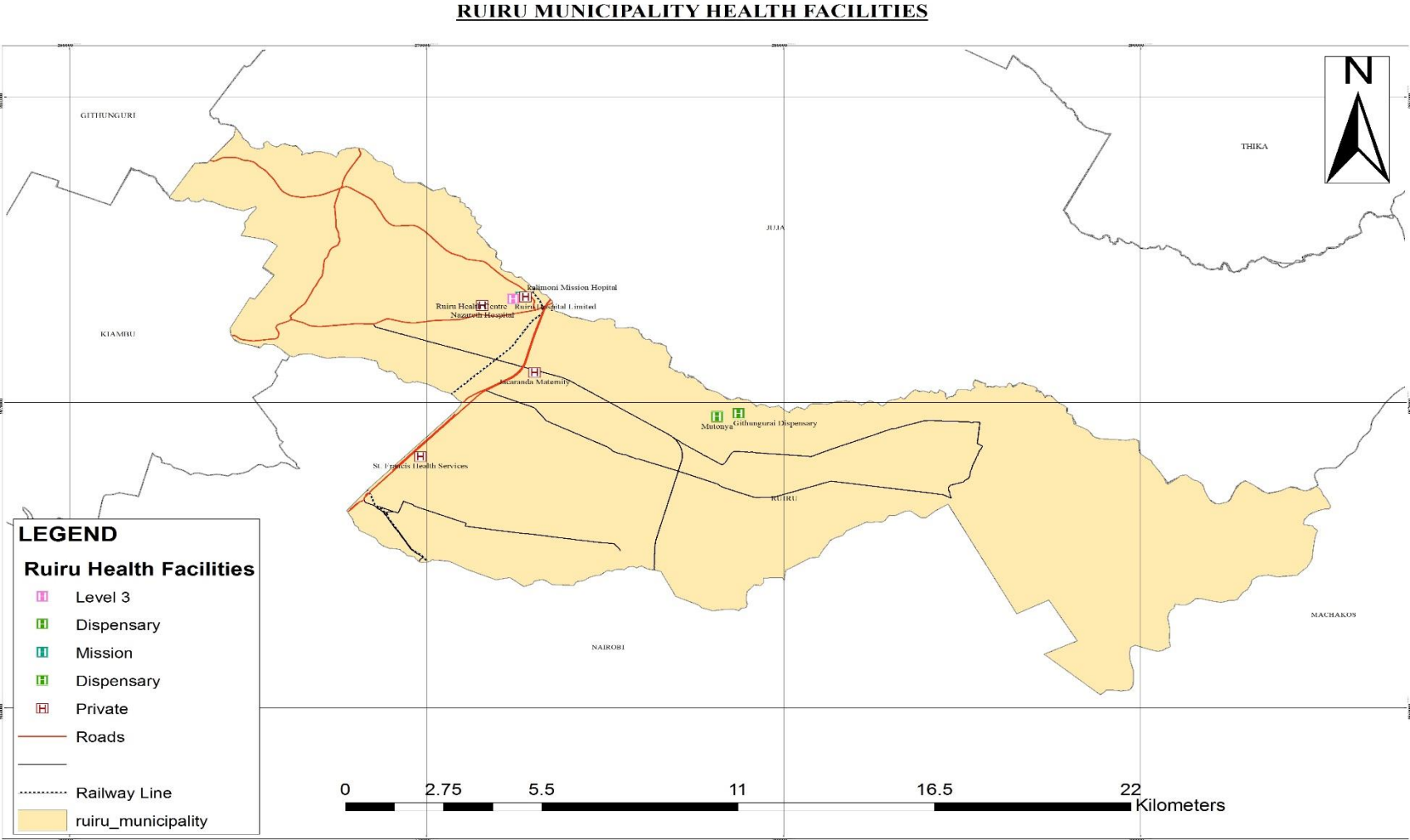
Source: Field Survey, May 2018

Table 8: Summary of Health Facilities in the Ruiru Municipality

WARD	FACILITY	LEVEL
Biashara	Ruiru Sub County Hospital	IV
	Githunguri Health Centre	III
	Jacaranda Maternity Hospital	
Kiuu	Githurai-Langata Health Centre	III
Gatongo'ra	Mutonya Dispensary	II
	Arcade Medical Centre	
	Plainsview Nursing Home	

Source: Department of Health Services

Map 6: Health facilities within the Thika Municipality



Source: Ministry of Health Services

6.5.3.2 Funeral parlours, Cemeteries and Ambulance Services

The municipality has one County Government ambulance from Ruiru Sub County Hospital. There are several others from private hospitals in the urban area for instance Jacaranda Maternity. They provide 24 hour services to residents in emergency situations easing their movement to medical facilities. As recorded by the County Department of Health Services in 2018, there is one cemetery in the urban area Kiratina Cemetery located in Gatongora ward.

6.5.3.3 Education Facilities

Ruiru Sub-County has the largest number of primary and secondary Schools in the County. There are also numerous teachers training institutes and tertiary institutions. They capture the increased demand for education in the area. Introduction of Free Primary Education programme and Infrastructure in Schools has also improved through devolved funds such as Constituency Development Fund (CDF) which has increased literacy level in Ruiru. Table 8 gives a summary of Higher Learning Institutions in the Municipality.

