KISIP

Ministry of Lands, Public Works, Housing
and Urban Development

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN FOR AFRICAN LOCATION A, LAIKIPIA COUNTY

(2025-2035)

SEPTEMBER, 2025

THE WORLD BANK

County Government of Laikipia

e&G SPATIAL CONSULTANTS LTD
Physical/Spatial Planners | Land Surveyors | Environmental Auditors | GIS Experts

Final Plan Adoption by African Location Residents (In the Photo: Community Members, CPCT, Area MCA, and the Consultant)

CERTIFICATE

This Plan has been prepared and published as per requirements of the Physical Planning and Land Use Act, 2019

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Departmental Reference No.:.....*R172/2025/01*.....

Approved Local Physical and Land Use Development Plan No.: ...*01*.....

FOREWORD

The 21st century has witnessed rapid urbanization at the global and local scale. According to a World Bank report (2016), over 26 percent of Kenya's population resided in urban areas. In 2015, Kenya joined other nations in adopting the 17 Sustainable Development Goals (SDGs), a global development framework spearheaded by the United Nations in partnership with member states. Specifically, SDG 11 aims at "making cities and human settlements inclusive, safe, resilient, and sustainable" by promoting access to adequate, safe, and affordable housing, basic services, and slum upgrading.

Although the advantages of urbanization and well-planned human settlements are widely recognized, rapid and uncoordinated urban growth in developing countries often presents myriad challenges. These include heightened risks of social instability, deteriorating infrastructure, water and sanitation crises, and possible disease outbreaks. Further, these issues are compounded by the continued rural-to-urban migration. The growing urban population has led to increasing demand for housing, secure tenure, and essential services. However, housing supply has consistently fallen short of this demand, resulting in the proliferation of informal settlements.

The Kenya Informal Settlement Improvement Project Phase 2 (KISIP2) was conceptualized with one of its key objectives being to facilitate the conferment/formalization of secure land tenure for selected informal settlements. This would be achieved through coordinated planning and surveying efforts. The informal settlements identified for intervention were selected from counties participating in the KISIP2 program. In this context, African Location A Informal Settlement, located in Laikipia County, was selected for intervention. The African Location A plan responds directly to these urbanization pressures by providing a locally grounded, forward-looking spatial framework that guides sustainable development, infrastructure provision, and secure tenure.

This Local Physical and Land Use Development Plan provides a framework for sustainable development, optimal use of space, environmental conservation, orderly development and safeguarding national security as provided in the constitution of Kenya 2010, Physical and Land Use Planning Act, 2019, National Land Policy, the draft Laikipia County Spatial Plan among other policies. The preparation of African Location A settlement plan was anchored on the community vision "***A sustainable settlement with designated waste collection areas, better drainage and sanitation, security measures and improved connectivity".*** This largely informed the plan proposals, which are in line with the best planning practices.

The planning approach employed in line with Article 269 (1) (d) of the Constitution of Kenya 2010 was consultative, participatory, and collaborative. Stakeholders engaged varied from the county government departments, property owners, the community, non-state actors, professionals, and the business community etc. Public participation was aimed at enhancing public awareness, promoting accountability, and ownership.

Successful implementation of this plan relies on the active commitment of all relevant actors, including the local community, county departments, non-governmental organizations,

development partners, and national government, etc, who are urged to align their programs, budgets, and activities with the plan's objectives and vision. Implementation should be done in line with the implementation matrix, which is part of this plan. Coordinated action, resource mobilization, and sustained commitment will be essential to achieving inclusive, sustainable development for African Location A settlement.

.....

Hon. Martin Ekwam Nabos

CECM, Infrastructure, Land, Housing, Energy and Physical Planning

ACKNOWLEDGEMENT

The successful completion of this plan was largely due to active participation and valuable input from various individuals and institutions. Therefore, we express our sincere appreciation to the following:

- The African Location A community – We acknowledge the residents and property owners of African Location A settlement for their voluntary & constructive participation during the preparation of this plan; their input, experiences, and ideas provided the foundation of this plan.
- The vibrant African Location A youth for their commitment and reliability in collecting household data that aided the preparation of the socio-economic report and the final plan.
- SEC and GRC leadership: By actively fulfilling their oversight and remedial roles, respectively, throughout the project implementation, including community mobilization and sensitization. The committees also played a key role in ensuring accountability. Additionally, they offered community-based alternative dispute resolution mechanisms, which promoted local conflict resolution, thus managing long legal processes that are both time and resource-consuming.
- Area Member of County Assembly, local political leadership and administration: attendance, representation, and contribution in the preparation of African Location A Plan during the stakeholder engagements. This served to ensure that the process was both legitimate and upheld public interest.
- The County Government of Laikipia KISIP2 CPCT: For their valuable technical input and facilitation of access to relevant data, project supervision, providing insights during stakeholders' meetings, coordinating the community, and constructive criticisms to enhance the plan layouts.

We express special recognition to the following;

- H.E. Joshua Wakahora Irungu, EGH. – Governor, Laikipia County Government
- Reuben Kamuri Ngatia- Deputy Governor, Laikipia county
- Martin Ekwam Nabos- CECM, Infrastructure, Land, Housing, Energy and Physical Planning
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Our special recognition goes to: -

- Mr. George Arwa – KISIP Project Coordinator
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The consultant is profoundly grateful to all stakeholders who actively participated in formulating the plan objectives, verifying property boundaries, collecting data, visioning, knowledge sharing, proposal development, and demonstrating commitment to the project's successful completion.

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EXECUTIVE SUMMARY

Project Highlights: The Second Kenya Informal Settlements Improvement Project (KISIP2) represents a significant scaling-up of the earlier KISIP1 initiative. While KISIP1 was limited to 15 municipalities in 14 counties, KISIP2 extends its reach to all 47 counties in Kenya. This expansion reflects the National Government's commitment, with the support of development partners such as the World Bank, to address the persistent challenges of informal settlements through coordinated partnerships with county governments. Participation by counties was voluntary, formalized through participatory agreements that outlined collaborative responsibilities, thereby ensuring locally grounded interventions.

The design of KISIP2 draws directly on lessons learned from KISIP1, particularly the need for a more adaptive, inclusive, and context-specific approach to planning in informal settlements. As a result, KISIP2 places enhanced emphasis on physical and land use planning alongside settlement upgrading interventions. These priorities align with the National Land Policy (2009), which identifies informal settlements as areas emerging in the absence of tenure security and planning controls, typically characterized by inadequate infrastructure, insecure livelihoods, and social vulnerability.

Consistent with the policy's directive under Section 211, KISIP2 intervenes in informal settlements by facilitating tenure regularization through planning and surveying services on suitable public land. This policy alignment is operationalized through KISIP2's Project Development Objective: to improve access to basic services and tenure security in participating settlements while strengthening institutional capacity for slum upgrading. This objective is realized through four components: Component 1 (Integrated Settlement Upgrading), which supports upgrading settlements through tenure regularization and infrastructure improvement; Component 2 (Socio-Economic Inclusion Planning), which promotes the inclusion of beneficiaries in government programs; Component 3 (Institutional Capacity Development), which builds institutional and policy capacities at national and county levels for slum upgrading; and Component 4 (Program Management and Coordination), which ensures efficient project management by supporting the National and County Project Coordination Teams (NPCT and CPCTs). Notably Component 1 on integrated settlement upgrading and Component 2 on socio-economic inclusion, are directly informed by planning activities.

The Consultancy: E&G Spatial Consultants Ltd was contracted to provide *Consultancy Services in Undertaking Physical Planning, Cadastral Survey, and Detailed Topographical Survey of Eleven (11) Selected Informal Settlements in Embu and Laikipia Counties, phase IIC– Cluster 1*. The firm is experienced in carrying out similar assignments, as exhibited by its successful completion of similar assignments in several other informal settlements spread across the country.

The main objective of this consultancy is to facilitate the conferment/formalization of secure land tenure for the selected informal settlements within KISIP2's participating counties through Planning and Surveying. The participating county governments proposed selecting settlements to KISIP for consideration. The proposed informal settlements were then subjected to qualification and eligibility parameters as per the KISIP Project's Operations Manual and the Project Appraisal Document (PAD&POM). This planning report is limited to one of the eleven settlements under this consultancy, namely, ***African Location A.***

Project Scope: African location-A settlement is located in Rumuruti Township Ward, Laikipia West Constituency, Laikipia West Sub County, Laikipia County. The project area is part of the larger African location settlement, however, due to project limitations on the maximum size that is allowable for KISIP intervention, the scope was limited to 33.6 Ha. The project extent lies between latitudes 0°16'09.89"N and 0°16'35.66"N and longitudes 36°32'04.44"E and 36°32'40.41"E.

Project Methodology: To deliver this consultancy, the following multi-stage methodology was employed:

i. **Stakeholders' identification and mobilization**- This was one of the preliminary and project foundational activities, key to ensuring the success of the project. It involved identifying all the stakeholders that were to be involved in the project, as well as mobilizing them on the project ToRs, expected outputs/deliverables and respective project timelines; project approaches, methodology and underpinnings; and their duties & responsibilities. The stakeholders identified and mobilized included the consultant's team, the National and County Project Coordination teams (NPCT, CPCT), relevant national and county departments, SEC and GRC members, and the larger community, local political and administrative leaders, relevant county officials, and government agencies. This was essential to ensure transparency and promote active participation throughout the planning and surveying process.

ii. **Social and environmental screening**- Similarly, this was another undertaking that was foundational to this project. The screening aimed at (a)establishing settlements' viability regarding participation in the project and (b)identifying potential adverse environmental and social impacts of the project and proposals emanating from this Plan to mitigate them. In addition, due diligence was conducted on the settlement to verify the correctness of its contractual scope and ownership status, confirming it was situated on uncontested public land.

iii. **Identification of settlement perimeter boundaries and preparation of digital basemaps** – This activity involved demarcation of the project area boundary, guided by the scope provided in the ToRs. It also involved ground picking of existing property/parcel boundaries and physical features of the settlement that are pertinent in the land tenure regularization processes, such as beneficiary parcel/structure boundary rights, roads, streets, spot heights, etc., to facilitate subsequent decision making. This culminated in the generation

of a digital basemap that created an interplay between the physical characteristics of the settlement and subsequent spatial analyses.

iv. **Socio-economic surveys** – This activity involved enumeration of all settlement inhabitants (structure owners and tenants), households, as well as a detailed analysis of the settlement thematic issues, including physical and environmental aspects, population and demography, transport and infrastructure capacities, land use and land tenure profiles, settlements economy, housing and social infrastructure provisions, among others. Key to this activity was the generation of the list of beneficiaries (LOB), which is an important output in this consultancy.

v. **Preparation of the Local Physical and Land Use Development Plan** – This deliverable is the essence for preparation of this report, and the basis upon which the land tenure rights were established, suitable land uses were determined. Further, development control ordinances, plan implementation guidelines, as well as catalyst projects of the settlement have been discussed in detail in this plan. The socio-economic findings and the basemap prepared in the preceding stages, were key inputs in the preparation of this Plan. Central to the delivery of this output were stakeholders' inputs, and especially the participatory planning exercises with the African Location A community.

vi. **ESMP/RAP preparation –** This activity will succeed the preceding stage of preparation of the Local Physical and Land Use Development Plan. This task will outline the positive impacts that should be enhanced, as well as the negative impacts and risks arising from this tenure regularization exercise which should be mitigated, so as to ensure that the beneficiaries of this settlement are left in a better position than they were before the project.

vii. **Cadastral surveying –** as one of the ultimate tasks of this project, it was a significant activity that involved the implementation of the plan prepared under stage V above. This involved demarcation of the boundaries of the resultant plots/parcels as per the approved plan layout. This activity resulted in approved survey plans, signed and sealed RIMs, which are key input into the subsequent stage of registration of rights.

viii. **Registration of Rights (Preparation of Leases) –** This will be the culmination of the tenure regularization exercise, an activity that will constitute the preparation of leases for all the beneficiaries identified and registered in the list of beneficiaries. This activity will be carried out by KISIP, in collaboration with the Departments of Land Administration and Land Registration of the National Government. The consultant will submit to KISIP the approved outputs of this consultancy, which include the Adopted List of Beneficiaries, Approved Local Physical and Land use Development Plans, Approved Survey Plans, Amended, signed and sealed RIMS complete with area lists.

Settlement Highlights: The KISIP2 project intervention in African Location A settlement was undertaken within an already established urban setting. Although residents lacked formal documentation to prove land ownership, the area exhibited significant development, characterised by numerous permanent structures. Claims to

parcel ownership were largely based on informally 'defined' boundaries, typically marked by physical structures and live fences. The absence of formal planning guidelines contributed to unregulated developments which resulted in an organically evolved settlement structure.

It was established that there was some level of acceptance and normalization of the informal land ownership/rights due to the absence of a formal land regime. Various forms of claims to land were displayed, including demarcations using fences, informal sale-agreements (drafted between self-individuals, with correspondences with the local chief's endorsement). Despite the lack of tenure security, individuals were conducting land transactions, albeit very informally. This scenario portrays self-sustaining modes adopted in the informal settlement to bridge the gap where formal systems are non-existent. Largely, a significant number of the dwellers had different types of ownership documents for the parcels of land they laid claim to. These mainly included allotment letters and sale agreements. To ensure validity, the consultant used complementary means of property identification, including door-to-door enumeration, acknowledgement between neighbours, use of local administration, and community leadership.

Planning Approach: To introduce spatial organization within the area, the preparation of the Local Physical and Land Use Development Plan (LPLUDP) became essential. The plan integrates multi-sectoral proposals, establishes development control guidelines for physical development and land use, and outlines strategies for access creation and realignment. By incorporating these elements, the LPLUDP serves as a critical tool for guiding new developments, redevelopment projects, and land tenure regularization efforts, while establishing a structured spatial layout that supports systematic urban management and growth coordination. The subsequent cadastral surveying, which was executed as per the approved LPLUDP layout, enabled formal tenure rights registration, which will fulfil the tenure regularization objective of this project sub-component. The other proposals accompanying the plan, especially on infrastructure, will be subject to the plan implementation by the county government of Laikipia, or considered under the KISIP2 infrastructure upgrading under subcomponent 1.2.

An **adaptive planning approach** was applied in African Location A to minimize impacts since the settlement had developed significantly on public land. Adaptive planning is a flexible, context-sensitive planning method that modifies standard planning regulations to suit the unique conditions of informal settlements, thereby minimizing resident displacement and enabling in situ upgrading. This was in line with the project's guidelines on zero or minimum impacts (where necessary). Therefore, this approach minimized disruptions and displacements of the already vulnerable community as much as possible.

An **integrated and participatory approach** was employed throughout the planning exercise. Using this approach, all relevant stakeholders were engaged from the national government, county government, local community, and local area

administration. The engagements were enhanced through direct participation and targeted consultations on key matters concerning the plan preparation. The stakeholders' engagements were done at the various stages, including the consultant's introduction meeting, project launch, environmental and social screening, basemap validation, socio-economic survey, community visioning and participatory planning, draft plans presentation (to county and community), and finally adoption of the final plan for approval. At all these stages, the stakeholders' inputs, in addition to the consultant's professional input, served as the foundation for the final plan in this report.

Visioning and Community Proposals

During the community participation stage, the community developed a vision and proposed several key considerations to be included in the plan. The vision was *"**A sustainable settlement with designated waste collection areas, better drainage and sanitation, security measures and improved connectivity**"*

This vision was anchored on the following proposals which were aimed at ensuring that the LPLUDP would reflect the needs and aspirations of the community. These included:

- Improved drainage and storm water channels
- A designated area for a dumpsite and waste collection points
- Improved sanitation and liquid waste management
- A secure settlement with security lights, ICT centres and a market
- A well-connected settlement with internet and good road network system

Plan Alternatives: The preparation of the LPLUDP was primarily based on findings from a socio-economic survey, which was submitted as a separate deliverable under the consultancy. These findings informed community priorities, demand, supply, and projected needs for planning. Two plan alternatives were considered during the process. The first alternative, referred to as the "Nil intervention," proposed maintaining the settlement's status quo. This option would involve issuing a block title without making significant changes. The other alternative was an adaptive planning option inspired by innovative approaches learned from KISIP1. This adaptive option prioritized flexibility by adopting planning proposals that aligned with the existing development layout rather than adhering strictly to conventional planning standards. This approach aimed to minimize negative impacts while addressing the complexities of planning in an already developed informal settlement.

The adaptive option introduced defined land use zones, retained access patterns consistent with the existing settlement layout and introduced access to landlocked parcels, with footpaths measuring 3 metres and accesses measuring 6 - 30 meters. This option impacted 168 structures, including houses, roof extensions and makeshift structures (*vibandas*). During the presentation of the first draft plan, the community expressed a preference for the adaptive option due to the wider accesses, improved

accessibility and connectivity, and the symmetrical layout. However, they had another opportunity to validate the plan during the draft final plan presentation before its final adoption. The draft final LPLUDP was prepared based on comments from the community members and the key stakeholders, including the National Project Coordination Team (NPCT) and the County Project Coordination Team (CPCT).

The proposed plan successfully established key land uses, including residential, recreational, public purpose, transportation, and mixed-use zones, industrial and ensured access to all parcels, thereby significantly improving connectivity within the settlement. Access networks varied in width, ranging from 3 metres to 30 metres. The resultant parcel sizes determined the tenure options, with the minimum parcel size for individual registration set at 100 square meters with all parcels meeting this threshold.

Developed through a collaborative process that synthesized stakeholder input, the LPLUDP fulfils its primary goal of harmonizing diverse perspectives into actionable guidelines. The draft plan was subjected to a 60-day mandatory public notification period, where it was made available for public inspection and stakeholder comments. This planning report endeavours to actualize the LPLUDP layout and establish guidelines for implementing its proposals to achieve an organized settlement. The proposed plan is therefore a precursor to the implementation of the tenure phase and the various proposed infrastructure projects thereafter.

This plan facilitates tenure regularization by analysing the settlement's sectoral/thematic challenges, proposing a spatial development framework, and advising on applicable titling options. The subsequent implementation of the LPLUDP through cadastral surveying will result in formalization of the settlement's beneficiaries' tenure rights. It is anticipated that settlement redevelopment and transformation will be catalysed through tenure regularization.

Report structure

This report is organized into eight chapters.

Chapter 1 introduces the KISIP 2 project and covers subjects including an overview of the KISIP II project. The Chapter also gives the basis for the preparation of the plan, its purpose, and the project undertakings.

Chapter 2 reviews the planning context; the history of the African location market, and the laws anchoring physical and land use planning. It also presents the planning regulatory framework and case studies relevant to this exercise.

Chapter 3 documents the plan preparation process. It describes stakeholder mobilization and participatory workshops, technical surveys (environmental, social, infrastructural), and data collection techniques (GIS mapping, beneficiary enumeration).

Chapter 4 presents the African location's situational analysis. It covers physical attributes (topography, land cover, drainage), socio-economic profiles (population, livelihoods, tenure status), infrastructure inventory (roads, water, sanitation, energy),

and environmental conditions (vegetation, erosion). The analysis identifies strengths, vulnerabilities, and critical gaps that inform subsequent planning decisions.

Chapter 5 outlines the plan options considered and the detailed proposals for the preferred option to address the African Location settlement's challenges, ranging from incremental upgrades to transformative redevelopment. Each alternative is evaluated against criteria such as the community's vision, availability of land for development, social/community impact, environmental sustainability, and technical feasibility.

Chapter 6 defines the development control guidelines for the plan proposals that will guide future development. It specifies land-use zones, density limits, building-line setbacks, access requirements, and permissible heights. It also includes detailed guidelines for public spaces, landscaping, infrastructure corridors, and environmental protection measures to ensure orderly, safe, and resilient growth.

Chapter 7 presents the strategic actions for regularization which cover infrastructure servicing, incremental housing improvements, capacity building, and funding mechanisms to support vulnerable households.

Chapter 8 outlines the implementation framework that translates plan proposals into a time-bound action plan It presents a matrix assigning responsibilities to implementing agencies, sets target dates, and estimates costs and resource requirements. Monitoring indicators and reporting frameworks are defined to track progress, evaluate outcomes, and adapt strategies as needed.

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List of Acronyms

ADRM	Alternative Dispute Resolution Mechanisms
CBO	Community-Based Organisation
7Rs	Rethink, Refuse, Reduce, Repurpose, Reuse, Recycle, Rot/Recover
CDC	Centres for Disease Control
CPCT	County Project Coordination Team
CIDP	County Integrated Development Plan
CoG	Council of Governors
ECDE	Early Childhood Development Education
EMCA	Environmental Management and Coordination Act
EIA	Environmental Impact Assessment
ESMP	Environmental Social Management Plan
ELCA	Environmental Land Court Act
EMCA	Environmental Management and Coordination Act
ESMF	Environmental and Social Management Framework
GIS	Geographic Information System
GRC	Grievance Redress Committee
ICT	Information and Communication Technology
ID	Identification Card
IDA	International Development Association
KGs	Kilograms
KISIP	Kenya Informal Settlements Improvement Project
KRA PIN	Kenya Revenue Authority Personal Identification Number
LIS	Land Information System
LoBs	List of Beneficiaries
LPLUDP	Local physical and Land use Development Plan
MTPs	Medium-Term Plans
NEMA	National Environment Management Plan
NGO	Non-Governmental Organizations
NLC	National Lands Commission
NPCT	National Project Coordination Team
NYAHUWASCO	Nyahururu Water and Sanitation Company
OP	Operational Policies
PAP	Project Affected Person
PAD&POM	Project's Operations Manual and the Project Appraisal Document
PDO	Project Development Objective
PDP	Part Development Plan
PIDs	Preliminary Index Diagrams
PLUPA	Physical and Land Use Planning Act
PLWDs	People Living with Disabilities
RAP	Resettlement Action Plan
RIM	Registry Index Map
SEC	Settlement Executive Committee
SDGs	Sustainable Development Goals
SMP	Social Management Plan
SOK	Survey of Kenya
SWM	Solid Waste Management System
TOR	Terms of Reference
UACA	Urban Areas and Cities Act
UN	United Nations
WB	World Bank
WC	Water Closet
WRA	Water Resource Authority

Definition of Key Terms

Adaptive Planning: An approach that capitalizes on doctrines of participatory planning, flexibility, and iterative planning processes to innovate development conditions that support a city's capacity to respond to changing phenomena as opposed to the normally preferred rigid blueprint of conventional planning standards that seeks a predefined action.

A building line: A limit beyond which a house must not extend to a street.

Development: Carrying out any works on land or making any material change in the use of any structures on the land.

Development control: Managing and regulating land use and development activities to ensure they align with spatial plans, policies, and standards set by planning authorities, thereby promoting purposeful land utilization for public welfare.

Disaster Risk Management: Systematic application of policies, strategies, and practices aimed at preventing the creation of new disaster risks, reducing existing risks, and managing residual risks. Its ultimate goal is to strengthen resilience and minimize the adverse impacts of hazards on communities, infrastructure, and ecosystems.

Environmental Safeguards: Policies, regulations, and practices designed to protect the natural environment and mitigate the negative impacts of human activities.

Environmental and Social Management Plan: A structured document that outlines strategies to manage and mitigate environmental and social risks associated with a specific project or activity. It serves as a tool to ensure compliance with environmental and social standards while minimizing adverse impacts on communities and ecosystems

Existing use: The continued use of a building or land for a purpose consistent with its original use before the current planning process began in the area.

Informal Settlement: A residential area where a group of housing units have been constructed on land to which the occupants often have no legal claim; these areas are unplanned, and the housing so developed is not in compliance with planning and building regulations.

Land-Use Integration: Coordinated planning and management of land resources to achieve sustainable and multifunctional use while addressing environmental, social, and economic priorities. This approach emphasizes interdisciplinary collaboration and stakeholder engagement to ensure that land allocation and utilization meet diverse needs, including conservation, development, and community well-being.

Local Physical and Land Use Development Plan: A plan for the area or part thereof of a city, municipality, town, or urban centre, and includes a plan regarding any trading or market centre.

Participatory Planning: An inclusive approach to urban and community planning that actively involves residents, stakeholders, and marginalized groups in the decision-

making process. It aims to ensure that planning reflects the needs, aspirations, and priorities of the community while fostering collaboration and ownership.

Sustainable Development: Development that meets present needs without compromising the ability of future generations to meet theirs, balancing social equity, economic growth, and environmental sensitivity.

Security of Tenure: The right of all individuals and groups to effective protection by the state against forced evictions. Under international law, 'forced eviction' is defined as: 'the permanent or temporary removal against their will of individuals, families and/or communities from the homes and/or land which they occupy, without the provision of, and access to, appropriate form of legal or other protection.

Setback: The distance between the building and the property boundary.

Slum: A human settlement area which has deteriorated over time due to various factors including neglect, decadence, and illegal extensions.

Tenure Regularization: Process of transforming slums from settlements with insecure land tenure and poor living conditions into officially recognized parts of the city.

Urban renewal: The process of slum clearance and physical redevelopment that addresses a wide range of urban challenges, including unsanitary, inadequate, or outdated housing, poor transportation, sanitation, and other services.

Urban Regeneration: A comprehensive, area-based and multi-agent collaborative planning process that improves the physical, environmental and socioeconomic conditions of an urban area and links the generated benefits to the wider urban fabric of the city.

Vulnerable Groups: Groups susceptible to, exposed or liable to succumb to an afflicting situation such as women, children, the elderly, persons with disabilities, youth, minorities, and the marginalized groups.

Zoning: A method used in urban planning to regulate land use by dividing areas into specific zones, each with designated rules and restrictions. These zones determine how land can be used, such as for residential, commercial, recreational, or mixed-use purposes, and may also regulate building size, density, placement, and appearance.

1. INTRODUCTION

1.1 Kenya Informal Settlements Improvement Project (2) Background

Informal settlements accommodate a significant proportion of urban populations in Kenya. However, there is no universal planning approach that can be applied at scale to their upgrading. Conventional planning frameworks designed for greenfield developments or new sites are largely inapplicable to informal settlements due to their complex socio-spatial dynamics. Consequently, current approaches rely on case-by-case strategies tailored to the unique characteristics of each settlement while incorporating best practices from previous interventions.

The Second Phase of the Kenya Informal Settlements Improvement Project (KISIP 2), under which this consultancy was commissioned, is an initiative of the Government of Kenya with support from development partners, including the International Development Agency (IDA). This phase builds on the successes and lessons learned from KISIP 1, which was implemented in 14 counties. The positive impacts of KISIP 1 underscored the need for scaling up project activities to all 47 counties.

A key outcome of KISIP 1 was the development of an adaptive planning approach, which has since been institutionalized in informal settlement upgrading. This approach introduced flexible planning interventions that minimized project-induced displacements while ensuring essential infrastructure improvements. The adaptive approach allowed planning proposals to accommodate existing settlement dynamics, including parcel sizes, road widths, and service provision, rather than rigidly adhering to conventional urban planning standards. For instance, in cases where conventional road sizes could not be achieved, realignments were made to retain narrower roads, complemented by traffic management strategies such as one-way traffic flow or pedestrianization. However, where settlement conditions permitted, conventional standards were applied.

Given the unique characteristics of each informal settlement, a one-size-fits-all planning model is impractical. The flexibility of the adaptive approach aligns with the primary objective of KISIP 2—to enhance tenure security and improve access to basic services in urban informal settlements. By responding to existing settlement conditions, this approach minimizes displacements, ensuring that upgrading interventions do not threaten the livelihoods of residents. In this specific project, the adaptive approach was instrumental in the preparation of the Local Physical and Land Use Development Plan (LPLUDP) under this report.

The implementation of KISIP 2 aligns with Kenya's constitutional provisions on the right to property and the requirement for land use planning. Furthermore, it supports Vision 2030's social pillar, which addresses rapid urbanization by promoting sustainable urban development. Since informal settlements often serve as the initial

point of entry for rural migrants, upgrading initiatives such as KISIP 2 contribute directly to national development goals.

Beyond physical upgrading, KISIP 2 integrates socio-economic inclusion by linking vulnerable groups—including women, the elderly, orphans, and persons with disabilities—to government programs aimed at reducing poverty and vulnerability. Additionally, the project facilitates youth access to skills development and employment opportunities. Socio-economic planning is integrated into infrastructure projects to ensure that improvements in basic services are complemented by broader social benefits.

KISIP 2 also prioritizes resilience-building, addressing vulnerabilities related to natural hazards, crime, and violence prevention, while promoting gender-sensitive interventions across its activities. These project undertakings are structured within four interdependent components, as outlined in the matrix below.

Table 1: KISIP2 project components

Component	Description
1. Component 1: Integrated Settlement Upgrading	
Subcomponent 1.1: Tenure regularization	Coordinates regularization of tenure for people living on uncontested public land through planning and surveying.
Sub-component 1.2: Infrastructure Upgrading	Coordinates investments in essential infrastructure, such as roads, drainage, water, and sanitation services.
2. Component 2: Socio-Economic Inclusion Planning	Supports community development plans to enhance social and economic inclusion through community capacity building and awareness creation for the various project interventions Strengthens community development by promoting social and economic inclusion through capacity building, awareness creation, and livelihood support programs.
3. Component 3: Institutional Capacity Development for Slum Upgrading	Supports policy development, institutional strengthening and capacity building at national and county levels to enhance understanding and implementation of slum upgrading processes.
4. Component 4: Program management and coordination	Provides oversight and coordination for project implementation at both national and county levels through the National Project Coordination Team (NPCT) and County Project Coordination Teams (CPCTs)

This consultancy is being undertaken under Component 1: Integrated Settlement Upgrading, specifically Subcomponent 1.1: Tenure Regularization. As highlighted in the introduction, the components of KISIP 2 were refined and enhanced based on lessons learned from KISIP 1. Notably, the integration of Component 1 resulted from previous experiences in KISIP 1, where tenure regularization and infrastructure upgrading were initially implemented as independent, parallel components. Their

coordination under a single component in KISIP 2 was aimed at maximizing project impact by leveraging synergies in implementation at the settlement level.

The preparation of the Local Physical and Land Use Development Plan (LPLUDP), which is one of the primary objectives of this consultancy, is therefore critical in enhancing tenure security in African Location A. Additionally, the LPLUDP serves as a blueprint for guiding post-tenure regularization interventions, particularly infrastructure development and service provision. This underscores the interdependent nature of KISIP 2's components, where tenure security, infrastructure improvements, and socio-economic development are mutually reinforcing in achieving sustainable informal settlement upgrading.

1.2 Objectives of the Project

To achieve the overall development objective of KISIP 2, as outlined in the preceding section, this consultancy primarily focuses on facilitating the formalization of secure land tenure for African Location settlement in Laikipia County through planning and surveying activities.

The tenure regularization process involves a series of key activities, culminating in the preparation of this Local Physical and Land Use Development Plan (LPLUDP), with some remaining tasks to be completed after the plan's approval.

