

**FACTORS INFLUENCING DEVELOPMENT OF NEW URBANISM IN  
NAIROBI COUNTY: A SURVEY OF SELECTED DEVELOPERS OF MEGA  
PROJECTS IN NAIROBI NORTH**

**BY**

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**A RESEARCH PROJECT REPORT SUBMITTED IN PARTIAL FULFILLMENT  
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## DECLARATION

I, the undersigned, declare that this is my original work and has not been presented to any institution or university other than the University of Nairobi for examination.

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## **DEDICATION**

This thesis is dedicated to my loving mother; Teresia Kamau, my sisters Evelyne, Trizer and Sylvia Wanjiru for being my role models and encouraging me to keep working hard and realize my passion.

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## **ABBREVIATIONS AND ACRONYMS**

<b>DURP</b>	Department of Urban and Regional Planning
<b>HUD</b>	Housing and Urban development
<b>SPSS</b>	Statistical Package for Social Sciences
<b>UK</b>	United Kingdom
<b>UN</b>	United Nations

## ABSTRACT

New Urbanism is an arranging and advancement approach in light of the standards of how urban communities and towns had been worked throughout the previous a few centuries with particular elements, for example, walkable pieces and lanes, lodging and shopping in closeness, and open spaces. This study looked to analyze the idea of new urbanism and its standards in Kenya. The study topic entailed factors influencing development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north. The study investigated the effect of environmental management, urban policy formulation, land acquisition and funding on development of new urbanism. This study was grounded on modernization theory because new urbanism is a dynamic move from a pre-current or conventional to an advanced society. The exploration outline that guided this study was a spellbinding examination plan. The study target populace comprised of 55 respondents with a specimen edge of 40 respondents who were provided with polls. The research achieved a response rate of 75% representing 30 individuals from Two Rivers Mall in Runda, Garden City along Thika Road, Avic Project in Chiromo, Le'Mac project Waiyaki Way and CTDLT in Westlands that filled their questionnaires. They were categorized to Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager. A sample size of 40 respondents was flexible in reference to 70% of the target population as defined by Kothari, (2004). Primary data was collected through the use of questionnaires and a statistical summary applied by use of graphs, charts, tables, percentages and multilinear regression while secondary data was obtained from content analysis. From the analysis of the respondents it was evidence that the developers are required to observe safety if hazardous substances are produced, this had a support base with the highest mean of 4.8333. The study findings indicated that there was a positive correlation between factors influencing development and new urbanism. The study prescribed support for advancement of urbanism in that it makes occupation to lion's share of Kenyans, however such activities ought to hold fast to natural direction that is intended to guarantee there is wellbeing to the specialists and protection of the earth as well. In light of the extent of the study, the scientist recommended another study to be done to develop the example size and do comparable research in other metropolitan urban areas in Kenya.

## CHAPTER ONE

### INTRODUCTION

#### 1.1 Background to the Study

New Urbanism is an arranging and improvement approach in view of the standards of how urban areas and towns had been worked throughout the previous a few centuries: walkable squares and lanes, lodging and shopping in closeness, and open spaces. At the end of the day: New Urbanism concentrates on human-scaled urban outline (Lehre, and Milgrom, 2006). New urbanism or neo customary outline of neighboring units give set of standards to arranging that strolling capacity and decent neighboring units and making well disposed air for people on foot are its primary focuses. Obviously, expelling vehicle from day by day life isn't the reason however it endeavors to make a scene of security and solace, fulfillment and accommodation for walkers regardless of autos moving along the city. The need for eye to eye and close communications of individuals with each other is for the most part considered in new urbanism (Steuteville, 2004). New urbanism development is outlined in neighboring units; it gives different lingering utilizes from flat to single houses and estate which can bolster individuals with various wage classes. Its motivations are to bolster common and lingering units. In new urbanism perspective, association of neighboring units with encompass environment is considered and it additionally bolsters urban focuses and open spaces for all nationals (Morris, 2008).

The new urbanism development has been the most broadly acknowledged contrasting option to sprawl since the mid nineteen nineties (Lehrer and Milgrom, 2006). It is viewed as the restoration of neo-customary neighborhood plan and is concerned basically with the advancement of blended land utilizes and expanded densities all through the urban scene.

Greyfield Malls are more established monetarily old territorial shopping centers in the United States. These undertakings include the development of blended utilize business and private tasks on the Greyfield shopping center destinations. They anticipates supplant out of date properties with urban collaborations and increment family units in exchange ranges (Global Strategies Real Estate Research Group, 2001).

Financed Housing inside New Urbanism comprises of either the advancement or redevelopment of moderate lodging applying New Urbanism standards. Like consistent market-rate lodging, for all intents and purposes the greater part of the reasonable lodging that is created today is secretly manufactured and claimed either by non-benefit associations or private organizations and partnerships (Los Angeles Housing Development, 2004). These associations utilize a blend of open appropriations and bank credits to develop new homes and condo that are reasonable to low-and direct salary families. Partially on the grounds that advanced reasonable lodging contains a lot of private financing, that accompanies speculator and loan specialist oversight, the improvements are professionally figured out how to guarantee that the new lodging holds its esteem and stays alluring and moderate (Los Angeles Housing Development, 2004).

Infill alludes to the cognizant situation of speculation and financial action on locales that the market has beforehand surrendered or given low valuation (Meyer, 2005). Infill advancement is just redevelopment inside a current improvement. Instead of beginning with land in a moderately untouched territory and building a private subdivision or office stop, as customary advancement, New Urbanism infill endeavors to make new and higher thickness utilizes for land inside existing improvements. Infill advancement is not, be that as it may, dependably an engineer's first decision. Challenges connected with infill incorporate the little, scattered nature of numerous infill bundles, complex title issues, obsolete framework

serving the infill site, and ecological defilement. Thus, urban infill is regularly avoided by designers for shabby, promptly accessible rural land (PolicyLink, 2005). In poor regions with a lot of empty land, engineers can once in a while obtain entire city squares and reshape road systems (Ryan, 2006), making more plan choices than somewhere else. Urban outline may likewise decrease the social disengagement of low-salary families, improving their incorporation into the bigger urban economy (Duany, Plater-Zyberk, and Speck, 2000; United State Department of Housing and Urban Development [HUD] 2000; Wilson, 1996). Great city arranging hone advances elective methods of transport, instead of a reliance on individual vehicles (Simon, 2008). It advances reasonable open transport. It elevates medium to high-thickness private improvement alongside integral social pleasantries, comfort shopping, diversion and open administrations, in minimized, walkable blended utilize settlements. These smaller groups have shorter pipe lengths, wire lengths, link lengths and street lengths per capita. More individuals share gardens, shops and travel stops.

In Kenya Urban and provincial arranging is under the spotlight in Kenya. The 2009 National Housing and Population Census conjecture that the rate of Kenyans living in urban settlements will increment from 32 percent to 54 percent by 2030 APHRC. (2014). Occupants of Nairobi anticipate the subtle elements of another city all-inclusive strategy. The devolution of force and assignment of focal assets to the 47 region governments made by the 2010 constitution is under way – a procedure that requires coordinated improvement arrangements to be set up. In the post-freedom period, urban arranging was sent as an apparatus for "modernization" in Kenya. Be that as it may, in the 1990s modernization was supplanted via dictatorship and straitened financial conditions. Thusly, arranging turned into a methods for securing control, rejection and further improvement of political and financial elites aromatic of the provincial period.

Inside the idea of New Urbanism today, there are four key thoughts. The first of these is to guarantee that a city is walkable. This implies no occupant ought to require an auto to go anyplace in the group and they ought to be close to a five moment stroll from any fundamental great or administration. To accomplish this, groups ought to put resources into walkways and thin boulevards. Another center thought of New Urbanism is that structures ought to be blended both in their style, size, cost and capacity. For instance, a little townhouse can be set by a bigger, single family home. Blended utilize structures, for example, those containing business spaces with flats over them are additionally perfect in this setting. At long last, a New Urbanist city ought to have a solid accentuation on the group. This implies keeping up associations between individuals with high thickness, parks, open spaces and group gathering focuses like a court or neighborhood square. Enactment in view of obsolete and unseemly models, for example, the United Kingdoms' 1947 Town and Country Planning Act was routinely used to do mass expulsions and pulverizations in casual settlements in Kenya. Before the end of the twentieth century, the arranging calling had ended up insignificant or disparaged to everything except its couple of recipients. Kenya had the most noteworthy number of framework arrangements in East Africa a year ago on the back of uber land ventures and the standard gage railroad. This study will accordingly explore the components impacting advancement of new urbanism in Kenya with a study of chose engineers of uber activities in Nairobi north.

## **1.2 Statement of the Problem**

New Urbanism is an urban plan hone which is planned to turn around harm brought about by unsustainable advancement. New Urbanism is an all the more earth centered outline hone, as well as based on general wellbeing and prosperity and financial development Since its beginning Nairobi city has developed by a wide margin. Be that as it may, this development

as a rule was never checked with satisfactory arranging and implementation of building directions and by laws this has prompted to a great deal of difficulties while improvements proceeded and keep on sprouting each day and wherever inside the city (Jill L Grant & Gillad Rosen 2009).