Table 9: Summary of Education infrastructure in municipalities

Description	Itemization	No.
Constituent –Universities	✓ Kenyatta University Ruiru Campus	1
Universities	✓ Kiriri Women’s University ✓ Zetech University	2
Training institutions	✓ Nairobi Institute of Business Studies ✓ Brainsway Business College ✓ Aberdare Institute of Business Studies and Catering ✓ Ruiru college of catering and management studies ✓ Jobmark College ✓ Kenya Coffee College ✓ Empire international college of management and technology	7
Non Formal Schools	✓ Y.M. Memorial ✓ Langata Complex Centre ✓ Ruiru Christian Education Center ✓ St. Andrews Learning And Feeding Centre	4
Youth Polytechnics	✓ St Kizito Vocational Training Institute ✓ Kihunguro Technical Training Institute ✓ New Life Academy Technical School	3

Source: County Integrated Development Plan and Draft County Spatial Plan

Figure 19: Zetech University, one of the institutions of Higher learning in Ruiru Municipality



Source: Field Surveys, May 2018

Table 10: Public and Public ECD Schools within the Municipality.

No.	Name Of The School	No.	Name Of The School	No	Name Of The School
1	St Mathew Junior Nursery School	50	Langata Complex ECD	99	St. Flevian ECD
2	Euja Greenview Academy	51	High View Academy Nursery School	100	Roba Academy
3	Elgam Junior Academy	52	St Margaret ECD	101	Tropikal Nursery
4	Juter Academy ECD	53	Ediwet Education Centre	102	Sukari Presbyterian ECD
5	Cama Stars ECD	54	Gesro Junior ECD	103	Gikumari ECDSchool
6	Victory Academy ECD	55	Lavenders Academy	104	Kiratina ECD School
7	Brilliantin Junior Academy ECD	56	Born Free Academy	105	Karuguru Junior Academy ECD
8	Jun Education Centre ECD	57	Justina Academy	106	Bethany Nursery School
9	Lanes Junior Academy ECD	58	Fountain View Academy ECD	107	Ruiru East(Pefachurch)Nursery
10	Rorubeda Joy Academy	59	Moza ECD	108	St. Beauttah Academy ECD

	ECD				
11	Eube Junior Academy ECD	60	Testament Academy	109	Red Rose Junior And Senior Pre-Pri School
12	Nairobi Rabbi Academy	61	Mc Williams Academy	110	Top Talents Academy ECD
13	Little Star ECD	62	Lily Academy ECD	111	Danjose Educational Centre ECD
14	Joykam Academy ECD	63	St Paul's Junior Academy ECD	112	Kingdom Academy Nursery School
15	Karuguru ECD Academy	64	St Peter Academy ECD	113	Kihungoro Baptist Junior Nursery School
16	Mary Mount Nursery School	65	Fadhili Junior ECD	114	Gatong, OraPri. ECD
17	Channester Academy ECD	66	St Anselm ECD	115	Kwihota ECD School
18	Herufi Academy ECD	67	Reclat Junior ECD	116	Light House Children's Center Nursery School
19	MwikiECD	68	Elite Junior Academy ECD	117	PefaNurserySchool
20	Light Angel ECD	69	Inland Academy ECD	118	Cherubwings Junior School. ECD
21	Jumbe School - ECD	70	Excel Academy ECD	119	Ruiru East ECD Centre
22	Mukinyi Presbyterian Academy	71	June Junior Academy	120	Ruiru Fairview Academy ECD
23	Future Guiders ECD	72	Reco Education Centre ECD	121	Little Kids Academy Nursery
24	St. Teresah Shekinah ECD	73	Kwangethe ECD School	122	Berry Hill ECD
25	Jun Academy Centre	74	Jecy Academy ECD	123	Bright Future Academy ECD
26	Pithimar Monterssori Academy	75	Unity ECD	124	Ruiru Day Care And Preparatory Nursery School
27	Peace Academy & Day Care Centre	76	St Josephs Academy ECD	125	United Academy ECD
28	Nelian Academy ECD	77	Wendani Junior ECD	126	Tatu Nursery School
29	Upendo Academy	78	Petalis ECD	127	Amani Christian Pre-School
30	Kings Bible Academy ECD	79	Bright Hills ECD	128	New Life Academy Nursery School
31	Y.M. Memorial ECD	80	Playway ECD	129	Happy Moment Academy ECD
32	Harmony Junior Academy	81	Torrens ECD	130	Sunrays Junior School. ECD
33	Shakaina Nursery School	82	Thika Road Academy ECD	131	Maranatha Nursery School

34	God Is Able ECD	83	S Academy ECD	132	Blue Cottage ECD
35	Clane ECD	84	Reberon Academy ECD	133	Ruiru Peak Academy Nursery School
36	Grace Christian Academy ECD	85	Graceline ECD	134	St.Lucy's ECD
37	Lian Academy ECD	86	PCEA Wendani ECD	135	Power Star Academy ECD
38	Brainston Academy	87	The Search School ECD	136	Ruiru Progressive ECD
39	AnandaMargaECD	88	Mt Angel ECD	137	Pre-Eminence Nursery School
40	Jolly Cottage Academy	89	NdiiniECD School	138	Ponyways Academy Nursery
41	Shining Glory ECD	90	Lanes Junior Academy ECD	139	Bethelchildren's Center ECD
42	Clanne Academy ECD	91	Hekima ECD	140	St. Andrews Learning And Feeding Center ECD
43	Realwood Academy ECD	92	Tumaini Junior Nursery	141	Agape Days Ring Academy ECD
44	Dexter Junior Academy	93	Tausi Self HelpceterNusery School	142	New Vision ECD Rutuku
45	A.C.K. St. Michael's & All Angels Church Nursery	94	Ruiru ECDSchool	143	Jasmi Academy Nursery
46	Santa Ana Calm Waters ECD	95	St. George's E.C.D	144	Kiambu Road Academy ECD
47	NgewePrimaryECD	96	Bibble Baptist Nursery	145	MatopeniECDSchool
48	First Baptist Pre School	97	Prisons Staff Training Nursery School.	146	Teresa Nuzzo Nursery School
49	Njema Academy Nursery	98	Gladways Academy ECD	147	Plains View Academy ECD

