



Policy Framework for Planning and Development Control within Kathwana Municipality

Zone	Sub Zone	Area Covered	Plot Size	Ground Coverage (%)	Plot Ratio	Type of Development/ Land Use	Remarks/ Policy Issues
1	Zone 1A	Old Town	0.05 Ha minimum	Existing	Existing	Commercial	<ul style="list-style-type: none"> Sewer to be provided by NIWASCO / CGTN Preservation and Conservation of Old Town Priority on road infrastructure by CGTN
	Zone 1B	New CBD	0.05 Ha minimum	60%	2.5	Mixed use developments – Commercial, offices, apartments. Transportation- bus park.	<ul style="list-style-type: none"> 80% ground coverage with sewer. Provide on-site parking for every 100sq.m plinth area. 2 metres setback with a canopy at the front and 2.4 metre at the back front plot boundaries. Allow for Boulevard with soft landscaping, pedestrian walkways and cyclists tracks along main roads. No direct access to plots from the 18m-30m and wider roads. Priority on road infrastructure by CGTN
	Zone 1C	Extension of the new CBD	0.05 Ha minimum	60%	2.5	Commercial	<ul style="list-style-type: none"> 80% ground coverage with sewer. Provide on-site parking for every 100sq.m plinth area. 2 metres setback with a canopy at the front and 2.4 metre at the back front plot boundaries. Allow for Boulevard with soft landscaping, pedestrian walkways and cyclists tracks along main roads. No direct access to plots from the 18m-30m and wider roads. Priority on road infrastructure by CGTN
2	Zone 2A		0.05 Ha minimum	50%	2	Transportation- bus park with kiosks.	<ul style="list-style-type: none"> Priority on road infrastructure by CGTN to ease pedestrian and vehicular traffic flow.
	Zone 2B		0.05 Ha minimum	50%	2	Comprehensive development- mixed use development, stalls, kiosks, hospitality services.	<ul style="list-style-type: none"> Controlled developments. Character to be determined by developers by complying with the zoning guidelines. Priority on infrastructure development by CGTN
	Zone 2C	Kathwana CBD	0.05 Ha minimum	50%	2	Mixed use developments- commercial and residential. Recreation- Green open spaces.	<ul style="list-style-type: none"> Controlled developments. Character to be determined by developers by complying with the zoning guidelines. Priority on infrastructure development by CGTN
3	Zone 3A		0.05 Ha minimum	50%	2	Mixed use developments.	<ul style="list-style-type: none"> Observe the 30m riparian reserve on both sides of the river
	Zone 3B		0.05 Ha minimum	50%	2	Mixed use developments.	<ul style="list-style-type: none"> Priority on infrastructure development by CGTN
4	Zone 4A					Public Purpose- Library	<ul style="list-style-type: none"> Provide green buffer zone around noise generating areas along roads and adjacent mixed-use developments.
	Zone 4B	Special development zone	-	-	-	Public Purpose- County Referral Hospital (Level 5).	<ul style="list-style-type: none"> Comply with physical planning space requirements and standards for Level 5 County Referral Hospital
	Zone 4C		-	-	-	Public Utility- Integrated Disaster Management Centre	<ul style="list-style-type: none"> Allow for social amenities and facilities such as a fire station, ambulance parking, offices for disaster management agencies such as Red Cross, St. John's Ambulance Comply with physical planning space requirements and standards for an Integrated Disaster Management Centre
	Zone 4D		-	-	-	Recreation- Central park, park lake. Public Purpose- Tourist centre, central park. Transportation- Car park for park users.	<ul style="list-style-type: none"> Detailed design to allow for and comply with physical planning space requirements and standards for an urban public open space
5	Zone 5A	Special Economic Development Zone	-	-	-	Comprehensive development: <ul style="list-style-type: none"> Commercial- Wakulima market and shopping area. Light industrial- such as handcrafts. Educational- polytechnic supporting the light industries. Public purpose- community facilities. Recreation- green community park. 	<ul style="list-style-type: none"> Encourage PPP to support proposed developments. Detailed design to allow for and comply with physical planning space requirements and standards for the designated comprehensive developments
6	Zone 6A	Bus terminus near Kaareni	0.05 Ha minimum	50%	2	Transportation- bus terminus.	<ul style="list-style-type: none"> Detailed design to allow for and comply with physical planning space requirements and standards for a bus terminus as a transportation interchange
	Zone 6B		0.05 Ha minimum	50%	2	Commercial- wholesale facilities.	<ul style="list-style-type: none"> Priority on infrastructure development by CGTN
	Zone 6C		0.05 Ha minimum	50%	2.0	Commercial- offices and showroom facilities. Recreation- green park	<ul style="list-style-type: none"> Detailed design to allow for and comply with physical planning space requirements and standards for public green open space
	Zone 6D		0.05 to 0.1 Ha minimum.	-	-	Light industrial- jua kali zone.	<ul style="list-style-type: none"> Detailed design to allow for and comply with physical planning space requirements and standards for light industrial land uses Priority on infrastructure development by CGTN
7	Zone 7A	Base of Muunguni Hills	-	-	-	Commercial- Hotels (class 3 and above), lodges, guest houses, and businesses	<ul style="list-style-type: none"> Capitalize on the natural environment components such as views to Muunguni Hills during development.