Urban advancement projects, arrangements, and techniques additionally represent a risk to the improvement and advance of the area the issues connected with the improvement of Nairobi call for adapting of urban improvement projects, approaches, and methodologies to accomplish practical development. (Mwangi, 2002).

The Nairobi metropolitan development technique was defined in 1973, yet it has never been actualized. In view of the do not have a reasonable arranging system, the city has encountered an impromptu, indiscriminate example of improvement, prompting to settlements containing mixed up blends of exercises, an overconcentration of work in the modern range, bringing about activity clog and natural contamination and fast development of casual settlements (Situma, 2014).

Urbanization is a wonder that has conveyed open doors and also difficulties to Kenya's economy. Its chronicled setting has never entirely been clarified. All that is known is that more individuals are moving into towns and urban communities. The foundation was not intended to cook for these numbers (Thuo, 2013). This mass migration and the expanded interest for administrations, calls for calm arranging, and considerably more engaged usage of the arrangements. Nonetheless, there has been absence of thorough viewpoints and related approach suggestions in the outline and arranging standards of new urbanism for exhaustive group arranging in Kenya. Most research has concentrated on the medical advantages and monetary estimation of walkable situations. What's more, Nairobi has been once in a while chose as one of the exploration settings. This concentrate thusly examined the how ecological

administration, urban strategy detailing, arrive procurement and subsidizing impact the advancement of new urbanism in Kenya, an overview of chose designers of uber ventures in Nairobi north

### **1.3 Purpose of the study**

The purpose of this study was to determine the factors affecting development of new urbanism projects in Nairobi County.

### **1.4 Research Objectives**

- i. To determine the extent to which environmental management influences development of new urbanism in Nairobi North.
- ii. To establish the influence of urban policy formulation influences development of new urbanism in Nairobi North.
- iii. To find out the extent to which land acquisition influence development of new urbanism in Nairobi North.
- iv. To investigate the extent to which funding influences development of new urbanism in Nairobi North.

### **1.5 Research Questions**

The research questions were:

- i. To what extent does environmental management influence development of new urbanism in Nairobi North?
- ii. What is the influence of urban policy formulation on development of new urbanism in Nairobi North?
- iii. How does land acquisition influence development of new urbanism in Nairobi North?

iv. To what extent does funding influence development of new urbanism in Nairobi North?

## **1.6 Significance of the Study**

The study adds to learning and might be utilized as reference by different researchers who are occupied with the status of vital urban arranging in Nairobi. The study makes a shrewd commitment to educating and addressing in venture observing and assessment and in addition in venture administration disciplines.

The data created from the study may help in comprehension the complexities of new urbanism and in addition add to future strategies to help the diverse organizations and Ministry of land, Housing and Urban improvement in revamping of the city and in usage of new urbanism ideas. This study frames a reference point by potential designers slanted toward garden urban areas and blended utilize improvements. They will have the capacity to comprehend the difficulties experienced amid execution and also the choices accessible concerning financing and land procurement.

## **1.7 Delimitation of the Study**

The study was delimited to Nairobi North including the five chose uber extend engineers. This is on account of Nairobi being the capital city of Kenya has the greater part of the real foundation improvements and is home to the strategy creators, bank central station and in addition level one engineers who are all partners in the advancement of new urbanism. The extent of this study was additionally educated by the way that the uber extend engineers would be occupied with the discoveries of this exploration to improve the advancement of new urbanism standards in Kenya. In spite of the fact that there are a few factors that influence the advancement of new urbanism, this study delimited itself to the impact of the ecological administration, urban approach detailing, arrive obtaining and government financing on the improvement of new urbanism in Kenya.

## **1.8 Assumptions of the Study**

The supposition of this study was achievement given the free wheel of the respondents who participated and extremely ready and gave the vital information to the study. Additionally, the respondents gave accurate data inside a sensible time allotment that empowered the study to be finished inside the distributed timeframe.

## **1.9 Limitations of the Study**

The study was restricted to time and cost this is on the grounds that the analyst would have wanted to take a bigger target populace of the entire of Nairobi County. This was however unrealistic because of the requirements of time and assets. To defeat this limitation the scientist picked to utilize testing procedure in order to speak to the whole populace.

## **1.10 Definition of significant terms**

This study will have the following operational definition of terms:

### **Environmental management**

Alludes to an endeavor by venture designers to control human effect on and connection with the earth keeping in mind the end goal to safeguard characteristic assets. It concentrates on the change of human welfare for present and future eras.

### **Urban policy formulation**

This is an arrangement of standards created by an open power, for example, a legislature went for the improvement of urban communities.

### **Funding**

This is the methods by which the capital required to attempt a venture, program or portfolio is secured and after that made accessible as required.

### **Land acquisition**

This alludes to the procedure by which engineers obtain private land with the end goal of improvement of infrastructural offices or urbanization of the private land and give pay to the influenced arrive proprietors.

### **New Urbanism**

Alludes to creation and reclamation of differing, walkable, minimal, dynamic, blended utilize groups made out of an indistinguishable parts from routine advancement, however collected in a more coordinated manner, as entire groups.

### **1.11 Organization of the Study**

This venture is sorted out in five parts. The primary part is presentation, the foundation of the study and the issue the study tries to address were analyzed. The motivation behind the study, look into destinations and research inquiries were then inspected. This was trailed by looking at the noteworthiness, delimitations, suppositions, impediments, and meaning of critical terms in the study. Section two of this study analyzes the hypothetical and theoretical structure. Modernization hypothesis was inspected in the hypothetical structure. Reasonable system was intended to demonstrate the connections in the study. Part three of the study is research approach. In this section the exploration configuration, target populace, testing strategies, information accumulation systems, investigate instruments and information examination procedures were inspected. Section four analyzes the information presentation, examination, elucidation and exchange. Section five of the study is on discoveries, conclusions, proposals and recommendations for further research.

## **CHAPTER TWO**

### **LITERATURE REVIEW**

#### **2.1 Introduction**

This section exhibits the writing survey. It covers the hypothetical audit, observational survey, and reasonable structure, study of the current writing pertinent to the study, outline and in conclusion the examination crevices distinguished. Theoretical audit area talks about speculations credited by different creators and which educate the study. Observational survey area examines past studies discoveries according to the study inquire about destinations. The calculated presents the relationship between the needy and autonomous factors diagrammatically and a rundown.

#### **2.2 Development of new Urbanism**

Expanding urbanization will be one of the characterizing elements of the 21st century. This produces specific ecological difficulties, additionally makes open doors for urban improvement that can add to more extensive objectives of enhancing the personal satisfaction for urban inhabitants while accomplishing more prominent levels of worldwide maintainability. Half of the total populace as of now lives in urban zones, with a developing number of these individuals living in towns and urban communities in low and center wage nations. And also being a demographic wonder, urbanization is complicatedly connected with monetary, social and natural moves. The expanding extent of the total populace living in urban zones has been driven by the developing grouping of new speculation and business openings. When all is said in done, countries with the most fast and managed financial development have urbanized most. Urban focuses give chances to a scope of social and social exercises, and being basic for advancements in science, innovation and training. To be sure, urban regions are of basic significance for social and monetary advancement: as the Cities

Alliance perceives, just managed urban development has the ability to lift both rustic and urban populaces out of neediness (Liveable Cities report, 2007).

In the start of the nineteenth century, improvement of American urban areas regularly took a conservative, blended utilize frame, reminiscent of that found in spots like old town Alexandria, Virginia. With the improvement of the streetcar and reasonable quick travel in any case, urban areas started to spread out and make streetcar rural areas. The later innovation of the vehicle advance expanded this decentralization from the focal city which later prompted to isolated land utilizes and urban sprawl. New Urbanism is a response to the spreading out of urban communities. The thoughts then started to spread in the late 1970s and mid-1980s, as urban organizers and engineers began to think of arrangements to model urban communities in the U.S. after those in Europe (Talukder, 2006).

In 1991, New Urbanism grew all the more firmly when the Local Government Commission, a charitable gathering in Sacramento, California, welcomed a few modelers, including Peter Calthorpe, Michael Corbett, Andres Duany and Elizabeth Plater-Zyberk among others, to Yosemite National Park to build up an arrangement of standards for land utilize arranging that concentrated on the group and its bearableness. The standards, named after Yosemite's Ahwahnee Hotel where the gathering was held, are known as the Ahwahnee Principles. Inside these, there are 15 group standards, four provincial standards and four standards for usage. Every one be that as it may, bargains over a wide span of time thoughts to make urban communities as spotless, walkable and bearable as would be prudent. These standards were then exhibited to government authorities in late 1991 at the Yosemite Conference for Local Elected Officials. Presently, a portion of the draftsmen required in making the Ahwahnee Principles shaped the Congress for the New Urbanism (CNU) in 1993. Today, CNU is the

main promoter of New Urbanist thoughts and has developed to more than 3,000 individuals sorted out to look at works-in-advance and trade thoughts regarding urban and rural spots. It likewise holds gatherings yearly in urban communities over the U.S. to assist advance New Urbanism outline standards.