Source: Department of Education, Sports, Youth, Gender, Culture and Social Services

Table 11: Public Primary Schools in the Municipality

1	Ruiru Primary School	10	MatopeniPrimary School
2	KwangethePrimary School	11	GikumariPrimarySchool
3	NdiiniPrimary School	12	Kwihota Primary School
4	Kiratina Primary School	13	MwikiPrimary School
5	Mwihoko Primary School	14	Kimbo Primary School
6	Gatong'ora primary Shool	15	Kwihota Special Unit School

7	Githunguru Primary School	16	Githunguru Special Unit School
8	Tatu Primary School	17	Githothua Primary School
9	Ngewe Primary School	18	St George's Primary School
19	Prisons Training Makuyu primary School		

Source: Department of Education, Sports, Youth, Gender, Culture and Social Services

Table 12: Summary of private primary Schools in the Municipality.

No.	Name Of The School	No	Name Of The School
1	Name Of The School	53	St Joseph's Academy Pri
2	St Mathew Junior School	54	Wendani Junior Academy
3	Elgam Junior Academy	55	PetalisPriSchool
4	Upright TotosPri	56	Bright Hill PriSchool
5	Upright Totos Academy	57	Bright Hills School
6	Juter Academy Pri	58	PlaywayPri
7	Cama Stars Academy PriSchool	59	Torrens Academy PriSchool
8	Brilliantin Junior Academy PriSchool	60	Thika Road Academy PriSchool
9	Jun Education Centre	61	S Academy
10	Lanes Junior Academy	62	Reberon Academy
11	Rorubeda Joy Academy PriSchool	63	PceaWendaniPriSchool
12	Little Star Academy	64	UrafikiCorovanPri
13	Joykam Junior Academy PriSchool	65	The Search SchoolPri
14	Hezmar Education Center PriSchool	66	Mt. Angel Pri
15	Jutar Academy	67	Lanes Junior Academy PriSchool
16	Karuguru Tech Academy Pri	68	HekimaPriSchool
17	Mary Mount Academy PriSchool	69	Tumaini Junior Pri
18	PithmarMonteressori Academy	70	St. FlevianAcademyPriSchool
19	Sharpbrain Preparatory School	71	Ropa Academy PriSchool
20	Herufi Academy	72	TropikalPri
21	Light Angel Academy PriSchool	73	Sukari Presbyterian PriSchool
22	Lanes Junior Academy Pri	74	Top Talents Academy Pri
23	Mukinyi Presbyterian Academy	75	Danjose Educational Centre Pri
24	Future Guiders Academy PriSchool	76	Kingdom Academy PriSchool
25	Grace Christian Centre	77	JacridgePri
26	Nelian Academy PriSchool	78	Ponyways Academy Pri
27	St Hellen Academy	79	Ruiru East PriSchool
28	Shakaina Academy PriSchool	80	Fairview Academy Pri
29	JosuAcademyPriSchool	81	Little Kids Academy Pri
30	Geograce Christian Academy	82	Berry Hill Academy Pri

31	LianAcademyPriSchool	83	Bright Future PriSchool
32	Brainston Academy	84	Ruiru Day Care Pri
33	AnandaMargaMissionPriSchool	85	Amani Christian SchoolPri
34	Shining Glory PriSchool	86	Newlife Academy PriSchool
35	Clanne Academy PriSchool	87	Happy Moments Academy Pri
36	RealwoodAcademyPriSchool	88	Sunrays Junior School. Pri
37	Beautiful Beginning Kindergaten	89	MaranathaPriSchool
38	High View Academy PriSchool	90	Blue Cottage Academy PriSchool
39	St Margaret Academy PriSchool	91	Ruiru PeakacademyPriSchool
40	Gesro Junior Academy PriSchool	92	Power Star Academy Pri
41	Fountain View Academy PriSchool	93	Ruiru Progressive PriSchool
42	Moza Junior Academy PriSchool	94	Agape Days Ring Academy PriSchool
43	Lily Academy PriSchool	95	Njema Academy Pri
44	St Pauls Junior Academy PriSchool	96	Bethel children's Center PriSchool
45	Fadhili Junior School	97	Kiambu Road PriSchool
46	St Anselm PriSchool	98	Teresa NuzzoPriSchool
47	Inland Academy PriSchool	99	Plainsview Academy PriSchool
48	Excel Academy PriSchool	100	Gladways Academy Pri
49	Reco Education Centre PriSchool	101	Tausi Self Help CeterPriSchool
50	JecyAcademyPriSchool	102	Bible Baptist Church Academy-Pri
51	Unity SchoolPri	103	A.C.K. St. Michael's & All Angels Church Pri
52	Kahawa Rising Star PreparatorySchool	104	Santa Ana Calm Waters Academy-PriSchool

County Director of Education, Kiambu Office

Table 13: Summary of private and public Secondary Schools in the Municipality.