Zone	Sub Zone	Area Covered	Plot Size	Ground Coverage (%)	Plot Ratio	Type of Development/ Land Use	Remarks/ Policy Issues
	Zone 7B	University	-	-	-	Educational- Constituent university	<ul style="list-style-type: none"> • Master Plan to allow for and comply with a nodal university campus • Priority on infrastructure development by CGTN
	Zone 7C		0.05 Ha minimum	50%	2.0	Mixed use- hostels for students and commercial to support Recreation- green park.	
8	Zone 8	Special Development Zone	-	-	-	Public Purpose: <ul style="list-style-type: none"> - County assembly, high court, police. - National government institutions offices such as NEMA, IEBC, EACC etc. - Cultural centre and radio station. - Conference facilities. Recreation- green park	<ul style="list-style-type: none"> • Detailed design to allow for and comply with physical planning space requirements and standards for the designated land uses for public purposes • Priority on infrastructure development by CGTN
9	Zone 9A		0.2 Ha minimum	25%	0.25	Residential- Low density residential	<ul style="list-style-type: none"> • Access roads of between 12-15 metres. • Roads to be developed as Crescents. • All roads to be developed as boulevards with soft landscaping, pedestrian walkways and cyclists tracks • Minimal access for public service vehicles. • Roads with public transport to be 18 metres. • Single family dwelling per ½ acre minimum plot
	Zone 9B		0.2 Ha minimum	25%	0.25	Residential- Low density residential Public purpose- Modern hospital Educational- ECD, centre, and primary school.	
10	Zone 10		0.1 Ha minimum	35%	0.5	Residential- Medium density residential-town houses. Recreation- pockets of green spaces to serve residential areas.	<ul style="list-style-type: none"> • Access roads of between 12-15 metres. • To have parks, business centres, community centres, schools (ECD, primary and secondary) etc.
11	Zone 11		0.1 Ha minimum without sewer 0.05 Ha minimum with sewer.	50%	0.75	Residential- High density residential. Educational- Model primary and secondary school. Commercial- retail shops. Recreation- pockets of open green spaces to serve residential areas.	<ul style="list-style-type: none"> • Character to be determined by developers by complying with the zoning guidelines.
12	Zone 12		-	-	-	Public Purpose- County Headquarters and county departmental offices. Education- to include existing Kathwana Schools. Public Utility- Water storage and pumping station. Recreation- Green park and botanical garden.	<ul style="list-style-type: none"> • Special Planning Area • Detailed design to allow for and comply with physical planning space requirements and standards for the designated land uses for public purposes and public utilities
13	Zone 13A		0.1 Ha minimum	35%	0.5	Residential- Medium density residential Recreation- Sports complex/stadium. Educational- school. Commercial- Retail shops and eateries.	<ul style="list-style-type: none"> • Commercial node to be shared between the two subzones. • Character to be determined by developers by complying with the zoning guidelines.
	Zone 13B		0.1 Ha minimum	35%	0.5	Residential- Medium density residential Recreational- Green open space. Public purpose- Community centre. Commercial- retail shops and eateries.	
14	Zone 14		-	-	-	Public Utility- Waste water treatment facility.	<ul style="list-style-type: none"> • Located at the lowest point within the municipality to use gravity for drainage.
15	Zone 15	Muunguni Hill	-	-	-	Recreation- Forest zone Public purpose- Museum.	<ul style="list-style-type: none"> • Environmentally sensitive zone to be gazetted as a protected forest • No physical developments allowed. • Boundaries require to be clearly defined and gazetted

- Note – Riparian reserves are to be maintained as environmental conservation zones without physical developments. A 30 metre riparian reserve is to be maintained on both sides.
- Existing plots should be amalgamated to realize higher value and use.
 - Existing and proposed roads will be developed as boulevards, having trees, NMT Facilities (pedestrian, and cycling lanes along them), service ducts and drainage.
 - Residential zones to have neighbourhood centres within them, providing commercial, education, and open space facilities.