### **2.3 Environmental Management and Development of New Urbanism**

Advancement of new urbanism requires a working city government capable both to guarantee that such advantages are acknowledged, and to embrace a reasonable structure that empowers the city's development inside biological breaking points. Reasonable improvement is the production of homes, structures, and organizations that address the issues of the general population who involve them, while upgrading human and ecological wellbeing. Economical building hones have turned out to be a great deal more conspicuous among homebuilders, draftsmen, engineers, and city organizers in the development of private and business structures and groups. The purpose of reasonable advancement is to ration common assets and endeavor to reduce the impact of nursery gasses, an unnatural weather change and other ecological dangers (Talukder, 2006).

Economic improvement attempts to lessen the effect of development on both individuals and nature. The possibility of supportability left the 1972 UN Stockholm Conference on the Human Environment, which was the main UN meeting that examined the protection and upgrade of the earth. It declared that, "The insurance and change of the human environment is a noteworthy issue which influences the prosperity of people groups and financial advancement all through the world; it is the dire yearning of the people groups of the entire world and the obligation of all Governments. Upper center pay and high-pay nations with urban populaces that as of now have admittance to essential open administrations confront the test of turning out to be more proficient in the utilization of vitality and water, decreasing

the era of waste, and enhancing their reusing frameworks. Development of urban areas has regularly run as an inseparable unit with an expanded utilization of common assets and environmental frameworks, driven by monetary development and changes in the financial structure as far as a move from farming to assembling and afterward to administrations. While wealthier urban areas and individuals, specifically, may have all around oversaw asset frameworks, they likewise have a more prominent natural effect through drawing assets from bigger zones. For instance, wealthier inhabitants in New York City, Los Angeles and Mexico City contribute incredibly to the interest for freshwater from far off biological systems, whose limits are consequently influenced and whose utilization creates noteworthy levels of contamination and nursery gas emanations at the national and worldwide levels (McGranahan and Satterthwaite, 2003). In this way, urbanization can be an imperative donor to high asset utilize and squander era, both with environmental impacts at the nearby, local and worldwide levels.

It has been recommended that the working of a green city is comparable to the working of maintainability (Beatley, 2012). Numerous nations are arranging and occupied with building green urban areas and "eco-urban communities" as beginning stages for the working of manageable advancement. However, it is vital to comprehend urban areas' manageability as a more extensive idea which incorporates social advancement, monetary improvement, natural administration and urban administration, which alludes to the administration and venture choices taken by city prevailing voices in a joint effort with national powers and foundations. Economical urban communities ought to meet their occupants' improvement needs without forcing unsustainable requests on neighborhood or worldwide common assets and frameworks (Satterthwaite, 2012). In this sense, utilization examples of urban center and high-salary gatherings are in charge of the utilization of a critical segment of the world's

limited assets and contribute fundamentally to the generation of dirtying squanders. Reasonable advancement ought to concentrate on better living and working conditions for poor people, including moderate access to, and change of, lodging, social insurance, water and sanitation, and power.

All the more as of late, this way to deal with reasonable urban areas has been resounded the Rio+20 Declaration (United Nations, 2012) and by the United Nations System Task Team on the Post-2015 UN Development Agenda 2012, which incorporates administration under the more extensive umbrella of peace and security issues. In an inexorably urbanized world which requests more reasonable methods for living, urban administration involves the encouraging of urban arranging and ecological administration, which incorporates the decrease of ecological impressions, and the decentralization of basic leadership, and asset assignment, and also upgraded strategy coordination amongst neighborhood and national powers

#### **2.4 Urban Policy Formulation and Development of New Urbanism**

The question for arrangement creators concerns the degree to which New Urbanism underpins more extensive social, financial, and group advancement strategies went for renewing internal city neighborhoods. Now and again, the qualities of the fabricated environment the blend and nearness of land uses and exercises, the assortment and evaluating of lodging units, the outline of open, private, and solid space, and the openness of neighborhoods to the bigger city will matter close to nothing. In different cases, notwithstanding, the manufactured environment will matter an extraordinary arrangement. By and by, various shades of urbanism will bode well in various circumstances, contingent upon arrangement destinations, site qualities, the noteworthy character of neighborhoods, and

the wide collection of social, financial, and way of life factors that add to the economic situations of every place (Maitra, 2009).

The production of an arrangement system for reacting successfully to the test of financing the supportability of urban communities requires multilayered collaboration among nearby national and worldwide groups, including the improvement of organizations to saddle open and private assets. Administrative measures, including market and non-advertise instruments, are imperative for deciding evaluating structures, duties and appropriations for families and industry, for instance for the advancement of minimized neighborhoods and the retrofitting of structures. Different sorts of expenses included, for instance, in lower admissions for open transportation can be utilized to fund the hole between the money related expense and the genuine cost of administrations. Governments ought to create specialized measures, for instance construction regulations while working intimately with the private segment; in its turn, the private division ought to create forms for banding together with government, the scholarly world and non-governmental associations to guarantee arrangements that are both useful and financially plausible (Falconer and Mitchell, 2012).

## **2.5 Land acquisition and Development of New Urbanism**

The order and obtaining of land is the procedure by which the administration claims a land property for people in general great or the more prominent enthusiasm of the nation. The law of the state gives it the privilege to take property for open utilize. This incorporates prominent space, obligatory buy, and seizure. Truth be told, this is the force of a sovereign, which legitimizes the assuming control of land by the administration under the standard of famous area in numerous nations Pittaluga (2009). The results of land securing can be colossal, as it has a greatly negative effect on those influenced by it, including the loss of safe

house, employment, and group. At the end of the day, arrive securing can imperil all parts of individuals' lives (Larbi et al., 2007).

Engineers ought not neglect the general population in the area will's identity specifically influenced by the venture. Time is cash in land advancement consequently disregarding or irritating open accomplices frequently costs a designer time or fortune, which converts into more premium installments and different costs, Miles (2000). All the more critically, the general population division can for all time defer an engineer and can even change the standards amidst the diversion, and changing the arrangement as well as plan midstream is typically costly and may make the venture not to be attainable. At the point when that happens at a later stage in the improvement procedure, designers regularly confront practically unfavorable troubles as a result of the costs as of now brought about. While New Urbanism advocates blended land uses to make a more extensive assortment of social and financial exercises more available to internal city inhabitants, it has been condemned for an assortment of reasons regarding inward city retailing and business openings. Faultfinders indicate New Urbanism's recovery of the mother and-pop corner store as distant from present day retailing and the longing of inward city occupants for a more extensive assortment of merchandise at less expensive costs than little, neighborhood stores can give (Kasarda, 1999).

## **2.6 Funding and Development of New Urbanism**

New Urbanism is seen to cost more to work than different sorts of advancement, in view of expanded framework costs, the engineering nature of the structures, or arrangements for open social event places. While the interconnected road designs and check and walkway necessities are scrutinized as conceivably exorbitant in rural New Urbanist tasks, such framework is viewed as customary for inward city neighborhoods. Where foundation expenses are practically identical, the thickness of advancement turns into the central point in

deciding the general cost productivity of improvement as far as the framework per unit of lodging (Talukder, 2006). This leaves the cost of the structures and open spaces.

Growing new urbanism postures huge budgetary difficulties to national and civil powers. It involves summoning enough assets to back the cost of framework and the arrangement of an extensive variety of open administrations, inside the setting of major challenges, for example, maturing of populaces and environmental change dangers. Urban powers need to organize contending financing prerequisites, for the most part without adequate spending assets to address the difficulties of maintainable improvement at the same time. Maintainable improvement depends essentially on their abilities to fund interest in green framework and access to fundamental administrations. For urban communities situated in wealthier nations (upper center salary and high-wage), financing is required for rebuilding urban communities' plan, foundation, transport and effectiveness in the utilization of water and power (Kamruzzaman, 2011).

In center years of 1990s, United States of America's Ministry of Housing and Development (HUD) have utilized new urbanism standards as a part of remaking its social lingering units all over America which had fetched billion dollars. New urbanism tries to make a suitable situation in humanistic scale which is in charge of changes and urban and formative advanced enhancements over the span of manageable improvement purposes Custer, (2007). Thoughts identified with new urbanism planning standards comprises of customary outlining standards corresponding to humanistic position in urban communities. In the meantime, the majority of today programming techniques particularly in third world isn't in charge of human's physical, mental and mental needs and disregard humanistic position and scale. In this way, with respect to the way that the majority of issues of these days' urban areas are because of mechanical viewpoints rather than humanistic standpoint in urban areas, change

programming purpose of perspectives and urban outlining towards humanistic new urbanism is vital (Ford, 1999).

Albeit new urbanism requires uber ventures, it can give numerous financial advantages. By concentrating individuals, speculation and assets (a procedure known as agglomeration), new urbanization uplift the possibilities for monetary advancement, development and social collaboration. All the more particularly, they likewise make it conceivable to lower unit costs to give open administrations, for example, water and sanitation, social insurance, training, power, crisis administrations and open recreational territories Polèse, (2009). Cities can back themselves through charges, arrive leases, fleeting obligation, venture finances and cross-sponsorships from common open service organizations. Arrive leases; for instance, are turning into an undeniably critical wellspring of back. However, financing foundation administrations is still a testing errand for some urban communities (World Bank, 2013).