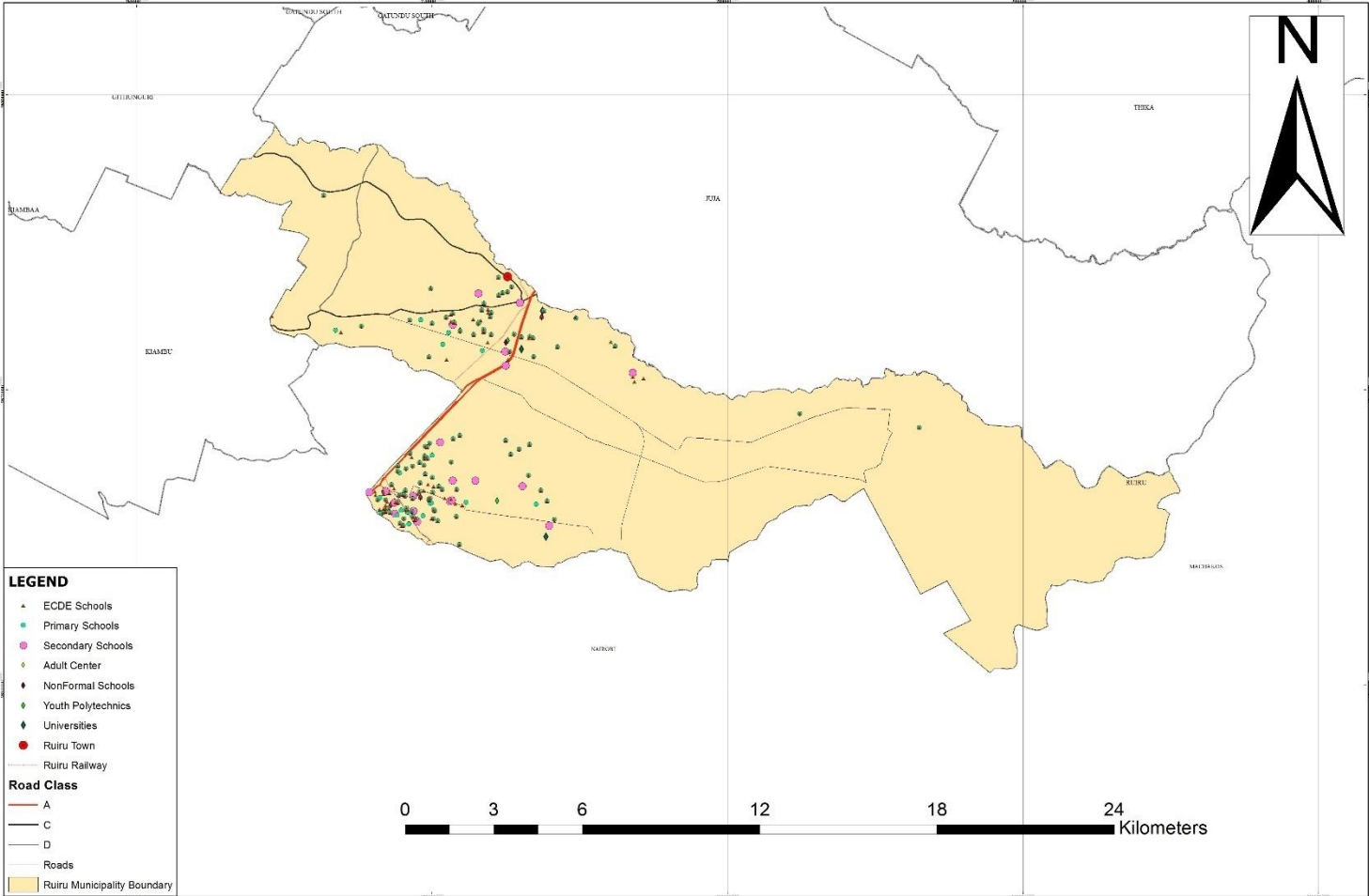
	Private		Public
	Name Of The School		Name Of The School
1	St Lucie Kiriri Girls Sec School	1	Githurai Mixed Sec School
2	Beroiah High School	2	Kwihota Sec School
3	Mount Horeb Girls	3	GithunguriSecSchool
4	Progressive Girls High School	4	Ruiru Sec School
5	GithuraiCbh Sec School	5	Ruiru Girls Sec School
6	St Benedicts Mixed High School		
7	Greenville High School		
8	Kimbo Mixed High School		
9	Frames Of Mind Sec School		

10	Blessed Heart High School		
11	Blessed Hands High School, Githurai		
12	ReeriaSecondarySchool		
13	Our Lady Of Fatima Sec School		
14	KahawaSukari Sec School		
15	Gate Way Sec School		
16	Ruiru Star Sec School		

Source: County Director of Education, Kiambu Office

Map 7: Education facilities within the Ruiru Municipality

EDUCATION FACILITIES IN RUIRU MUNICIPALITY



Source: County Director of Education, Kiambu Office/Department of Education, Sports, Youth, Gender, Culture and Social Services

6.5.3.4 Financial infrastructure

There is a network of commercial banks and Sacco's which makes Ruiru municipality a financial hub. These banks include Equity Bank, Co-operative Bank, KCB, Family bank, KWFT, and a network of Sacco's and other Non-Banking Financial Institutions (NBFIS).

The banks provide reliable and affordable credit, to facilitate economic development and creation of jobs. Sacco's offer credit with rates that are below the prevailing market-rate therefore increasing credit flows to support local businesses, especially small- and medium-sized businesses (SMEs), in times of economic downturn.

6.5.3.5 Recreational and Sporting facilities

The Ruiru municipality has conference facilities provided by hotels such as BTL Christian Center and Rainbow Ruiru Resort. Ruiru Municipal Stadium provides a venue for sporting activities and it is home to Vitambi Football Club. It hosts various activities including football, basketball, athletics, boxing, tournaments, cycling and Martial Arts. Further the municipality has a Community Centre for its residents.

