



COUNTY GOVERNMENT OF KAJIADO

P.O BOX 11-01100, KAJIADO

MINISTRY OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

DEPARTMENT OF PHYSICAL PLANNING



KAJIADO COUNTY LAND SUB-DIVISION GUIDELINES - 2018

SUB-COUNTY	REGISTRATION SECTION NAME	AREA/ZONE	MINIMUM PERMITTED SUBDIVISION (in hectares)	PERMISSIBLE USE
1. Kajiado south	Kimana-tikondo	- Kimana town, 1.5 km Radius	- 0.045	- Mixed urban use
		- Other trading centres, be confined to original boundaries	- 0.045	- Mixed urban use
		- Irrigation zones,	- 0.4	- Agricultural
		- 0-10 km from Amboseli National Park,	- 8.0	- Eco-tourism
		- 1 km buffer along Loitokitok – Kimana - Isinet road (except within urban areas)	- 0.4	- Mixed commercial use
		- Other areas	- 1.0	- Agricultural
	Nkama	- Illasit Trading Centre, 1 Km Radius	- 0.045	- Mixed urban use
		- Other Areas	- 0.4	- Agricultural
	Entarara	- Entarara trading centre, 0.5 Km	- 0.1	- Mixed urban use
		- Other Areas	- 0.6	- Agricultural
	Rombo 'A'	- Rombo town, Confined to original boundary	- 0.045	- Mixed urban use
		- Irrigation Zones	- 0.6	- Agricultural
		- Other Areas	- 0.8	- Agricultural
	Rombo 'B'	- All Trading Centres, be confined to original boundaries	- 0.045	- Mixed Urban Use
		- Other Areas (Adjudicated)	- 1.0	- Agricultural
		- Group Ranch Area	- Retain Status quo	- Pastoralism and Conservation



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Enkariak-Rongena and Empiron	- Loitokitok Town, Radius of 2 Km	- 0.045	- Mixed Urban Use
	- All other Trading Centres, Confined to original boundaries	- 0.045	- Mixed Urban Use
	- Other Areas	- 0.4	- Agriculture
Entonet	- All Trading Centres, be confined to original boundaries	- 0.045	- Mixed Urban Use
	- Other Areas	- 1.0	- Agriculture
Olgulului/Ololarashi	- All Trading Centres, confined to original boundaries	- 0.045	- Mixed Urban Use
	- Group Ranch Area	- Retain Status quo	- Pastoralism and Conservation
Eselenkei	- All Trading Centres, confined to original boundaries	- 0.045	- Mixed Urban Use
	- Group Ranch Area	- Retain Status quo	- Pastoralism and Conservation
Kuku	- All Trading Centres, confined to original boundaries	- 0.045	- Mixed Urban Use
	- Group Ranch Area	- Retain Status quo	- Pastoralism and Conservation
Mbirikani	- All Trading Centres, confined to original boundaries	- 0.045	- Urban Use
	- Group Ranch Area	- Retain Status quo	- Pastoralism and Conservation
2. Kajiado Central	- Namanga Town, radius of 2 Km - Ilbisil town, radius of 1.5 Km - Other trading centres along Namanga Road, radius of 1 Km	- 0.045	- Mixed Urban Use
	- All Trading Centres, confined to original boundaries	- 0.045	- Mixed urban use
	- 1 Km buffer along Namanga Road (between Kajiado and Namanga town)	- 1.0	- Mixed commercial use
	- 1 – 5 Km from Namanga road (between Kajiado and Namanga town)	- 2.0	- Agricultural



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	<ul style="list-style-type: none"> - 6 – 10 Km from Namanga road (between Kajiado and Namanga town) 	- 4.0	- Agricultural
	<ul style="list-style-type: none"> - Other areas 	- 6.0	- Agricultural
Dalalekutuk and Ildamat	<ul style="list-style-type: none"> - Kajiado Town, confined to gazetted boundary 	<ul style="list-style-type: none"> - Commercial and high density residential areas, 0.045 - Medium density residential, 0.1 - Low density residential, 0.2 - Light industrial zones, 1.0 	- Mixed Urban Use
	<ul style="list-style-type: none"> - All Trading Centres, confined to original boundaries 	- 0.045	- Mixed Urban Use
	<ul style="list-style-type: none"> - 1 km Buffer along Namanga road (between Kajiado and Isinya) 	- 0.4	- Mixed commercial
	<ul style="list-style-type: none"> - 1 - 5 Km from Namanga Highway 	- 1.0	- Agricultural
	<ul style="list-style-type: none"> - 5 – 10 km from Namanga road 	- 2.0	- Agricultural
	<ul style="list-style-type: none"> - Other Areas 	- 4.0	- Agriculture
	Elang'ata-wuas and Torosei	<ul style="list-style-type: none"> - All Trading Centres, confined to original boundaries 	- 0.045
<ul style="list-style-type: none"> - Other Areas 		- 30 Acres	- Agricultural
Kipeto	<ul style="list-style-type: none"> - Trading centres along Pipeline road, 1.5 Km Radius 	- 0.045	- Mixed urban use
	<ul style="list-style-type: none"> - All other trading centres, confined to original boundaries 	- 0.045	- Mixed urban use
	<ul style="list-style-type: none"> - 1 Km buffer along Pipeline Road 	- 0.4	- Mixed commercial use
	<ul style="list-style-type: none"> - 1 – 5 Km from Pipeline Road (between Isinya and Ololoitikoshi) 	- 1.0	- Agricultural
	<ul style="list-style-type: none"> - 5 – 10 Km from Pipeline Road (between Isinya and Ololoitikoshi) 	- 2.0	- Agricultural