## **2.7 Theoretical Framework**

This comprises of ideas, together with their definitions, and existing hypothesis/speculations that are utilized as a part of this exploration. The theoretical survey shows a comprehension of speculations and center ideas that are applicable to the theme of the exploration that relate it to the more extensive fields of learning in connection to the elements impacting improvement of new urbanism in Kenya. A hypothetical survey is utilized to constrain the extent of the applicable information by concentrating on particular factors and characterizing the particular perspective (structure) that the scientist took in breaking down and deciphering the information accumulated, understanding ideas and factors as per the given definitions, and building learning by approving or testing hypothetical presumptions.

### **2.7.1 Modernization theory**

Modernization theory used to clarify the procedure of modernization that a country experiences as it moves from a customary society to a cutting edge one. The theory has not been ascribed to any one individual; rather, its advancement has been connected to American social researchers in the 1950s (Farr, 2008). As per Steuteville, (2000) characterizes that new urbanism as customary neighborhood advancement, reasonable groups, transit-oriented improvement, and brilliant development, is a strategy for building human-scale neighborhoods set up of single-use subdivisions, strip malls and office parks. Modernization theory endeavors to distinguish the social factors that add to social advance and improvement of social orders furthermore tries to clarify the procedure of social development. Modernization theory is liable to feedback beginning among communist and free-showcase philosophies, world-frameworks scholars, globalization scholars and reliance scholars among others.

Modernization theory stresses the procedure of progress as well as the reactions to that change. It likewise takes a gander at inside elements while alluding to social and social structures and the adjustment of new advances. Modernization theory keeps up those conventional social orders will create as they embrace more cutting edge hones. Defenders of modernization theory assert that present day states are wealthier and all the more capable and that their subjects are more liberated to appreciate a higher expectation for everyday comforts. Advancements, for example, new information innovation and the need to upgrade customary strategies in transport, correspondence and creation, it is contended, make modernization important or possibly desirable over the present state of affairs. That view makes study of modernization troublesome since it suggests that such advancements control the points of confinement of human cooperation, not the other way around. It additionally infers that human office controls the speed and seriousness of modernization. As far as anyone knows, rather than being commanded by convention, social orders experiencing the procedure of modernization regularly touch base at types of administration directed by theoretical standards. Conventional religious convictions and social qualities, as indicated by the hypothesis, normally turn out to be less essential as modernization grabs hold.

Historians connect modernization to the procedures of urbanization and industrialization and the spread of training. As Kendall, (2007) notes, Urbanization went with modernization and the quick procedure of industrialization. In sociological basic, modernization is connected to an all-encompassing procedure of justification. At the point when modernization increments inside a general public, the individual turns out to be progressively vital, in the long run supplanting the family or group as the central unit of society.

## **2.8 Knowledge gap**

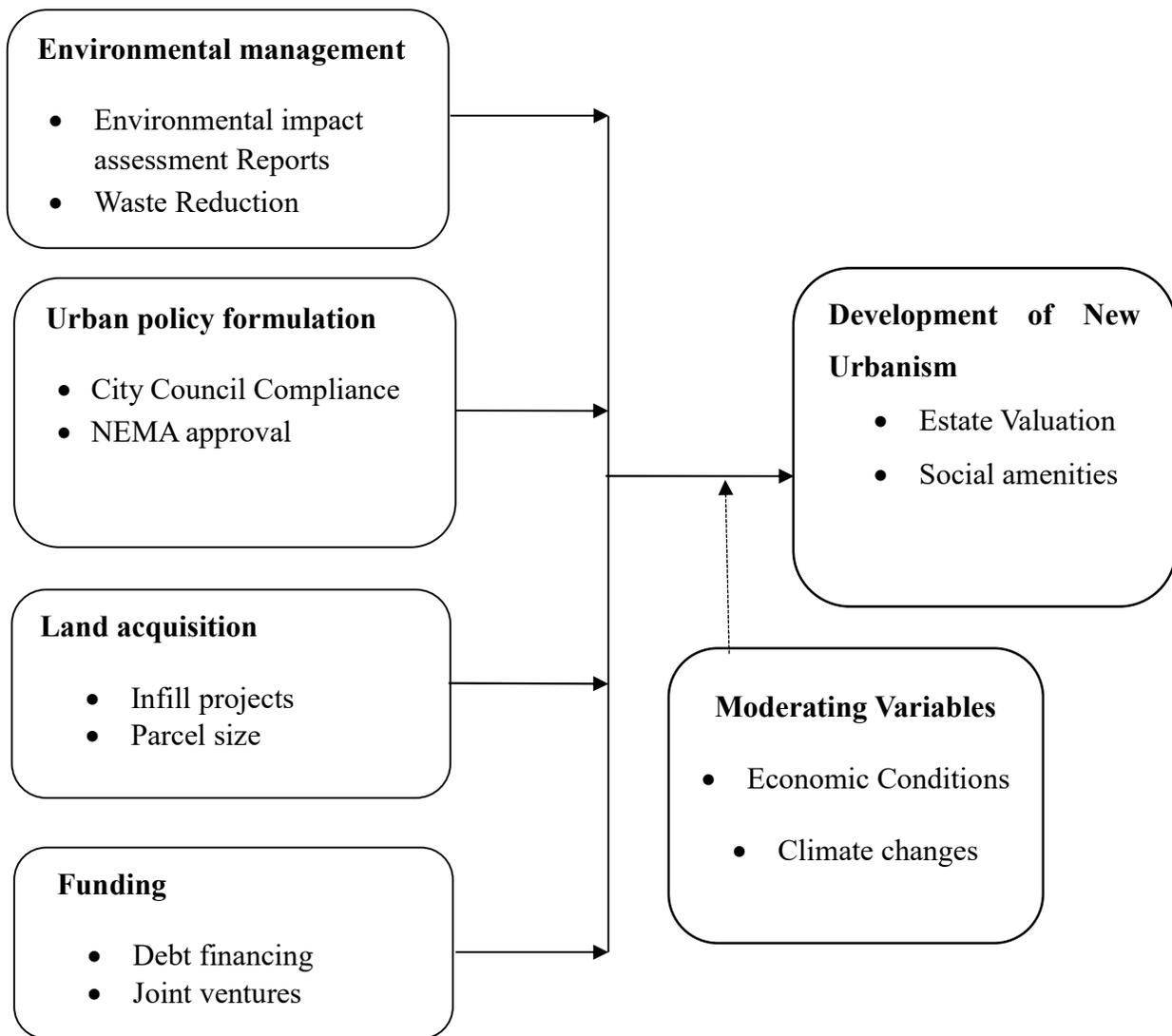
From the prior survey of pertinent writing, it is clear that examination in the region of improvement of new urbanism in Kenya has been done however not in a far reaching approach. All the writing surveyed demonstrates that past scientists focused on a couple of factors of new urbanism in Kenya while this study covers extra imperative factors that were overlooked by past studies like natural administration, urban approach definition, arrive procurement and subsidizing are the elements that have association with improvement of New Urbanism. It has been found that there are few studies particular to New Urbanism. The concentrate hence means to fill the information crevice in writing by examining the components affecting advancement of new urbanism in Kenya with an overview of chose designers of super activities in Nairobi north. The study target populace were drawn from Two Rivers Mall in Runda, Garden City along Thika Road, Avic Project in Chiromo, Le'Mac extend Waiyaki Way and CTDLT in Westlands.

## **2.9 Conceptual Framework**

A calculated system is a graphical or diagrammatical representation of the relationship between factors in the study whose reason for existing is to help the reader see the proposed relationship. It is a graphical or visual representation that is utilized to depict the wonder under study (Mugenda & Mugenda, 2003). The free factors in this study will be ecological administration, urban strategy detailing, arrive procurement and government financing while the needy variable will be improvement of new urbanism.

**Independent variables**

**Dependent variable**



**Figure. 1 Conceptual Framework**

The calculated system speaks to a model discovering the relative significance of the know predecessors of ecological administration, urban strategy definition, arrive obtaining and government subsidizing. Most specialists in their written works said that ecological administration, urban strategy plan, arrive obtaining and financing are the variables that have association with advancement of New Urbanism.