Figure 20: The newly rehabilitated Ruiru Stadium (at the background)



Source: Field Survey, May 2018

6.5.3.6 Religious facilities

The municipality has a rich religious background evidenced by the presence of religious centres such as churches and mosques.

6.5.3.7 Control of drugs, policing and enforcement

The County Assembly of Kiambu, through Kiambu County Alcoholic Drinks Control Act 2018, established a framework for licensing and regulation of production, sale, distribution, consumption and outdoor advertising of alcoholic drinks. The Act established a Directorate whose functions are to coordinate the establishment, implementation and operations of alcohol treatment and rehabilitation facilities and programmes. Section 5 (2) (e) of the Act mandates them to undertake research on alcohol related matters and disseminate findings. Further, the third Schedule of the Act outlines Licence Fees to be paid by bar owners.

The Ruiru municipality works closely with the security agencies, National Campaign on Drugs and Substance Abuse (NACADA) and other Non- Governmental Organisations (NGOs) to ensure enforcement of laws concerning prevention of sale and rehabilitation of users of drugs and substances.

On policing, the municipality hosts the Ruiru Police Station and 4 police posts and patrol bases spread across the municipality. Introduction of Neighbourhood Watch Community Policing (NyumbaKumi Initiative) has strengthened the police and the local residents' partnership hence curbing crime in the urban area.

6.5.3.8 Abattoirs

Ruiru municipality has 2 privately owned Abattoirs as illustrated below

Table 14: Abattoirs in The Municipality

Name of Slaughter House	Location	Throughput	Land size(acres)	Category
Ruiru Municipal House	Ruiru Town	30 bovines	10	B
Ruiru Pig S/H	Ruiru Town	5 Pigs	1.2	C

Source: Depart of Agriculture, Livestock and Fisheries

6.5.3.9 Markets

The Department of Trade is the key stakeholder as it's the custodian of all market infrastructures. All markets improvement is undertaken by the department which is involved in drafting relevant regulations, such as market policy, for efficient operations.

The Department of Environment is a key partner in day to day running mainly on waste management from the markets. It's also responsible for managing public toilets in the

markets. On the other hand, the Department of Finance is mandated with revenue collection from traders operating in the market as approved in the Finance Act.

Market Committee

All markets within the sub-county have a market committee with the traders’ representative selected by traders operating in the markets. Currently, there are no clear guidelines on their qualification and term of services. Their key role is the link between the County Government and traders operating in their respective markets. Table 1.7 gives a the locations of the markets within Ruiru sub county

Street vending provides employment to many residents and also play a significant role in the urban city life. However, there is need to integrate hawkers in urban planning by setting up adequate and accessible open air markets. This will expand revenue generation base in the municipality.

Table 15: Markets within the Municipality

Ward	Name of the Market	Market Status
Biashara	Ruiru	Temporary Open Air Market
KahawaWendani	KahawaWendani	Permanent / Stalls
Mwiki	Githurai	Open Air Market
Mwiki	MwanaMwikia phase I	Open Air Market

Source: Department of Trade, Tourism, cooperatives and enterprise development

Figure 21: Entrance to Ruiru Open Air Market and a section of the market



Source: Field Survey, May 2018

Ruiru town and in deed most of the urban centres with the municipality is experiencing emergence of informality as evidenced during the Field Surveys. This is manifested by temporary shacks and hawking mainly along the main transport corridors and areas with mass volumes of people.

Figure 22: Temporary shanties along the busy Biashara Street in Ruiru Town



Source: Field Survey, May 2018

6.6 Criteria 6-Public participation

Public participation is the process where individuals, government and non-governmental groups influence decision making in policy, legislation, service delivery, oversight and development matters. It is a two-way interactive process where the duty bearer communicates information in a transparent and timely manner, engages the public in decision making and is responsive and accountable to their needs. The public gets actively involved in the process when the issue at stake relates directly to them.

Public participation is both a key promise and provision of the Constitution of Kenya. It is instilled in the national values and principles of governance stipulated in Article 10. The public is involved in the processes of policy making, monitoring and implementation. The Constitution of Kenya 2010 Article 174 (c) provides that one object of devolution is: “to give powers of self-governance to the people and enhance their participation in the exercise of the powers of the State and in making decisions affecting them”. The Constitution assigns the responsibility to ensure, facilitate and build capacity of the public to participate in the governance to the County Government through Function 14 (Schedule 4 Part 2).

As such, county governments are required to: Create mechanisms of engagement by ensuring and coordinating the participation of communities and locations in governance and Build capacity by assisting communities and locations to develop the administrative capacity for the effective exercise of the functions and powers. These guidelines interpret Public Participation

as broadly encompassing an interactive process between state and non-state actors of public communication and access to information, capacity building and actual engagement in county governance processes.

Public participation entails; informing the public by providing information to help them understand the issues, options and solutions, consulting with the public to obtain their feedback on alternatives or decisions; involving the public to ensure their concerns are considered throughout the decision process, particularly in the development of decision criteria and options; collaborating with the public to develop decision criteria and alternatives and identify the preferred solution and empowering the public by placing final-decision making authority in their hands.

Article 1(2) of the Constitution of Kenya, 2010 stipulates that “All sovereign power belongs to the people of Kenya. The people may exercise their sovereignty directly or through their elected representatives.” Article 10 (2) a, b and c outlines the national values and principles of governance to include; democracy and participation of the people; inclusiveness; good governance, integrity, transparency and accountability.