Specific Objectives

The specific objectives guiding this assignment and the plan preparation process include:
The specific objectives that guided this assignment and the plan preparation process were:

a. **Desk Study/Literature review**- this entailed the review of relevant policy documents and legislation that pertains regularization of security of tenure through planning and survey, best practices with regard to planning of informal settlements, the Laikipia county Spatial Plan and the Rumuruti Municipality plan, among others.
b. **Stakeholders' identification and mobilization**- This was one of the preliminary and project foundational activities, paramount to the success of the project. It involved identifying all the stakeholders that were to be involved in the project, as well as mobilizing them on the project ToRs, expected outputs / deliverables and respective project timelines; project approaches, methodology and underpinnings; and their duties & responsibilities. The stakeholders identified and mobilized included the consultant's team, the National and County Project Coordination teams (NPCT and CPCT), relevant national and county departments, SEC and GRC members and the larger community, local political and administrative leaders, relevant county officials, and government agencies. This was essential to ensure transparency and promote active participation throughout the planning and surveying process.
c. **Social and environmental screening**- Similarly, this was another undertaking that was foundational to this project. The screening aimed at

establishing individual settlement's viability in regard to participation in the project and as well, identify potential adverse environmental and social impacts of the project and proposals emanating from this Plan with a view to mitigating them. Together with this, due diligence of the settlement was conducted to establish the correctness of the contractual scope and viability of the settlement for KISIP intervention in the lenses of establishing the ownership status of the settlement to ensure it's situated on public land.

d. **Identification of settlement perimeter boundaries and preparation of Digital basemaps**-This activity involved demarcation of the project area boundary, guided by the scope provided in the ToRs. It also involved ground picking of existing property/parcel boundaries, and physical features/aspects of the settlement that are pertinent in the land tenure regularization processes, such as settlement morphology, beneficiary parcel/structure boundary rights, roads, streets, spot heights, etc., to facilitate subsequent decision making. This culminated in the generation of a digital basemap that created an interplay between the physical characteristics of the settlement, and subsequent spatial analyses.

e. **Socio-economic surveys and physical mapping-** This activity involved enumeration of all settlement inhabitants (structure owners and tenants), households, as well as a detailed analysis of the settlement thematic issues, including physical and environmental aspects, population and demography, transport and infrastructure capacities, land use and land tenure profiles, settlements economy, analysis of the housing and social infrastructure provisions, among others. Key to this activity was the generation of the list of beneficiaries (LOB), which is an important output in this consultancy.

f. **Preparation of the Local Physical and Land Use Development Plan-** This deliverable is the basis for preparation of this report, and the basis upon which the land tenure rights were established and determined, among other important aspects of the settlement, including determination of the suitable uses of land; development control guidelines, settlement implementation matrix, as well as capital investment plan, that have been discussed in detail in this plan. The socio-economic findings and the basemap layout, prepared in the preceding stages were key inputs to the preparation of this Plan. Central to the delivery of this output, were stakeholders' inputs, and especially the participatory planning exercises with the African location Aa community.

g. **SMP/RAP preparation**- This activity is successive to the preceding stage of preparation of the Local Physical and Land use Development Plan. This task will outline the positive impacts that should be enhanced as well as the negative impacts and risks arising from this tenure regularization exercise, which should be mitigated. The plan proposals prepared under Phase V above may cause an impact/ involuntary relocation of people or their properties; to give way to the proposed projects/proposals-thus it forms the basis for the preparation of the SMP/RAPs. Thus, this output will ensure that the beneficiaries of this settlement are left at a better position than they were found by the project.

h. **Cadastral surveying-** as one of the ultimate tasks of this project, it is a significant activity that involves implementation of the plan, prepared under

stage v above. This will involve demarcation of the boundaries of the resultant plots/parcels as per the approved plan layout. This activity will result in approved survey plans, signed and sealed RIMs, that area key input into the subsequent stage of registration of rights.

i. **Registration of Rights (Preparation of Leases)** – This will be the climax of this tenure regularization exercise, an activity that will entail preparation of leases for all the beneficiaries identified and registered in the list of beneficiaries. This activity will be carried out by KISIP, in collaboration with the Departments of Land Administration and Land registration of the National Government. As such, we as the consultant will submit to KISIP the approved outputs of this consultancy, that include the Adopted list of Beneficiaries, Approved Local Physical and Land Use Development Plans, Approved and authenticated Survey Plans as well as Amended, signed and sealed RIMS complete with area lists.

A detailed discussion on how these specific objectives and activities have been executed towards this plan preparation process(s) is done under Chapter 3, including a highlight of the subsequent tasks that will compound the completion of this project assignment.

1.3 Plan Vision

The formulation of the settlement planning vision was undertaken in the third stakeholder engagement exercise, whereby the consultant presented the socioeconomic survey findings to the community. The main aim of this was to give the residents a picture of the current situation and allow them to visualize on the kind of settlement they anticipate living in, in the next 10 or so years.

During this meeting, the community members expressed diverse views on their dream settlement into the future. All were synthesized into a unified vision i.e. ***"A sustainable settlement with designated waste collection areas, better drainage and sanitation, security measures and improved connectivity".*** This therefore became the guiding focus in the preparation of the settlement's development plan.

1.4 Plan Preparation

As discussed in the earlier sections, tenure regularization is meant to be achieved through planning and surveying activities. Under the specific objectives stated in section 1.2 above, preparation of the settlement plan is expressly identified as one of the key activities under this assignment. This initiative not only fulfils the project TORs but also sets the stage for subsequent activities such as ESMP preparation, cadastral surveying & titling, and topographic surveys for engineering works particularly for subcomponent 1.2 on infrastructure.

This plan is anchored in the Physical and Land Use Planning Act of 2019, which defines it as a plan for a city, municipality, town, urban centre, or trading/market centre. The Act stipulates the preparation, approval, and implementation of such plans, with the

County Government acting as the primary planning authority responsible for development control.

As a KISIP2 initiative, this plan represents a collaboration between the project and the County Government, reinforcing the county's capacity for informal settlement upgrading. It provides a structured framework for spatial order and tenure security enhancement, thereby supporting the overall project objectives.

Besides forming a basis for tenure regularization, this plan aims to:

i. Define desired land use patterns within the informal settlement.
ii. Improve accessibility and transport networks through rationalized road alignments.
iii. Facilitate infrastructure upgrading, including drainage, sanitation, and other essential services.
iv. Provide a legal and spatial framework for tenure security and property rights.
v. Support socio-economic integration by creating spaces for public amenities and economic activities.

The details of the planning approach and implementation strategies are discussed in subsequent sections of this report.

1.4.1 Planning Period

This planning horizon covers a period of 10 years with a review period of 5 years (2025-2035). During this period, all the development applications within the settlement will adhere to the guidelines stipulated in this plan.

During this period, all development applications within the settlement will be guided by the provisions and regulations stipulated in this plan. The County Government, as the planning authority, will oversee development control to ensure compliance with the designated land use framework, infrastructure provisions, and tenure regularization objectives. The review at the midpoint (5 years) will assess progress, identify challenges, and integrate necessary modifications to align with evolving urban dynamics and policy shifts.

1.5 Purpose of this Planning Report

Primarily, this planning report has been prepared to give life to the LPLUDP layout and detail the guidelines/policy framework for the implementation of the various proposals in the plan. Section 12(7) of the Land Act 2012 stipulates that public land cannot be allocated unless it has been properly planned, surveyed, and development guidelines have been established.

This report has provided the necessary settlement development guidelines that shall guide the planning authority (County Government of Laikipia) and any other interested party including the landowners, developers, and other stakeholders through the provision of an interpretive framework of the LPLUDP proposals and localized permissible development standards in the settlement.

In addition, this planning report has also provided an account of the preceding activities that culminated in the preparation of the LPLUDP as well as the analysis of planning options (adaptive 1 and adaptive2) and how the best option was arrived at. This is elaborated in chapters 3-5 of this brief.

Aligned with the tenure regularization objective, the report provides guidance on applicable titling options, including individual and group titling, ensuring clarity on land ownership structures within the settlement.

1.6 Project Undertakings

The Consultant has adhered to the following operational principles to ensure effective community engagement and project implementation:

i. Participatory community and stakeholder engagement: The Consultant has actively involved the community in all project activities, ensuring inclusivity and ownership of project outcomes. Engagement will continue throughout the project cycle.

ii. Transparency and access to information: All relevant project information has been disclosed to the community to promote transparency and informed participation.

iii. Voluntary participation: Participation in the project has been entirely voluntary, with all project activities fully funded by KISIP2. Community members were sensitized to this principle to ensure their informed engagement. in total 6 technical and 6 community meetings were held as discussed ih section 3.2 of this report.

iv. Safeguarding vulnerable groups: Special attention was given to vulnerable groups, including minorities, widows, persons with disabilities, and orphans. These groups were represented in the Settlement Executive Committee (SEC) and advised on rights protection measures, such as the use of trustees for underage beneficiaries. 3% of the residents were disabled while 102 (37%) parcels were registered under women.

v. Alternative Dispute Resolution Mechanisms (ADRM): Disputes related to the project were referred to the Grievance Redress Committee (GRC), promoting community-led conflict resolution without direct Consultant involvement. If unresolved, the issues were to be forwarded to CPCT and NPCT. However, all disputes were solved by GRC.

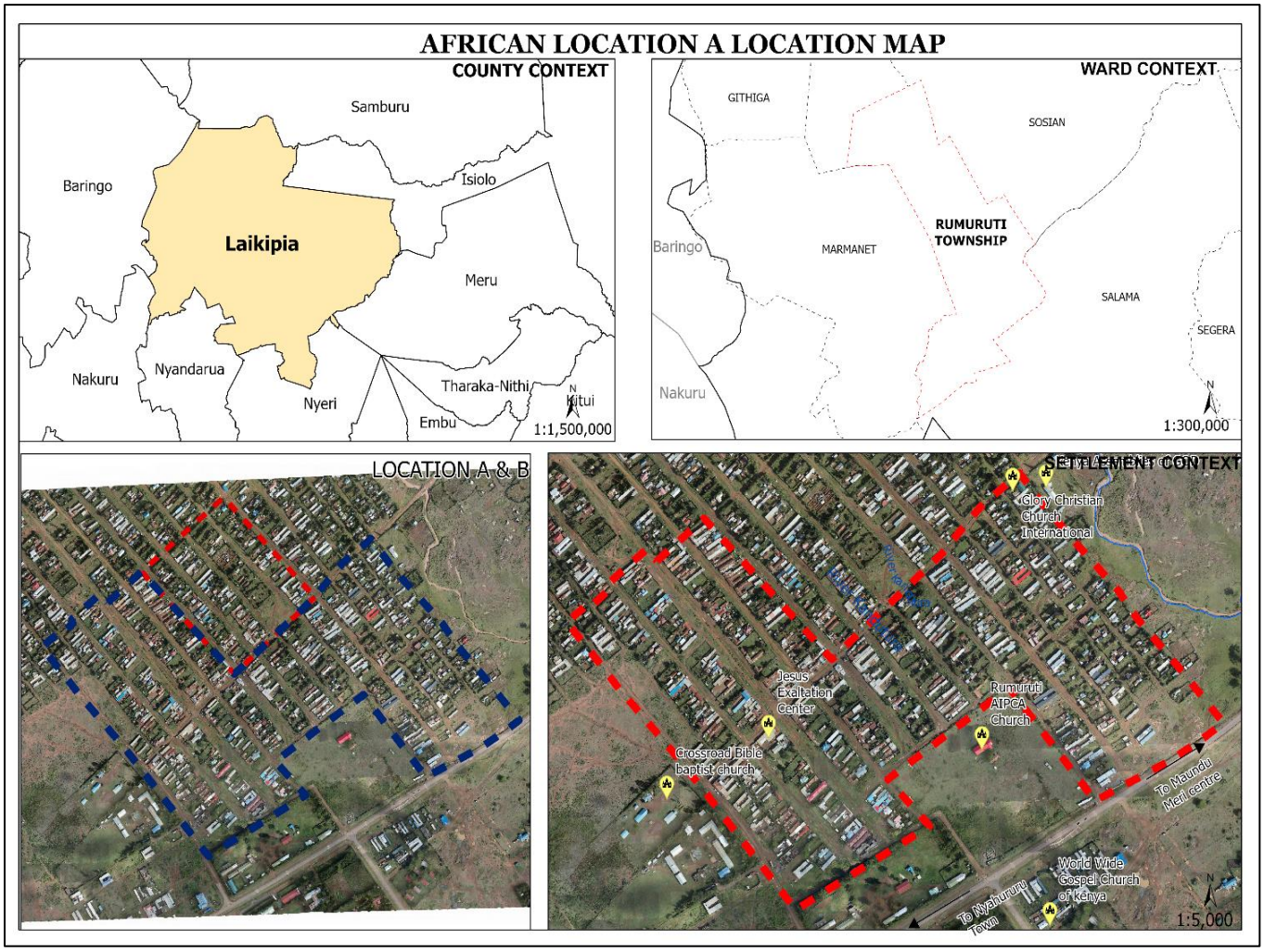
vi. Community-led decision-making: The planning process was community-driven, with residents leading discussions on re-planning impacts and negotiating the most beneficial outcomes for the settlement.

Figure 1:Project Undertakings

2. PLANNING CONTEXT

2.1 Project location and Scope

African location-A settlement is located in Rumuruti Township Ward, Laikipia West Constituency, Laikipia West Sub County, Laikipia County. The project area is part of the larger African location settlement, however, due to project limitations on the maximum size that is allowable for the KISIP intervention, the scope was limited to 33.6 Ha. The project extent lies between latitudes 0°16'09.89"N and 0°16'35.66"N and longitudes 36°32'04.44"E and 36°32'40.41"E. The settlement adjoins African Location A which is also part of this KISIP2 project. Map 1 below exhibits the project extents.



Map 1 : African Location A Location Map

2.2 History of the African Location A Settlement

African Location-A is part of the larger African location settlement (figure 2), a vibrant neighbourhood within Rumuruti town in Laikipia County. To start off, Rumuruti has an

interesting history, with its name believed to be derived from the English phrase "remote route," reflecting its isolated location during colonial times. During this era, Rumuruti was primarily inhabited by European settlers, who established large farms and ranches. However, some African families remained in the area and were relocated by settlers to a designated area known as African Location, which still exists today as one of the town's neighbourhoods.

Over time, African Location evolved into a residential area for the local African population, becoming an integral part of Rumuruti's social fabric. Initially (before 1963), the settlement served as quarters for workers on the white settler farms. Others moved from nearby slums, such as the Manyatta slums. The residents constructed temporary structures to use as homes while they worked on the farms.

As the years passed, the area underwent significant developmental changes, including construction of semi-permanent residential and commercial structures. By 1977, cooperatives had started buying and selling land to individuals who had the financial capacity. This marked a significant shift towards a structured land ownership. In 1987, the Laikipia County Council issued allotment letters to the residents and began demanding land rates. As the population grew, many individuals subdivided their land for sale or inheritance, contributing to the ongoing expansion of the settlement.

Despite the current settlement having regular plots, it is notable that they do not any legal ownership documents. Therefore, this KISIP2 project targeting to regularize the settlement's tenure security will assist the residents formalize their ownership rights, ending, a wait that has lingered for many years.

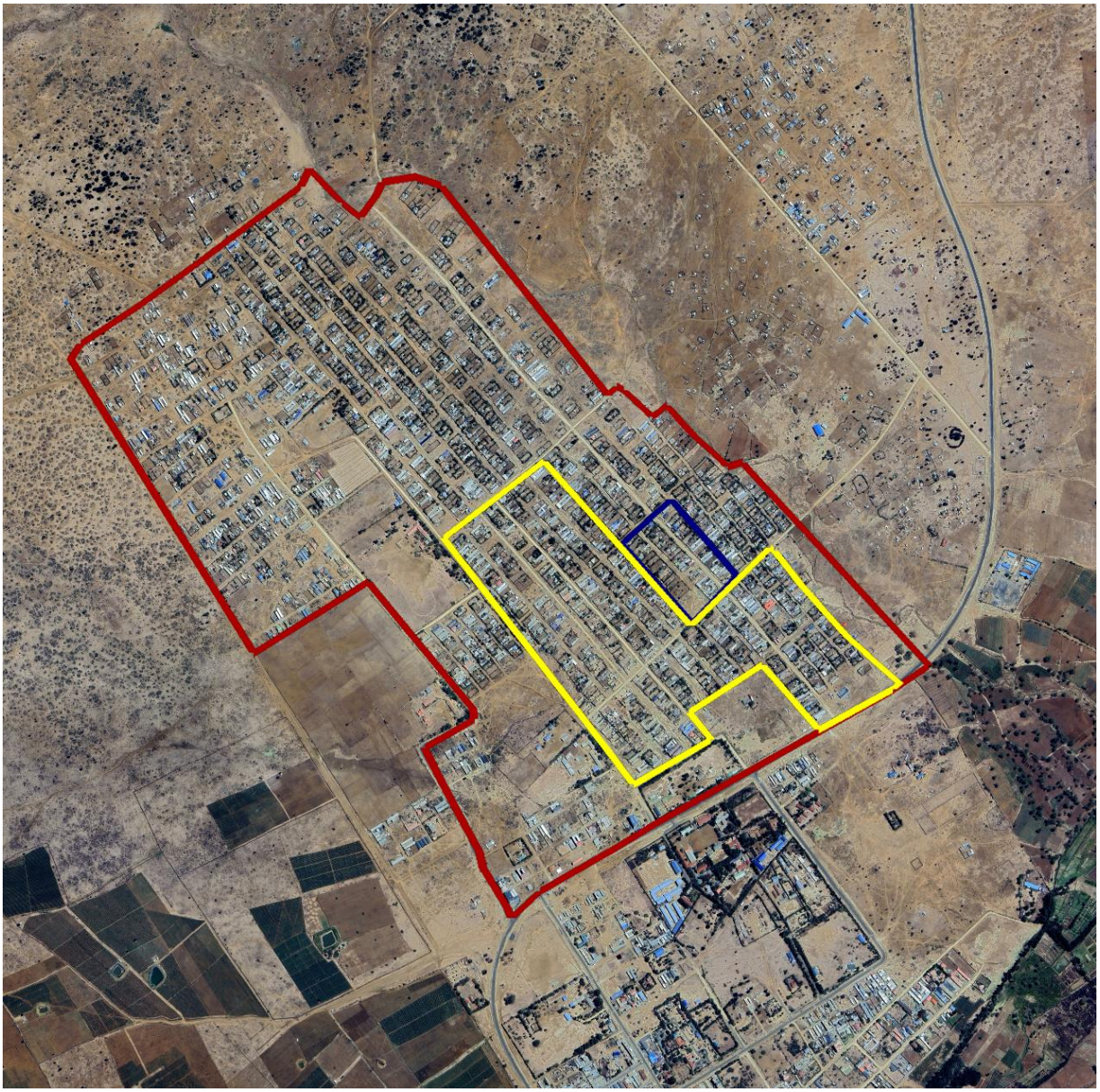


Figure 2: A Snippet showing African Location A within the larger African location

2.3 Previous Planning Efforts

During the due diligence process, the Consultant obtained old development plans for Rumuruti town within which the settlement is located. This included:

a. A 1981 development plan with the departmental reference number R172/81/4
b. A 1982 development plan with the departmental reference number R172/82/3
c. A 2003 development plan with the departmental reference number R172/2011/4
d. Rumuruti municipality plan with the departmental reference number R172/2021/1

It was established that the 1982 plan was used for issuing letters of allotment broadly informing how the inhabitants have settled within the area. It is therefore on this basis that the KISIP2 project will facilitate the formal regularization of tenure security for residents. The planning process is anticipated to be straightforward, particularly in terms of access and parcel layouts, with potential for large-scale formalization and minimal disruption to existing structures. Figures 3-6 provide a visual representation of the overlays with historical development plans, and superimposed imagery, highlighting the alignment between existing structures and previous planning efforts.

Figure 3: Overlay of the settlement boundary and the 1981 plan

Figure 4: Overlay of the settlement Boundary and the 1982 plan

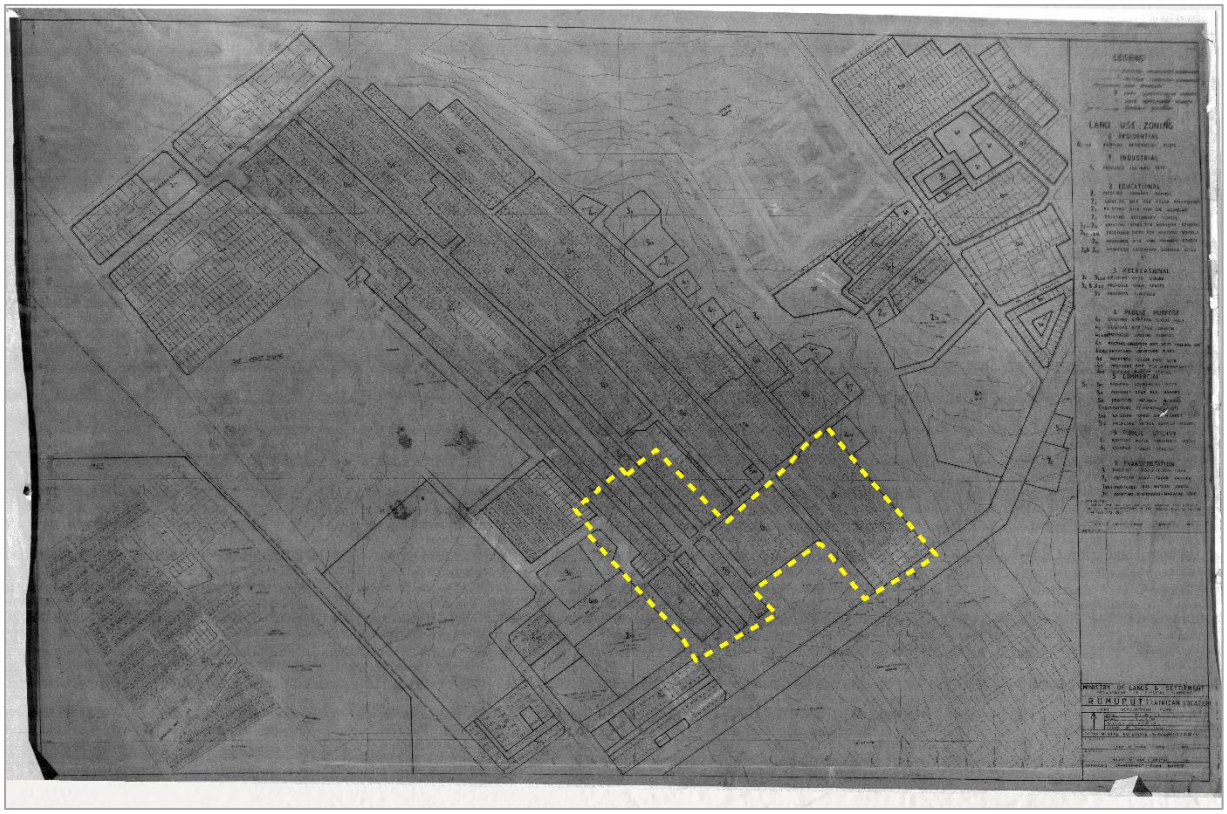


Figure 5: Overlay of the settlement boundary and the 2003 plan

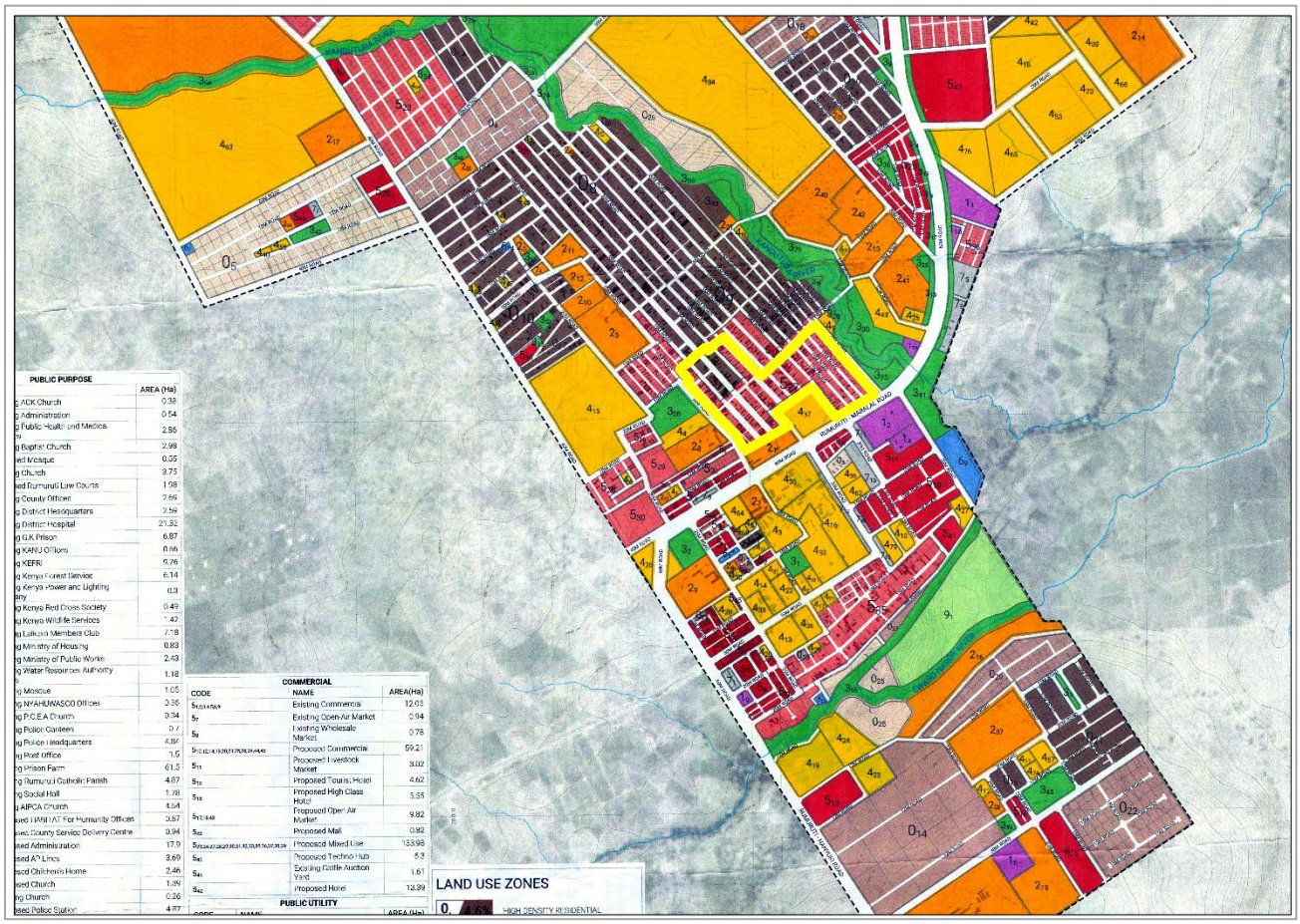


Figure 6: Overlay of the settlement boundary with Rumuruti municipality plan

2.4 Policy, Legal, and Institutional Framework

The physical and land use planning process was shaped by various legislations. This section outlines the relevant laws, policies, and regulatory frameworks reviewed, which formed the basis for developing the proposed plan. The key components of this consultancy—physical planning and land surveying—were governed by national legal, policy, and institutional frameworks. These regulations were analysed in the context of their application to complex urban environments, such as informal settlements, with consideration for both present and future planning needs.

Guidelines have been established to prevent the displacement of vulnerable communities and to steer future (re)developments especially in informal areas where planning standards have not been achieved in developments. Appropriate physical planning standards will be progressively attained over time, primarily through the implementation of development control measures.

The existing policy and regulatory frameworks played a crucial role in guiding negotiations with the community on potential and desirable project outcomes. For example, the Physical and Land Use Planning Act (2019) and its regulations mandate a minimum road width of 9 meters. However, in cases where this standard could not be met, the community was informed about the legal requirements and the need for an adaptive approach. Engaging the community at every stage proved invaluable in shaping the settlement plan and associated project activities, aligning with the constitutional principle of public participation.

A detailed review and analysis of the policy, legal, and institutional frameworks essential for implementing the project activities was provided in Annex 4 of the project inception report, which was submitted as the first deliverable. Emphasis was put on relevant planning policies and legal documents, and their application to this assignment.

The matrix in Table 2 below presents a detailed summary of the policy and legal underpinnings that were instrumental in the realization of the project activities.

Table 2: Relevant Policies and Legislations

No	Policy	Provision	Relevance to the assignment
KISIP 2 Foundational Documents			
	Project Appraisal Document (PAD)	Designed and prepared by the World Bank in 2019, the introductory document for the KISIP2 project.	▪ Sets out the general project development objective (PDO), ▪ Provides the Project's design and assesses its viability through a multi-sectoral analysis. ▪ Established the four KISIP2 project components that operationalize this consultancy.
	Project Operational Manual	Operationalizes the PAD	▪ Provides the project implementation framework. ▪ Outlines the overall settlement selection criteria.

No	Policy	Provision	Relevance to the assignment
WB Operational Policies			
	World Bank Operational Policies	Designed and prepared by the World Bank.	Outlines the project safeguards to be factored in the undertaking of the project.
International Policy			
	Sustainable Development Goals (SDGs), 2015	Global framework consisting of 17 goals drawn from a shared common universal vision of progress towards a safe, just, and sustainable space for all human beings to thrive. Goal 5 aims at gender equality, 17 on partnership and 11 aims to make cities and human settlements more inclusive, safe, resilient, and sustainable. Specifically, targets 11.1 and 11.3 focus on ensuring universal access to adequate, safe, and affordable housing and essential services while upgrading slums by 2030.	KISIP2 significantly contributes towards the realization of Goals 5, 11, and 17 in its implementation.
	Agenda 2063	This is Africa's blueprint and Master Plan for transforming Africa into a global powerhouse for the future. It was an initiative by the African Union that sought to have Africa realize her full potential in development, culture and peace to establish flourishing, inclusive and prosperous societies. Aspiration 1 sought to ensure that the continent transforms and prospers on inclusive growth and sustainable livelihoods, transforming cities and towns into hubs of economic activities with modern infrastructure and access to affordable housing and services, structurally transformed economies to create shared growth, decent jobs and economic opportunities for all and modern agricultural practices for increased production, productivity and value addition to contribute to farmers and national prosperity and Africa's collective food security.	KISIP2 main focus is to improve the livelihoods of people living and working in informal settlements through regularization of land tenure, thus aligning with the collective vision of Agenda 2063.
National Policy Documents			
	Kenya National Spatial Plan 2015-2045	Kenya's long-term plan, covering a period of thirty years (30) from 2015-2045, defines the general trend and direction of spatial development for the country.	The plans made under the KISIP2 will be aligned with the policy objectives and strategies in the Kenya National Spatial Plan 2015-2045
	Kenya Vision 2030	The country's development blueprint covering the period 2008 to 2030. Its main aim is to create "a globally competitive and prosperous country with a high quality of life by 2030" through transforming Kenya into a newly industrializing, "middle-income	The conceptualization of KISIP2 is envisioned under the Medium-Term Plan III.