## 2.10 Operationalization of variables

Objective	Variables	Indicators	Measurement	Measuring Scale	Data collection Method	Data Analysis
1. Factors influencing development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north	<b>Independent Variable</b>  -Social amenities	- Estate Valuation -Social amenities	Number of projects with social amenities	Ordinal	Questionnaires	SPSS 21
2. To determine the extent to which environmental management influences development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north	<b>Independent variable</b>  -Environmental Impact Assessment reports	- Environmental Impact assessment reports  -Waste reduction	Number of projects with successfully completed Environmental Impact Assessment reports  Recyclability	Ordinal	Questionnaire	SPSS 21
3. To establish the influence of urban policy formulation on development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north	<b>Independent variable</b>  -City Council Compliance	-City council compliance  --NEMA approval	-Number of projects with NEMA certificate of approval	Ordinal		

<p>4.To find out the extent to which land acquisition influences the development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north</p>	<p><b>Independent variable</b>  -Infill projects</p>	<p>-Infill projects  -Parcel size</p>	<p>-Number of infill projects  -Size of acquired land</p>	<p>Ordinal</p>	<p>Questionnaire</p>	<p>SPSS 21</p>
<p>5. To investigate the extent to which funding influences development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north</p>	<p><b>Independent variable</b>  -Debt financing</p>	<p>- Debt financing  -Joint ventures</p>	<p>-Length of repayment period</p>	<p>Ordinal</p>	<p>Questionnaire</p>	<p>SPSS 21</p>

## **CHAPTER THREE**

### **RESEARCH DESIGN AND METHODOLOGY**

#### **3.1 Introduction**

This part shows in subtle elements the procedure that was embraced in doing the study. It comprised of the accompanying viewpoints: inquire about plan, target populace, test size and examining methods, instrumentation, information accumulation, legitimacy and unwavering quality and additionally information examination and presentation.

#### **3.2 Research Design.**

Look into configuration characterizes the diagram, plan or plans that was utilized to create answers to research issue (Cooper and Schindler, 2003). It is an outline for satisfying examination targets and noting research inquiries by indicating the strategies and methods for gathering and investigating the required data. The study embraced a graphic review examine plan. The decision of the exploration configuration depends on the way that graphic research is worried with portrayal of the situation as it exists at present. It depicts the qualities of a specific venture, or of various tasks. In illustrative research, the scientist has no power over the factors; the analyst can just report what had happened or is occurring (Kothari, 2004). As indicated by Mugenda and Mugenda (2003), the real motivation behind illustrative research is to decide the relationship between a free factors and a ward or result variable in a populace, building up the affiliations and causality between factors. The study will comprise of both subjective and quantitative methodologies.

#### **3.3 Target Population**

As per Ngechu (2004), a populace is all around characterized as an arrangement of individuals, administrations, components, occasions or gathering of things or families that are

being explored. Mugenda, (2003) characterizes target populace as that populace to which a scientist needs to sum up the aftereffects of the study. The study will focus on an aggregate of 55 respondents who will incorporate development administrators, lead build, quality director, ecological consistence supervisor and security chief to be suffocate from locales of five uber extends in Nairobi North, bigger tasks are considered to have no less than five directors. These tasks will incorporate Two Rivers Mall in Runda, Garden City along Thika Road, Avic Project in Chiromo, Le'Mac extend Waiyaki Way and CTDLT in Westlands.

**Table 1: Population of the study.**

<b>Project</b>	<b>Cadre</b>	<b>Target Population</b>
Two Rivers Mall	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	5*3 =15
Garden City	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	5*2 =10
Avic Tower 43 storey	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	5*3 =15
Le'Mac Tower	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	5*2 =10
CTDLT Towers	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	5*1 =5
<b>Total</b>		<b>55</b>

Source NCC (2016)

### 3.4 Sample Size and Sampling Technique

Kothari, (2004) characterizes examining as the procedure by which a moderately little number of people, question or occasion chose and broke down to discover something about

the whole populace from which it was chosen. The essential thought is that by selecting a specimen, conclusions can be drawn about the whole populace. The essential thought is that by selecting an example, conclusions can be drawn about the whole populace. The study embraced a stratified inspecting that involves first partitioning the populace into non-covering subpopulations assembled strata that include the whole populace and after that drawing an autonomous example from every stratum. Stratification is utilized to build the exactness of populace assessments. To comprehend the potential for pick up in exactness that might be accomplished with stratification, estimation of the populace before examining is led. Cooper and Schinder (2013) characterize examining methodology or system as the strategies utilized as a part of drawing tests from a populace in a way that the chose respondents will decide an expressed speculation as to the populace. In this study, percentage sampling technique adopted and specifically, stratified random sampling. Given that big projects have at least 3 given representatives at a time, I managed to come up with a sample size of 8 individuals in each project which was a good number to give unbiased data.

**Table 2:Sample Size**

<b>Project</b>	<b>Cadre</b>	<b>Target Population</b>	<b>Sample Size</b>
Two Rivers Mall	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	10	8
Garden City	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	10	8
Avic Tower 43 storey	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	15	8
Le'Mac Tower	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	10	8

CTDLT Towers	Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager	10	8
<b>Total</b>		<b>55</b>	<b>40</b>

### 3.5 Data Collection Instruments

Information accumulation instruments included strategies used to gather information from the chose respondents. This exploration concentrate on utilized organized created surveys to gather information from respondents. Surveys were favored in light of the fact that every respondent got a similar arrangement of inquiries in the very same way. The surveys contained open finished and shut finished inquiries in accordance with the exploration point. The wellsprings of information accumulation comprised of essential information, this included utilization of surveys that were made by hand conveyance and given three days for respondents to fill. Optional information included library materials, diaries, articles, periodicals and web. Information gathering included reaching the respondents in the specimen so as to gather the required data about the study. In the study, polls were favored in light of the fact that the respondents reactions were assembled standardizedly making them more goal than meetings, rush to gather data and conceivably data can be gathered from a vast segment of a gathering (Burns, 2000).

The survey was semi-organized to have both open and close-finished inquiries that permitted accumulation of both subjective and quantitative information individually covering the different factors of the study. Open finished inquiries empowered the respondents to let some circulation into their perspectives in their own terms and in a way that mirrored their own particular recognitions while shut finished inquiries then again restricted the answers of the respondents to the choices gave in the polls. For close finished inquiries, the linkert all out

scale rating was utilized to gauge the level of concurrence with explanations relating to the variables impacting improvement of new urbanism in Kenya, an overview of those designers of uber activities in Nairobi North. In a perfect world, lattice inquiries were utilized to compose an extensive arrangement of rating inquiries, with going with numerical codes being 1 to 5, where, Strongly Disagree = (1); Disagree = (2); Neither Agree nor Disagree = (3); Agree = (4); Strongly concur = (5). Linkert scaling is styled as a bipolar scaling strategy, registering either positive or negative reaction to an announcement. Some of the time an even-point scale is utilized, where the center choice of "either concur or deviate" is not available. This is known as an obligatory decision technique, since the unoriginal alternative is expelled. The nonpartisan choice can be viewed as a simple alternative to take when a respondent is uncertain, thus whether it is a genuine impartial choice is faulty.

### **3.5.1 Pilot testing research instruments**

This pilot think about considers pre-testing of the exploration instrument with a little illustrative of the specimen size of the objective populace. This will empower the analyst to be acquainted with the exploration and its organization methodology and in addition distinguishing things that require adjustment. This will guarantee legitimacy, dependability and viability of the examination instrument.

### **3.5.1 Validity of the Instruments**

Legitimacy characterizes the capacity of research instruments devices to give simply exact data as well as to accomplish substantial arrangements which the exploration goals to accomplish Kothari, (2004). The embodiment is to help the specialist not to be out of the unique circumstance and to use information accumulation instruments properly and to get substantial data required. To set up the legitimacy of the examination instrument, the analyst looked for the sentiments of specialists in the field of study. This encouraged the important amendment and adjustment of the exploration instrument accordingly improving legitimacy. After the pilot consider the fundamental study will take after.

### **3.5.2 Reliability of the Instruments**

Unwavering quality alludes to the degree to which evaluations are predictable Kothari (2004). In the exploration, created surveys were sent to chosen test respondents and afterward the data gave was assessed to evaluate their unwavering quality. This managed the data got from information gathered in the field amid research undertaking to be solid, reliable and that the apparatuses to be utilized to gather the criticism gives exact information. The pilot study will test dependability of the Linkert scale apparatus furthermore anticipated yield for the principle concentrate other than highlighting any vital changes in accordance with the device

itself. Avic towers a 43 story assembling that at first had fights in court about it arrange and evidently under development along Waiyaki Way alongside Villa Rose Kempinski was chosen for pilot test.

### **3.6 Data Analysis**

Information examination included information passage, information sorting and understandings of the outcomes. Subjective information was examined through coding against the set variable. Altering of the information gathered included a cautious investigation of the finished surveys. The polls were gathered from the respondents and the scientist initially checked them for fulfillment, consistency and precision. The inquiries were then coded and went into a PC information base exceed expectations. The information was dissected utilizing illustrative insights particularly measures of factual scattering that is the mean difference and standard deviation, utilizing the equation;

$$\sigma = \sqrt{\frac{1}{N} \sum_{i=1}^N (x_i - \bar{x})^2}$$

### **3.7 Ethics in Research**

The requirements of data privacy and confidentiality were considered in information provided. To ensure accurate data analysis for the expected desirable outcomes, ethical issues were of priority in the study. Data was analyzed objectively and precisely to avoid information falsification and plagiarism.

### **3.8 Operationalisation of variables**

## CHAPTER FOUR

### DATA ANALYSIS AND INTERPRETATION OF THE RESULTS

#### 4.1 Introduction

This chapter presents the analysis of the research. The study sought to determine factors influencing development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi north. Questionnaires that formed primary data were distributed to the respondents and their feedback were analyzed in qualitative and quantitative approach, secondary data was generated through content analysis. At long last, information was dissected and displayed as tables, pie diagrams, visual diagrams and rates. The information was then deciphered in accordance with the study point and goals of the exploration.