Further, Article 27 of the Constitution guarantees equality and non-discrimination hence, public participation should ensure equality and non-discrimination. Article 33 provides that Public participation should respect the freedom of expression of all participants. Article 35 of the Constitution guarantees the right to access information by citizens. Article 174(c) outlines the objects of devolution are; to give powers of self-governance to the people and enhance their participation in the exercise of such powers in decision making. Article 174(d) stipulates communities have the right to manage their own affairs and to further their development. Article 184(1) provides that national legislation shall provide for the governance and management of urban areas and cities and shall provide for the participation of residents in the governance of urban areas and cities.

Fourth Schedule Part 2 (14) provides for the functions and powers of the county are to coordinate and ensure the participation of communities in governance. Counties are also to assist communities to develop the administrative capacity to enhance their exercise of power and participation in governance at the local level. The Public Finance Management Act, Section 207 stipulates that County Governments are to establish structures, mechanisms and guidelines for citizen participation. County Government Act Section 91 provides that the county government shall facilitate the establishment of modalities, and platforms for citizen

participation. The Urban Areas Act Sections 21 and 22 overarching theme is participation by the residents in the governance of urban areas and cities. The Second Schedule of the Act provides for the rights of, and participation by residents in affairs of their city or urban areas. Public Procurement and Disposal Act 2015 Section 68(3), 125(5), 138, and 179 emphasizes on transparency of the procurement process including requirements for procuring entities to publicly avail procurement records after closure of proceedings, publicize notice of intention to enter into contract on websites and public notice boards and publish and publicize all contract awards. The area residents have been actively involved in the decision making process as such the criteria for public participation has been met.

The county government has a directorate of citizen and public participation that spearheads public engagement in the municipality. Various engagements have been undertaken to involve citizen participation for instance, the preparation of the County Fiscal Strategy Paper, preparation of the County Integrated Development Plan, ISUDPs, identification of community needs, roads expansion projects and preparation of Alcohol and Drugs Control Act 2018. The directorate often seeks to get the public's opinion by organizing public Barazas. Residential and neighbourhood associations in Thika municipality are also critical in physical planning processes and decision-making.

6.7 Criteria 7-Adequate space of expansion

Analysis of the municipality indicates that Ruiru is ranked among the fast urbanizing areas within the County as illustrated in the existing land use map presented below. Further, data obtained from the Draft County Spatial Plan indicates that the municipality will continue to urbanize as a result of combination of factors including natural growth, migration, availability of infrastructural services etc. as illustrated in the land map below. Nonetheless, actual survey shows that most of the development especially on the peripheries consists of horizontal developments which can be converted into vertical developments in bid to get more space for future expansion. This will however be accompanied with adequate and sustainable levels of support infrastructure.

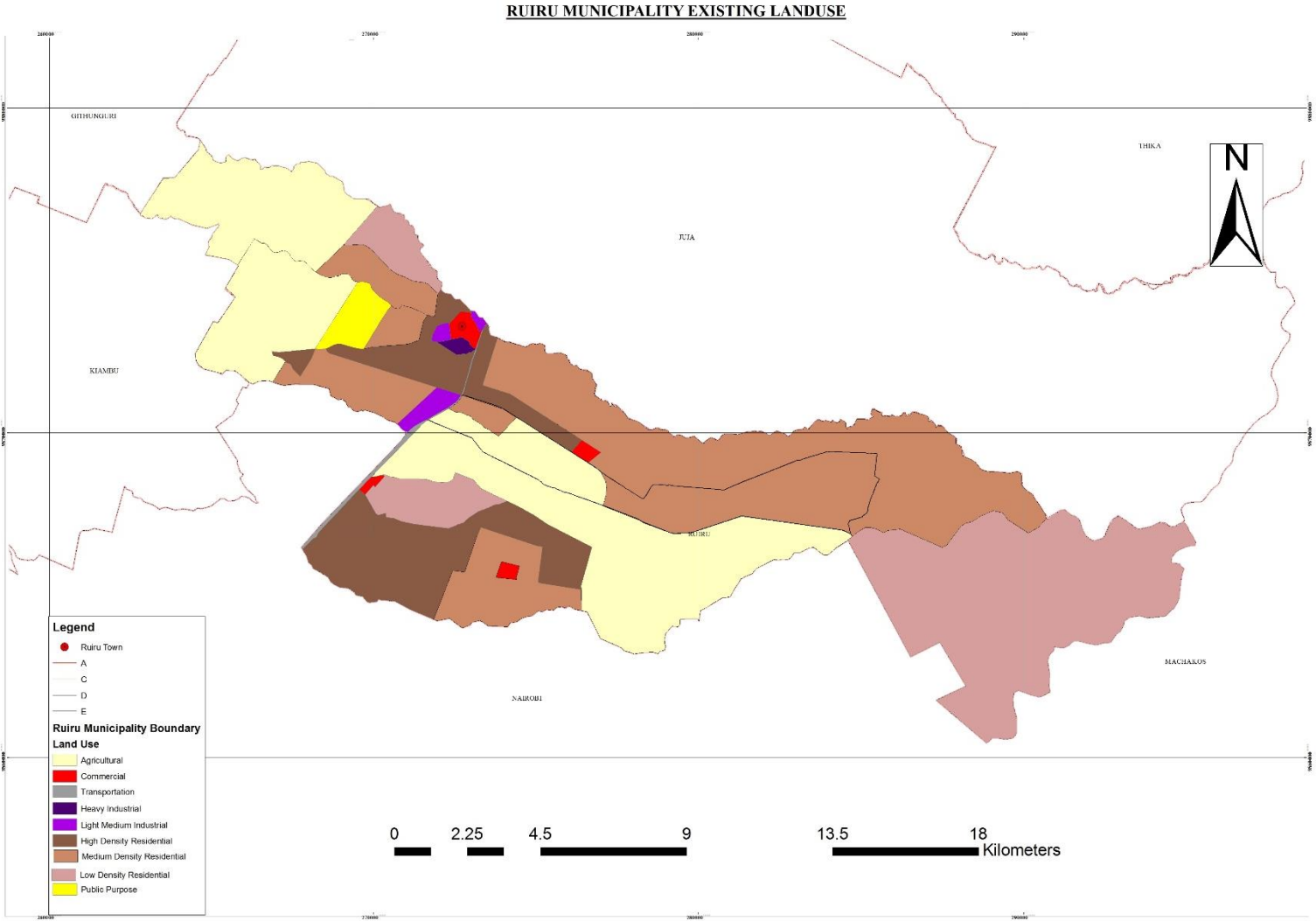
For sustainable urban development in the municipality, the Draft County Spatial Plan discourages urban sprawl and instead encourages vertical growth by increasing densities in the CBDs, high and medium density residential and commercial zones.