No	Policy	Provision	Relevance to the assignment
		country providing a high-quality life to all its citizens and build a just and cohesive society with social equity in a clean and secure environment". The Vision is being implemented through successive five-year Medium-Term Plans (MTPs) of which we are in the Third phase (MTPIII).	
	National Urban Development Policy, 2016	Framework for the management of urbanization and urban development to ensure cities, towns, and metropolitan areas play a critical role in national socio-economic development.	KISIP2 under Component 1 seeks to not only enhance tenure regularization but also upgrade infrastructure in informal settlements.
	National Land Policy, 2009	Formulated to provide an overall framework and define the key measures that were required to address the critical issues, among others, "land administration, access to land, land use planning, unplanned proliferation of informal urban settlements, and security of tenure for all Kenyans.	The principle anchor of this consultancy recognizes the need for tenure security for all Kenyans, including residents of informal settlements.
	National Land Use Policy, 2017	Formulated from the recommendation of the National Land Policy of 2009 as a key principle to address land use planning issues.	Promotes informal settlement programmes as a strategy to create an effective physical planning system.
	National Slum Upgrading and Prevention Policy, 2016	Formulated to produce a policy whose goal is to guide the country towards upgrading existing and preventing the emergence of new slums in a coordinated and systematic manner.	Integrates the existing slums and informal settlements into the formal system whilst enabling them to enjoy reasonable basic amenities. This will be realized through planning and survey of these informal settlements.
	National Environment Policy, 2013	reviewed and formulated to meet the aspirations of the emerging issues in the management of the environment for posterity, after the promulgation of the Constitution of Kenya 2010.	Ensures that people live in safe, healthy, and dignified conditions with relatively easy access to amenities.
National Legislations			
	Constitution of Kenya, 2010	Article 40 stipulates that everybody has the right to own property either individually or in association with others, without any discrimination. Article 42 states that every person has a right to a clean and healthy environment. Article 61 (2) classifies land into three categories (public, community, and private). Article 66 mandates the state to regulate the use of land, but it is not limited to land use planning. Article 60(1) states. That land shall be held, used, and	It is the basis for all legislation in the country. It provides for the right to own property and enshrines the role of the State in controlling the use of land through land use planning. Enshrines rights for everybody to own property without discrimination. The project will take cognizance of all the environmental aspects. Issuance of property ownership documents is the ultimate goal of the KISIP2 project.

No	Policy	Provision	Relevance to the assignment
		managed in a manner that is equitable, efficient, productive, and sustainable. Art.69 (d)provides for public participation in environmental protection. Article 53(2) states that a child's best interests are of paramount importance in every matter concerning the child.	
	Physical and Land Use Planning Act, 2019 (PLUPA, 2019)	It is the main statute that provides the legal basis for physical and land use planning, development control, and enforcement, and for the preparation of different physical development plans. The Act stipulates the planning, preparation, and approval processes.	It is the planning principal law in Kenya. Provides for the LPLUDP preparation and approval processes.
	County Government Act,2012 [Revised Edition 2020]	The Act provides objectives for County planning. Section 8 enshrines the role of the County Assembly in approving County development plans. It also recognizes citizen participation under Part VIII as a critical component in land use planning.	Defines the County units' roles as the planning authorities under devolution. They will be responsible for the implementation of the approved plans under the project. Counties will have the CPCTs for project supervision at the county level. As partners in this project, the counties are obligated to implement Environmental and Social Management Plans (ESMPs)/Resettlement Action Plans (RAPs).
	Land Act, 2012 [Revised Edition 2019]	It gives effect to Art. 68 of the Constitution to revise, consolidate, and rationalize land laws to provide for the sustainable administration and management of land and land-based resources. Section 5 identifies the forms of tenure, while Section 5(2) of the Act provides for "equal recognition and enforcement of land rights arising under all tenure systems and non-discrimination in ownership of, and access to land under all tenure systems".	Provides procedures for the conversion of public land to private and outlines settlement programs.
	Land Registration Act, 2012 [Revised Edition 2020]	The Act consolidates and rationalizes the registration of titles to land. Section 15 of the Act states that the authority responsible for the survey of land shall prepare and thereafter maintain a map/ series of maps that will be known as cadastral maps for every registration unit. It also requires that the parcel boundaries on such maps are georeferenced and surveyed to such standards as to ensure compatibility with other documents.	This is the main law on land registration that will be applied to the beneficiaries' titles registration under this project. This will be the ultimate conferment of tenure security to the residents of the informal settlements.

No	Policy	Provision	Relevance to the assignment
		Section 6 of the Land Act was amended to further add powers and functions of the Cabinet Secretary in land management such as coordinating the development and implementation of a National Land Information System in collaboration with the NLC.	
	Land [Amendment] Laws, 2016	The amendments aim to provide for sustainable and productive management of land resources and streamline any identified inconsistencies with the Constitution.	Has streamlined various clauses in the principle land laws, which will be adopted accordingly under this project.
	Survey Act, 1961 [Revised Edition 2020]	The Act guides land survey works and processes in Kenya.	This is the principal law that will guide all the surveying activities in this project, from geodetic control survey, parcel beaconing, authentication of survey plans, amendment of RIMs, and generation of area lists.
	Environmental Management and Coordination (EMCA) Act Cap 1999 [Revised Edition 2019]	The Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment. It seeks to integrate environmental concerns into national policies, plans, programmes, and projects. It legislates Environmental Impact Assessments and audits as tools to determine whether a programme, activity or project will have adverse impacts on the environment.	Will be applied together with Environmental and Social Management Framework (ESMF) on environmental screening and assessment of the plan proposals in relation to environmental impacts and mitigation measures.
	Environment and Land Court Act (ELCA), 2011 [Revised Edition 2016]	The Act gives effect to Art. 162(2) of the Constitution and establishes the Environment and Land Court to hear and determine disputes relating to among others, land use planning, title, tenure, and boundaries.	KISIP2 has developed a robust four-tiered grievance mechanism - at the community, county, and national and resolution through courts of law. In the event any case escalates; after exhausting all the available local avenues, the complainant(s) shall be entitled to lodge their complaints with the ELC for determination of issues in contestation as a last resort.
	National Lands Commission Act, 2012 [Revised Edition 2016]	National Lands Commission (NLC) has major functions including management of public land on behalf of the County and National governments and advising the national government on a comprehensive programme for title registration. Section 5 (2)(a) notes that on behalf of, and with the consent of the	Creates the NLC that is mandated to manage public land on behalf of the National and County Governments Under this project, NLC will reserve the parcels that have been earmarked for regularization & Participate in

No	Policy	Provision	Relevance to the assignment
		National and County governments, alienate public land that would result in conferring land rights to private individuals (beneficiaries). Additionally, the Commission is mandated to encourage the application of traditional dispute resolution mechanisms in land conflicts.	all processes as a key stakeholder.
	Urban Areas and Cities Act (UACA),2011 [Revised Edition 2019]	It enacts Article 184 of the Constitution, which legislates classification, governance, and management of urban areas and cities; criteria for establishing urban areas, and the principle of governance and participation of residents. The act calls for the institutionalization of active participation in urban areas and cities. Section 37 of this Act stipulates that a city or urban area integrated development plan shall be aligned with the development plans and strategies of the County governments. Every city and municipality established under this Act shall operate within the framework of integrated development planning.	Classifies urban areas. The participating informal settlements for upgrading under this project are selected from urban setups in line with the project's settlement criteria on the required proximity of the settlements to the nearest urban area.
	Matrimonial Property Act, 2013	This Act provides for the rights and responsibilities of spouses concerning matrimonial property and for connected purposes. Section 4 states that, despite any other law, a married woman has the same rights as a married man.	Safeguards married spouses' equal rights to property ownership. There will be continuous sensitization for the beneficiaries to embrace joint ownership.
County Specific Regulations			
	Laikipia County Spatial Plan (2023-2033)	The County Spatial Plan provides a framework for land use management in the County. The CSP has outlined one of the strategic interventions to be on provision for regularization of land tenure in informal settlements.	This corresponds to this KISIP project's objective of ensuring tenure is regularized in the selected informal settlements. Therefore, the project will be augmenting the County's effort in addressing informal settlements.
	Laikipia County Water Management Master Plan (2021 – 2031)	The plan will provide the blueprint that will guide water resource development and supply	KISIP2 will provide comprehensive infrastructure upgrading in the settlements, including improved water supply. It will be key in planning for the settlements especially in ensuring that the residents will have access to clean and safe water.
	Laikipia County Climate Change Action Plan (2023-2027)	The Plan aims at ensuring that the County is capable of providing quality, sustainable, and affordable services while taking climatic risks into	The KISIP2 Project interventions are aimed at reducing vulnerability in poor urban settlements to disaster

No	Policy	Provision	Relevance to the assignment
		consideration. It also advocates for community participation, ensuring that climate actions are implemented in a way that is inclusive and that benefits are distributed fairly.	and climate risks and to catalyze economic growth, improving the livelihoods of the most vulnerable. The Project also advocates for community involvement in all the project processes.
	The Laikipia County Service Youth Act, 2020	It enacts Articles 55 of the Constitution that provides for the establishment of the Laikipia Youth Service and for matters connected therewith and incidental thereto.	KISIP2 Project enhances socio-economic inclusion and prioritizes the youth through involving them in the project activities such as data collection and during other community engagements. As a result, this will contribute to their skills enhancement and creating employment opportunities.

2.5 Planning Regulatory Framework

2.5.1 Physical and Land Use Planning Handbook (2025)

A planning handbook consists of officially gazetted rules and regulations that standardize the physical planning process and practice. Kenya's draft planning handbook was developed to provide additional guidance and standards for physical planning procedures. It covers various types of physical plans, including national spatial plans, regional plans, and local physical development plans, as outlined in Part III of the Physical and Land Use Planning Act (2019).

The preparation of these plans requires a structured framework that defines guidelines, methodologies, standards, and key planning considerations. The handbook also specifies standard requirements for different land uses and densities, some of which have been incorporated into the LPLUDP guidelines where applicable.

2.5.2 National Building Code, 2024

Alongside the physical planning handbook, the National Building Code of 2024[1] sets out the building regulations/standards governing construction. Part II of the codes necessitates compliance with the physical planning standards on the siting and spacing of buildings. This includes site space, access to the subject plot, sanitary facilities, spacing between structures, building lines, and setbacks. In informal settlements, structures don't conform to established minimum standards for housing, as structures are often built using non-permanent materials such as polythene, timber, mud, and iron sheets.

Part XXI section 363 (1) provides that a building shall be designed, constructed, and equipped in a manner that, in case of a fire, the occupants therein are protected. Further, the design and construction should minimize the spread and intensity of fire within the building, and the spread to other buildings. Additionally, sufficient stability is retained to ensure that the building does not endanger another building. Informal settlements often experience disasters,

[1] https://www.nca.go.ke:81/media/National_Building_Code_2024.pdf

especially fires, and as building materials usually comprise timber, iron sheets, among others, the fires tend to spread quickly, affecting a large area.

The issuance of land rights through tenure regularization will thus promote the construction of permanent or semi-permanent structures that are safer. Additionally, the proposed plan encompasses regulations on development that will be enforced by the County government of Laikipia to ensure conformity with the building code/regulations.

2.5.3 World Bank OP 4.12 on Involuntary Resettlement

This Bank's operational policy was the basis upon which the KISIP2's Resettlement Policy Framework (RPF) was prepared to provide preventive measures on any involuntary displacement/impacts that may arise from plan proposals. It is in this view that in preparation of the plan herein explored various option and the 'adaptive' option became the preferred option due to its minimal impacts/PAPs generation.

2.6 Governance and Institutional Framework

This section outlines the roles, responsibilities, and coordination mechanisms among various stakeholders involved in the implementation of the Kenya Informal Settlement Improvement Project (KISIP). Further, it highlights the governance structure and partnerships essential for project execution. Figure 7 illustrates the various actors, namely: the national and county governments, and non-state actors.

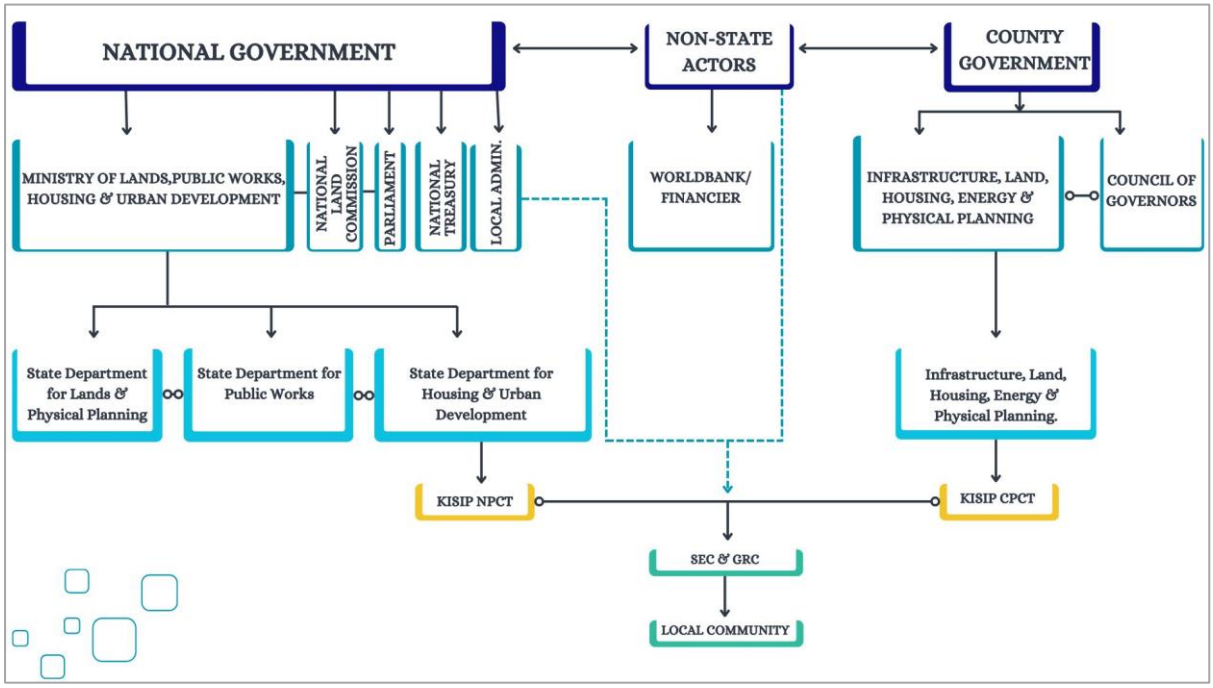


Figure 7: Institutional framework

2.6.1 National Government

This comprises the Ministry of Lands, Public Works, Housing and Urban Development; National Land Commission (NLC), KISIP NPCT, and the local leadership. The Ministry of Lands, Public Works, Housing, and Urban Development comprises three state departments, namely, Lands and Physical Planning, Public Works, Housing, and Urban Development.

Specific to the KISIP project, the State Department of Lands and Physical Planning was key in the following tasks:

i. Unbundling of the Physical and Land Use Planning Act (PLUPA 2019) whenever needed
ii. Authentication and approval of the settlement survey plan
iii. Produce and maintain Registry index maps of the property boundaries in support of land registration
iv. Processing and issuance of ownership documents (land rights)
v. Custodian and maintenance of land information system (LIS)

Whereas the state Department of Housing and Urban Development oversaw the planning and implementation of the project, the state Department of Public Works will provide technical expertise on infrastructure development and quality control.

Specific to this project the National Land Commission (NLC) served the following tasks;

a. Review and issuance of comments on the draft plan and the list of beneficiaries
b. In collaboration with the county government of Laikipia Manage the resultant public spaces within the settlement

The local administration (chief/assistant chief) disseminated information to locals through 'Barazas', ensured local mobilization during the plan preparation process, will ensure public participation and act as a watchdog in the implementation of the plan on behalf of the community.

Specific to this assignment, national government has played and will continue to play critical roles as detailed in the table below.

No	Category	Actor	Role of the Actor
1:	Ministry of Lands, Public Works, Housing and Urban Development	KISIP NPCT	• Developed frameworks and guidelines for the project, • Has provided technical expertise to county governments, including capacity building, tracking progress, impact, and challenges in project implementation. • Has ensured community participation in decision-making. • Will take lead role in processing and issuance of title deeds;
		National Director General of Physical Planning	• Undertake capacity building and technical support to the county on planning matters • Assisted KISIP in supervisory roles • Unbundling of PLUPA if and where need be
		Director of Surveys	• Authentication and Approval of the settlement survey plan • Produce and maintain plans of property boundaries in support of land registration. • Amending the Registry Index Maps and preparation of area lists;

		Land Registrar (Department of Land administration and Land registration)	• Processing and issuance of ownership documents of the surveyed and verified plots within the settlement. • Custody and maintenance of Land information system of the cadaster - responsible for recording
		National Land Commission (NLC)	• The constitution mandates the National Land Commission to monitor and undertake oversight roles over land use planning in the country. This would include the planning area. • In liaison with the county government of Laikipia, manage resultant public subplots on behalf of the County government.
	Ministry of internal security	National Government Administration (chief & assistant chief	• Maintained law and order during the project cycle. • ensured local mobilization during the plan preparation process. • Will ensure public participation and act as a watchdog in the implementation of the plan on behalf of the community

2.6.2 County Government

Under the PAD, county governments act as the primary implementing agencies for the project, forming County Project Coordination Teams (CPCTs) that replicate the national project structure in composition and functions. Under KISIP2, counties will assume greater responsibility in managing environmental and social safeguards, including overseeing Resettlement Action Plans (RAPs) and Environmental and Social Impact Assessments (ESIAs) where applicable. To strengthen their capacity, each participating county must sign a participation agreement and establish a CPCT, led by a Coordinator and staffed with specialists in finance, procurement, monitoring and evaluation, engineering, planning, and safeguards.

The CECM Department of Infrastructure, Land, Housing, Energy & Physical Planning issued the notice of intention to plan and notice of completion, will present the community adopted plan to the entire county executive committee and forward the plan for approval by the county assembly. The department of Infrastructure, Land, Housing, Energy & Physical Planning will also oversee reviews and implementation of the approved plans and will communicate the decisions of the county government on development applications, issuance of development permissions, among other applications.

The Department will collaborate with other departments within the County Government of Laikipia to implement the approved plan, update the GIS database, enforce environmental regulations, supervise and advise on applications for environmental impact assessments (EIA) and environmental audits as provided in section 58 of EMCA,1999 (Amendment, 2015).

The table below is a summary of the roles of each specific actor within the county government.

Table 3: Roles of each party in the county government

No	Category	Actor	Role of the Actor
1:	County Government	County KISIP Coordinating Team	• Delineation of settlements-The CPCT guided in the delineation of boundaries for the settlements participating in the KISIP2 project in Laikipia, and in this regard, African Location A. • Facilitated entry to the settlement-The CPCT in collaboration with the NPCT introduced the consultant to the community (African Location A) for familiarization before project launch. • Community mobilization and sensitization-The CPCT supported in mobilization in collaboration with the ward administrator, chief, and sub-county administrator. • Participated in all activities -- planning and surveying. The CPCT participated in all project activities, hence ensuring the accuracy of the work through consultant supervision. • Implementation of ESMP/RAP- The CPCT will participate in the implementation of an ESMP for African Location A, as there are PAPs generated because of access creation/alignment. • Dispute resolution-The CPCT intervened in settling contestations among the community members, GRC, and SEC on the established settlement boundary, hence paving the way for socio-economic survey, planning, and other subsequent activities. • Implementation of the plan • Updating the plan on the GIS platform • Ensure timeframe provided in the planning framework is adhered to
		County Executive Committee Member	• Published the notice of intention to plan. • Published the notice completion of plan. • Forwarding the plan for approval by the county assembly • Responsible for amending and review of the plan
		County Director of Physical Planning	• Ensuring adoption and implementation of the approved LPLUDPs by the County • Communicate the decisions of the county governments on development applications. • Issuance of development permission and other development control permissions
		Sub county Planners	• Implementation of the resultant LPLUDPs • Vetting, verifying and approval of development application plans (building plans, subdivisions); site inspection to

			establish suitability of proposed development; development control. • Facilitation and coordination of citizen participation in the development of policies and plans; responds to relevant county chief officer (County Government Act, 2012 sec. 50).
		Sub County Environmentalist	• Enforce environmental regulations within the settlement. • Ensure protection of natural resources within the settlement. • Provide an enabling environment for implementation of the proposed environmental projects. • Supervise and advise on applications for environmental impact assessments and environmental audits as provided in EMCA, 1999;
2:	Area local leaders	Ward Administrator,	• Took lead watchdog role of implementation of the plan on behalf of the community. • Ensured local mobilization for plan implementation. • Safeguarding public land and public facilities • Disseminate planning information to the locals through village Barazas;

2.6.3 Non-State Actors

Non-state actors collaboratively work with state actors in putting efforts towards the project implementation. The key non-state actors include the World Bank and the community.

The World Bank plays a key role in funding, technical support, policy guidance, environmental safeguards, and monitoring within KISIP. Its involvement ensures that the project is effectively executed, sustainable, and aligned with global best practices in informal settlement upgrading.

The Grievance Redress Committee (GRC) and Settlement Executive Committee (SEC) form the community leadership. The committees comprise selected members who include youth, women, elders, and persons with disabilities. The GRC is responsible for handling complaints and resolving conflicts that arise between community members. This is to ensure project-affected persons (PAPs) and other stakeholders have a structured platform to voice their concerns. Additionally, resolving issues that do not require the attention of the authorities minimizes project delays, as authorities usually follow procedures when handling issues. The SEC serves as the primary link between KISIP NPCT, CPCT, the consultant, and the local community. It ensures that settlement residents are actively involved in decision-making and project implementation. Though the GRC and SEC exist, the local community members voluntarily participate in making proposals/developing visions and overseeing the plan implementation.

The roles of the various non-state actors are as detailed in the table below.

Table 4: Roles of the various state actors

No	Category	Actor	Role of the Actor
1	The financier	World Bank	• Funding, technical support, policy guidance, environmental safeguards, and monitoring within KISIP • Ensured that the project was effectively executed, sustainable, and aligned with global best practices in informal settlement upgrading
2	The Settlement Community	SEC	• Representation of the community in the project leadership • Acted as the link between the community, the consultant and the client. • Took lead role in community mobilization and sensitization on the project milestones
		GRC	• Assisted in solving disputes that arose during the project period
		The people/residents of the settlements	• Participated in voluntary services and planning. • Will take overseer role to ensure implementation of the plan takes care of their proposals and addresses their plan vision. • Monitor developments within their neighbourhood. • Comment on public notices on proposed developments.

As at the time of completion of the planning phase, the GRC had recorded a total of ten (10) disputes, six (6) of which remained unresolved. For four (4) that were resolved the concerned parcels were enumerated. The grievance log is as detailed in the table below.

Table 5: A matrix showing the number of recorded disputes within African Location

S.No.	Parcel No.	Nature of the case	Agreements made	Current status
1	AFL/38	Family wanted to designate a representative that would be registered on behalf of everyone else	Peter Mwenda to be the one registered on Behalf of the family. Process presided over by the area chief, Rumuruti location	RESOLVED
2	AFL/103	Stanley Kangoto claims land. James Gitonga Lochuchu complainant.	Case referred to the county CPCT	UNRESOLVED
3	AFL/162	Complainant Catherine Nyawira claimed that someone else impersonated her and thus was e	All documents relating to ownership were produced by the	RESOLVED

		numerated during the socio-economic Survey exercise	complainant who is the widow to the owner of the plot. GRC ruled thus in her favor	
4	Plot No.05 (Project Numbering not provided)	Alice Mukuhi Kihika was accused of grabbing the parcel. She produced her proof of ownership documents	Case not resolved and was forwarded to the County Government	UNRESOLVED
5	AFL/213	Jeniffer Nyangati claimed that her plot had been bought by Peter Kiprono. She wanted the name changed from Peter Kiprono to hers	The request was granted	RESOLVED
6	Plot No. P-12	The matter revolved around request for change of ownership from Ann Munyi Michael to Michael Kinyua (Owner's son)	Request granted	RESOLVED
7	Plot No. K-03	Basilica Waruguru Martin on behalf of the Martin Gateri Karuri's family, claims that their plot had been converted to public land despite it being private land	Case referred to the county	UNRESOLVED
8	K1-A	John Muriithi Mwaniki presented ownership documents- demand notice and rates payment receipt-of the parcel which had been converted to public use.	Matter referred to the county	UNRESOLVED
9	K-107	Sylvia Wanjiru Wachira claimed her grandfather's plot (now deceased) had been converted to Soko Mjinga market.	Issue was referred to the county	UNRESOLVED
10	AFL/287	Plot demarcated to 9m road as suggested during public participation on 26th March 2025. Owner claims that the 9m road extends to her plot which she developed having acquired all the necessary approvals from the County Government of Laikipia	Case forwarded to county for further action	UNRESOLVED
			RESOLVED	**4**
			UNRESOLVED	**6**

3. PLAN PREPARATION PROCESS

3.1 Overview

Section 12(7) of the Land Act 2012 stipulates that public land cannot be allocated unless it has been properly planned, surveyed, and development guidelines have been established. This plan preparation was largely based on our comprehensive understanding of this assignment and the practical realities of planning on public land – specifically informal settlements under the auspices of the selected county governments – as illustrated in figure 2 below. The objective was to ensure that the plan remains relevant, implementable, and sustainable within the settlements unique operating environment. Upgrading of informal settlements in Kenya and most parts of the world is a post development endeavour and therefore makes it quite difficult to adhere to conventional planning standards, such as standard road sizes, parcel unit sizes, appropriate plot coverage, land use zoning, provision of public facilities and open spaces.

The plan aimed at attaining some level of spatial orderliness in the settlement. However, some flexibility was adopted to mitigate against the number of projects affected persons (PAPs) generated by this planning exercise. This is discussed further under the planning alternative options in chapter 5.

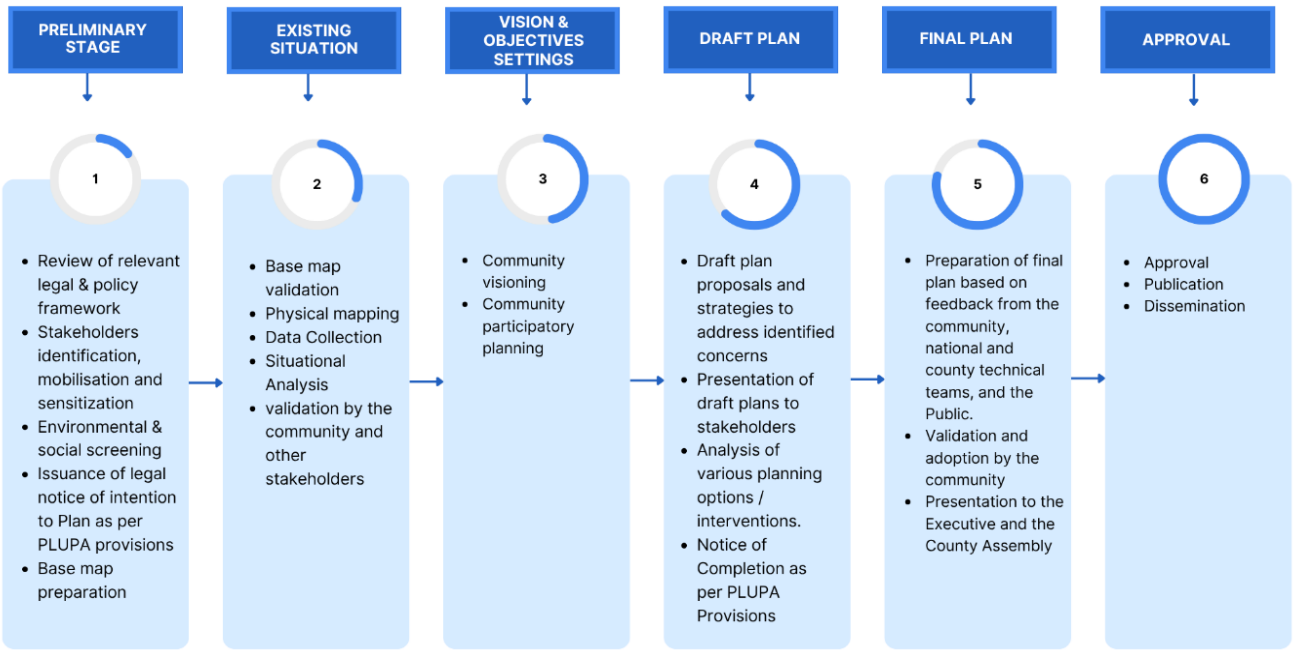


Figure 8: Summary of the Plan Preparation process

The methodology adopted for this exercise followed the steps illustrated in figure 3 and detailed in the subsequent sections: The process began with review of relevant legal and policy documents & identification and analysis of relevant stakeholders, which laid the foundation for their mobilization and sensitization. Upon active engagement of the stakeholders, preliminary environmental and social screening was conducted to assess the viability of the

settlement for intervention as well as potential project impacts thus informing the subsequent steps. Following this, due diligence was carried out to ensure the settlement did not have any ownership documents. This step facilitated the preparation and validation of basemaps, which was a critical reference for physical mapping and socioeconomic survey. These efforts captured key data regarding the settlement's status and resident demographics.

The socioeconomic survey findings were presented to the community to allow them understand the prevailing conditions and pave way for visioning and community participatory planning. This collaborative effort was followed by preliminary verification of the List of Beneficiaries (LOB) to ensure transparency and inclusivity.

The community views collaborated with professional input led to the preparation of draft plans, which were presented to the community for comments and further input. A final draft plan was therefore, prepared with the aim of accommodating the residents' comments. This was then presented to the community for validation and adoption. The adopted plan has been submitted to the county government of Laikipia for approval. After approval, cadastral surveying and a detailed environmental and social screening have been undertaken to refine proposals and ensure compliance with applicable standards. Simultaneously, Environmental and Social Management Plans (ESMP) and / or Resettlement Action Plans (RAP) has been developed to address any adverse impacts.

3.2 Stakeholder identification and analysis

As the project kicked off, it was necessary to identify groups, individuals or institutions, which could affect, or be affected directly or indirectly by the activities of the project/outcome. It was regarded that their participation/influence would make the project succeed or fail in one way or another. Therefore, the stakeholder identification exercise was comprehensively done to help in determining the relationship between various stakeholders and the project, and helped to identify the appropriate consultation methods for each stakeholder (group) during the life of the project. The various stakeholders identified are as detailed out in a separate report of this consultancy (a detailed stakeholder identification and analysis report will be submitted alongside the subsequent submission of this report).