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		- Other Areas	- 4.0	- Agricultural
Olchoro-Onyore		- Olooltepes – Kiserian Dam area	- 0.045	- Residential (medium density)
		- Olerai school area	- 0.1	- Residential (low density)
		- Olchoro-Onyorre/Oloseos school area	- 0.4	- Residential (low density)
		- 0 - 1 Km buffer along Pipeline Road (between Oloolotikoshi and Olooltepes)	- 0.4	- Mixed commercial
		- 1 - 5 Km from Pipeline Road (between Oloolotikoshi and Olooltepes)	- 1.0	- Agricultural
		- Other	- 2.0	- Agricultural
Ntashart		- Trading centres along Ngong – Suswa road, 1.5 km radius	- 0.045	- Mixed urban use
		- All other Trading Centres, confined to original boundaries	- 0.045	- Mixed urban use
		- Other Areas	- 15 Acres	- Agricultural
Iloodoariak and Ilkisumet		- Trading centres along Magadi road, 1.5 radius	- 0.045	- Mixed urban Use
		- All Trading Centres, confined to original boundaries	- 0.045	- Mixed urban use
		- Other Areas	- 15 Acres	- Agricultural
Kilonito and Ewuaso-Kedong'		- All Trading Centres, confined to original boundaries	- 0.045	- Mixed urban use
		- Other Areas	- 30 Acres	- Agricultural
Olkiramatian, Olkeri and Shompole		- All Trading Centres, confined to original boundaries	- 0.045	- Mixed urban Use
		- Group Ranch Area	- Retain Status quo	- Pastoralism and Conservation
3. Kajiado North	Ngong/Ngong	- Ngong township, radius of 2.5 km	- 0.045	- Mixed urban use



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		- Ong'ata Rongai town, radius of 4 km	- 0.045	- Mixed urban use
		- Kiserian town, radius of 2 Km	- 0.045	- Mixed urban use
		- Embulbul, Kerarapon and Noomatasiani trading centres, 0.5 km radius	- 0.045	- Mixed urban use
		- 0.5 km along Ngong Road (from Ngong township to Embulbul Road)	- 0.045	- Commercial and high density residential
		- 0.5 – 2 km along Ngong Road (from Ngong township to Embulbul Road)	- 0.045	- Residential (single-family dwelling units)
		- 0.5 along Ngong – Kiserian Road (between Ngong and Kiserian town)	- 0.045	- Commercial and high density residential
		- 0.5 - 2 km from Ngong – Kiserian Road (between Ngong and Kiserian town)	- 0.045	- Residential (single-family dwelling units)
		- 0.5 km along Magadi road (between Kiserian and Ong'ata Rongai)	-	- Commercial and high density residential
		- 0.5 - 3 Km along Magadi road (between Kiserian and Ong'ata Rongai)	- 0.045	- Residential (single-family dwelling units)
		- Upper Kibiko, Ooloolua, Kerarapon, Upper Matasia, Lower Matasia, Kahara, Kandisi, Nkoroi, Rimpa, Gataka	- 0.1	- Residential (low density)
		- Areas falling within a distance of 1.5 km from environmentally sensitive areas e.g Ngong Forest, Ooloolua Forest, Ngong Hills	- 0.2	- Small-scale agriculture
	Olekasasi	- Olekasasi trading centre	- 0.045	- Mixed urban use
		- Nazarene and Kandisi	- 0.1	- Residential (low density)
		- Areas between Olekasasi and Maasai Lodge (Areas fronting the Nairobi National Park)	- 1.0	- Low density residential
4. Kajiado East	Kitengela, Kaputiei North and Kisaju	- Oloosirkon and Oloolokitoshi/Nkukuon Trading Centre, 1.5 Km Radius	- 0.045	- Mixed urban use



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	- Kitengela Town, 5 km radius	- As per existing zoning plan	- Mixed urban As per existing zoning plan
	- Isinya town, 2 Km radius	- 0.045	- Mixed urban use
	- Kisaju and Olturoto trading centre, 1 km radius	- 0.045	- Mixed urban use
	- 1 km buffer along Namanga Road (between New- Valley Estate in Kitengela and KAG – East University at Korrompoi)	- 0.045 Hectares	- Single family dwellings units - Commercial/residential apartments allowed on designated zones only with specified limits
	- 1 - 3 km from Namanga Road (between New- Valley Estate in Kitengela and KAG – East University at Korrompoi)	- 0.1	- Residential (single – family dwelling units)
	- 3 - 5 km from Namanga Road (between New- Valley Estate in Kitengela and KAG – East University at Korrompoi)	- 0.2	- Residential (single – family dwelling units)
	- 1 km buffer along Namanga road (between KAG – East University and Isinya town)	- 0.4 (Except within town area)	- Light industrial use
	- 1 - 5 km from Namanga road (between KAG – East University and Isinya town)	- 1.0	- Agricultural
	- 5 - 10 km from Namanga road (between KAG – East University and Isinya town)	- 2.0	- Agricultural
	- 1 km buffer along Pipeline road	- 0.4	- Agricultural
	- 1 - 5 km from Pipeline road	- 1.0	- Agricultural
	- 5 - 10 km from Pipeline road	- 2.0	- Agricultural
	- 5 km from the Nairobi National Park	- 4.0	- Eco-tourism
	- Other areas	- 3.0	- Agricultural



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Kaputiei Central and Kaputiei South	- Sultan-Hamud, Emali, Masimba, Konza and Mashuuru Trading Centres, 2 km radius	- 0.045	- Mixed urban use
	- All Trading Centres, confined to original boundaries	- 0.045	- Mixed urban Use
	- 1 km buffer along Emali – Loitokitok road	- 2.0	- Agricultural
	- Other Areas	- 8.0	- Agricultural