#### 4.2 Response Rate

The targeted sample population was a total of 40 respondents of which all were working as professional consultants in the five mega projects in Nairobi north. However, Only 30 questionnaires out of 40 given out were returned. This represented 75% of the population that was considered a good representation of the population.

#### Sample Response Rate

The sample populations of the study were 40 respondents working in as Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager. The results from the analysis of findings are presented in Table 3

**Table 3: Sample Response Rate**

Questionnaires	Tally	Percentage
Returned questionnaires	30	75%

Unreturned questionnaires	10	25%
<b>Distributed questionnaires</b>	<b>40</b>	<b>100%</b>

From the table, 75% of the total sample questionnaires sent to the respondents were returned fully filled, while 25% of them were not returned. This showed a good response rate though some of the respondents were not able to return questionnaires due to busy schedules, non interest and other inconveniences. As per Mugenda and Mugenda (2003), a reaction rate of half is satisfactory for investigation and reporting; a reaction rate of 60% gives a decent impression and a reaction rate of 70% or more demonstrates a magnificent partnership. It in this way goes the study enrolled a fantastic reaction rate ascribed to the scientist's dedication.

#### 4.2.1 Gender of the Respondents

The study sought to find out the gender of the respondents working as Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager. The results from the analysis of findings are presented in Table 4

**Table 4: Gender of the Respondents**

<b>Gender</b>	<b>Frequency</b>	<b>Percentage</b>
Male	21	70%
Female	9	30%
<b>Total</b>	<b>30</b>	<b>100%</b>

Referring to the table, the respondents were asked to indicate their gender, evidenced from the above table 70% of the total respondents were male while 30% of the respondents were female. This showed that majority of project developers are male as compared to female, it can be attributed to social culture where most ladies fear venturing in to construction sector.

### 4.2.3 Career profession

The study sought to find out the career profession of the respondents working as Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager. The results from the analysis of findings are presented in Table 5

**Table 5: Career profession**

<b>Cadre</b>	<b>Population</b>	<b>Percentage</b>
Project developer	10	34%
Project architect	7	23%
Project contractor	13	43%
<b>Total</b>	<b>30</b>	<b>100%</b>

From the table at least 43% of the total respondents indicated of operating as project contractor, 34% worked as project developer and 23% were project architect. It therefore shows that the projects had a good number of all the key professions in project development represented.

### 4.2.4 Level of education.

The study sought to find out the level of education of the respondents working as Construction Managers, Lead Engineer, Quality Manager, Environmental Compliance Manager and safety manager. The results from the analysis of findings are presented in Table 6

**Table 6: Level of education.**

<b>Cadre</b>	<b>Population</b>	<b>Percentage</b>
Secondary Certificate	1	4%
College Diploma	2	7%
University Graduate	14	46%
Post graduate and Others	13	43%
<b>Total</b>	<b>30</b>	<b>100%</b>

From the table, at least 46% of the total respondents indicated having university degree and 43% had post graduate qualification, 7% had diploma and 4% had certificate qualifications. This indicates that most of the mega project developers hire and are skilled and have experience of the job specifications.

#### **4.2.5 Number of Years involved in urbanism**

The table below presents the number of years the respondents have been involved in urbanism

**Table 7: Number of years involved in urbanism**

<b>Number of years involved in urbanism</b>	<b>Tally</b>	<b>Percentage</b>
Less than 2 years	1	3%
3-5 years	12	40%
Over 5 years	17	57%
<b>Total</b>	<b>30</b>	<b>100%</b>

Referring to the table, the respondents were asked to indicate the number of the years they been involved in urbanism. From the analysis 3% of total respondents have been in urbanism for less than two years, 40 % have been for 3 – 5 years and 57% have been for over 5 years.

### 4.3 Descriptive analysis

The study sought to find out how environmental management, urban policy, land acquisition and funding influence the development of new urbanism in Nairobi North, using a survey of selected developers of mega projects.

#### 4.3.1 Environmental management influence development of new urbanism

The study sought to determine if environmental management influences development of new urbanism in Nairobi north.

**Table 8: Environmental management influence development of new urbanism**

<b>Environmental management influence development of new urbanism</b>	<b>Tally</b>	<b>Percentage</b>
<b>Yes</b>	<b>30</b>	<b>100%</b>
<b>No</b>	<b>0</b>	<b>0%</b>
<b>Total</b>	<b>30</b>	<b>100%</b>

#### 4.3.2 Statement relating to Environmental Management and Development of New Urbanism

Different statements relating to Environmental Management and Development of New Urbanism were identified against which respondents were requested to indicate how they affect urbanism. The respondents were further asked to rate the impact of Environmental Management on Development of New Urbanism. The response was rated on a five point scale on which 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - Strongly disagree, 1 - Undecided

**Table 9: Statement relating to Environmental Management and Development of New Urbanism**

<b>Statement relating to Environmental Management and Development of New Urbanism</b>	<b>Mean</b>	<b>Standard Deviation</b>
Developers are required to observe safety if hazardous substances are produced	4.8333	1.810463
The environmental Act encourages waste recycling	4.1333	1.284956
Environment policies help to result into sustainable land use	4.5333	1.602429
The Act advocates for environmental cleanliness	4.6333	1.668665
The regulations enhances reduction in energy usage resulting in reduction in carbon footprint	4	1.322876
Environmental regulation enhances minimal resource use and eco-friendly materials	4.0667	1.349485
There are penalties or fines forcing developers to comply with environmental legislation	3.7333	1.246774

From the above table, it is clearly evidenced that Environmental Management has impact on the Development of New Urbanism, more so given that Developers are required to observe safety if hazardous substances are produced had a highest mean of 4.8333 with a standard deviation of 1.810. The Act advocates for environmental cleanliness had the second highest mean of 4.6333 and standard deviation of 1.668665 while statement relating to penalties or fines forcing developers to comply with environmental legislation had the least mean of 3.7333 and least standard deviation of 1.246774.

#### **4.4 Urban Policy Formulation and Development of New Urbanism**

The study sought to determine if urban policy formulation influences development of new urbanism in Nairobi north

**Table 10: Urban policy formulation influence the development of new urbanism**

<b>Urban policy formulation influence the development of new urbanism</b>	<b>Tally</b>	<b>Percentage</b>
Yes	28	93%
No	2	7%
<b>Total</b>	<b>30</b>	<b>100%</b>

From the above table it was evidenced that 93% of the total respondents were in support to the statement relating to urban policy formulation influence the development of new urbanism as compared to 7% who objected. Showing that most of the respondents agreed that urban policy formulation influence the development of new urbanism.

#### **4.4.1 The urban policy in place is favorable to development of new urbanism.**

The study sought to determine if the urban policy in place is favorable in regard to development of new urbanism

**Table 11: The urban policy in place is favorable to development of new urbanism.**

<b>Urban policy in place is favorable to development of new urbanism</b>	<b>Tally</b>	<b>Percentage</b>
True	21	70%
False	9	30%
<b>Total</b>	<b>30</b>	<b>100%</b>

Referring to the above figure in relation to urban policy in place is favorable to development of new urbanism, majority of the respondent were in agreement as represented by 70% who proposed true as compared to 30% who opposed as false. This shows that not all urban policy in place are favorable for urbanism.

#### 4.4.2 Statement relating to urban policy and Development of New Urbanism

Different statements relating urban policy and development of new urbanism were identified against which respondents were requested to indicate how they affect urbanism. The respondents were further asked to rate the impact of urban policy on Development of New Urbanism. The response was rated on a five point scale on which 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - Strongly disagree, 1 - Undecided

**Table 12: Urban policy in place is favorable to development of new urbanism**

<b>Statement relating Urban policy in place and development of new urbanism</b>	<b>Mean</b>	<b>Standard Deviation</b>
The urban policy has engaged in development of city development strategies.	4.4667	1.560271
Urban policy promote balanced urban development	3.9	1.28841
There are restrictions on the expansion of the urban edge or boundary.	4.4333	1.539841
The policies encourage higher density and more integrated urban development.	4.5333	1.602429
There is sustained technical process of building the legal foundations and institutional capabilities	4.2667	1.355647
There are urban manuals written for the purpose of providing policy and procedural guidance	4.7	1.714643

As indicated in the above table, statement relating to urban manuals written for the purpose of providing policy and procedural guidance had the highest mean of 4.7 and standard deviation of 1.7146. This was followed by the policies encourage higher density and more

integrated urban development had the highest mean of 4.5333 and standard deviation of 1.602429. This showed that a good number of respondents agreed having manuals that provide guidelines as well as policies that encourage dense and more integrated urban development are key policy factors that influence development of new urbanism

#### **4.5 Land Acquisition and Development of New Urbanism**

The study sought to determine if land acquisition influence development of new urbanism in Nairobi north

**Table 13: Land acquisition influence development of new urbanism**

<b>Land acquisition influence development of new urbanism</b>	<b>Tally</b>	<b>Percentage</b>
Yes	25	75%
No	5	15%
<b>Total</b>	<b>30</b>	<b>100%</b>

Referring to the table, the respondents were asked to indicate their level of agreement by indicating if they agreed yes and if they disagreed no. 75% of the respondents indicated yes while 15% no, this shows that not all the respondents agree that land acquisition is a factor that influences development of new urbanism.