Table 6 below is a summary of the identified stakeholders and their various roles in this project.

Table 6: Key stakeholders

Category	Name of Stakeholder	Role in the project
Primary Stakeholders		
Community members	Structure owners	• The primary beneficiaries of the project as they were the direct beneficiaries in the provision of tenure security. • Formed part of the key stakeholders during the community visioning and participatory planning
	Tenants	• Indirect beneficiaries who have benefited from the settlement planning and upgrading. • Important stakeholders in the determination of the various social and physical infrastructural requirements in the long term.
	SEC members	• The SEC played a critical role in linking the Consultant to the community. • The membership of SEC was representative of the various interest groups within the settlement.

	GRC members	• Were key in Addressing conflicts/grievances arising from the project related activities within the settlement.
Social institutions and facilities	Worship centres	• Offered their facilities as venues for various project activities. ○ The catholic church, however, located near the settlement, was critical in hosting all the settlement engagement meetings starting from project launch to presentation of social economic survey findings to presentation of draft plans. • Worship centres were used to advertise the details of the socioeconomic exercise
Secondary Stakeholders		
Local leadership (Elected representatives and administrators)	Chief, MCA, women rep, ward admin	• Ex-officio members of the SEC • Local administration gave support to the GRC in some dispute cases. • The MCA will take a lead role in formulating legislation and supporting the project. • Championed for the approval of the final settlement LPDLUPs and accompanying reports at the County Assembly. • Provided political goodwill and ownership of the project. • Assisted in the mobilization and sensitization of the project to the community through assuring the locals on the administration's support of the project
Government Agencies		
Ministry of Lands, Public Works, Housing and Urban Development	National KISIP Coordinating Team	• Supervision of the Consultant and the project implementation
Laikipia County Government	County KISIP Coordinating Team • County Executive Committee member • County coordinator • (Sub) County planners	• Steering and project coordination at the County Level • Link between KISIP 2 National Team, the Consultant, and the respective communities. • Linked the Consultant to relevant County departments. • Participated in project activities such as perimeter boundaries verification, beneficiary enumeration, physical mapping, confirmation of the final list of beneficiaries, planning and surveying. • Participated in handling of any escalated dispute resolution in the settlements

3.3 Stakeholder Mobilization and Sensitization

Stakeholder engagement began with the project launch meeting on 5th December 2024 at Rumuruti Catholic Church. This meeting introduced the project scope, objectives, and process, including the socioeconomic survey, physical mapping, and participatory planning sessions that formed the foundation of the draft plan.

A second key engagement, the community visioning and participatory planning exercise, was held on 19th February 2025. During this session, community members articulated their aspirations for the settlement, which, alongside professional input from the consultant team, guided the plan's formulation.

The third stakeholder meeting, which involved presentation of the draft plans, was held on 25th March,2025, at the Rumuruti Catholic Church. The community had an opportunity to present comments regarding the proposed plan. The community inputs and key experts' concerns were incorporated in refining the preferred plan alternative that will be presented to the community for their validation and adoption (fourth stakeholder meeting).

Table 7: Stakeholder mobilization and sensitization

Date	Engagement/Meeting title	Venue	Objective of the meeting	Meeting highlights	Attendants
3rd December 2024	Project launch	Rumuruti Catholic Church	Launch the project	• Emphasis was put on the general project activities and undertakings; ground picking and basemap preparation as well as the socioeconomic survey and physical mapping exercises that were to follow soon after. The meeting was informed that ground picking of the parcel boundaries would be done in the presence of abutting neighbours, and they were therefore required to be present during the exercise. Further, they were informed that the intent of the socio-economic and physical mapping exercise would incorporate all the settlement resident (both structure owners and tenants) and would incorporate settlement youths that would assist with the enumeration and data collection • The structure owners were urged to have a copy of ID, a copy of KRA pin and a copy of any document showing proof of ownership. • The cut-off date was set at 10th November 2024. The community was informed that this the date when the drone mapping exercise was conducted. They were further informed that they should suspend any further construction until the completion of the planning process.	• KISIP national and county team • County Planner Ward administrator • Area MCA • Area ass. chief • Consultant • SEC & GRC • Community Members
31st January 2025	Social and environmental screening	Rumuruti Catholic Church Transect survey across the whole settlement	To establish the social and environmental feasibility of the project	• Preliminary social and environmental screening • The SEC members were asked to point out environmentally sensitive areas as well as pollution points • Mapping of resources within the settlement	• SEC • Consultant – environmentalist, sociologist, planners
	Ground picking and topographical survey	The whole settlement	To pick all parcels extents, and existing structures within the settlement Picking of topographical data of the settlement	• Parcel owners were asked to stand against their claimed boundaries. This was done alongside their respective neighbours. • Picking of Parcels Rights by the consultant • SEC members assisted with verification of the claimed rights, whereas GRC assisted with dispute resolutions	• SEC & GRC • Community members • Consultant – surveyors and planners

15th-20th December 2025	Physical mapping and socio-economic survey	The whole settlement	To establish the socio-economic characteristics of the settlement To form a basis for generating Lists of Beneficiaries	• Door to door enumeration process; settlement youths were negged in the activity • Thematic data collection for planning purposes • List of Beneficiaries was generated from this exercise	• SEC • Consultant – planners and surveyors • Enumerators drawn from the local youth. • Area Chief
20th February 2025	Presentation of socio-economic survey findings, community visioning, participatory planning and preliminary verification of list of beneficiaries	Rumuruti Catholic Church	To present socio-economic survey findings To come up with a vision for the settlement To undertake community participatory planning To undertake preliminary verification of list of beneficiaries	• The community concurred with the presented socio-economic findings • They listed their vision statements, that the consultant refined to one statement • During participatory planning, the community's the community proposed the following: creation and alignment roads, provision of access to all parcels, provision of public and recreational spaces amongst other land uses	• KISIP national team • County Coordinator • County Director of planning • County planner • Consultant – planners, sociologists, RAP expert and environmental expert • SEC & GRC • Community members
26th March 2025	Presentation of Drafts Plans	Rumuruti Catholic Church	To present the various planning alternatives to the community	The community chose adaptive 2 as their preferred alternative, however with a few modifications to enhance circulation	• KISIP national team • County Coordinator • County Director of planning • County planner • Consultant – planners, sociologists, RAP expert and environmental expert • SEC & GRC • Community members
19th June 2025	Presentation of the Final Draft plan to the executive and the assembly	Tha Nickolee Hotel	•To acquit the county executive and the assembly with the contents of the settlement's plans		
24th June 2025	Presentation, validation and adoption of Final Draft plan	Catholic church	To present the preferred planning option the community for validation and adoption	The community validated and adopted the final draft plan as their preferred option, which would guide development of their settlement for the next 10 years	

Table 8 below is a pictorial representation of the various stakeholder engagements and various activities undertaken within African Location.

Table 8: Photos taken during the various stakeholder engagements

Project launch		
Social and environmental screening		
Ground picking and topographical survey		
Physical mapping and socio-economic survey		
Presentation of socio-economic survey findings, Visioning, participatory planning, and preliminary verification of list of beneficiaries		

Draft Plans presentation		
Final draft plan presentation, plan validation and adoption & Final LoB verification		

3.4 Preliminary Environmental screening

Environmental and social screening in African Location A assessed the potential impacts of formalizing land tenure to ensure that the regularization process would not negatively affect the environment or the community. Key areas of focus included natural resources, infrastructure and services, climate resilience, land degradation, waste management, livelihoods, cultural heritage, social cohesion, access to services, gender equity, and the needs of vulnerable groups. The screening confirmed that the settlement was suitable for the project and did not contain environmentally fragile areas.

A more detailed screening will be conducted to evaluate the environmental and social implications of the adopted plan. Any adverse project effects will be addressed through an Environmental and Social Management Plan (ESMP).

3.5 Due Diligence

The validation of the project scope involved assessing the alignment between the terms of reference under this consultancy and the actual conditions on the ground. The process began with establishing the tenure and ownership status of the land where the settlement is located, followed by confirming the physical boundaries. This approach was guided by the project's requirement that tenure regularization interventions apply only to settlements situated on public land.

The validation exercise for African Location followed these key steps:

i. Engagement with the County Government of Laikipia – The county provided preliminary details on the settlement's scope, subject to further verification.
ii. Community consultations – Meetings were held with residents to gather relevant information, including disclosures on existing proprietorships and historical perspectives on the settlement's emergence.

iii. Review of planning and survey documents – Relevant documents, such as survey plans, Registry Index Maps (RIMs), Parcel Identification Documents (PIDs), and Physical Development Plans, were obtained to inform the validation process. The obtained data is as discussed in section 2.3 of this report.

iv. Assessment of land registration documents – Efforts to obtain legal ownership records, such as titles and leases, have so far revealed that some sections within the initial planning area had been surveyed and owners issued with ownership documents. These sections have been hived off from the planning area. However, this is an ongoing effort that the consultant will undertake until completion of the project.

v. Field verification of the project scope – This was undertaken collaboratively with the KISIP National and County teams, alongside community members, to confirm the settlement's physical extents and validate the findings.

3.6 Basemap preparation and adoption

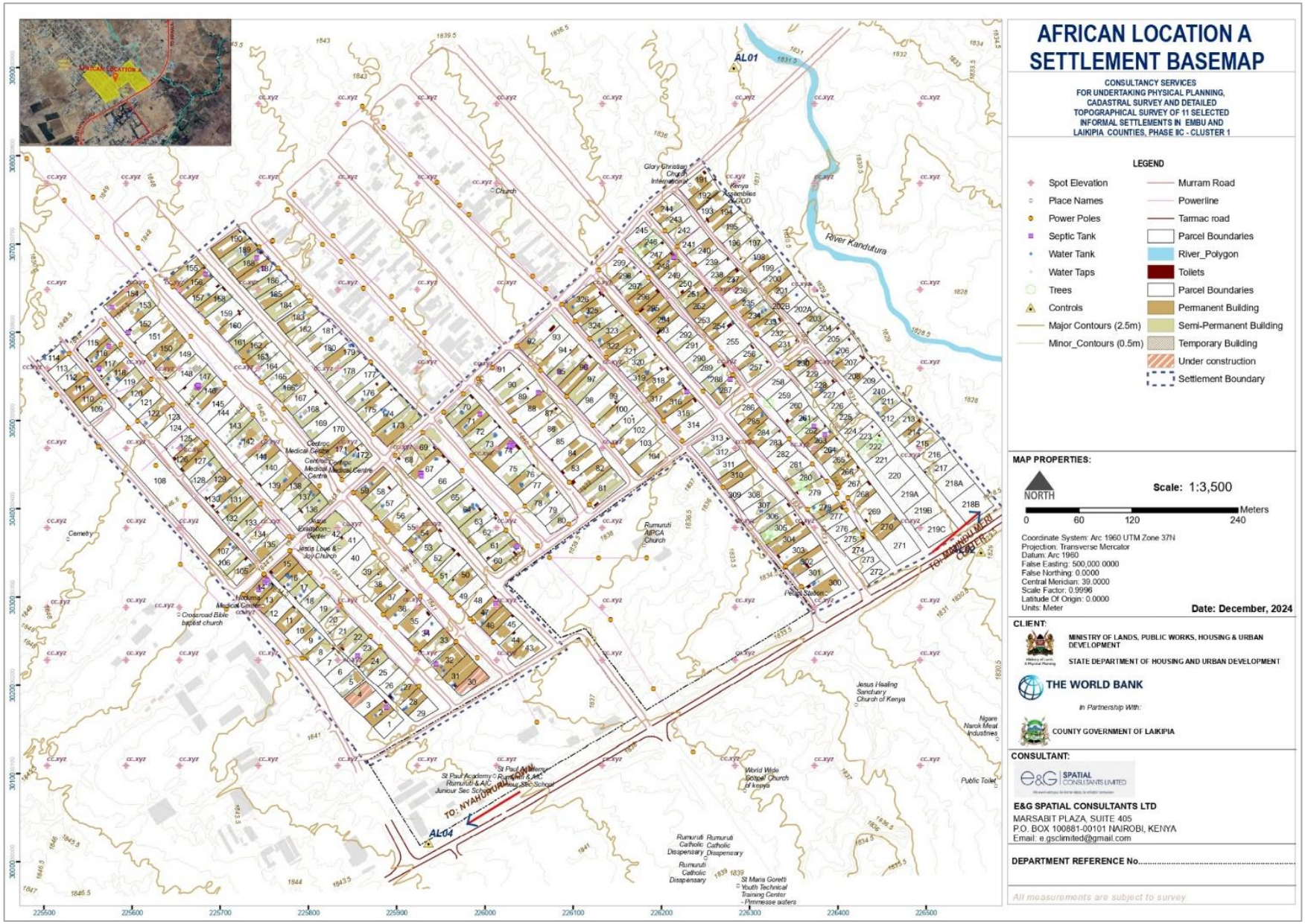
The basemap served as a foundational and dynamic reference tool in the plan making, functioning as the project's living document throughout its lifecycle offering a consistent visual framework, supporting analysis, and scenario development, ensuring that proposed interventions were contextually relevant, technically sound, and spatially coherent.

A basemap with detailed settlement background information was prepared as detailed out in a separate report of this consultancy (refer to deliverable 2) underscoring its importance to this activity in providing a basis for understanding the settlement, drone mapping and actual ground picking. Preparation of the basemap entailed aerial mapping of the settlement to properly cover the existing development status and ground picking of all spatial features with the help of residents and SEC/GRC members in identifying structures and/or parcel boundaries. The picked data was further processed, and the resultant parcels formed the foundation for preparation of this final draft plan for African Location A settlement. The outputs were important in carrying out physical boundary verification & delimitation. The maps were also superimposed with the existing survey and physical planning data, and analysis done.

The resulting basemap not only reflected the current on-ground realities but also served as a dynamic document that was periodically updated to accommodate further modifications during subsequent project phases. This methodology ensured both technical accuracy and community validation of the spatial data underpinning the planning exercise.

The settlement basemap was presented to the community together with the socioeconomic survey findings. This was meant for the community to appreciate the current status of their settlement before intervention. The basemap provided a basis for plan proposals by the community members.

Map 2 below is a representation of the settlement basemap that was presented to the community for adoption.



Map 2: African Location A Basemap

3.7 Socioeconomic Survey and Situational Analysis

The primary objective of the socioeconomic survey was to collect household and demographic data, as well as information on economic activities, social dynamics, access to public and utility services, community priorities for upgrading, and financial status. This data was essential for informing the situational analysis report as well as various planning interventions aimed at improving living conditions in African Location A.

Preceding socio-economic survey was a physical mapping exercise which involved physical numbering of all the structures in the settlement based on numbers generated in the base-map. The physical mapping exercise was crucial in giving spatial identity to structures and further administration of questionnaires during socio-economic survey exercise.

The socioeconomic survey culminated in the preparation of a socioeconomic survey report, whose findings formed the basis for preparation of this planning report.

Plate 1: Presentation of the socioeconomic survey findings

Some of the key highlights during the socioeconomic survey presentation are as summarized in the table below and detailed in annex II (b) of this report. Minutes of the meeting are annexed to this report.

Table 9: Summary of the Socioeconomic survey findings

Survey Metric	Key findings
Number of enumerated parcels	The consultant noted that 353 out of the 399 parcels were successfully enumerated, representing 89% of the physically mapped structures within the settlement boundaries. She further highlighted that 42 parcels were not enumerated and urged the parcel owners to make themselves available for enumeration, as failure to do so would result in their exclusion from the project. She highlighted that in the next one or two meetings, a final verification of the List of Beneficiaries (LOBs) will take place. Any parcel that will not have been enumerated by that time will be designated as belonging to the County Government of Laikipia. In the event that parcel owners come forward later, they will be required to transfer the title deeds to their names at their own cost.

Economic profiles	The consultant reported that
	• In African 33.9% were self-employed, 17% were casual laborers while 21% were unemployed.
	• 53.9% of the respondents worked outside the settlement compared to 46.9% working inside the settlement.
	  • Majority of the residents at 46.4% were low-income earners depending on an informal economy.
	  • Need for strategic planning interventions that can improve economic opportunities in the settlement.

	• "She expressed concern that, despite most people earning up to Shs 10,000, some monthly expenditure goes as high as Shs 30,000. She questioned the discrepancies in these figures."
Structure types	● Characterized by grid development pattern. ● Structured settlement layout-Two-faced access frontages (from main access roads and on the service lanes) ● Externally, the settlement is defined by the tarmac road C77 (Rumuruti-Maral Road) AIC Rumuruti Primary School in the south and river Kandutura on the eastern side. ● Parcel boundaries are defined by the beacon-to-beacon perimeter walls or structure walls and fences. ● She also took note of the structure types in the settlement, with most buildings being categorized as follows: Semi-permanent: 48% Permanent: 37.2% Temporary: 14.8%"
Parcel sizes	A map showing the various parcel sizes was presented to the community. The consultant noted that: ● 390 parcels were above 450sq.m ● 9 parcels were between 250-450sq.m She noted that all the parcels within African Location meet there required sizes by the KISIP Project sizes that include: ● 50ft by 100ft is the minimum size for titling. ● KISIP project allows up to a minimum of 100sq.m
Land acquisition, ownership and use	● The consultant noted that 48.6% of the parcels were acquired through purchase, 30% through inheritance, 13.5% were self-acquired, and 6.5% were gifted. ● She further noted that 78% of the people possess land rate receipts, while only 2% have letters of allotment. ● The director stated that only 37.1% of the parcels are owned by women compared to 62.9% that are owned by men. ● The Director encouraged community members to include their spouses and children in order to jointly own a parcel of land. She further stated that, in cases where the land is jointly owned by multiple individuals, the title can accommodate only up to four names therefore, the family must agree on the name(s) that will be included in the joint title. ● She emphasized that individuals whose names appear on the title hold ownership on behalf of all listed others and should be involved in every decision regarding the land. She noted that: ● 45% of the settlement is undeveloped with only 18% are developed parcels. This presented an opportunity for (re)development in the future once the titles had been obtained. ● Dominant land use – residential at 48%
Transportation	The participants were a shown a spatial representation of the transport network in the settlement and the director stated that: • Main access roads run longitudinally. • Accesses are of varying road sizes (along their structures) • There is generally a good transportation network in the settlement, with most people having set aside the road reserves. She, however, noted that some roads were of uneven widths and therefore required standardization. Some were of very narrow widths. She urged the community to start thinking about how these cases would be addressed during the subsequent planning stage.
Water Supply	The consultant also stated that: ● Most residents have piped water into the compound 79.9%. ● She went on to note that most of the residents do not face any water-related issues

Sanitation and Environment	● Dominant use of pit latrines is not sustainable due to space limitations. 99% of residents had access to toilets with 70.7% mainly use pit latrines as the main type of toilet facility. ● A considerable risk of groundwater contamination from pit latrine waste infiltration, ● Lack of stormwater drainage systems due to broken sewer lines in some parts of the settlement
Population	● The consultant noted that estimated total population for African Location is 1337. ● She further stated that the population were as follows: Men - 51% Women-49% ● She also mentioned that 3% of the population are people living with disabilities. ● The consultant emphasized that PLWDs, women, widows, and orphans are considered special groups in the project, and should not be discriminated against. She emphasized that all beneficiaries have rights to their properties. ● The consultant observed that the population of children aged 4 to 9 years is significantly lower compared to those in the 10 to 17 years and 26 to 45 years age groups. This trend suggests that in the coming years, there will be a considerably smaller proportion of children in comparison to the adult population. She questioned whether the community therefore feels that they should be planning for children's facilities, considering that new birth rates are considerably low.
Energy	The consultant noted that 95% of the community has access to electricity
Waste Disposal	The director noted with concern that there was improper waste disposal, highlighting the need to plan for designated waste disposal areas where the county can collect waste from specific locations.
Social Facilities	The director also mentioned the social facilities within the area including: • Worship centers • Open air market - Soko Mjinga • Cemetery • Private healthcare facilities She also took note of the abutting Institutions such as: • Rumuruti AIPCA church • St. Paul Academy Rumuruti • AIC Junior Secondary school • Crossroad Bible Baptist church She also highlighted the need for an ECDE (Early Childhood Development Education) Centre within the settlement, as the project emphasizes that young children should not have to travel more than 500 meters to access an ECDE Centre.
Settlement Upgrading Priority List	The Director mentioned that among the key priorities identified by the settlement for upgrading are; • Roads- 41% • Sanitation- 21% • Water-20% • Securirty-18%

3.8 Community Visioning and Participatory Planning

Community visioning is a planning process that allows residents to articulate their aspirations and dreams for the future of their community; while participatory planning is an approach that responds to people's spatial needs by recognizing their lived experience of place. These techniques were employed in this planning process to emphasize on direct and meaningful involvement of the community and other key stakeholders to enhance community level planning processes, foster ownership of outputs, and ease of implementation.

The community visioning sessions allowed the residents to project their dream and envision the future of the settlement. This stage in the planning process, came after presentation of the socioeconomic survey findings.

The vision statements expressed by the community were synthesized into a comprehensive vision statement: ***"A sustainable settlement with designated waste collection areas, better drainage and sanitation, security measures and improved connectivity"***

Upon formulation of the vision of their settlement and having understood the challenges and opportunities of the settlement from the socio-economic survey findings, participatory planning ensued. This process allowed the community members and other meeting participants a chance to voice their inputs that would go into the plan. The community actively contributed by spatially representing their envisioned settlement through hand-drawn maps and planning proposals. Through the visioning and participatory planning exercises, residents conceptualized their ideal settlement and proposed various planning interventions that would realize their vision. The following were the proposed planning interventions from the community members:

- Improvement of the road network for better accessibility.
- Improved drainage and storm water channels
- A secure settlement with security lights
- Provision for nursery school, ICT hub and playground within the settlement.
- Provision for storm water drainage in cases of flooding.
- Provision for an industrial centre for production to help improve their economic stability
- Provision of modern health facilities equipped with advanced medical equipment.
- The area designated for the cemetery should be allocated for use as a social facility
- Provision for a police post.
- Proposed feeder roads to help during disaster management

These community-driven proposals, combined with professional and expert input from the consultant and other stakeholders, formed the foundation of the planning process and the report herein.

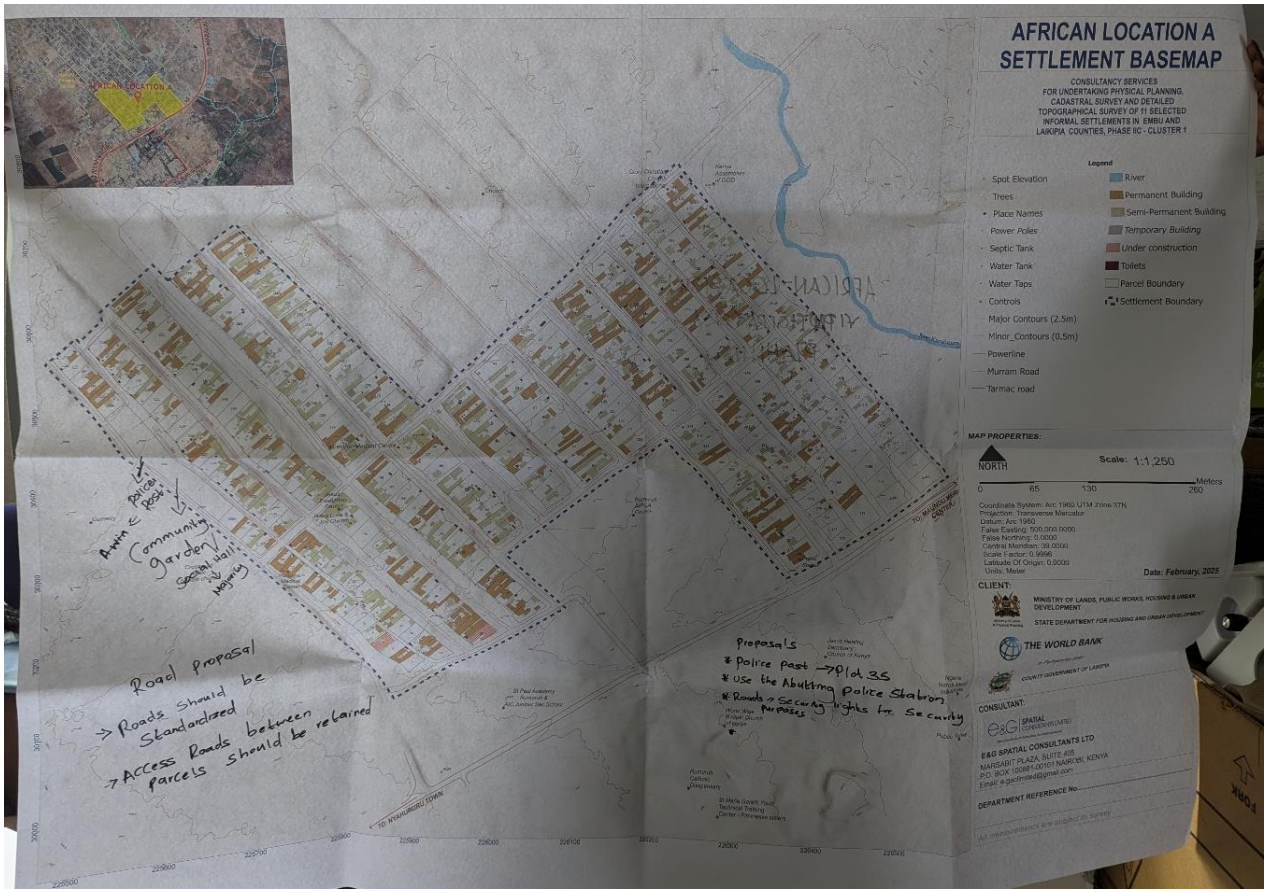


Figure 9: Inputs from the participatory planning exercise

The various hand drawn options were then digitized and professionally crafted as an input to planning proposals. This helped build the local people's sense of ownership in the project and plan-making exercise thereby enhancing the effectiveness and sustainability of the plan.

3.9 Verification of the List of Beneficiaries

Following the socioeconomic survey conducted in January 2025, a preliminary list of beneficiaries (LOB) was generated, identifying structure owners within the settlement. The LPLUDP lays the foundation for linking the LoB to the parcels by facilitating the planning and consequent survey of the resultant parcels. As indicated previously, the main objective of KISIP2's component 1.1 is tenure regularisation and issuance of ownership documents. The LoB will be annexed to the survey plan to facilitate the processing and issuance of ownership documents.

This list underwent an initial verification exercise in February 2025 to confirm and update beneficiary details. A final verification exercise will be conducted upon the preparation of the final LPLUDP, coinciding with the adoption of the final draft plan. During this process, project identification cards will be issued to beneficiaries. These cards will contain the beneficiary's name, photo, National ID number, and parcel ID details. However, it is important to note that these identification cards do not serve as proof of land ownership.

3.10 Preparation of the Local Physical and Land use plan

Section 12(7) of the Land Act 2012 stipulates that public land cannot be allocated unless it has been properly planned, surveyed, and development guidelines have been established. Therefore, the culmination of the above preceding activities was the preparation of the draft development plan discussed in this report. The settlement basemap formed the basis upon which the plan proposals were laid and contextualized spatially. During the community visioning and participatory planning exercise, the settlement residents expressed their desired state of the settlement which shaped the land use proposals proposed. In addition, the people proposed access networks especially in areas that had accessibility challenges.

Building on these community inputs, the Consultant incorporated additional planning considerations, including the existing developments layouts, feasibility of community proposals vis a vis space availability, neighbourhood contextual analysis-where capacities of the existing facilities outside the settlement were assessed and the number of impacts/PAPs generation. All these considerations factored, two plan options were drafted (Nil Intervention, adaptive Option 2). Each option was analyzed and scored independently and comparatively against each other in line with key project elements.

A detailed analysis of these plan options is provided in Chapter 5 of this report.

3.10.1 Draft Plan presentation to the Technical Meeting

The draft plan was presented to the technical team, comprising the NCPCT and CPCT, on 24th March 2025. The meeting served to gather technical feedback ahead of the planned community presentation and to report on project progress. The technical team commended the consultant for the quality of work delivered. Several emerging issues were addressed during the meeting.

First, the influence of existing Part Development Plans (PDPs) in the project area was noted, as these previous planning efforts had shaped the planning process and informed the structure of the current plan. Secondly, the consultant reported that, as part of the ongoing due diligence. The existing plan was key in informing land use allocation decisions as well as in providing strategies towards utilization of facilities within the larger African location and Rumuruti municipality in general.

Additionally, the team highlighted the large number of impacts identified in the draft plan. The consultant clarified that while this figure appeared high, a detailed analysis and ground-truthing exercise would be undertaken to confirm the actual extent of the impacts, most of which were expected to be partial (involving canopies, fences, toilets, or small sections of structures). Finally, the NCPCT reiterated that Laikipia County would be responsible for providing a budget for addressing PAP-related matters, based on the final ESMP to be prepared by the consultant, affirming that the county was obligated to manage and facilitate the PAPs as part of its mandate.

3.10.2 Draft Plan presentation to the community

Upon finalizing the draft plan, incorporating inputs from the community participatory planning exercise and aligning with the most applicable planning standards given the settlement's conditions, the two plan options (discussed in Chapter 5)—were presented to the community for review. During this session, residents assessed the plan options, including their associated impacts, and selected their preferred option (adaptive option) with minor changes. The selection of this option was informed by their envisioned settlement outcome (see Plate 2). This was further refined to align with both current and future settlement needs. The best fit plan option has been discussed in section 5.7 and chapters 6-8 of this report.

Plate 2: Highlights from the draft plan presentation

Some of the key issues discussed regarding the plan are summarized Table 10 below. Detailed minutes of the meeting are attached to this report under Annex 2.