This policy provides building regulations that increase plot ratios to any upcoming developments thereby increasing the densities to accommodate the rising urbanization in Ruiru municipality. This is in line with the argument that compact cities are the most sustainable urban forms and involves the promotion of urban regeneration,

the revitalisation of town centers, restraint on development in rural areas, higher densities, mixed-use development, and promotion of public transport and the concentration of urban development at public transport nodes.

There are many benefits of the compact city model over urban sprawl, which include: less car dependency thus lower carbon emissions, reduced energy consumption, better public transport services, increased overall accessibility, the re-use of infrastructure and previously developed land, a regeneration of existing urban areas and urban vitality, a higher quality of life, the preservation of green space for leisure, and the creation of a milieu for enhanced business and trading activities.

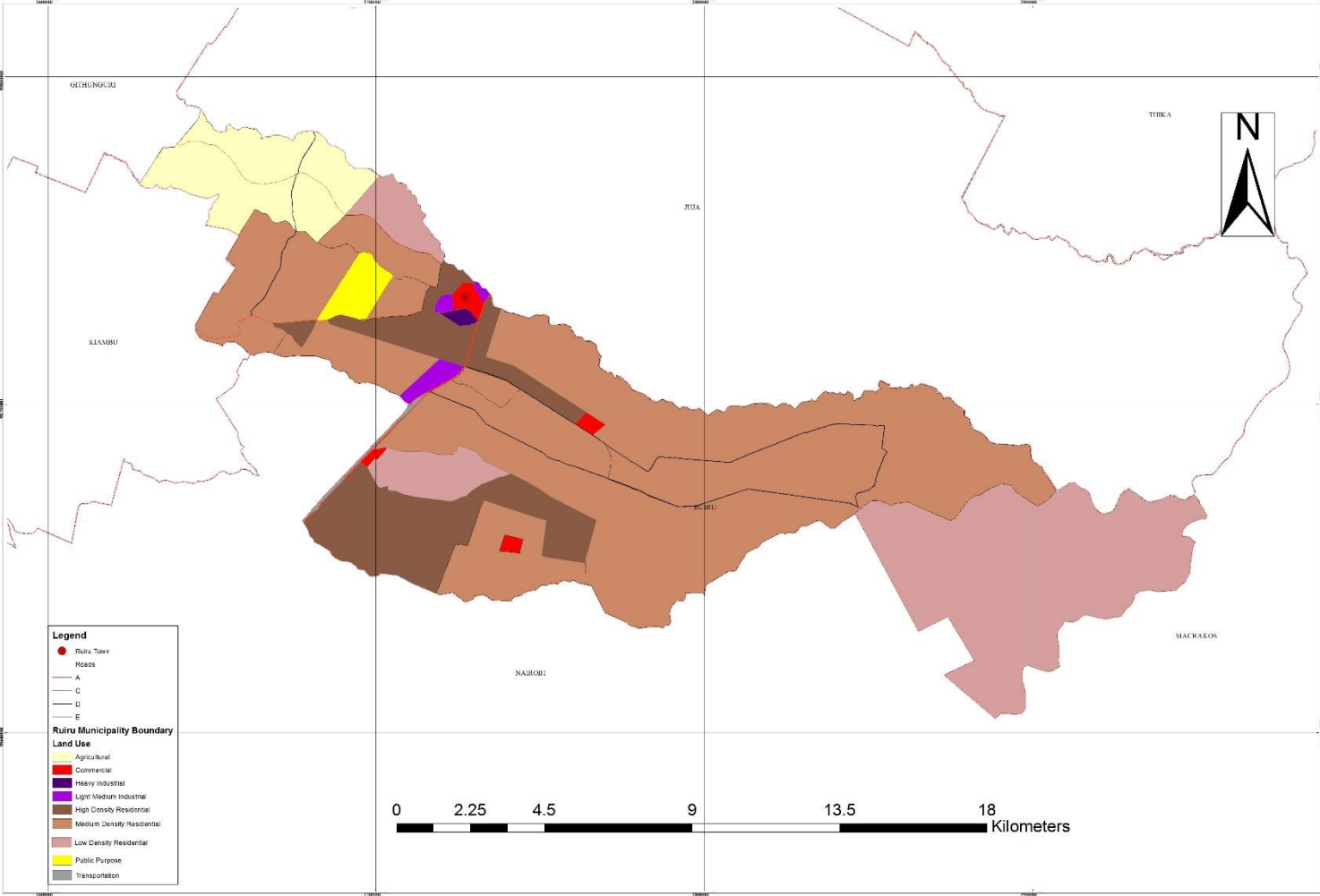
Map 8: Existing land use map for the Municipality