#### **4.4.2 Statement relating to land acquisition influence development of new urbanism**

Different statements relating land acquisition and development of new urbanism were identified against which respondents were requested to indicate how they affect urbanism. The respondents were further asked to rate the impact of land acquisition on Development of

New Urbanism. The response was rated on a five point scale on which 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - Strongly disagree, 1 - Undecided

**Table 14: Statement relating to land acquisition influence development of new urbanism**

<b>Statement relating to land acquisition influence development of new urbanism</b>	<b>Mean</b>	<b>Standard Deviation</b>
Land acquisition ensures that due diligence is conducted before purchase of the land	4.3333	1.394433
There is careful consideration of the economic impacts of proposed land acquisition projects	3.7667	1.523519
It involves anticipated land management operation and maintenance	3.7333	1.246774
Development needs and their associated costs is put into perspective	4.5	1.581139
Compensation of land owners is a challenge in land acquisition	4.8333	1.810463

Referring to the table analyzing statements relating to land acquisition influence development of new urbanism, it was evident that compensation of land owners is a challenge in land acquisition. This had the highest mean of 4.833 with a standard deviation of 1.8104 followed by development needs and their associated costs is put into perspective with a mean of 4.5 and standard deviation of 1.581139. This showed that compensation was indeed a challenge in terms of the incentives that developers had to pay to acquire the land.

#### 4.6 Funding and Development of New Urbanism

The study sought to determine if funding influence development of new urbanism in Nairobi north

**Table 15: Level of government support to developers in funding projects**

<b>There is government support in funding projects</b>	<b>Tally</b>	<b>Percentage</b>
Very High	6	20%
High	8	27%
Moderate	12	40%
Low	3	10%
Very low	1	3%
<b>Total</b>	<b>30</b>	<b>100%</b>

From the table it is evident that there is some level of support from the government in aiding project developer's in terms of financing. This may be like free tax on investments in the construction sector in order to attract many investors in the country.

##### 4.6.1 Funding is a major factor to consider in development of new urbanism

The study sought to determine if funding is a major factor to consider in development of new urbanism

**Table 16: Funding is a major factor to consider in development of new urbanism**

<b>Funding is a major factor to consider in development of new urbanism</b>	<b>Tally</b>	<b>Percentage</b>
Yes	26	87%
No	4	13%

<b>Total</b>	<b>30</b>	<b>100%</b>
--------------	-----------	-------------

From the table on the respondent’s level of support on funding as a major factor to consider in development of new urbanism it was seen that 87% were in support as compared to 13% who did not consider funding to be a critical matter in development of new urbanism

#### **4.6.2 Statement relating to funding as a major factor to consider in development of new urbanism**

Different statements relating to funding and development of new urbanism were identified against which respondents were requested to indicate how they affect urbanism. The respondents were further asked to rate the impact of land acquisition on Development of New Urbanism. The response was rated on a five point scale on which 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - Strongly disagree, 1 - Undecided

**Table 17: Statement relating to funding as a major factor to consider in development of new urbanism**

<b>Statement relating to funding as a major factor to consider in development of new urbanism</b>	<b>Mean</b>	<b>Standard Deviation</b>
There are credit facilities that support funding of the new urbanism projects	4.5333	1.602429
Regulations governing partnership funding are well articulated in law	4.8667	1.835151
The government subsidizes some operations to make funding of the projects affordable	4.1333	1.378808

Referring to the table, the respondents were asked to indicate their level of support based on the statement relating to funding as a major factor to consider in development of new urbanism. From the analysis it shows that regulations governing partnership funding are well articulated in law which had the highest mean of 4.8667 and standard deviation of 1.835151. From this it is clear that contracts are drafted to be sign by the involved parties to ensure there is a code of conduct.

#### 4.7 Development of New Urbanism

The study sought to find out the respondents views on development of new urbanism in Nairobi

**Table 18: Nairobi is developing in terms of new urbanism**

<b>Nairobi is developing in terms of new urbanism</b>	<b>Tally</b>	<b>Percentage</b>
Yes	30	100%
No	0	0%
<b>Total</b>	<b>30</b>	<b>100%</b>

The respondents were asked to indicate yes or now if they think Nairobi is developing in terms of new urbanism, it was clearly evidenced that 100% said yes given their involvement in mega projects such as Garden City, Two Rivers, Avic among others.

##### 4.7.1 New urbanism development in Nairobi sustainable

The study sought the opinion of the respondents on whether new urbanism in Nairobi is sustainable.

**Table 19: New urbanism development in Nairobi sustainabilty**

<b>New urbanism development in Nairobi sustainable</b>	<b>Tally</b>	<b>Percentage</b>
--	--------------	-------------------

Yes	24	80%
No	6	20%
<b>Total</b>	<b>30</b>	<b>100%</b>

The respondents were asked to indicate whether development of new urbanism in Nairobi is sustainable or not. Majority of the respondents were in support to the statement by 80%. This was s because Nairobi is adapting to the new technologies in the market as well as welcoming the gated communities

#### 4.7.2 New urbanism enhances citizen’s livelihoods

The study sought the respondent’s opinion on whether new urbanism enhances citizen’s livelihoods and the findings were as shown in Table 20.

**Table 20: New urbanism enhances citizen’s livelihoods**

<b>New urbanism enhances citizen’s livelihoods</b>	<b>Tally</b>	<b>Percentage</b>
Strongly agree	<b>14</b>	<b>47%</b>
Agree	<b>10</b>	<b>33%</b>
Undecided	<b>6</b>	<b>20%</b>
Disagree	<b>0</b>	<b>0%</b>
Strongly disagree	<b>0</b>	<b>0%</b>
<b>Total</b>	<b>30</b>	<b>100%</b>

From the table the findings show that urbanism comes along with development that creates jobs, improves on the social welfare of the people, brings development of basic infrastructures and promotes economic growth. This was supported by 80% who agreed and 20% who were neutral.

## **CHAPTER FIVE**

### **SUMMARY OF FINDINGS, CONCLUSION AND RECCOMENDATIONS**

#### **5.1 Introduction**

This chapter covers findings based on the analysis of data, conclusions and recommendations from the review of the research study. The chapter also provides suggestions for further research in the field of urbanism in Kenya.

#### **5.2 Summary of the Findings**

##### **5.2.1 Environmental management**

Ecological administration depicts the key physical structure in which a business works in . Organizers of super venture must have a reasonable rules of their proposition structures to have an all the more ecologically manageable outline other options to sprawl, which are frequently executed through a similar ace arranging process as the routine subdivision advancement they look to supplant. This examination looks at to what degree in which ecological administration impacts advancement of new urbanism in Nairobi North. This includes making a supportable ecological administration coordinated effort, learning, adaptability, and authority impact arrange usage. From the examination of the respondents it was confirmation that the engineers are required to watch wellbeing if risky substances are delivered. This bolster base had a most elevated mean of 4.8333 and a standard deviation of 1.810463. This demonstrated natural administration has a positive connection to urbanism.

##### **5.2.2 Urban policy formulation**

Urban policy formulation involves activities conducted by governing authorities in the development of cities. According to my study, findings show that urban manuals written for

the purpose of providing policy and procedural guidance are in place meaning that formulation of policies follows stipulated guidelines that influence long term urban development. These procedural rules additionally prompt to improvement of city advancement techniques to distinguish the hidden rule that have formed effective incorporation of the earth in urban arranging and administration, or that are believed to be basic for defeating boundaries to this. The discoveries likewise demonstrate that urban arrangements energize high thickness and more incorporated urban improvement. This means that inequalities created by shifting patterns in population distribution and the resulting inequality in economic growth rates are keenly felt by decision makers. The study also shows that there are urban policies in place to promote balanced urban development prompting policy makers such as the government to experiment with spatial considerations in their national economic policy schemes. For example, they have become more concerned with the composition of investment projects and their impacts of the growth of regions and cities.

### **5.2.3 Land Acquisition**

In most cities around the world and including Nairobi, land acquisition and ownership is proving to be a big challenge to developers. As land transitions from rural to urban status, different land tenure and administration systems may come into conflict, leading to disputes, contestation and, in some cases, violence (Allen, 2003). Mega projects such as the ones cited in the study need large parcels of land located in strategic areas so as to maximize on return on investment. The study findings show that thou acquiring the land is a challenge, the compensation of the previous land owners is also an obstacle faced by many developers in terms of the heavy incentive required by the outgoing owners. It is clear that land ownership has been marred with fraud leading to the stalling of the projects under construction due to court injunctions. For instance the Avic tower was stopped by a court

injunction during excavation due to the conflict of interest with the neighboring hotel Villa Rosa Kempinskii. This in the long run delays the project and the estimated time of completion extends past the stipulated time of which the developer is liable. Therefore the study also shows that with land acquisition there are variables that are beyond the developers' control that can influence the development of new urbanism. The study also shows that the development needs and associated costs are put into perspective when acquiring land to ensure that whole process is viable and the geographical location of the land, the pricing and the niche market are all in favor of the developers expectations.