Table 10: Highlights of the issues discussed in regard to the plan

CONCERNS/COMMENTS	RESPONSE
Residents wanted more clarification on those with plots in the cemetery area, that have documents' can they be included in the project	The consultant explained that there have been previous original PDPs for the cemetery over the years, original plan was a cemetery, another one in 2012 allocated the plot as a bus park and that the county will discuss and give feedback on that matter, to prove the authenticity of the parcel owners
A community member asked if those who have been affected by the Maralal highway be assigned adjacent plots	The consultant reiterated that is a KENHA road and therefore she's not mandated to plan on land that is not within the project boundary
A resident sought explanation on Why is 218 is appearing twice on the map	Initially the parcel was picked as one, but later it was discovered it is owned by more than one person hence the different parcel IDs
A resident inquired why parcels 258A/230 are now peoples plots yet they initially used the parcels as access roads	The parcels were initially picked as an existing road, but the owners presented themselves for registration, so it's not an existing road for now
A resident wanted to know if between parcels 31-37 the roads can be reduced to 27m	The consultant reiterated that Planning cannot be done without access roads, everyone needs to provide access, also that the roads were not reduced, they exist as they were
A member proposed that Parcel 69, which currently has a container used for temporary commercial businesses, should have access roads added. Another outlined the need for further creation of	The matters were taken note of for consideration

accesses within the Ngomongo Area of the settlement	
A community member sought to know why parcels 49 and 16 were missing on the map	The consultant responded that that is a mishap on printing, and a correction would be made
Residents between 258A Ngomongo', why don't they have access roads?	There was an initial PDP that advised the existing roads,
A community member inquired if he could continue with constructions	The consultant advised him that it would be prudent to halt construction until the beaconing is completed. However, she also stated that construction could continue, provided it follows the proposed plan, and the surveyors should give their approval and guidance
There are some plots positioned at road intersections which had been designated as residential. A resident requested such plots to be designated as mixed use to give such people an opportunity to utilize the structures developed there for business	The point was taken note of by the consultant for rectification based on the request made

3.11 Notice of Completion

Following the completion of the draft plan preparation and presentation to the community, a notice of completion was published on 7th April 2024 in two national dailies with national circulation and the Kenya gazette dated 17th July,2025 in line with Legal Notice 248, the Physical and Land Use Planning Act (Local Physical and Land Use Development Plan) Regulations, 2021 (See Annex 1). This enabled the public to inspect the plan and offer comments before the final approval and adoption.

3.12 Presentation of the Draft Final Plan

After the lapse of the 60 days' notice period (as per legal notice 248) the Final Draft Plan was presented to the County Executive, the Lands and Physical Planning Committee of the County Assembly, and the African location community. The following are the highlights of these meetings.

3.12.1 Presentation to the County Executive Committee and the Lands and County Assembly

In preparation for submission of the plan to the county assembly for approval, the consultant presented the Final Draft Plan to the County Executive Committee to acquaint them with the contents of the plan as well as obtain their comments. This meeting was held on the 26th of June 2025 and was attended by the Governor, CECMs, director lands and physical planning, the KISIP county Coordinator, select officers of the physical planning department & the larger county government of Laikipia and the consultant. The following were the emerging issues from this meeting.

Questions/Comments	Response
• Consideration for renaming Kwa Mbuzi and African Location settlements to reflect the community.	• The consultant clarified that the community was involved in making decisions on changing the settlement

• Issues of solid waste management crosscutting across the settlement. • Consideration of environmental management in the budget. Community to be engaged/sensitized to segregate a space for solid waste collection/recycling or a sanitary landfill. Therefore, it shouldn't be a dumping site. • Key limitations in the budget are policies that are not pragmatic. Therefore, without policies and financial resources, nothing would be implemented. • The proposed Maina recreational area, which is waterlogged, needs environmental conservation measures, including the planting of trees and other greening measures. • Consideration of urban areas as dwelling places for the entire community • Well well-planned area brings a lot of glory. • Issues raised should be of concern to both MCAs and the executive. • The settlement portrays an urban character; therefore, it needs appropriate landscaping and greening measures to enhance aesthetics.	name; however, they preferred retaining the existing one. • The KISIP coordinator added that changing the names at the advanced stage would reverse the project activities. He recommended consideration for changing after plan approval. • Reports accompanying plans have detailed strategies for the plan proposals. For example, the abutting parcel (136) to Maina Dispensary has been considered as part of the health facility in the proposed plan. • The county can obtain land for expansion or designation of other land uses.
• Wide access roads can be multi-purpose, i.e., utilized as parking spaces, water reticulation, etc., and in return act as a source of revenue. • Incorporate NMTs to support children's activities, e.g., skating and socialization in general.	
• Some individuals are dwellers in urban others in rural areas and others in both urban and rural areas. • The settlements will serve as permanent urban dwelling places, while others will serve as partially residential. • Proposed retaining 30m roads for multi-purpose. • Recreational (help in curbing mental issues) spaces will serve as a relaxation, regulating stress among other uses, e.g., Weddings. • Access to accommodate water, fiber installations. • Health facilities, e.g., Maina dispensary, would the existing facility adequately serve the population? • The CS recommended designating more spaces for public purposes, subject to space availability. This will help decongest the facilities. • County revenue is largely collected in counties with improved urban areas.	The CECM clarified that KISIP aims to regularize tenure; therefore, existing land would not accommodate more land use proposals.
• Designation of a slaughterhouse outside the settlement	The slaughterhouse is a departmental issue within the county's scope. This is to prioritize designating outside the settlement.
Noted that: • Uneconomical parcels- Upon plan approval, the county would control/manage land subdivisions. In the upcoming fiscal year, the county will not receive any budget allocation unless the relevant development plans have been formally approved.	

Recommended appropriate greening measures and landscaping with consideration of indigenous trees.
Appreciated the recommendations to retain the wide access roads while also lauding the support for the facilitation of PAPs.
• Congratulated the team for ensuring land ownership issues were resolved through tenure regularization, which is a long-term investment. • Requested the consultant to collaborate with relevant county officials to assess road reserve allocations, with the aim of minimizing costs associated with individuals who have encroached upon these spaces, as such claims are not legally valid. The current capacity of Maina ECDE is insufficient to accommodate the existing population. The consultant was therefore requested to assess the feasibility of expanding the facility to meet the growing demand.
• The minor issues identified in relation to the plan require resolution prior to its submission to the assembly, and this process should be undertaken in close collaboration with the executive. • Upon submission to the executive, the plan should not be modified as it has been subjected to public participation. • Assembly to approve the plan, then thereafter focus on facilitation of PAPs, i.e., reaching out to respective individuals during infrastructure upgrading and other major development. • Valuation to be done in time to avoid future unexpected facilitation expenses. • Slaughterhouse to be addressed by the county. • Religious parcels have huge parcels, though he did not suggest any changes. Proximity analysis to inform upcoming developments, e.g., adequacy of police station.
• Challenged the county to isolate genuine public land that would serve the public, e.g., Maina, which largely lacked recreational spaces. • Centralization of administrative units to serve a large area. Provision of adequate recreational spaces in a highly populated area.
• Sought clarification on Maina space meant for a police post. • Noted that it is difficult to ask the community to repurpose uses. • Proposed slaughterhouse requires further engagement. • The cemetery in AFL was degazetted and repurposed as a green park to serve the entire Rumuruti town. Initially, it was meant to serve the abutting cemetery.

3.12.2 Presentation to the Community

The Final Draft Plan, having incorporated comments from the County Executive Committee and the assembly, was presented to the community on 28th June, 2025 for their validation and adoption—see figure 11 below. The main purpose of this exercise was for the community to confirm whether the presented plan was their preferred alternative, and whether their comments had been incorporated into this plan.

Plate 3: Photos showing the Final plan validation by adoption and final plan validation by African Location A residents

3.13 Plan Approval

Upon adoption of the final draft LPLUDP by the community, the Final LPLUDP was prepared incorporating the final comments raised by the community in the plan validation meeting. Thereafter, this Final Plan was submitted to the CECM in charge of Lands, Physical Planning, Agriculture, Fisheries Livestock and Veterinary Services for adoption, and onward forward to the county assembly of Laikipia for approval in accordance with Section 49 of the Physical and Land Use Planning Act, 2019.

3.14 Social Management Plan /Resettlement Action Plan Preparation

As per the World Bank OP 4.12 and the resettlement policy framework, preparation of a resettlement Action Plan/Social Management Plan is one of the requirements of this Consultancy. This was triggered after preparation of the Local Physical and Land Use Development Plan. The plan and the proposals therein resulted in some impacts/PAPs generation mainly through the proposed road realignments. Based on the final plan, the SMP/RAP report will be prepared.

The aim of an ARAP/ESMP will be to address/mitigate against the negative impacts that emanated from physical planning exercise, including such issues as possible displacements or partial impacts on developed structures. Whereas RAPs have generally been prepared previously as a mitigation tool towards addressing negative impacts of projects of this nature, ESMPs are now being prioritized, as a mitigation tool of addressing negative project impacts, using community driven approaches. The following are some of the negative impacts that were generated by the plan proposals:

As the project kicked off, it was necessary to identify groups, individuals or institutions, which could affect, or be affected directly or indirectly by the activities of the project/outcome. It was regarded that their participation/influence would make the project succeed or fail in one way or another. Therefore, the stakeholder identification exercise was comprehensively done to help in determining the relationship between various stakeholders and the project, and helped to identify the appropriate consultation methods for each stakeholder (group) during the life of the project. The various stakeholders identified are as detailed out in a separate report of this consultancy (a detailed stakeholder identification and analysis report will be submitted alongside the subsequent submission of this report).

Table 6 below is a summary of the identified stakeholders and their various roles in this project.

Table 6 below outlines some of the negative impacts identified by the plan proposals:

Table 11: Negative impacts generated from the plan

No	Potential Impact	Causes	Mitigation Options	Mitigation Instrument
1.	Partial loss of Land	– Road widening, Road realignment – Realignment of roads	Title to the resultant parcels after regularization.	Social Management Plan

No	Potential Impact	Causes	Mitigation Options	Mitigation Instrument
2.	Beneficiaries receive land which is viable but too small for land registration for titling purposes.		– Amalgamation of parcels – Consultations with PAPs for agreement on block title – Allocation of appropriate land use if amalgamation is not feasible (e.g., low-scale commercial use, single dwelling residential use, recreational, etc.)	Social Management Plan
3.	Total impact on land size – land taken over by public utility or remaining is not viable for residential and/or commercial purposes.	– Significantly reduced through road realignment	– Alternative land for PAPs of comparable value; County to initiate acquisition processes post-tenure exercise	RAP
4.	**Loss of structures** (Complete/Partial loss of residential/ commercial buildings, toilets/soak pits/septic tanks, temporal/permanent fences etc.)	– Road widening – Roads realignment	– SMP to document agreed mitigation measure with the community – For total losses, application of RPF provisions – Facilitate repair costs – Provide adequate notice period for the affected to make necessary adjustments	SMP/RAP
5.	**Loss of livelihoods** Loss of temporary business premises- vibandas, loss of rental income	– Road widening – Roads realignment	– Provide adequate notice period – Facilitate movement and repair costs	SMP

3.15 Cadastral Surveying

Section 12(7) of the Land Act 2012 stipulates that public land cannot be allocated unless it has been properly planned, surveyed, and development guidelines have been established. This planning process will establish the necessary settlement development guidelines. Once the settlement development plan is approved, it will facilitate the cadastral surveying exercise, which aims to formally define parcel boundaries in accordance with the approved development plan. The boundaries of the resulting parcels will be determined through georeferenced positioning and beacon placement. Beneficiaries will be required to sign beacon certificates, confirming the demarcation of their parcel boundaries.

According to Section 32 of the Survey Act, land is not considered to have been surveyed until the survey plan has been authenticated by the Director of Surveys. In alignment with the Land Registration Act, the cadastral map will serve as the basis for amending the Registry Index Map, enabling the registration of title documents. The authentication of the survey plans will be carried out in compliance with the Survey Act and its regulations, leading to the creation of a new or amended Registry Index Map for the settlement, along with the corresponding area list.

3.16 Land Information System

The Land Information System (LIS) is a GIS-based platform designed to capture, store, manage, manipulate, and visualize spatially geo-referenced, parcel-based cadastral data. As part of this project, the LIS has been continuously developed throughout the project,

incorporating data from the basemap, socio-economic survey attributes, the list of beneficiaries and now the spatial and non-spatial attributes of this. Subsequently, this accumulated data will be integrated with the approved survey data, including parcel numbers to be issued by the Director of Surveys (DoS) and the area list, to support easy access, querying, and visualization for efficient decision-making, particularly in relation to development applications. In addition, the LIS will be populated with all raw data collected during the assignment, based on the data dictionary provided by the Client. This comprehensive and accessible database will serve as one of the final deliverables of the project and will be very important in aiding land management and administration, development control processes by the county government of Laikipia, as well as support other components such as infrastructure planning, without the need for repeated fieldwork.

4. SITUATIONAL ANALYSIS

4.1 Overview

In accordance with Part B of the Second Schedule of the Physical and Land Use Planning Act, 2019, the preparation of a local physical and land use development plan must be preceded by a comprehensive a survey report. This report is required to provide detailed insights into key planning parameters, including spatial analysis, demographic characteristics, the state of the environment, economic base analysis, transportation and communications networks, housing situation and social infrastructure such as education, health, recreational amenities, and other public purpose facilities.

As part of this assignment, the socio-economic survey and physical mapping were delivered as a distinct component prior to the commencement of the plan preparation. Accordingly, this report presents the findings and in-depth analysis derived from that preliminary exercise, forming the foundation for the planning proposals that follow.

To avoid being overly repetitive of the already submitted report, this chapter, therefore, presents a summary of findings on the existing situation of African Location A settlement using textual, and spatial presentation formats of the data collected and its linkage to planning of the settlement.

The situational analysis serves as a foundation for evidence-based planning, linking the identified challenges and opportunities to the broader objectives of the settlement's tenure regularization, infrastructure development, and land use planning. The analysis also considers policy and legal frameworks, ensuring alignment with national and county-level planning guidelines.

4.2 Physical and Environmental Characteristics

The environment is key in planning as it defines the conditions under which human activities to take place. In this context, physical and environmental factors directly influenced both the planning proposals and the overall planning process. Moreover, the physical environment also shapes the socio-economic status of communities by determining viable economic activities and exposing potential vulnerabilities.

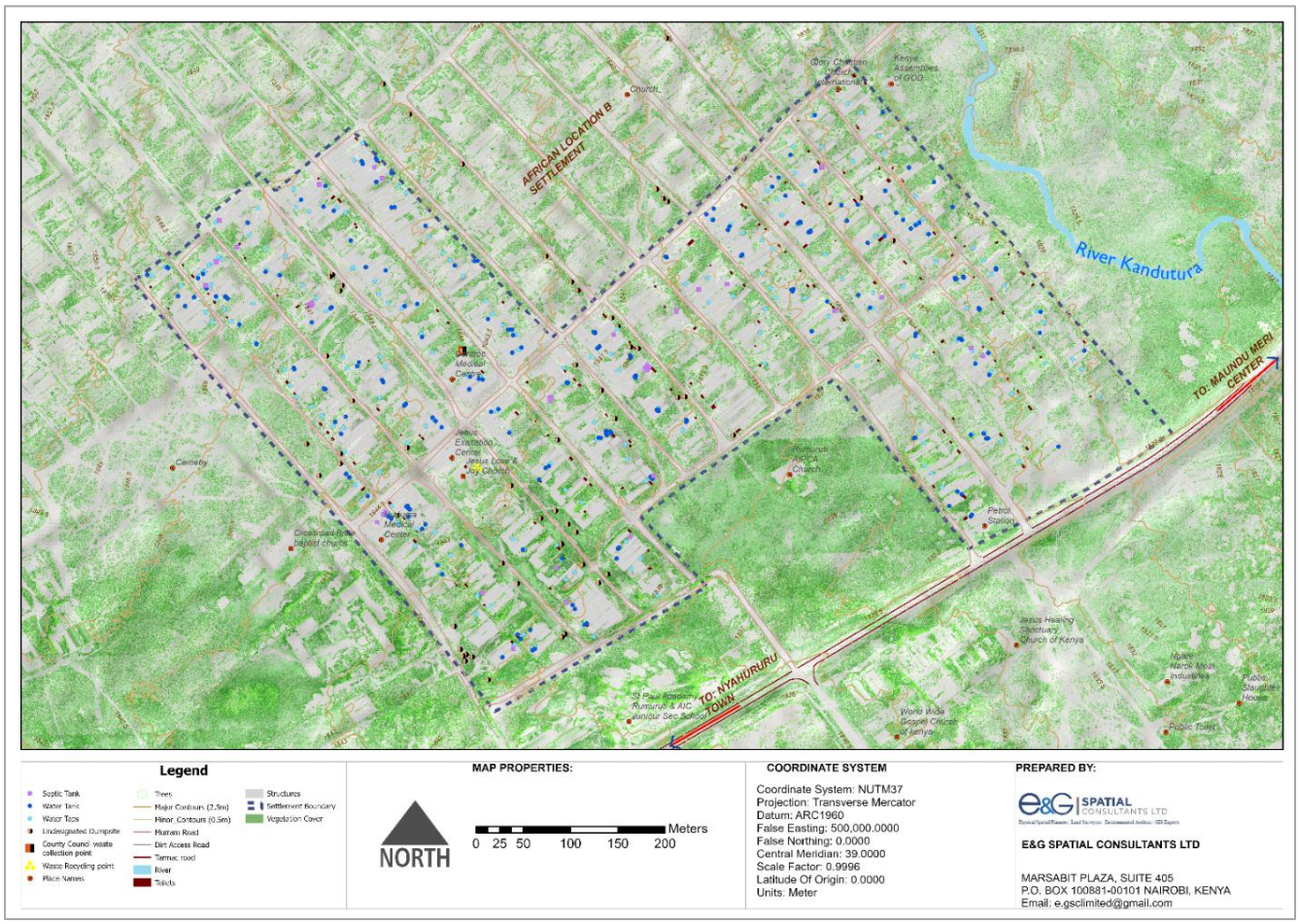
Map 3 illustrates key environmental features within the settlement. The lack of a proper solid waste management system in the settlement has led to indiscriminate dumping, evidenced by the widespread presence of open, undesignated dumping spots across the settlement. These sites pose significant health risks, serving as breeding grounds for disease vectors and contributing to environmental pollution. Additionally, they compromise the settlement's aesthetics and overall quality of life, underscoring the urgent need for effective waste management solutions, which this plan seeks to address.

The map also highlights instances of ground water seepage noted at the first two rows neighbouring river Kandutura. The plan has proposed mechanisms to drain this water as the

area is prone to mosquito infestation. Such strategies include planting of trees such as blue gum –consumes a lot of water, irrigated agriculture as well creation of an artificial lake.

The findings underscore the need for integrated planning and sustainable development practices to address the settlement's environmental challenges. Implementing a structured waste management system is critical to reduce indiscriminate dumping, improve environmental quality, and mitigate health risks. Repairing the damaged sewer system and promoting safer sanitation practices have been given emphasis in this plan as they will aim at protecting water sources like River Kandutura and ensure access to clean water for residents. Furthermore, preserving wetlands and flooding zones is essential to maintain their natural water management functions and prevent flooding.

This plan recommends strict enforcement of the stipulated zoning regulations to prevent encroachment and protect the environmentally sensitive areas, ensuring they continue to serve their vital ecological roles. By balancing development needs with environmental conservation, the settlement will enhance its resilience, improve the quality of life for its residents, and create a more sustainable future.



Map 3: Environmental issues map

4.2.1 Climate Variability and Change

The settlement is situated in the highland ecological zone of Kenya, specifically within the upper midland and lower highland zones. Given the climatic conditions, the current organic development pattern, and the absence of adequate stormwater drainage channels, the risk of

flooding is significant. Additionally, runoff generated by heavy rainfall in upstream areas poses a threat to residents' lives and property. This runoff may also carry improperly disposed solid and liquid waste, creating serious health hazards for the community. Addressing these issues through improved drainage infrastructure and waste management practices has been emphasized in the plan as it is essential to mitigate flooding risks and protect public health.

The settlement plan, therefore, is key on mitigating and adapting this settlement to adverse climatic impacts since it has proposed a framework for adaptation such as investment in drainage systems (both runoff and sewerage) and greening of the African Location A village section, thereby saving the locals from vulnerabilities brought about by flooding and pollution. This will enhance locals' resilience to climate change effects.

4.2.2 Vegetation

Existence of vegetation ensures provision of other ecosystem services including flood controls, air filtering & freshening and improvement of settlement aesthetics that generates psychological benefits to the residents. Vegetation cover assessment in the settlement was meant to help in establishing the bareness of land and its exposure to erosion activities. Equally vegetation enhances the aesthetics of the settlement through the landscape variation for different colour and factors dynamics that blend the built-up areas.

Limited vegetation especially within river Kandutura riparian reserve, along the access paths, along property boundaries, and inside undeveloped properties was observed. The vegetation sighted includes planted trees, grass and shrubs as presented in the environmental status map on the previous page. From GIS-based unsupervised classification analysis, about 28.6% of the settlement is covered by vegetation as shown in map 3 above.

Plate 4: Vegetation along access roads in African Location A settlement

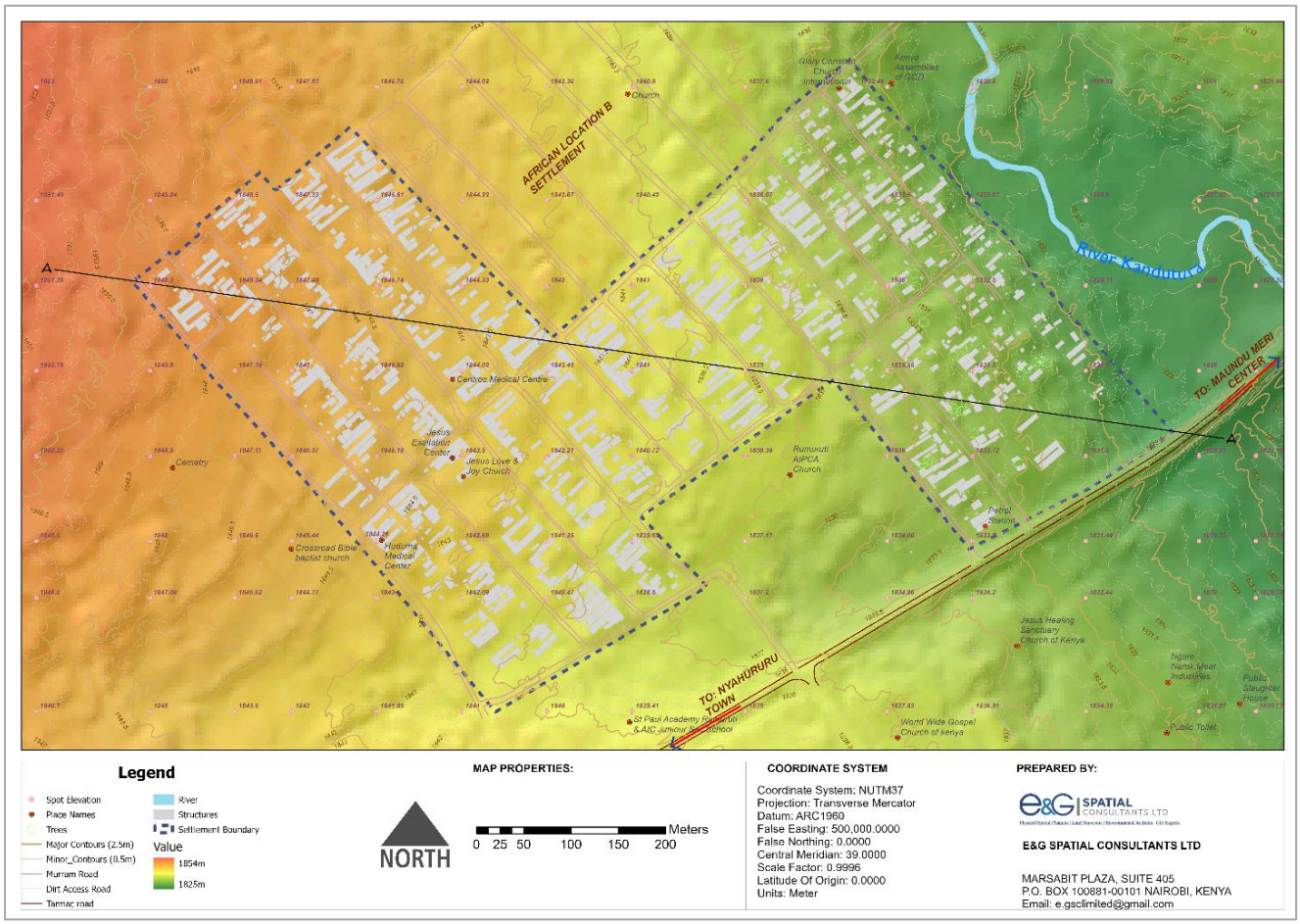
However, with the proposed land uses it is likely that during redevelopment some of the vegetation cover will be cut. Therefore, the plan has provided strategies such as planting trees along the road reserves and other open spaces within the settlement to increase vegetation cover. Additionally, policy measures should regulate settlement expansion into sensitive ecosystems, particularly the towards River Kandutura and the areas set aside for recreation.

The settlement plan has put into consideration the existing environmental conditions in the allocation of various land use proposals and strategies. For instance, the development along River Kandutura riparian reserve have been left out from the project area and the reports recommends reclamation, clear georeferenced demarcation and marking of the riparian reserve to curb future encroachment into this natural resource.

4.2.3 Topography and Slope

Topography refers to the measurement of elevation, while slope describes the percentage change in elevation over a given distance. These factors are critical in land use planning and determining areas suitable for development.

As illustrated in **Error! Reference source not found.** the area within which the settlement i s found is gently sloppy with an altitude of between 1827-1849m a.s.l as shown in map 14 below. This slope is considered suitable for developments, however, with proper storm water management strategies.



Map 4: Topography and slope for African Location A

These areas are prone to flooding due to their topographical characteristics, which allow water to accumulate during heavy rainfall. The identification of these flood-prone zones was essential for guiding the design and layout of the road network to ensure efficient stormwater management. Proper consideration of topography and slope helped mitigate flood risks and facilitate sustainable land use and infrastructure development. By integrating these factors

into the planning process, the settlement can enhance its resilience to environmental challenges and create a safer, more sustainable living environment for its residents.

4.3 Drainage

Understanding drainage patterns is crucial for planning effective drainage channels, managing surface runoff, and guiding settlement development to prevent adverse consequences. The settlement drains from the west to the east towards River Kandutura, but due to the lack of proper drainage facilities and blocked existing drainage systems along the main road, runoff occurs haphazardly throughout the area.

Addressing these drainage issues was critical during the plan preparation stage as it would improve living conditions, public health outcomes, and environmental sustainability in the settlement. An elaborate, well-designed drainage infrastructure was considered key to manage surface runoff effectively and prevent flooding in residential areas. Additionally, protecting natural waterways from encroachment and contamination was essential to safeguard the river and its riparian reserve, which are vital resources for the community. By implementing these measures, the settlement can mitigate health risks, enhance environmental quality, and create a more resilient and sustainable living environment for its residents.

Consequently, effective drainage solutions were a key focus in the preparation of the settlement plan, as they will significantly influence the design and implementation of infrastructural improvements. Such solutions as provided for in the plan proposals include;

a. Realignment and widening of roads as much as possible; this ensured that there's space for the location of ancillary services including drainage infrastructure.

b. The plan has also proposed strategies and measures towards increasing the vegetation cover within the settlement, which will be useful in flood management.

c. The plan suggests reclamation of the encroached riparian reserve, clear and georeferenced demarcation and marking of the reclaimed land as well as protection and conservation of this essential natural resource.

4.3.1 Soils

Soils influence human activities including settlements. Therefore, determination of the type of soils the settlement sits on enabled assessment of the viability of land use proposals. This informed planning elements such as zoning and infrastructure networks reticulation proposals.

Rumuruti, where African Location A is lies, is located within the Laikipia plateau, which is characterized by black cotton clay soils (CGL, 2023). This kind of soil have the tendency to shrink and develop cracks when subjected to a reduction of water content and are problematic for any kind of structure in the civil engineering field (Bhujbal & Gaikwad, 2022). Further, Black cotton soil retains water for prolonged periods, leading to expansion when saturated. This can cause foundation heaves, where the soil pushes up against the structure, potentially resulting in cracks and damage. Proper drainage systems and installation of moisture barriers

has been proposed in this plan as it can help mitigate these effects by preventing water from seeping into the soil and limiting its expansion (Artic space and builders, 2025).

4.3.2 Air Quality

The air quality in the settlement was significantly compromised by the presence of openly dumped waste. This improper disposal of refuse not only created unsightly conditions but also contributed to the release of harmful pollutants into the atmosphere. Decomposed organic materials emit unpleasant odours and can generate toxic gases, which pose health risks to residents. Additionally, the accumulation of waste attracts pests and vermin, further exacerbating the potential for disease transmission. This situation called for the implementation of proper solid and liquid waste management practices, whose strategies have been proposed in this report.

4.3.3 Disaster Risk and Environmental Hazards

This section examines the settlement's vulnerabilities that may affect residents and property development.

i. Drought was identified as the most significant disaster, with 46.2% of respondents ranking it first. Drought is exacerbated by the climatic and weather conditions as well as destructive human activities. This has in turn resulted in food shortages, disease outbreak and economic hardships. This underscored the importance of targeted approaches to integrate drought risk management and climate adaptation measures into the settlement plan. Such included involvement of all stakeholders to identify priority areas, set targets as well as capacity building at the settlement level.
ii. Conflicts were identified as the second most occurring disaster, commonly fueled by land ownership disputes, ethnic tensions and herder invasions. To this extent, the success of this project will help solve these conflicts as parcel boundaries have been clearly demarcated and land ownership legally guaranteed. Application of alternative dispute resolution mechanism also eased tension especially in the ethnic tensions and herder invasion issues.

Therefore, the planning intervention under this project investigated measures that will assist in mitigating the drought disaster. In addition, the project process anticipates that through this tenure regularization exercise, land-related conflicts will be greatly mitigated by having formalized boundaries with registered ownership documents.

4.3.4 Key Environmental Challenges

The following were the main environmental challenges observed in this settlement that required mitigation in the planning stage of this project:

a. **Absence of solid waste management systems** – the settlement lacked acceptable solid waste management systems. As such, a versatile solid waste management system has been proposed in the planning phase. This is in line with the best practice models currently available. Such systems included provisions for waste storage, transportation, aggregation, re-use, recycling and disposal. This has been accompanied by appropriate strategies that guide solid waste management as well as for public sensitization and support for waste reduction endeavors. This plan also recommends that the county should develop waste management policy to guide this effort.

b. **Absence of green spaces and other recreational areas** –the settlement does not have any recreational facility, be it green spaces or grey spaces yet this is necessary for the community's wellbeing. The plan has provided strategies towards enhancement of the neighbouring recreational areas to improve the environment and quality of life in the larger settlement. Such include inclusion of well-designed greening of road reserves and installing of recreational infrastructure in the proposed green space as well as the available recreational park in the larger African location.
c. **Absence of liquid and sewerage waste management systems** – liquid waste/wastewater pollution emerged as a major issue as the settlement does not have adequate infrastructure for the management of sewerage and other liquid wastes, thereby causing pollution. The planning stage proposed roads wide enough to accommodate sewerage infrastructure such as sewerage trunk lines. For the short term, standard septic tanks/bio-digesters whose development should be tightly regulated by the County Government is required. This should be supported by affordable exhaustion services. In addition, the incomplete sewerage system project should be fast tracked as well as expanded to serve the whole settlement.
d. **Absence of storm water management infrastructure** – flooding came out strongly as an environmental problem whenever it rains. The existing storm water management system is not efficient as it only covers parts of the settlement as well as blockages from indiscriminate solid waste disposal within the drainage system. It was, therefore, necessary to provide strategies that would lead to the development and proper maintenance of storm water management infrastructure in the settlement.