Source: Draft County Spatial Plan, Department of Lands, Housing, physical planning and Urban Development

Map 9: land Use Map for the Municipality

RUIRU MUNICIPALITY PROPOSED LANDUSE



Source: Draft County Spatial Plan, Department of Lands, Housing, physical planning and Urban Development

6.8 Criteria 8- Infrastructural facilities, including but not limited to, street lighting, markets and fire stations

Analyzed under Criteria 5

6.9 Criteria 8-Solid waste management.

Part 2 of the Fourth Schedule, of the Constitution of Kenya, 2010, explicitly provides that the County Governments shall be responsible for: refuse removal, refuse dumps and solid waste disposal. Kenya Vision 2030 also recognizes the need for efficient and sustainable waste management systems to be established as the country develops into a newly industrialized state by 2030.

The National Environmental Management Authority (NEMA) has also strived to develop a strategy which will assist the counties and other institutions to be a 7R oriented society, by Reducing; Rethinking; Refusing; Recycling; Reusing; Repairing and Refilling their waste, towards compliance with the Environmental Management and Coordination Act of 1999 and Environmental Management and Coordination (Waste Management) Regulations of 2006 in order to ensure a clean and healthy environment for all, keeping in line with the Article 42, of the Constitution of Kenya 2010.

Solid waste collection and disposal in Ruiru municipality is managed by the Directorate of Environment. The Municipality has two dumping sites in the sub-county, namely Murera dumping site and a temporary dumpsite, Kwa-Asian dumpsite (located 14 km from the Ruiru CBD, and has a capacity of 328,000 tonnes. The municipality is also served by 2 garbage trucks, 5 garbage skips and 1 skip loader all under the custody of the Directorate of Environment.

The Directorate of Environment collects waste mainly from the commercial areas within the urban areas and the markets. However, there are cases of garbage on the streets as evidenced during the site visits.

Collection of domestic waste is being done by private waste handlers licensed by the County Government and in some cases NEMA. However, these handlers are not properly conducted since private collection companies are engaged by landlords of whom some dump the waste anywhere. There is need to have a proper policy on waste management.

Figure 23: Waste collection truck parked at the Ruiru Fire Station premises



Figure 24: A heap of waste near the Bus Park in Ruiru Town



A solid waste management policy is currently being drafted by the County Environmental legal team to make it easier to handle the solid waste menace. Environmental awareness will also be created to the members of the public so as to sensitize the public on importance of complying with the policies that will be established.

7. Conclusion and recommendation

Article 184 of The Constitution of Kenya 2010, provides for formulation of Urban Areas and Cities Act whose objectives are; establishing criteria for classifying areas as urban areas and cities, establishing the principles of governance and management of urban areas and cities; and providing for participation by residents in the governance of urban areas and cities.

No country in the world has reached high income status without urbanization; this is because there is a strong relationship between urbanization and economic growth which is brought about by factors such as rising agricultural productivity, higher education, industrial push, trade and commerce. Urbanization in Kiambu County has played an essential role in growth of the county's economy, and these urban areas have been engines of economic development in the county. Section 9(3) of Urban Areas and Cities Act 2011 has set out the criteria for conferment of a municipal status of urban areas in Kenya.

Institutional capacity and infrastructural developments are the core functions of Kenya Urban Support Program agenda and will be major drivers of economic and sustainable growth of the municipality. These will be key in attracting investments, creation of job opportunities, improving standards of living, and make urban areas competitive, safe, attractive and liveable.

The municipality, through the Kenya urban support program will further contribute to the realization of the Sustainable Development Goals which include;

- ✓ SDG 4: Inclusive and quality education for all and promote lifelong learning
- ✓ SDG 6: Access to clean water and sanitation as this is a basic human right
- ✓ SDG 8: Inclusive and sustainable economic growth, employment and decent work for all
- ✓ SDG 11: Make cities and human settlement inclusive, resilient and sustainable.

Thika municipality, under the umbrella of the County Government will benefit from the infrastructural investment that will be undertaken under the Kenya Urban Support Program.

Adequate urban infrastructure will attract more investments and especially in areas in line with the Big Four Agenda such as affordable decent housing, manufacturing, food security, and healthcare. Other areas of interest will include slum rehabilitation, formulation of favourable land policies, and formulation of municipal policies, which will play a pivotal role in inclusive growth. Investment in social infrastructure will also play an important role in developing strong and inclusive communities that provide opportunities for social integration. The Ruiru municipality whose future is pegged on industrial growth, real estate and transportation qualifies for conferment of municipal status having met the set out criteria as evidenced by:

- a) Presence of a population threshold above 70,000, which is the minimum requirement for a municipality.
- b) Ongoing participatory process of preparation of an Urban Integrated Development Plan through the Nairobi Metropolitan Services Improvement program.
- c) Demonstration of revenue collection potential.
- d) Capacity to generate sufficient revenue to sustain its operations
- e) Capacity to effectively and efficiently deliver essential services to its residents as provided in the 1st schedule.
- f) Continuous active public participation process
- g) Presence of sufficient space for expansion.
- h) Provision of infrastructural facilities including but not limited to markets, fire stations, education facilities, storm water drainage, water and sewer infrastructure, health facilities, etc
- i) Capacity for effective waste disposal.

We therefore recommend that Ruiru be conferred Municipal status by the Kiambu County by the Governor upon approval by the County Assembly of Kiambu.

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9. Appendix