#### **5.2.4 Funding**

The study demonstrates that subsidizing is a main consideration to consider when investigating the elements that influence improvement of new urbanism. Additionally in the discoveries is there is an abnormal state of government support in supporting improvement ventures. This is confirm by the administration giving assessment waivers on chose development materials and in addition obligation exclusions when bringing in materials from different nations. This saves developers a great deal of money especially when the said materials are purchased in bulk. Banks and other financial institutions have also opened up to providing credit facilities or this mega projects reason being the return on investment is high making the developers credit worthy and the banks gain revenue on interest paid on principal therefore the process of project financing is simplified. With the enactment of the finance bill 2016 that seeks to reduce income corporate tax rate from 30% to 15% for investors who put up 400 and above residential housing units to promote housing development. This directly impacts new urbanism development given that access to project financing is a challenge to some of the project developers. Inadequate funding has led to slashing of some projects from the estimated plan, taking long to complete certain projects that projected time. From the

study findings it was clear that there are regulations governing partnership funding articulated in law specifically contract law that gives obligations stipulated by law ensuring that relationships between the developer and other external consultants are legally binding given that most of these mega projects are owned by group of individuals, government institutions and multinational firms such as Avic they combine their resources to finance these mega projects.

## **Conclusion**

These study findings provide direct evidence for the analysis of the determining factors influencing development of new urbanism in Kenya with a survey of selected developers of mega projects in Nairobi North. The key specific objectives were to determine the extent to which environmental management influences development of new urbanism in Nairobi North, to establish the influence of urban policy formulation influences development of new urbanism in Nairobi North, to find out the extent to which land acquisition influence development of new urbanism in Nairobi North and to investigate the extent to which funding influences development of new urbanism in Nairobi North. From the study findings it was evidence that the stated are key contributing factor that influence development of new urbanism.

## **5.4 Recommendations**

In perspective of the above conclusions, this study makes the accompanying proposals in view of the deciding components that impact improvement of new urbanism in Kenya with an overview of chose designers of uber activities in Nairobi North.

1. Development projects should ensure that they adhere to the international green standards to mitigate environmental degradation.

2. Urban policies should engage in promoting balanced urban development to ensure that New urbanism projects are developed in other metropolitan areas as well.

### **5.5 Suggestion for further studies**

Further research is necessary as the findings were based on a relatively small sample that may have influenced the nature of results that were obtained. There is need to expand on the sample size and carry out similar research in other metropolitan in the country. Also further research should be done in regards to the end user of new urbanism development projects as the study focuses on the developers of the mega infrastructure projects in Nairobi.

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## **APPENDICES**

### **Appendix I: Letter of Introduction**

Samantha Wanjiku Kimathi.

P.O.Box 22655-0400

Nairobi, Kenya.

**To The Respondents**

**RE: RESEARCH ASSISTANCE.**

I am a final year student at University of Nairobi pursuing my Masters of Art in Project Planning and Management, I am carrying out a research study on **factors influencing development of new urbanism in Nairobi County with a survey of selected developers of mega projects in Nairobi north.** I kindly request your participation in filling the attached questionnaires. The information obtained will be strictly used for purpose of academic research. The respondents are guaranteed that the information provided will be treated as private and confidential.

Yours Sincerely,

Samantha Wanjiku Kimathi.

### **Appendix II: Questionnaire**

This questionnaire has statements regarding the **Factors influencing the development of new urbanism in Nairobi County with a survey of selected developers mega projects in Nairobi North.** Kindly take few minutes to complete the questionnaire as guided.

**Instructions**

- Tick in the spaces provided
- Fill in your comments in the questionnaire

Thank you for agreeing to participate in this academic study.

**SECTION A: GENERAL /DEMOGRAPHIC DATA**

1. What is your gender?

Male

Female

2. What is your profession?

Project developer

Project architect

Project contractor

3. Please indicate the highest level of education you have ever attained.

a) Secondary

c) Graduate

b) College

d) Post graduate

3. How many years have you been involved in urbanism?

a) Less than 2 years

b) 3 to 5 years

c) Over 5 years

**Section B: Environmental Management and Development of New Urbanism**

5. (i) Does environmental management influence development of new urbanism?

Yes

No

(ii) If Yes, explain how.....

.....

.....

6. Rate the level of agreement to the following statements on environmental management and development of new urbanism; (Using a scale of 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - strongly disagree, 1 - Undecided)

Statement	5	4	3	2	1
Developers are required to observe safety if hazardous substances are produced					
The environmental Act encourages waste recycling					
Environment policies help to result into sustainable land use					
The Act advocates for environmental cleanliness					
The regulations enhances reduction in energy usage resulting in reduction in carbon footprint					
Environmental regulation enhances minimal resource use and eco-friendly materials					
There are penalties or fines forcing developers to comply with environmental legislation					

7. In your opinion, how can environmental management be done to enhance new urbanism?

.....

.....

.....

**Section C: Urban Policy Formulation and Development of New Urbanism**

8. Does urban policy formulation influence the development of new urbanism?

Yes  No  Don't know

9. The urban policy in place is favorable to development of new urbanism.

Very true  True  False  Very false

10. Rate the level of agreement to the following statements as regards urban policy formulation; (Using a scale of 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - strongly disagree, 1 - Undecided)

Statement	5	4	3	2	1
The urban policy has engaged in development of city development strategies.					
Urban policy promote balanced urban development.					
There are restrictions on the expansion of the urban edge or boundary.					
The policies encourage higher density and more integrated urban development.					
There is sustained technical process of building the legal foundations and institutional capabilities.					
There are urban manuals written for the purpose of providing policy and procedural guidance.					

11. In your opinion, how can urban policy formulation be improved?

.....

.....

**Section D: Land Acquisition and Development of New Urbanism**

12. Does land acquisition influence development of new urbanism?

Yes  No  Don't know

13. Rate the level of agreement to the following statements as regards land acquisition and development; (Using a scale of 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - strongly disagree, 1 - Undecided)

Statement	5	4	3	2	1
Land acquisition ensures that due diligence is conducted before purchase of the land					
There is careful consideration of the economic impacts of proposed land acquisition projects.					
It involves anticipated land management operation and maintenance.					
Development needs and their associated costs is put into perspective.					
Compensation of land owners is a challenge in land acquisition.					

14. In your opinion, how can the challenges facing land acquisition be tackled?

.....

.....

.....

**Section E: Funding and Development of New Urbanism**

15. What level of commitment does the government have in supporting developers in funding their projects?

Very High  High  Moderate  Low  Very low

16. Is funding a major factor to consider in development of new urbanism?

Yes  No  Don't know

If Yes, please indicate the reason for your answer above.

.....  
 .....  
 .....

17. Rate the level of agreement to the following statements on the funding and development of new urbanism? (Using a scale of 5 - Strongly agree, 4 - Agree, 3 - Disagree, 2 - strongly disagree, 1 - Undecided)

Statement	5	4	3	2	1
There are credit facilities that support funding of the new urbanism projects.					
Regulations governing partnership funding are well articulated in law.					
The government subsidizes some operations to make funding of the projects affordable.					

18. In your opinion, how can funding of new developments be enhanced?

.....  
 .....

**SECTION E: DEVELOPMENT OF NEW URBANISM.**

19. Do you think Nairobi is developing in terms of new urbanism?

Yes [ ] No [ ]

If Yes, please explain?

.....  
.....

20. In your opinion is the new urbanism development in Nairobi sustainable?

Yes [ ] No [ ] Don't know [ ]

If Yes, explain?

.....  
.....

21. In your opinion do you think new urbanism enhances citizen's livelihoods?

Strongly agree [ ] Agree [ ] Undecided [ ] Disagree [ ]

Strongly disagree [ ]

22. Please recommend ways on how developers can fasten new urbanism in Kenya.

.....  
.....

**Thank you for your cooperation**

### Appendix III: Project Work Plan

<b>MONTH/EVENTS</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>
Identifying of the research title							
Developing proposal							
Defending Proposal							
Undertaking Literature review							
Data Collection							
Data analysis							
Developing & defending final project work							

### Appendix IV: Research Budget

TASK/ACTIVITY	COST (Ksh)	COST DESCRIPTION & JUSTIFICATION
Questionnaire printing & photocopying	20,000	500 copies of a 10 page questionnaire at 3/=
Field data collection	10,000	2 research assistants at 5000/= each
Data sorting, coding & input	10,000	2 research assistants at 5000/= each
Printing & binding thesis report	50,000	20 copies of 200 pages thesis at 3/= plus binding at 400/= per copy
Publishing of journal articles	30,000	Processing and publishing of at least 2 journal articles derived from the thesis at Shs10,000/= per article
Local Travelling for data collection	10,000	For research assistants
Contingency budget	20,000	To cater for any unprecedented research activities that may present themselves
<b>Total Budget</b>	<b>150,000</b>	