4.4 Population and Demographic Characteristics

Understanding the settlement's demographic dynamics is central to assessing the scale and impact of the project's interventions. With KISIP2 project aiming to improve access to basic services and tenure security, population characteristics provide a critical foundation for planning and decision-making. As outlined in the Project Appraisal Document (PAD) and the Project Operational Manual (POM), the project's success is measured by the number of beneficiaries—both direct and indirect—who gain from enhanced tenure security.

4.4.1 Population Size and Projection

Population size is a key parameter in planning. It is the basis that informs demand and supply of various facilities and infrastructure networks that goes into planning proposals. The socio-economic survey conducted in December 2024, that African Location A settlement had a population of 1204. This translated to an average household size of 3.6 persons per household. This was useful in this phase in the projection of housing and land demand analysis.

An extrapolation of the present population into the future, therefore, in the case of this settlement, with an assumption being made is that all current factors in the settlement will remain constant. The intercensal growth rate applied is of 2.78%- as per the County's CIDP-2023-2027 estimates. The table below shows the expected population in a period of 5 and 10 years.

The project integrates gender equity principles in alignment with SDG 5, which advocates for equal property ownership rights. Efforts to ensure joint registration between spouses and facilitate women's land tenure security remain a priority throughout implementation. Gender-inclusive land governance is further reinforced by Kenya's National Land Policy, which promotes equitable access to land and property rights.

Planning for informal settlements requires both present and future population considerations. Population projection is a critical tool for anticipating future demographic trends and their implications for planning. Projection involves extrapolating the current population into the future based on existing demographic trends. For this analysis, the assumption is that all current factors influencing population growth in the settlement will remain constant. The intercensal growth rate applied is 2.9 % per annum, as per the Kenya National Bureau of Statistics (KNBS) 2019 data. As illustrated in Table 12**Error! Reference source not found.** below, the population is expected to grow from 1204 in 2025 to approximately1349by 2030 and 1511 by 2035.

Table 12: Population projection

Current population (2025)	Intercensal Growth rate (%)	5 years projection (2030)	10 years projection (2035)
1204	2.4	1349	1511

Land tenure security is a key factor in economic development, consequently, affecting the population growth factors. Thus, the population of this settlement is likely to increase significantly, beyond the projected figures, upon provision of land tenure security. It is expected that the provision of secure tenure is likely to attract further settlement and investment, potentially accelerating population growth.

4.4.2 Population Structure and Composition

This highlights the settlement's general population distribution in terms of the age-sex parameters. Understanding of the age compositions inform the necessity and demand for services for the various population groups within the settlement.

From figure 13 below the settlement is settlement is dominated by the working class, with a significant proportion of residents aged 26-45 years, followed by the teenage population 10-17 years. This is a plus in terms of labour force that is currently under/ unutilized. The working-age population highlights the urgency for job creation initiatives, skills training, and enterprise support to meet labour market needs

The teenage population indicates a high dependency ratio, which underscores the need for planning interventions that prioritize educational infrastructure, healthcare services for children, and recreational spaces to cater to the younger demographic. The considerable representation of individuals within the 18–45 age cohorts highlight the settlement's potential for a robust labour force, which necessitates integrating livelihood programs, skills development, and job creation opportunities within the planning framework. The smaller proportion of residents aged 65 years and above points to a limited but essential need for elderly-friendly infrastructure and social support systems, such as accessible healthcare and community centers.

The toddler population is lower (0-9years), in comparison to the teenage population, suggesting a declining fertility rate. In such a scenario, the proportion of elderly individuals would significantly outweigh that of younger generations, leading to a shrinking workforce and potential labour shortages. This imbalance could strain social systems, including healthcare, pensions, and economic productivity, as fewer working-age individuals would be available to support an aging population. While the specific reasons for the low fertility rate were not explicitly captured in the questionnaire, many residents attribute this trend to a combination of reduced economic opportunities, widespread poverty, and rising levels of drug and substance abuse. These factors create an environment where young people feel economically insecure and socially disempowered, discouraging family formation and child-rearing.

To address these challenges, addressing the root causes of poverty and substance abuse through comprehensive healthcare services, mental health support, and community-based rehabilitation programs can help create a more conducive environment for family growth. Additionally, it is crucial to implement targeted measures aimed at improving the socioeconomic conditions of the youth population across the settlement. Economic empowerment initiatives, such as job creation programs, vocational training, and entrepreneurship support, can provide young people with the skills and opportunities needed to secure stable livelihoods. Education reforms, including access to quality schooling and digital literacy programs, can further equip the youth with the tools needed to thrive in a modern economy. By fostering a supportive ecosystem that prioritizes the well-being and economic potential of young people, the settlement can work towards reversing the declining fertility trend and building a more balanced and sustainable demographic structure for the future.

Gender balance across most cohorts further suggested the need for gender-sensitive approaches to ensure equity in resource allocation and access to services.

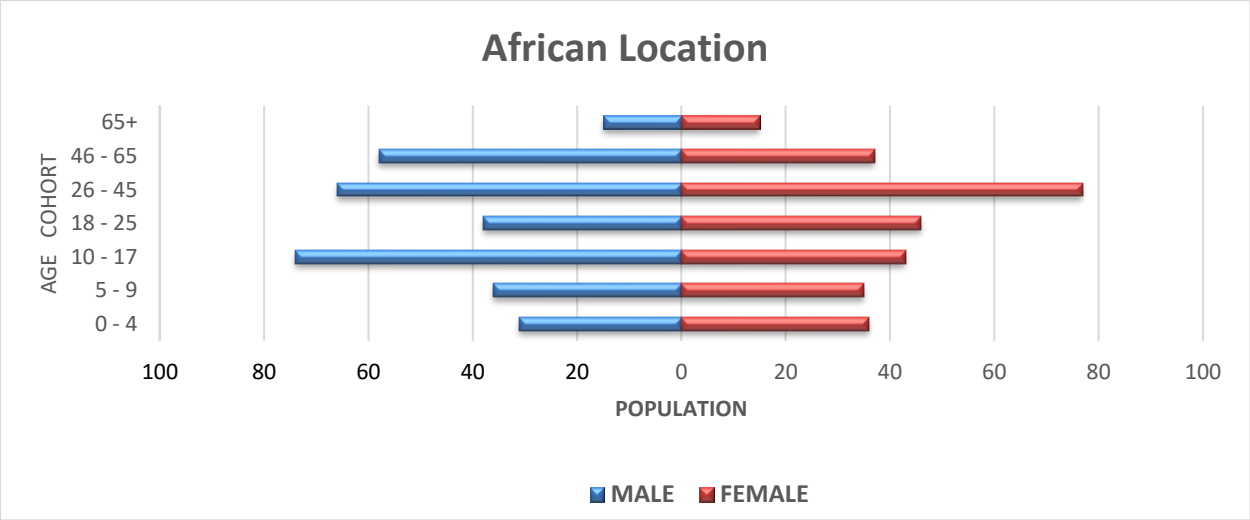


Figure 10: African Location A population structure and composition

4.5 Local Economy

4.5.1 Occupation Types

Employment patterns in African Location A were diverse. A significant percentage of the African Location A residents were self-employed at 33.9%, with casual labourers and farmers

accounting for 17% each, while 6.7% are public servants, and 4.5% working in the private sector. This called for consideration of proper economic strategies to promote independence and sustainable economy of the settlement. Further, 21% of the respondents informed the study that they were unemployed. In planning for the settlement, it was crucial to provide income generating activities and centralized economic spaces where the unemployed population can engage in income generation activities. This plan included expansion of the commercial area and development of mixed-use establishments.

These economic patterns align with the objectives of Kenya's Bottom-Up Economic Transformation Agenda (BETA), which seeks to uplift informal workers and micro-entrepreneurs through structured support and financial inclusion. The National Urban Development Policy (NUDP) further advocates for integrating informal economies into urban planning to promote sustainable livelihoods. Within the KISIP2 framework, improving tenure security can incentivize business expansion and encourage small-scale investments, fostering economic resilience.

The plan has integrated livelihood improvement strategies, particularly in supporting microenterprises and expanding employment opportunities. This has been achieved through designating commercial and mixed-use areas as well as enhancing connectivity and accessibility.

4.5.2 Places of Work

A significant proportion of the respondents (37.1%) operated inside the settlement, while 42% commuted to adjacent towns such as Rumuruti and Sipili. Around 21% did not respond to this question as they were unemployed. These movement patterns interact with the settlement's structural and infrastructure limitations, particularly inadequate road networks, poor transport linkages and unstructured land use allocations.

Addressing these constraints has been done by prioritizing strategic road improvements to enhance both internal and external accessibility. Well-planned mixed-use corridors and designated business zones are expected to strengthen the settlement's economic base by supporting local entrepreneurship while facilitating efficient connections to larger economic centres.

4.6 Settlement Land Tenure

Land tenure refers to the ways in which individuals or groups gain access to and exercise rights over land. As outlined in the Constitution of Kenya (2010), land tenure is categorized into three types:

i. Private Land: Owned by individuals or entities with formal legal rights.
ii. Communal Land: Held by communities under customary arrangements.
iii. Public Land: Owned and managed by the state for public use.

In informal settlements, land tenure operates differently. Despite the absence of formal legal rights, structure owners are considered the de facto landlords. While they lack legal ownership of the land itself, they are recognized by the community as property owners, providing housing to residents. This informal land administration system is characterized by boundaries that are

either based on the extents of the structures or on draft subdivision plans (such as Part Development Plans, or PDPs) that were never fully realized.

These informal tenure arrangements, while widely accepted within the settlement, present legal and planning challenges, particularly in efforts to regularize ownership and provide formal tenure security. The National Land Policy (2009) recognizes such informal systems and calls for the progressive integration of informal tenure arrangements into formal legal frameworks. The Physical and Land Use Planning Act (2019) provides a legal framework for the adjudication and regularization of informal settlements, emphasizing participatory processes in settlement planning. KISIP2's tenure regularization efforts align with these policies by integrating community perspectives into planning interventions.

KISIP2 encompasses planning and surveying of African Location A settlement which currently lies on public land (owned by the county Government of Laikipia) to enhance the tenure security of the locals. This will be achieved as the ultimate goal of this project.

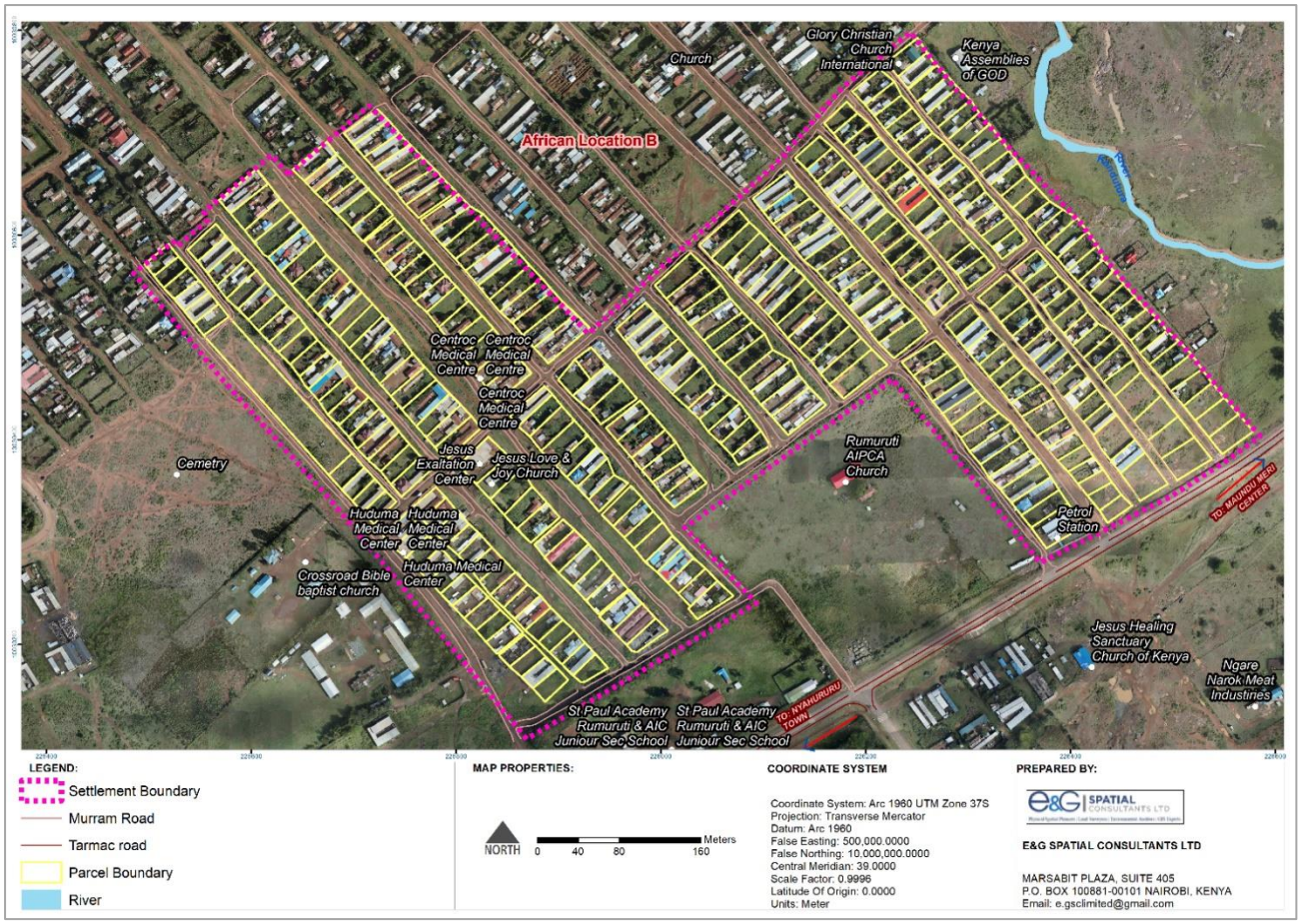
Beneficiaries in African location A ownership rights were parcel-based. Though without any legally recognized documentation, there was a sense of locally informal respect of the claimed boundaries and land transactions through selling and buying by individuals. These rights were picked and presented on a basemap, totaling to 338 parcels. Therefore, this project's objective is anchored on regularization of the tenure security of the residents. Based on the plan and the land registration guidelines, the resultant plots will be surveyed and subjected to the suitable type of tenureship (individual).

4.7 Settlement Structure

The structure of an informal settlement refers to the spatial distribution and physical layout of buildings and key infrastructural elements. Informal settlements often exhibit diverse layouts, depending on their origins and evolution over time. Some settlements develop organically, while others display a degree of organization, suggesting initial planning attempts. In cases where semi-structured layouts exist, they often indicate the presence of Part Development Plans (PDPs), allotment letters, or survey plans, even if many of these plans were never formally approved. It is important to note that initial layouts may have been altered over time due to informal transactions and further subdivisions.

Externally, the settlement is defined by a tarmac road C77 (Rumuruti-Maralal road), St Paul Academy and AIC Rumuruti primary school to the south and River Kandutura on the eastern side. Internally it is defined by dirt access roads that run parallel in the north-west direction from the tarmac road. The settlement is fairly developed with the development mostly characterised by low density row houses. Most of the parcel boundaries are defined by the beacon-to-beacon perimeter walls or structure walls and fences. The settlement has well defined roads thus road determination was not a challenge during the planning phase.

As earlier mentioned under section 1.7 of this report, KISIP project considered a small section of the entire African Location settlement for tenure regularization, due to project limitations. Thus, the settlement structure and development characteristics of the section that was considered, is mostly similar to the rest of the larger settlement. Such features as the line infrastructures described in the preceding paragraph, span across the whole settlement.



Map 5: Settlement morphology

Integration of these structural realities into the planning framework aligns with national and county urban development policies, particularly the National Urban Development Policy (NUDP) and the Kenya Informal Settlements Improvement Programme (KISIP). Upgrading initiatives accounted for the need to formalize tenure while balancing spatial reorganization with community preferences and socio-economic stability. Furthermore, the presence of environmentally sensitive areas, such River Kandutura and its riparian reserve necessitated land use planning strategies that prevent encroachment while accommodating the settlement's expansion needs.

4.8 Existing Land Use Patterns

The settlement is predominantly characterized by residential land use, which occupies approximately 48% of the total area. Mixed-use developments account for 3.1%, while access roads and public-purpose institutions cover 35.1% and 2.8%, respectively. Undeveloped parcels make up roughly 11% of the land, reflecting a significant underutilization of space. This underutilization is largely attributed to the irregular and unplanned layout of constructions across the settlement.

Mixed land uses are predominantly a combination of residential and commercial activities, where parcels often feature commercial facilities at the front and residential structures at the

back. This arrangement explains the relatively low coverage of dedicated commercial land uses, despite the existence of a commercial strip in the area.

This analysis underscores the need for strategic planning to optimize land use, address underutilized spaces, and align land use patterns with the evolving needs of the community. By doing so, the settlement can enhance its functionality, promote economic activities, and improve the overall quality of life for its residents.

Map 6: Existing land use map

Worth noting is that the existing developments are not aligned to the approved Local Physical and Land Use Development Plan (2021 – 2023) for Rumuruti municipality, which has zoned the areas as a commercial node with a residential strip. Thus, this KISIP2 project will be updating the existing plan (LPLUDP), taking into consideration its main objective i.e., tenure regularization; it is possible that the proposed land uses may be amended, if and where need be.

Policy-wise, the findings aligned with national urban development frameworks, including the Kenya Informal Settlements Improvement Programme (KISIP) and the Physical and Land Use Planning Act (2019), which emphasize the need for tenure regularization and integrated land use planning. Addressing the underutilization of land through structured densification strategies, such as promoting mixed-use development along major corridors were proposed to optimize land use efficiency while accommodating the settlement's evolving spatial demands.

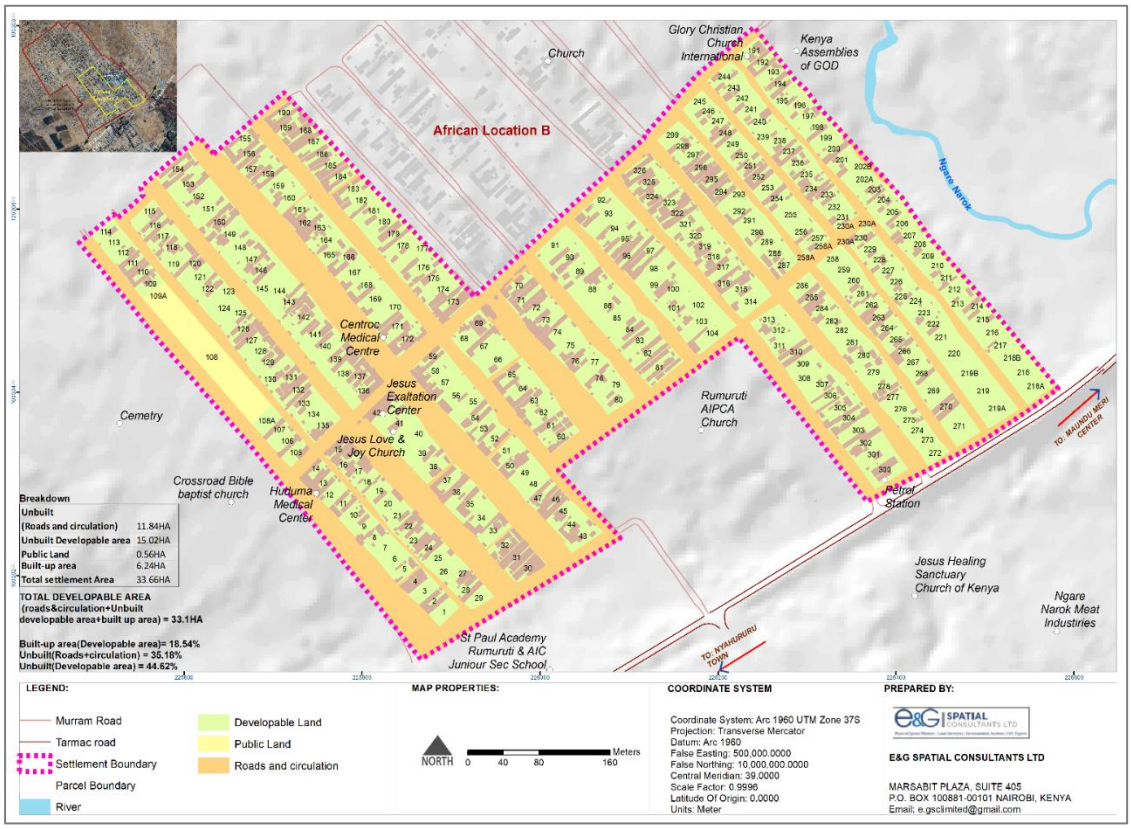
4.9 Built vs Unbuilt Up areas

As Map 7 below shows, the settlement's built-up developable area only covers 20% of the total settlement area, while largely unbuilt at 80%, which includes both the developable area (45%)—occupied by family compounds, undeveloped parcels, farmlands and undevelopable areas at (35%)—occupied by roads. This underutilization is consistent with the land use structure, and it underscores the potential for better spatial planning and optimization of land resources through redevelopment initiatives.

Policy linkages to tenure regularization efforts under KISIP2 were particularly relevant here. Secure tenure is expected to incentivize investments in higher-quality housing and commercial structures, potentially increasing land use efficiency. Additionally, alignment with the Physical and Land Use Planning Act (2019) supported the efforts to integrate informal areas into formal planning frameworks, ensuring that future development adheres to sustainable urban growth principles.

A key consideration recommended in the plan is land readjustment or guided redevelopment, which will introduce more structured layouts while maintaining the settlement's social fabric. This approach is anchored on participatory engagement with residents and cognizant of the existing structure. It ensures that redevelopment will reflect local needs and will not result in displacement.

Further, the presence of large tracts of unbuilt land provided a strategic approach to public space planning. For instance, parcel 108 was allocated for development of a community resource centre. Therefore, the plan enhances the overall liveability of the settlement while ensuring that land is used efficiently to support economic and social development.



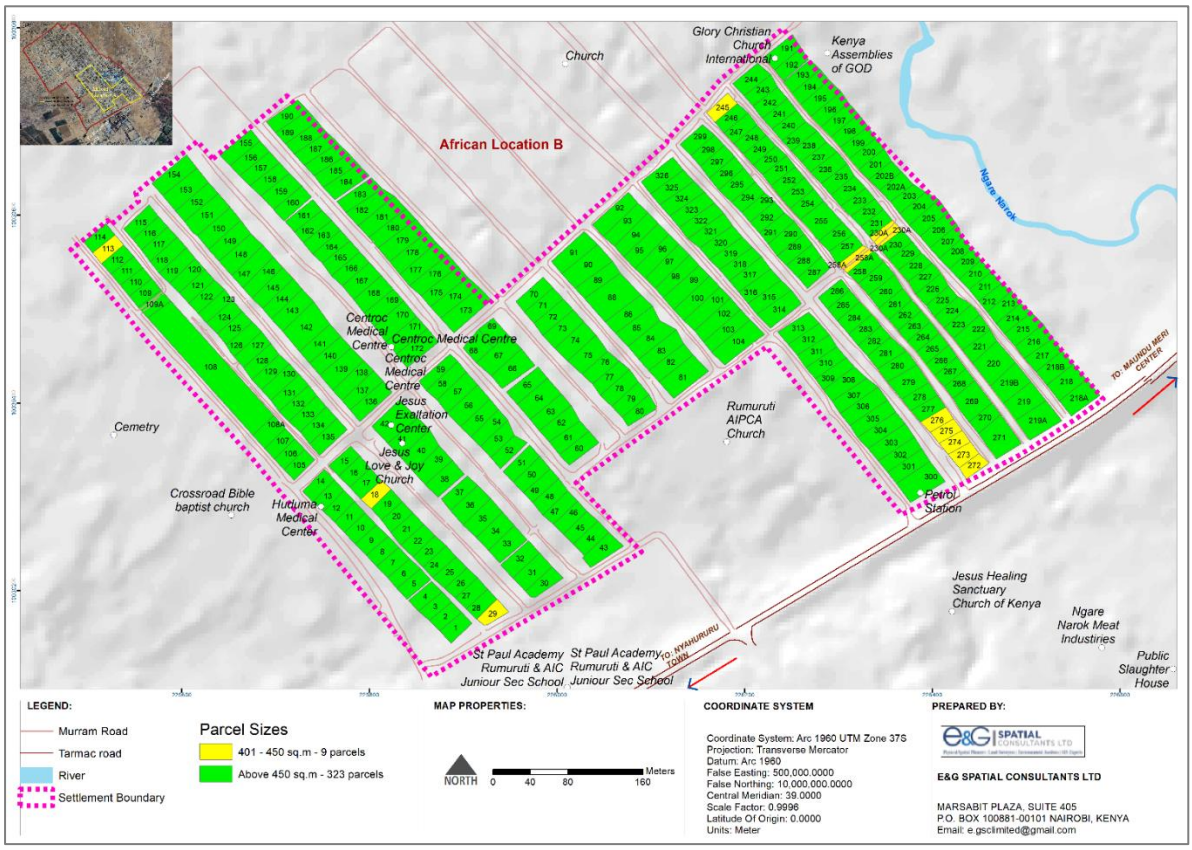
Map 7: Structure use and development status

4.10 Parcel Sizes

Minimum plot sizes that are registrable vary from place to place, largely informed by such factors as parcel location, land uses, development control guidelines by the respective county government, among others. There exist no country-wide guidelines, on minimum and/or maximum land holdings. In informal settlements however, where development conditions are not conventional, parcel sizes of as low as 100 sq.m may be considered for titling.

The 100sq.m is preferred as such an acreage can accommodate reasonable development without straining the recommended setbacks, plot ratio and building line. This, however, will involve negotiations with the relevant stakeholders, including the respective county government and national government officials.

Although the parcels had initially been mapped on the basemap, the resultant parcel sizes were determined by the planning process, upon excision of spaces designated for roads. The parcel sizes brought into play the issue on types of land tenure options that would be preferred in African location A settlement. All the parcels in African Location A settlement attained the minimum registrable acreage thus all parcels will be registered under individual parcel titling. Map 8 below shows the distribution of parcels sizes within African Location A settlement as mapped on the basemap, prior to planning intervention.



Map 8: Parcel sizes

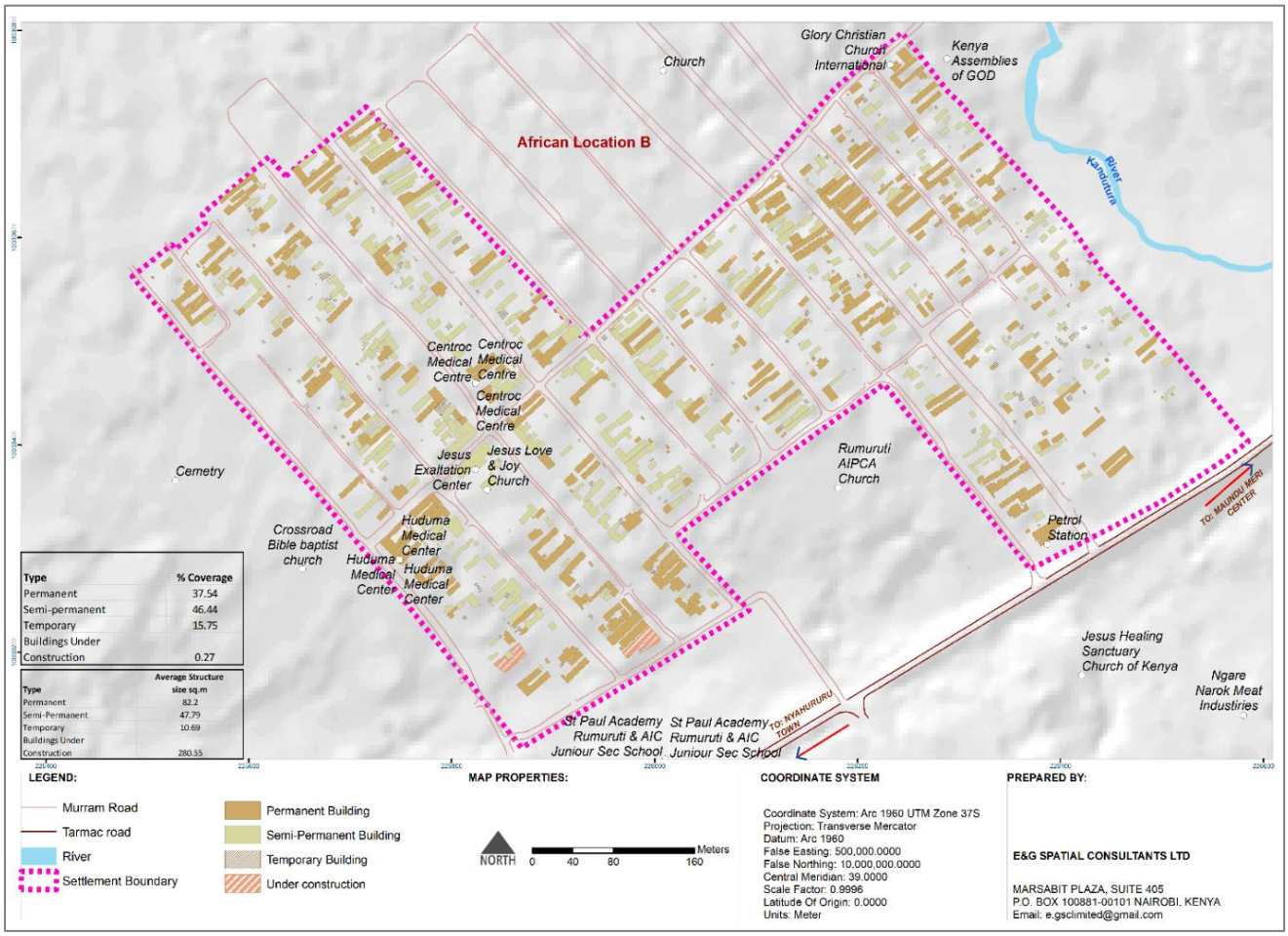
4.11 Housing Typologies and structure Types

As illustrated in Map 9, the settlement is predominant with semi-permanent structures (46.44%), followed by permanent structures (37.54%), temporary structures (15.75%), and buildings under construction (0.27%). Permanent structures average 82.2 square meters in

size, while semi-permanent and temporary structures average 47.79 square meters and 10.69 square meters, respectively. Buildings under construction have a significantly larger average size of 280.55 square meters.

The variation in structure sizes and the predominance of semi-permanent housing indicated a gradual shift toward permanence. Therefore, the proposed zoning guidelines accommodate this transition by establishing a framework for incremental housing improvements, while also controlling densification. The regulations guide the use of materials to promote resilience against environmental hazards, particularly given the prevalent use of wood. The reliance on shared facilities highlighted the need for targeted service improvements, especially in sanitation and water supply. Planning for communal infrastructure considered existing patterns to improve service efficiency without disrupting social structures. The clustering of housing typologies informed localized interventions, such as determining optimal locations for road networks.

To promote sustainable development, housing upgrades should be integrated with secure tenure and coordinated improvements across the settlement. This approach will balance individual housing needs with broader community goals, fostering a resilient and inclusive living environment. By addressing housing quality, tenure security, and infrastructure development in a holistic manner, the settlement can create a foundation for long-term growth and improved quality of life for both current and future generations.



Map 9: Structure types and sizes

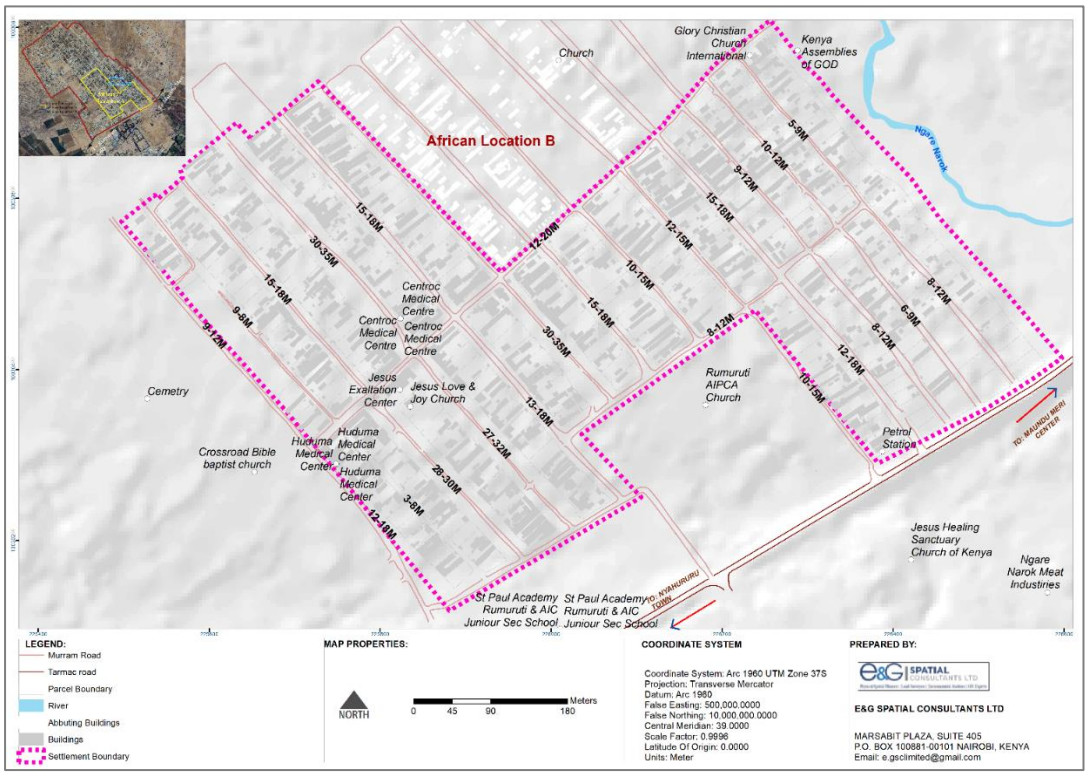
4.12 Transportation

African Location A is accessible via C77 road (Rumuruti- Maralal road). Internally, there are well defined and sizeable access roads that measure between 5m up to 35m wide as illustrated in map 10. This can be attributed to the existence of a part development plan, that guided allocation of parcels within the settlement. It is important to note that the residents of African Location A have largely respected the road reserves as provided for in the PDP. Thus, to a good extent, the existing roads will inform decisions that will be made in the next planning phase.

Similar projects have proved access roads realignment as the single-most impact creator in informal settlements planning. This is complicated by incidences of encroachments and irregular construction of adjacent structures even where accesses are well provided for like in the case of African location settlement.

The predominance of walking and motorcycle further highlights the need for strategic mobility enhancements. Given the high proportion of residents who walk to various destinations within and outside the settlement, integrating pedestrian-friendly infrastructure, including dedicated walkways and bicycle lanes along primary roads was proposed to enhance safety and connectivity.

Existing land use patterns, particularly the mix of residential and commercial activities, called for transport planning that strengthens economic linkages by enhancing connectivity between commercial areas and residential zones through structured access roads. With the river to the east constraining expansion, internal mobility improvements became even more critical, requiring a hierarchical road network that differentiates between primary, secondary, and tertiary roads to optimize circulation with minimal disruption to existing structures. By integrating these mobility enhancements, the settlement will improve transport efficiency while supporting broader urban upgrading efforts.



Map 10: Settlement transport network

4.13 Water Supply

The socioeconomic survey revealed that 86.6% of the respondents relied on piped water for their domestic water needs. The water is supplied by Rumuruti Water and Sanitation Company Ltd (NYAHUWASCO), which residents described as stable and sufficient. Other sources include rivers/stream (3.6%), rainwater harvesting (1.3%) and mobile vendors (8.5%). These diverse sources highlight the community's reliance on both formal and informal water systems to meet their daily needs.

A study by the UN indicates that each person uses a minimum of 0.025 m^3 of water per day. As illustrated in table 13, future water demand in the settlement is projected to increase from 30.1 m^3 per day in 2025 to 37.8 m^3 per day by 2035, necessitating phased upgrades in infrastructure capacity to align with population growth and planned sewer system introduction.

Table 13: Water demand up to 2035

Year	2025	2030	2035
Population	**1204**	**1349**	**1511**
Daily Water Demand (m^3)	30.1.	33.7	37.8
Monthly Water Demand (m^3)	903	1012	1133
Annual Water Demand (m^3)	10,836	12,141	13,599

However, Kandutura river, is as a critical water source for some residents, has recently been exposed to contamination. This contamination is attributed to open dumping, lack of sewer systems and the widespread use of pit latrines within the settlement. The pollution of the river poses significant health risks to those who depend on it. This highlighted the urgent need for improved sanitation infrastructure and grey water management practices.

Given the settlement's reliance on multiple sources, an integrated water supply approach is proposed in this plan. This includes rainwater harvesting at both household and community levels and exploring shallow wells for non-potable uses, provided they meet minimum water quality standards. Ensuring safe drinking water requires complementary investments in treatment facilities and household-level purification, alongside community sensitization on water safety and hygiene practices. The proposed regulatory measures enforce service-level standards for alternative supply sources, including mobile vendors, to guarantee quality control. Sustainable water supply solutions will also depend on strengthening governance structures, particularly local water management committees, to enhance service reliability, address maintenance challenges, and ensure equitable access. This structured approach to water provision will not only improve habitability but also support long-term planning objectives, ensuring the settlement remains resilient and sustainable.

In addition, addressing these challenges required a multi-pronged approach, including repairing and upgrading the sewer system, promoting safer sanitation alternatives, and implementing measures to the riparian reserve from further encroachment. Ensuring access to clean and reliable water sources is essential for safeguarding public health and improving the overall quality of life in the settlement.

4.14 Storm Water Drainage

Stormwater runoff, resulting from heavy rainfall, is typically managed through designated drainage channels. However, African Location A lacks a proper stormwater drainage system, except along the main tarmac road connecting the settlement to the highway and at various road junction where culverts have been installed. This deficiency exacerbates flooding during rainy periods, leading to water accumulation on roads and increasing the risk of accidents. Improper waste disposal further complicates the situation, as residents often release liquid waste directly onto the roads, creating unsanitary conditions and environmental hazards.

Compounding these issues was an unfinished and poorly installed culvert project that has lingered for an extended period, resulting in significant road safety concerns. The incomplete infrastructure creates obstacles for both vehicles and pedestrians, forcing residents to seek longer detours to avoid dangerous areas. Together, these challenges compromised the safety and efficiency of road transport in the settlement, highlighting the urgent need for infrastructure improvements and community engagement to address these pressing issues.

As part of the planned road realignment, a comprehensive drainage system incorporating lined drains, culverts, and stormwater retention areas has been integrated to manage immediate runoff while enhancing long-term resilience to extreme weather events. Given the relatively flat terrain, engineered drainage solutions should be complemented with nature-based approaches such as bio-swales, constructed wetlands, and permeable surfaces to enhance infiltration and reduce surface runoff. Encroachment of developments on natural drainage paths and wetlands has been controlled through land use regulations and zoning enforcement.

Community engagement in drainage system maintenance is critical to prevent blockages, with sensitization on proper waste disposal considered necessary to reduce clogging of drainage channels. Additionally, stormwater harvesting has been recommended as part of a broader water management strategy, with captured runoff potentially reused for non-potable purposes such as irrigation or groundwater recharge. Addressing stormwater drainage as part of the settlement upgrade not only mitigates flood risks but also enhances overall liveability, health, and environmental sustainability. Effective implementation will require careful consideration of hydrological factors, sustained community involvement, and enforcement mechanisms to maintain long-term functionality.

4.15 Sanitation and Hygiene

Article 43(1)(c), of the Constitution of Kenya, 2010 recognizes the right to sanitation. It states that, “Every person has the right to accessible and adequate housing and to reasonable standards of sanitation,”. Further, the Kenya Environmental Sanitation and Hygiene Policy 2016-2030 (KESHP) envisions a clean, healthy and economically prosperous Kenya free from sanitation and hygiene related diseases and seeks to ensure universal access to improved sanitation, clean and healthy environment by 2030. These aspirations give guidance on what planning projects should seek to facilitate for communities.

The sanitation conditions in the settlement highlighted both accessibility and sustainability concerns. While most residents had access to toilets and bathrooms, reliance on pit latrines

and septic tanks presented long-term challenges, particularly in areas with limited space, poor drainage and reliance on underground water sources. Given the prevalence of on-site sanitation, transitioning to more sustainable options such as shared ablution blocks or decentralized wastewater treatment systems (DEWATS) are recommended. This entails raised latrines or lined pit systems in areas with high groundwater tables to reduce contamination risks. In the long term, assessing the feasibility of connecting the entire settlement to the existing sewer network will be essential. Effective faecal sludge management is also critical, requiring planned collection and treatment mechanisms to address space constraints through regular desludging, vacuum trucks, or localized treatment solutions.

Pit latrines pose the risk of underground water contamination, are prone to getting filled up and in some cases, they are a danger to the users in case they sink/collapse. This project, therefore, sought to reduce the usage of pit latrines by proposing installation of bio digesters (in the short term) as appropriateness of pit latrines reduces with increase in human densities such as in urban areas. For long term, conventional sewerage reticulation will be more sustainable.

4.16 Liquid Waste Management

The disposal of liquid waste in African Location A primarily occurred through pit latrines and direct discharge onto adjacent pathways, a consequence of the settlement's lack of defined drainage facilities. This unregulated disposal exacerbates sanitation risks, particularly given that 80% of the water consumed per person per day is converted into wastewater. Based on the projected water demand (refer to table 13 above), wastewater generation is expected to rise from 24.1 m^3 per day in 2025 to 30.2m^3 per day by 2035 (see Table 14). Addressing this challenge required a structured approach that integrates decentralized wastewater treatment solutions, such as constructed wetlands or DEWATS, alongside shared soak pits and infiltration trenches to prevent indiscriminate discharge.

Table 14: Wastewater projection

Year	2025	2030	2035
Population	**1204**	**1349**	**1511**
Daily Wastewater (m^3)	24.1	27	30.2
Monthly Wastewater (m^3)	723	809	906
Annual Wastewater (m^3)	8676	9706	10872

Household-level interventions, including simple greywater filtration systems like gravel filters or reed beds, have been recommended to further reduce environmental contamination while supporting non-potable reuse, such as irrigation for kitchen gardens. Additionally, the planned stormwater drainage network along the roads incorporates designated wastewater disposal points to minimize surface water pollution, while zoning regulations restrict direct discharge onto pathways and encourage proper drainage connections. Public sensitization on the risks of improper greywater disposal, coupled with enforcement of sanitation and environmental health guidelines, will be crucial in maintaining a clean and sustainable living environment. A multi-tiered strategy that aligns wastewater management with settlement upgrading efforts is recommended as essential in mitigating health risks and improving overall sanitation conditions.

4.17 Solid Waste Management

Effective solid waste management is critical for maintaining a clean and habitable settlement while ensuring environmental sustainability. Given that waste disposal requires dedicated land and infrastructure, integrating structured waste management strategies into the settlement upgrading plan was necessary to prevent unregulated dumping and associated public health risks.

Solid waste generation in African Location A occurs primarily at the household level. However, the absence of a structured waste disposal mechanism has resulted in widespread burning as the predominant disposal method. According to a World Bank study on global trends in solid waste management, per capita waste generation averages 0.74 kilograms per day, ranging from 0.11 to 4.54 kilograms[2] depending on socio-economic and urbanization factors. The National Sustainable Waste Management Policy for Kenya estimates that urban residents generate approximately 0.5 kilograms of waste per person daily[3].

Given that African Location A lies within an urban area, the policy's projections are used to estimate future waste volumes, as shown in Table 15.

Table 15: Solid waste generation projection

Year	**Daily waste generation per person 0.5Kgs**	**2024**	**2029**	**2034**
Population		**1204**	**1349**	**1511**
Projected Daily Solid Waste Generated (Kgs)		602	674.5	755.5
Projected Monthly Solid Waste Generated (Kgs)		18060	20235	22665
Projected annual Solid Waste Generated (Kgs)		216720	242820	271980

The composition of waste in the settlement is largely plastics (59%) and paper (23%) from packaging materials despite the nationwide ban on plastic bags. Organic waste generated from kitchens constitutes 18% and is often repurposed as livestock feed, reducing its perceived burden. However, the absence of structured waste segregation, recycling, or reduction mechanisms means that the settlement follows a linear waste disposal model, where materials are discarded without reuse or recovery. As the population increases, this approach will become increasingly unsustainable.

The settlement upgrading plan proposes a structured waste management strategy incorporating the 7R's framework (Rethink, Refuse, Reduce, Reuse, Repair, Recycle, and Recover) to transition from a linear waste model to a circular and sustainable approach. Community sensitization on waste segregation, composting, and recycling will be necessary to shift behaviours toward sustainable waste management. The establishment of designated waste collection points will facilitate organized waste disposal and reduce indiscriminate dumping. A decentralized waste management approach, supporting community-led initiatives in waste recovery and recycling while engaging local authorities, will offer a practical alternative where government intervention is limited. Encouraging waste recovery

[2] https://datatopics.worldbank.org/what-a-waste/trends_in_solid_waste_management.html
[3] https://www.environment.go.ke/wp-content/uploads/2023/03/SWM_Policy_2021_final_copy.pdf

and recycling will also create economic opportunities while reducing environmental risks. Policy and infrastructure integration will be essential to ensure that waste management aligns with stormwater drainage, sanitation, and broader settlement planning, fostering a cohesive urban upgrading strategy.

By embedding these waste management strategies within the broader urban planning framework, African Location A can transition toward a more sustainable system that enhances public health, environmental quality, and long-term urban liveability.

4.18 Energy

Energy is a fundamental driver of development, facilitating investment, innovation, and the establishment of industries that generate employment, promote inclusive growth and contribute to economic prosperity. Reliable energy supply ensures that essential services function efficiently, supporting broader urban and economic development.

The settlement is currently connected to the national electricity grid, providing residents with access to power. The existing power supply infrastructure has largely been installed along the existing access ways. Which have largely been maintained as they are in line with the roads provided in the previous planning efforts.

Despite electricity connectivity, cooking energy in African Location A remains predominantly reliant on traditional biomass fuels, with 66.3% of households using firewood and charcoal. These energy sources contribute to deforestation and environmental degradation, exacerbating climate change risks. Additionally, indoor air pollution from charcoal and firewood use poses severe health hazards, particularly due to carbon monoxide exposure in enclosed spaces, increasing the risk of respiratory diseases.

The integration of renewable energy solutions, improved electricity infrastructure, and clean cooking technologies has been prioritized in the settlement's development framework. While the expansion of grid electricity will enhance lighting and economic activities, investment in off-grid solar solutions could provide cost-effective alternatives for households unable to afford grid connections. Additionally, policies promoting the transition from biomass fuels to sustainable energy sources will be essential for reducing environmental degradation and improving public health.

Planning for energy supply within the settlement considered long-term sustainability, affordability, and resilience. Promoting cleaner cooking alternatives, such as liquefied petroleum gas (LPG) or improved cook stoves, could reduce environmental and health risks while enhancing energy efficiency. Exploring options such as solar energy integration, improved street lighting, and smart grid solutions could further strengthen energy access while reducing reliance on centralized power sources. Coordination with the relevant electricity utility providers will be necessary to facilitate the relocation of infrastructure and ensure seamless service provision during the upgrading process. By embedding energy planning within the broader settlement development strategy, African Location A can support both immediate infrastructures need and long-term sustainability objectives.

4.19 Social Infrastructure

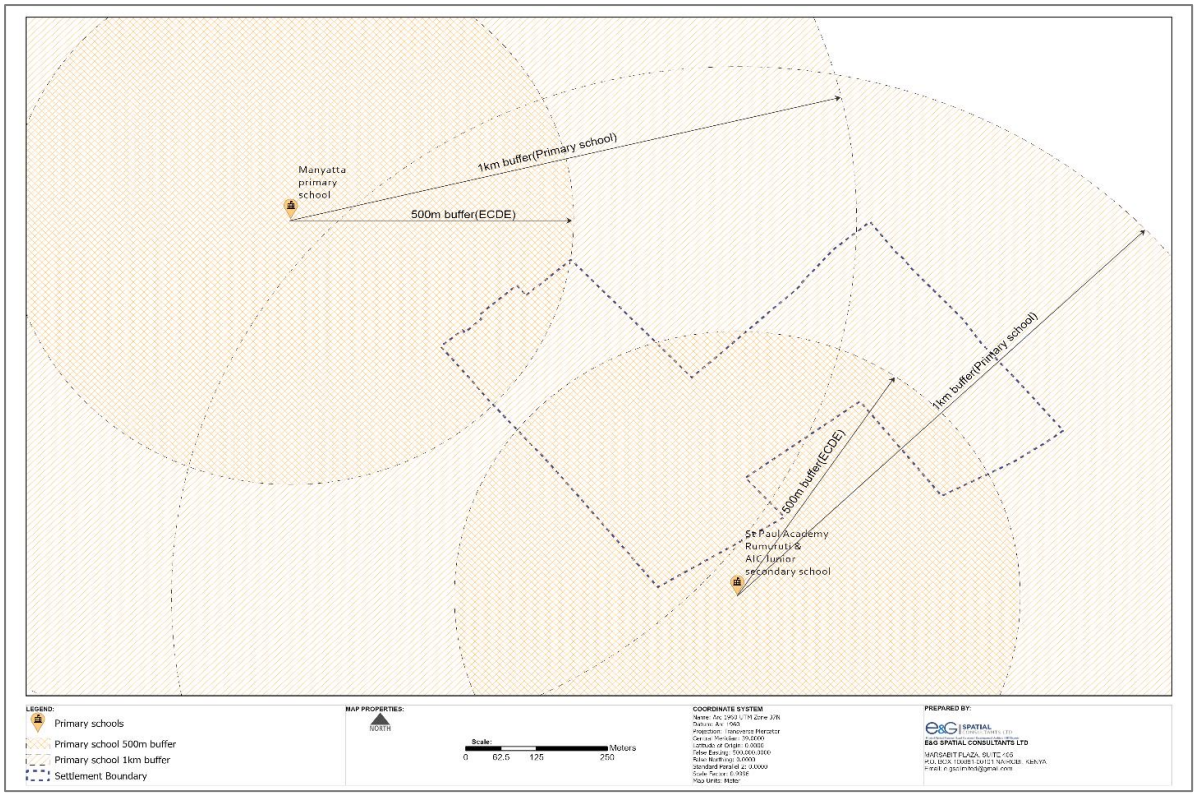
Social infrastructure comprises facilities that provide essential services to the community, including education, healthcare, religious institutions, and security services. The assessment evaluates the availability, accessibility, and adequacy of these facilities concerning planning standards.

Map 12 illustrates the distribution of these facilities within and around the settlement. The analysis indicates that most facilities are within an accessible radius, ensuring reasonable service provision to residents.

4.19.1 Education Facilities

The settlement is served by St Paul's Academy Rumuruti & AIC junior & senior School, located near the settlement. The physical planning handbook provides that a nursery school should be available for every population of 2,500 people and within a distance of 500m. Given the settlement's population of 1204, and within the recommended distance, then the existing educational facilities could be deemed sufficient to meet the demand of the primary school students.

Maps 12 shows the proximity analysis of educational facilities within the larger African location. From this analysis it can be noted that the settlement is currently well served, and the facilities are sufficient and well accessible to continue serving the settlement residents in the near future-within the planning horizon.



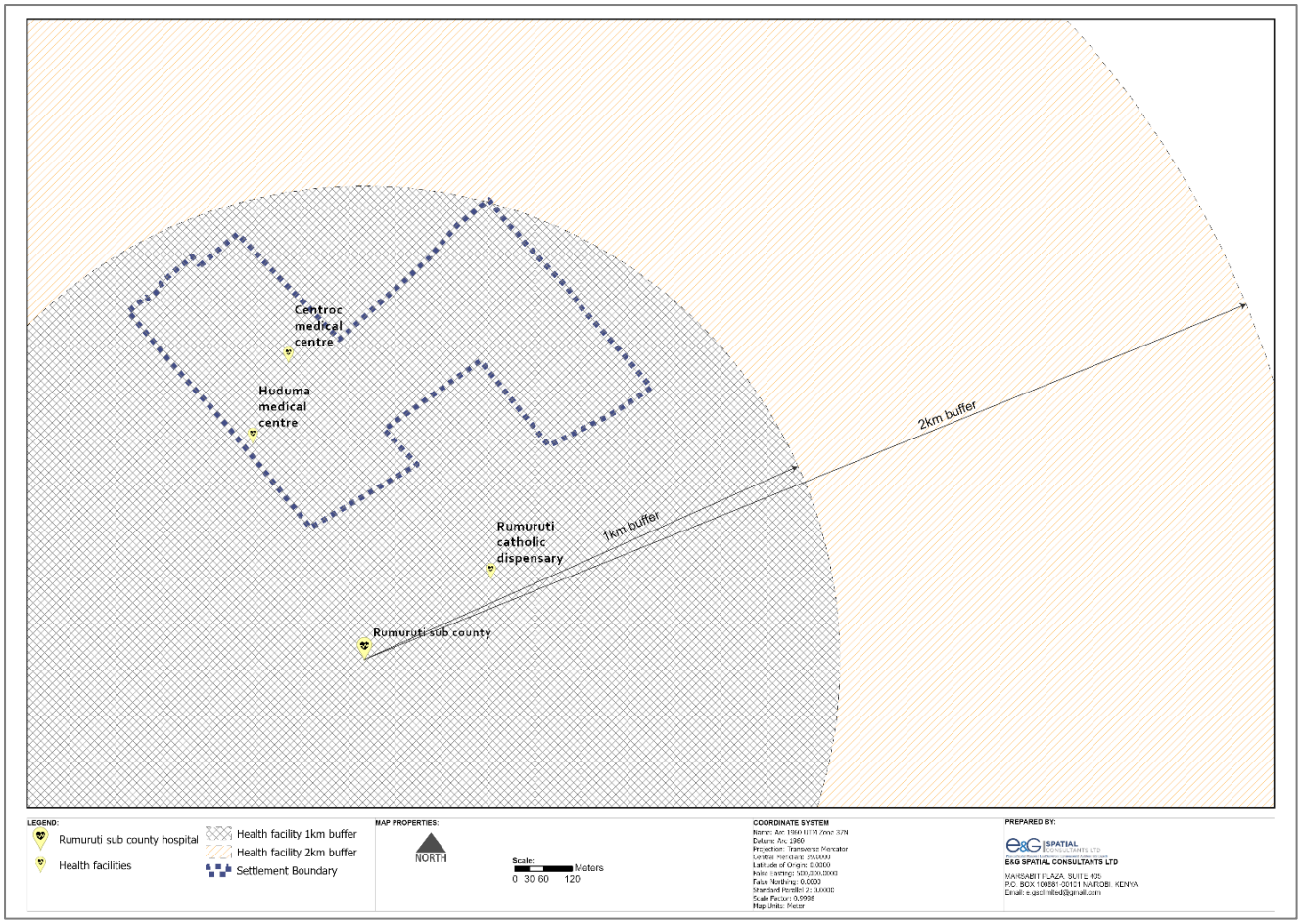
Map 12: Proximity to educational facilities

In the spirit towards prioritizing educational infrastructure, strategies towards expansion of the existing neighbourhood educational facilities have been proposed. This will ensure smooth transition to the competency-based education system as such infrastructures will be provided.

4.19.2 Health Facilities

There are two private medical centres within the settlement i.e. Huduma medical centre and centric medical centre, however, majority of the residents (83.4%) confirmed to seeking medical services from public facilities, with Rumuruti sub county hospital, being the primary public health facility. It was reported that the health facility is within reach of the residents and that they were satisfied with the services offered in this facility. Common diseases that cause the residents to visit the facility included respiratory illnesses (common cold) and malaria.

The plan recommendations on improving water supply and sanitation are expected to increase the status of public health within the municipality and thereby reducing the number of sanitation related ailments. Finally, the expanded water supply system will serve these two clinics, potentially improving the service delivery. This plan also recommends proper equipping of the Rumuruti Subcounty hospital –medical personnel and requisite medical equipment—so as to ease service delivery across Rumuruti.



Map 13: Proximity to health facilities

4.19.3 Religious and Security Facilities

The settlement has three churches within its boundaries. They include the Jesus exaltation centre, Jesus loves & joy church and the Kenya Assemblies of God. These facilities were maintained in th e plan in their exact locations. The religious denominations that were not within the settlement will continue being served within the larger African location village.

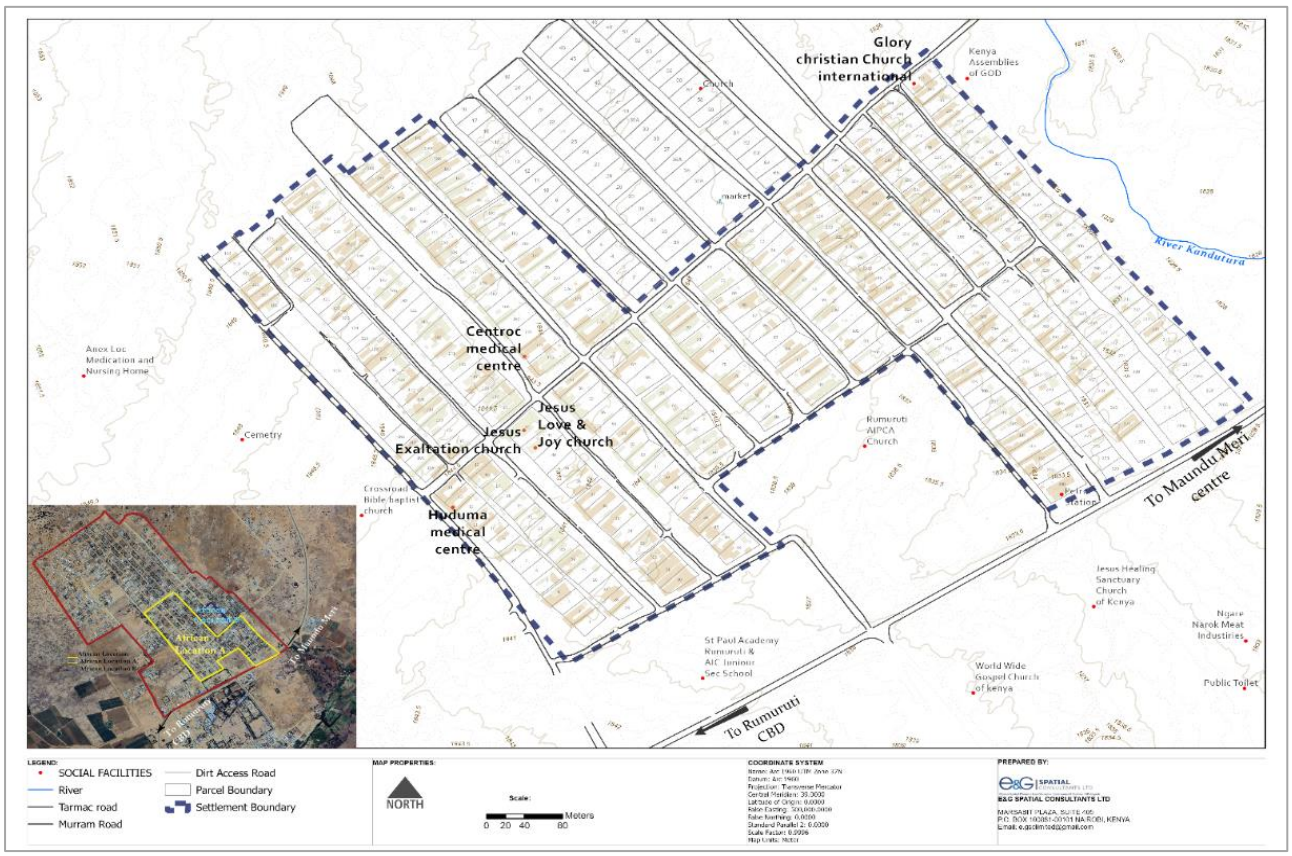
During the community participatory planning exercise, the community members expressed the desire to have a police post within the settlement to help curb insecurity issues. However, this could not be achieved as all the parcels within the settlement are claimed. Nevertheless, Rumuruti police station is located approx. 1.2 km from the settlement and within the Rumuruti town which serves the settlement as well, contributing to the community's safety and security.

4.19.4 Recreational Facilities

The settlement does not have any standard social infrastructure such as social halls, green spaces and other recreational facilities. Children were observed playing in the available open spaces as seen in the image below. As such, strategies for the provision of these important facilities have been given emphasis in the plan.

Figure 11: Children playing in the available open spaces

However, it is important to note that within the larger African location, there are facilities such as an open air market (Soko Mjinga market with African Location B currently acting as a playground and hosts a boda boda shade, -- which is also part of this KISIP2 project), churches, a recreational park, a recovery centre and schools —ranging from ECDEs to vocational training colleges— which have overtime served the project area and are expected to serve the settlement well in the future — within the plan horizon. Map 11 below is the spatial presentation of social facilities within and beyond the settlement under study.



Map 14: Facilities map

4.20 Summary of Emerging Issues

The matrix below presents a summary of the key emerging issues arising from the situational analysis

Table 16:Summary of emerging

No.	Section/Settlement element	Key issues	Planning implications
1.	Population & Demographic characteristics	• Expected increase in settlement population. • Existence of an uneducated population (5.4%) • Extremely low transition to tertiary education (cumulatively 21.7% with tertiary education) • Diminishing toddler population (0-9 years), pointing to a potential labour crisis in the future	• Current Population size, structure and its projections and dynamics largely informed the justifications for planning proposals. • Gender split was factored to ensure planning proposals are inclusive and gender sensitive in serving all the residents. • As part of giving back to the African location A community, the youths have been engaged in this project in a number of activities, including data collection during socio-economic surveys, PAPs interviews, facilitative role during community engagements and shall be engaged during cadastral surveying to assist in installation of beacons and bush clearing wherever necessary. • The planning interventions as well as other socially oriented programs should be implemented to boost the fertility rate.
2.	Settlement economy	• The economy is largely informal, with majority of the residents being low-income earners. • The dominant self-employment is of low productivity and thus low incomes. • Relatively elevated levels of unemployment (21%). • Farming and livestock keeping are major sources of income.	• The plan has integrated economic spaces within the settlement through provision of commercial and mixed-used developments zones
3.	Settlement structure	• The settlement's layout is well structured and based on a previous PDP. • Developments are well aligned to the existing PDP.	• Minimal reorganization and planning as well as formulation of development control guidelines were required. • Safeguards measures played a significant role
4.	Housing	• Majority of the structures are non-storey-dominance of semi-permanent structures.	• Semi-permanent structures indicate minimum disruptions arising from the planning interventions. • Vertical densification of the settlement in the long term has been recommended, however, in consideration of the location of the settlement against the prevalent factors of urbanization
		• Projected increase in population would lead to	• Tenure security would give the structure owners the confidence to

No.	Section/Settlement element	Key issues	Planning implications
		increased demand for housing thus overstretching the current house supply.	develop better structures as they are sure of the land tenureship and would be able to access credit facilities for development purposes
5.	Transportation	• The settlement is largely accessible and connected. • Nil NMT facilities despite internal accesses being of wide road reserves. • Most of the access roads have earth surface with the situation worsening in the rainy season	• Enhance accessibility and connectivity through grading the roads. • The plan has considered integration of NMT infrastructure in the settlement access networks. • Grading &/ murraming of the designated road reserves
6.	Infrastructure and utility services	• Poor solid waste management • Reliance on use of pit latrines is not sustainable. • Poor liquid waste management • Lack of storm water drains	• Propose better solid waste management mechanisms. • Expand the existing county council waste collection areas. • Exploration of the most effective sewerage modes for the settlement. • Provision of stormwater drains and construction of water pans for stormwater management.
7.	Social infrastructure	• Overreliance on facilities (educational, recreational) within the larger African location settlement	• A small recreation space has been proposed. • A community resource center has also been proposed in parcel 108. • Strategies to improve the learning environments of existing educational facilities have been explored.
8.	Land tenure system	• Lack of security of tenure	• Formalization and regularization of tenure for all beneficiary parcels in African Location A • PWDs access to land • Enhancing joint ownership in pursuit of ensuring non-discrimination in land ownership
9.	Environment	• Dominance of naturally occurring plantae • Uncoordinated solid and liquid waste management despite manholes being sighted. • Lack of storm water drainage channels	• For greening and aesthetics improvement in the settlement, proposals on deliberate greening of the settlement with adaptive and diverse varieties of species will be done in a more structured way. • Intervention to ensure storm water management is channeled accordingly by integrating such along the access roads

5. PLANNING APPROACHES, ALTERNATIVES AND SELECTED SETTLEMENT PLAN

5.1 Overview

This chapter outlines the planning approaches, principles, and the structuring elements that guided the plan-making process. It further presents the various plan proposals considered for the settlement, evaluates each alternative, and identifies the most suitable option for implementation. The selected proposal incorporates strategies to enhance land use, infrastructure, social services, and environmental management to promote sustainable settlement development.

5.2 Planning Approaches

An evaluation of various planning approaches was undertaken to determine the most suitable strategy for the planning and upgrading of African Location A Settlement. This evaluation considered the existing settlement characteristics as exhibited in chapter four of this report, including: settlement layout pattern, environmental characteristics, land tenure issues, infrastructure deficits, and the social and economic realities of the residents, and project safeguard guidelines. The selected planning approach needed to ensure minimal displacement, integrate tenure regularization with infrastructure development, and maintain the existing social fabric while enhancing the overall quality of life for residents. The following approaches were considered.

5.2.1 Settlement upgrading

Settlement upgrading is a planning approach that recognizes the critical role of informal settlements in providing shelter to urban populations who lack access to conventional housing and services. Due to the already existing developments that often contravene formal planning standards, this approach seeks to introduce innovative and context-specific interventions rather than impose conventional urban planning norms that may necessitate large-scale displacement. A comprehensive government-led upgrading approach is central to this method. This involves the provision of legal land titles to secure tenure for residents, as well as the development of essential infrastructure and services to enhance living conditions. Such upgrading efforts ensure that both residential and economic activities within the settlement are formalized and supported through infrastructural improvements.

KISIP project is one of government programmes that is implementing / participating in settlement upgrading, through the following lenses (i) land tenure security (ii) infrastructure upgrading. This project is being implemented, where tenure security is addressed as a foundational component before infrastructure investments are made. Tenure regularization is undertaken under sub-component 1.1, establishing clear legal ownership for residents, while sub-component 1.2 focuses on infrastructure development, ensuring that services such

as roads, drainage, water supply, and sanitation systems are provided once tenure is secured. This phased approach aligns with global best practices in upgrading informal settlements by prioritizing legal recognition before introducing physical changes.

5.2.2 Adaptive approach

The adaptive approach was identified as the most suitable planning strategy for African Location A Settlement improvement. This approach acknowledges the existing morphology of the settlement and seeks to implement flexible planning standards that minimize displacement while ensuring improvements in land tenure and infrastructure. Unlike conventional urban planning approaches that impose rigid layouts, the adaptive approach considers the organic growth of informal settlements and allows for modifications that enhance functionality without significantly altering the settlement's structure.

Unlike other informal settlements that lack a structured and formalized access structure, African Location A has a semi-formal layout owing to the existence of various PDPs and the Rumuruti municipality plan. While there have been minor encroachments into the access ways, the structure has remained as proposed in the PDP. However, there are no development control guidelines in place leading to haphazard development. By adopting flexible spatial planning techniques, the adaptive approach ensures that improvements in road networks, drainage systems, and public spaces are integrated into the settlement in a way that respects the existing built environment. This method is particularly relevant in settlements like African Location A, where conventional planning standards cannot be applied without causing displacement. The approach supports the goal of tenure security and infrastructure upgrading while maintaining the existing social ties and morphology.

5.2.1 Urban renewal and Urban regeneration

Urban renewal is a planning approach that seeks to comprehensively address issues of inadequate housing, poor infrastructure, inefficient land use, and urban decay. It is often implemented through large-scale redevelopment initiatives that involve the demolition of deteriorated structures, and the reorganization of land uses to create more functional urban environments. Historically, urban renewal efforts have been associated with slum clearance, relocation of residents, and redevelopment of urban cores to enhance land efficiency and infrastructure.

Although urban renewal has been successful in certain contexts, its application in African Location A was deemed unsuitable due to the high impact it would have on existing structures and the likely displacement of a significant proportion of residents. The settlement's social and economic dynamics necessitated a more inclusive and less disruptive approach that prioritized tenure security and infrastructure enhancement without causing widespread displacement. However, there is a possibility of future urban renewal through incremental development.

Urban regeneration involves strategic investments in underdeveloped areas to stimulate economic growth, attract investment, and improve living standards. This approach focuses on revitalizing existing urban spaces by leveraging economic opportunities, upgrading infrastructure, and enhancing the physical and social environment. Regeneration initiatives

typically involve a mix of public and private sector investments aimed at unlocking the potential of an area, improving accessibility, and fostering socio-economic development.

While urban regeneration offers a viable pathway for long-term settlement improvement, its application in African Location A was considered secondary to tenure regularization and infrastructure upgrading. Economic development strategies would be essential in the later phases of the settlement's transformation, once land tenure is formalized and infrastructural investments have been made thereby triggering a regeneration phase. With tenure regularization urban regeneration is a possible venture as it is bound to attract investors who can regenerate the area to stimulate economic growth and improve the residents' living standards.

5.2.2 Urban redevelopment

Urban redevelopment entails the demolition and reconstruction or substantial renovation of existing structures and infrastructure to create a more organized and functional urban environment. This approach is often used in high-density urban areas where land values are high, and redevelopment is necessary to optimize land use.

In the context of African Location A, complete urban redevelopment was not considered viable in the short term due to the potential displacement of residents and the disruption of existing social networks. Given that most households rely on informal livelihoods and have developed intricate social and economic linkages within the settlement, large-scale redevelopment would have created significant hardships for the affected communities. Instead, an adaptive and incremental upgrading approach was preferred. Nevertheless, in the long run the adaptive approach will allow for the incremental redevelopment of the settlement. However, this is dependent on the implementation of the guidelines set out in this plan. In addition, issuance of ownership documents will improve access to financing and credit which could potentially trigger large scale (re)-development.

5.3 Planning Principles

The planning process for African Location A Settlement was guided by a set of principles aimed at ensuring the sustainability, inclusivity, and effectiveness of the proposed interventions as illustrated in Figure 12. It also explored alternatives for land use in the settlement to select and adopt the best land use options. The planning exercise will inform the surveying process afterwards. The physical planning exercise therefore sought to improve efficiency and maximize on the use of the available resources in African Location A. Planning in the community was done to make good use of what they already have by identifying and exploiting their strengths and opportunities. It was also important to identify their weakness and threats in order to find a tenable solution.

The figure below is a summary of the planning principles that guided the preparation of this plan. These have been detailed in the subsequent sections.

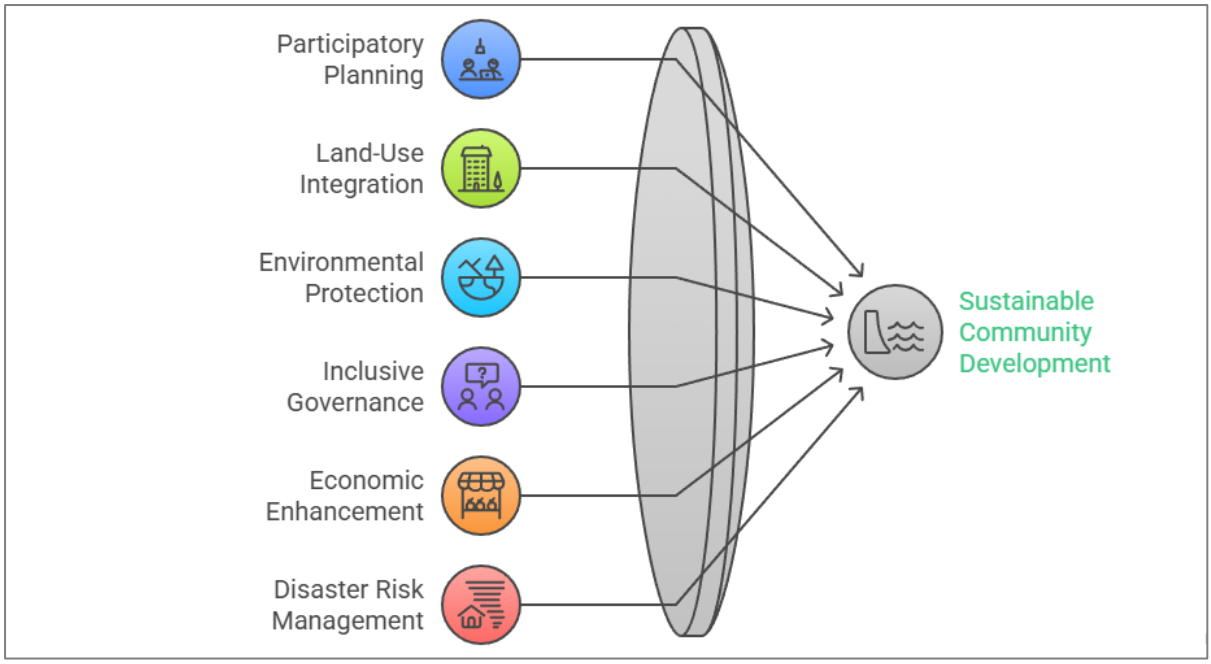


Figure 12: Planning principles

5.3.1 Public/Community participatory planning

Public participation is a fundamental requirement in urban planning and governance in Kenya, as enshrined in the Constitution of Kenya, 2010. Articles 10, 174 and 61 emphasize the importance of community involvement in decision-making, particularly in land-related matters. Similarly, PLUPA, the Land Act and UACA echo the constitutional requirement of placing community participation in planning and decision making. The planning and surveying of African Location A Settlement directly impacts the residents, necessitating their active engagement in all stages of the process.

Community participation was embedded in the planning process to enhance project ownership and ensure that residents' voices were incorporated into the development framework. The Consultant has ensured adequate participation by the community, as well as county government officials, national government officials as well as the local administrative offices. At this important stage of plan preparation, community participatory planning exercise was adopted to enhance "ownership" of the project and enable the local residents have their opinions and inputs on how to improve their informal settlement.

5.3.2 Land-use integration and Effective Land Management

Efficient land management is a cornerstone of sustainable urban development. The planning exercise assessed existing land characteristics, demographic patterns, and infrastructure requirements to develop a land use framework that optimizes resource use and promotes orderly growth (See Figure 136). The plan considers the conservation of natural resources, particularly the river Kandutura and its riparian reserve while facilitating tenure regularisation and issuance of ownership documents, settlement upgrading and infrastructure development.

Land use regulations have been established to promote integration, compatibility, and sustainability. The plan seeks to balance residential, commercial, and public spaces in a manner that enhances functionality while safeguarding environmental resources. For

instance, the plan has proposed the establishment of commercial and mixed-use zones along the primary access roads taking advantage of the heavy human traffic along these corridors. Residential zones have been proposed away from the busy corridors to maintain a quiet living environment. Effective land management practices will also ensure that land tenure regularization aligns with spatial planning objectives, facilitating sustainable settlement growth. Case in point is regulating and limiting subdivisions of the land into uneconomical sizes.

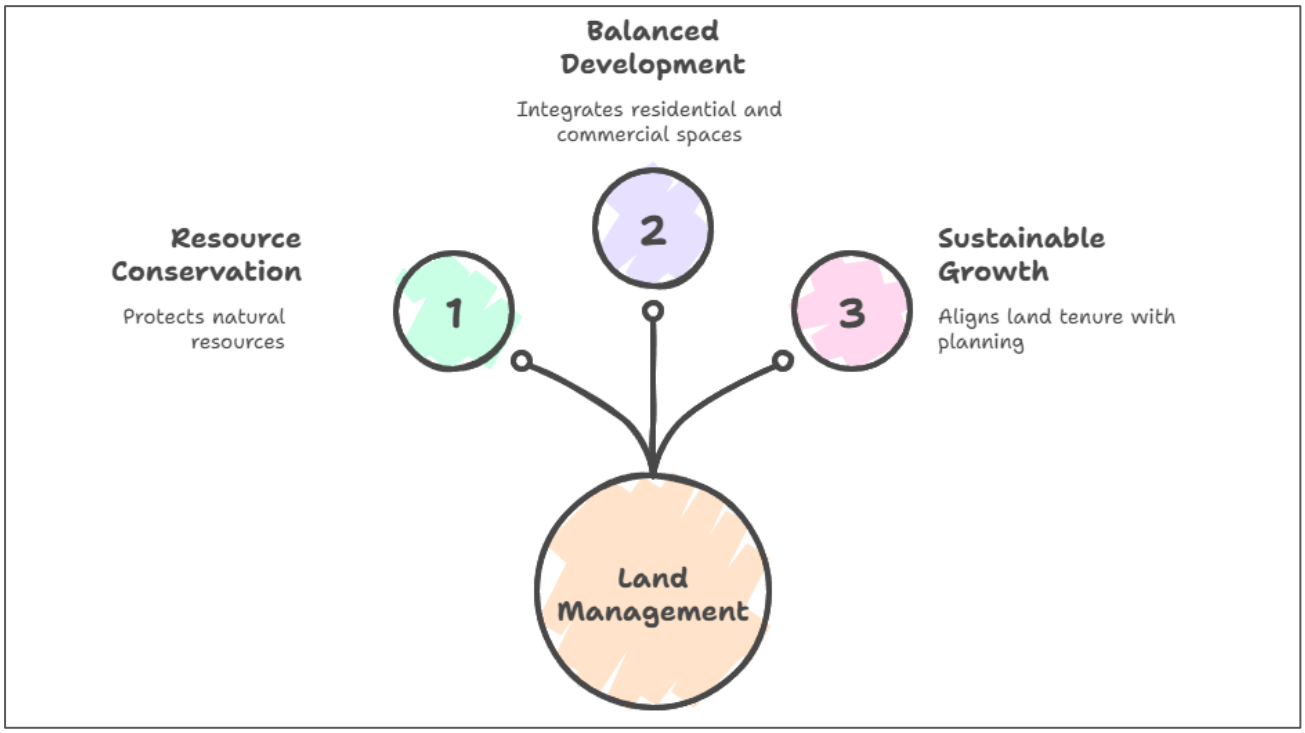


Figure 13: Land management principles

5.3.3 Promote Environmental Protection

Urban settlements are often associated with high population density, environmental challenges, including pollution, habitat degradation, and waste accumulation. The planning approach for African Location A incorporates environmental sustainability measures to mitigate these challenges and promote green development. Investments in environmental protection, conservation initiatives, and sustainable land use planning have been prioritized in this plan to enhance environmental resilience.

Collaborative efforts between the county government, community organizations, and conservation stakeholders will be key in implementing environmental protection strategies. Initiatives such as riparian zone management, waste management programs, and green space development have been integrated into the settlement upgrading process to ensure ecological sustainability.

5.3.4 Promote Inclusive Governance Systems

Effective governance is crucial for the successful implementation of the settlement upgrading plan. The planning process incorporated both traditional and formal land governance systems to ensure a harmonized approach. Engaging diverse stakeholders, including government

agencies, community representatives, and civil society organizations, enhances transparency and accountability in decision-making.

The plan promoted partnerships between the county government and relevant national agencies to support the implementation of infrastructure and service improvements. For instance, proper solid waste management requires efforts from the county government, NGOs/CBOs and the local community. In addition, implementation of the plan will be straightforward as all the proposals have been made in collaboration with government authorities and the community members. By fostering inclusive governance structures, the planning framework ensures that settlement upgrading efforts are participatory, equitable, and sustainable.

5.3.5 Enhance Economic Potential

The principle of enhancing economic potential focuses on fostering sustainable economic activities and creating opportunities that improve livelihoods while balancing urban expansion with the preservation of agricultural and rural economies, African Location A, situated in Rumuruti periphery, requires a planning approach that integrates land-use strategies to protect to mitigate the adverse effects of unregulated urban sprawl.

The economic potential of African Location A can be harnessed by fostering an enabling business environment that attracts investment and stimulates entrepreneurship. This requires reducing bureaucratic hurdles, streamlining regulatory processes, and ensuring a stable and predictable policy framework. By simplifying business registration, securing property rights (that is being achieved in this project), and enforcing transparent taxation policies, the county government can create a conducive environment for small businesses and investors to thrive.

Infrastructure investment remains central to unlocking economic potential. Strategic improvements in transportation networks, energy supply, water infrastructure, and communication systems enhance connectivity, facilitate trade, and reduce transaction costs. An integrated approach to infrastructure development as proposed in this plan ensures that economic activities are supported in a manner that promotes both local and regional trade.

Additionally, promoting research, technological innovation, and market diversification is key to fostering economic resilience. Encouraging agricultural value addition, enhancing market access for local producers, and facilitating technology adoption in key economic sectors contribute to job creation and poverty reduction. The current economic activities in African Location A rely on subsistence and informal practices, many of which are unsustainable. By aligning the settlement's development with this principle, the plan seeks to strengthen the local economy, formalize productive economic activities, and enhance long-term economic sustainability.

5.3.6 Enhance Disaster Risk Management

Disaster risk management is fundamental in ensuring the resilience and sustainability of human settlements. As illustrated in **Error! Reference source not found.**, this principle e mphasizes proactive identification, assessment, and mitigation of potential hazards to minimize the impact of disasters. The analysis of disaster risks in African Location A

highlighted two primary concerns: fire, conflicts and disease outbreaks. Addressing these risks requires an integrated approach that combines risk assessment, early warning systems, and community engagement.

The principle emphasizes the establishment of emergency response mechanisms. This includes setting up disaster response teams, coordinating emergency communication channels, and enhancing community capacity to respond effectively to emergencies. Building local resilience through education, training, and community-led preparedness initiatives is one of the disaster management approaches that has been proposed in the plan. It is vital in ensuring that residents are equipped to handle disaster events. In addition, opening up access network is expected to enhance emergency response by ensuring all sections of the settlement are accessible.

In addition, addressing groundwater contamination and improving sanitation within the settlement is expected to reduce the risk of disease outbreaks. Similarly, increasing the space allocation for the dispensary and enhancing the capacity will enable the facility to handle any potential disease outbreaks.

Finally, a comprehensive risk assessment was essential in identifying vulnerabilities and determining the most appropriate interventions. This included mapping flood-prone areas, assessing water availability and quality, and evaluating soil stability to prevent erosion. The integration of climate-responsive land-use planning in the plan ensured that critical infrastructure was located away from high-risk zones while maintaining essential buffer areas to mitigate environmental threats.

5.3.7 Promotion of Connectivity and Sustainable Mobility

Connectivity and mobility are essential for economic growth, social inclusion, and environmental sustainability (see Figure 14). The principle of sustainable mobility ensures that people and goods can move efficiently, safely, affordably, and with minimal environmental impact[4]. The transportation infrastructure in African Location A needs to be developed in a manner that enhances accessibility while minimizing congestion and pollution.

The plan has proposed an integrated transport system. This system considers various modes, including road networks, pedestrian pathways, and cycling lanes, to ensure inclusivity and efficiency. The adaptive plan has achieved conventional road sizes in most sections of the settlement, thereby facilitating the integration of NMT across the settlement. The well-planned transport infrastructure is expected to support economic activities by improving market access and reducing transaction costs for businesses and producers. Additionally, strategic transport planning has been aligned with land-use patterns to optimize connectivity between residential areas, commercial hubs, and social amenities. For instance, commercial and mixed-use activities have been proposed along the primary access roads while the roads accessing the dispensary maintained a minimum of 12M.

Sustainable mobility also requires considerations for public transport, road safety measures, and environmental conservation. Reducing reliance on private motor vehicles through

[4] Kim, J., Kim, T., Litman, T., JD, S., & Stoyanov, V. (2008). Connected and sustainable mobility. Connected and Sustainable Mobility. White paper. https://www.cisco.com/c/dam/en_us/about/ac79/docs/wp/ctd/connected_mobility.pdf

improved pedestrian and cycling infrastructure is expected to enhance urban sustainability while contributing to public health and reduced carbon emissions. As evidenced from the socioeconomic survey, walking is the main mode of transportation within the settlement. The plan exploits the existing situation to promote and support the use of NMT.

Therefore, the principle ensures that mobility systems in African Location A Settlement are not only functional but also environmentally sound and socially inclusive.

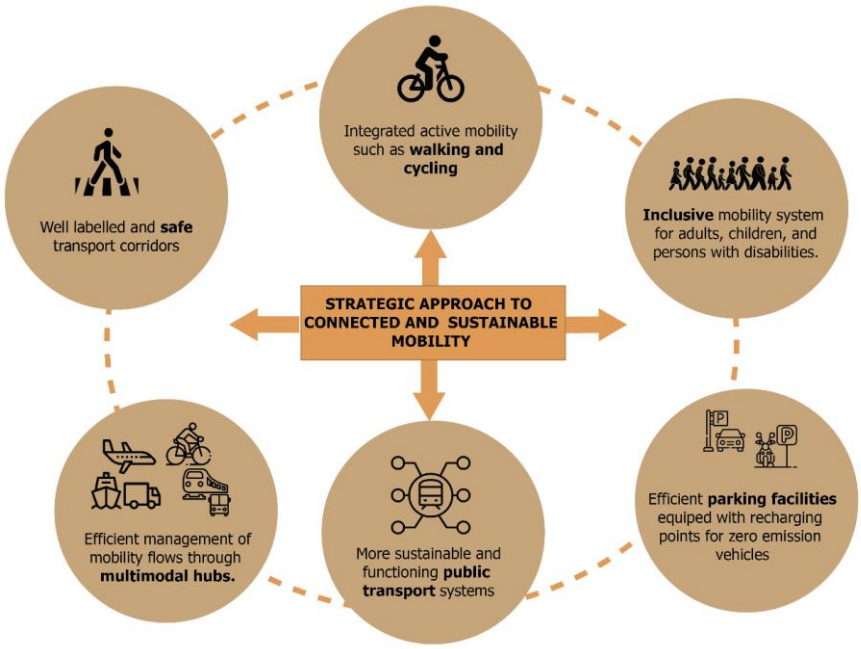


Figure 14: Connectivity and sustainable mobility

5.3.8 Develop a System of Public Facilities and Services

Equitable access to public facilities and services is a cornerstone of sustainable urban development. This principle emphasizes the need for all residents, regardless of their socio-economic status or physical ability, to access essential public services. Based on the socioeconomic survey, 3% of the respondents indicated they were living with some form of disability. Based on this, the plan sought to ensure that public facilities within the settlement are strategically located and easily accessible.

The development of these public facilities should prioritize inclusivity, ensuring that people with disabilities, women, children, and other vulnerable groups can access services without discrimination. The settlement plan envisions the integration of well-designed public spaces, including the adjoining open ai markets, recreational areas, and religious facilities, that foster social cohesion and enhance community well-being.

The strategy for public service provision includes leveraging digital technologies to improve service delivery, implementing policies that promote equitable distribution of facilities, and ensuring participatory governance to involve residents in planning and decision-making. By strengthening access to public facilities, the settlement plan aims to enhance quality of life and support socio-economic development.

5.3.9 Equitable and Enhanced Utilities Provision

The principle of equitable utilities provision ensures that essential services such as clean water, sanitation, electricity, and waste management are accessible to all residents. Reliable access to these services is fundamental to improving living conditions, promoting public health, and supporting economic activities. Infrastructure development for utility services has been strategically planned to reduce inequalities and address the needs of marginalized communities. This includes prioritizing underserved areas, implementing affordable service delivery models, and leveraging technology to improve efficiency.

While majority of the respondents are connected to the national grid (84%), a small section uses solar energy (8%) for lighting. In addition, 66.3% of the respondents reported using firewood and charcoal. Therefore, investments in renewable energy sources, such as solar (which is already used for lighting) can also enhance sustainability while reducing dependency on non-renewable resources. However, community participation in utility management will be key to ensuring that services are tailored to local needs.

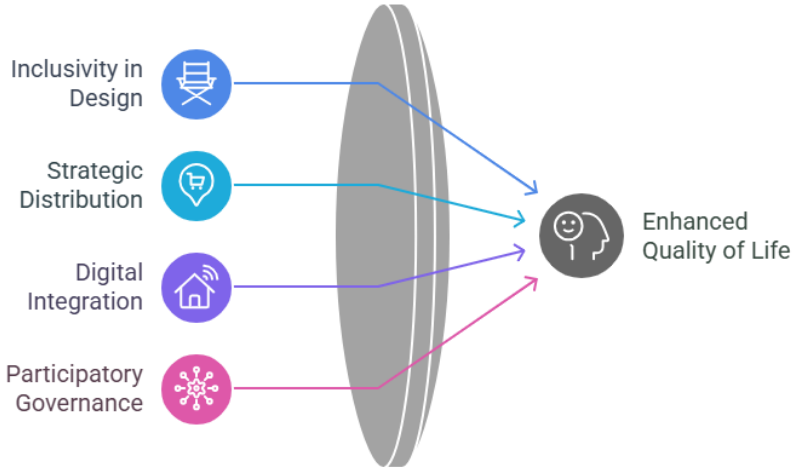


Figure 15: Conceptual Illustration of Public Spaces and Access

5.3.10 Ensure Gender equity and Social Inclusion

Gender equity and social inclusion are fundamental to the fair and just development of settlements. This principle recognizes that vulnerable and marginalized groups—such as women, children, persons with disabilities, and elderly residents—must be protected from discrimination and exclusion. In Kenya, gender disparities in land ownership and access to resources remain significant challenges, and the KISIP2 project is committed to addressing these inequalities.

Among the vulnerable in African Location A Settlement include orphans, widows, and persons with disabilities, whose rights were safeguarded throughout the planning and implementation process. The plan has ensured that land allocation, housing policies, and service provision incorporate the needs of these groups, allowing them full participation in decision-making processes and securing their right to tenure and social services. This principle has been key in ensuring that the plan proposals, especially the public spaces have been strategically proposed to ensure that they are accessible to everyone. Further, the vulnerable within the community have not been denied the right to legally own the pieces of land they lay claims on.

5.4 Plan Structuring Elements

Structuring elements refer to the foundational components or frameworks that guide the development and organization of urban spaces. These elements are essential in shaping the physical, social, and economic landscape of a settlement, ensuring that it functions efficiently and sustainably. This plan preparation was largely informed by the following spatial and non-spatial factors as presented in the settlement basemap.

5.4.1 Assigned project area boundary

The settlement boundary was determined by the client, measuring about 33.6 Ha, as discussed under section 2.1 of this report. Thus, the planning scope was confined within this boundary.

5.4.1 Existing access networks

Internally it is defined by dirt access roads that run parallel in the north-west direction from the tarmac road. The settlement is fairly developed with the development mostly characterised by low density row houses. Most of the parcel boundaries are defined by the beacon-to-beacon perimeter walls or structure walls and fences.

However, a few encroachments were observed within the settlement, primarily consisting of small temporary and semi-temporary structures used for commercial purposes, and fences. The proposed internal road network has been realigned, largely guided by the existing informal access networks, ensuring continuity and minimal disruption to the current spatial organization.

5.4.2 Existing settlement land uses and development layout

With the settlement already having taken shape, existing development layout was a key plan structuring element. With the project main objective being regularization of tenure, many of the present settlement features were adopted to minimize negative impacts that may cause displacements. However, all access roads were realigned to reasonable standards while ensuring formalized access for all parcels within the settlement.

5.4.3 Settlement's Neighbourhood context

Externally, the settlement is defined by a tarmac road C77 (Rumuruti-Maralal road), St Paul Academy and AIC Rumuruti primary school to the south and River Kandutura on the eastern side. To the northern side is the larger African location, with African Location A –part of this consultancy-- situated to the north-eastern side of this settlement.

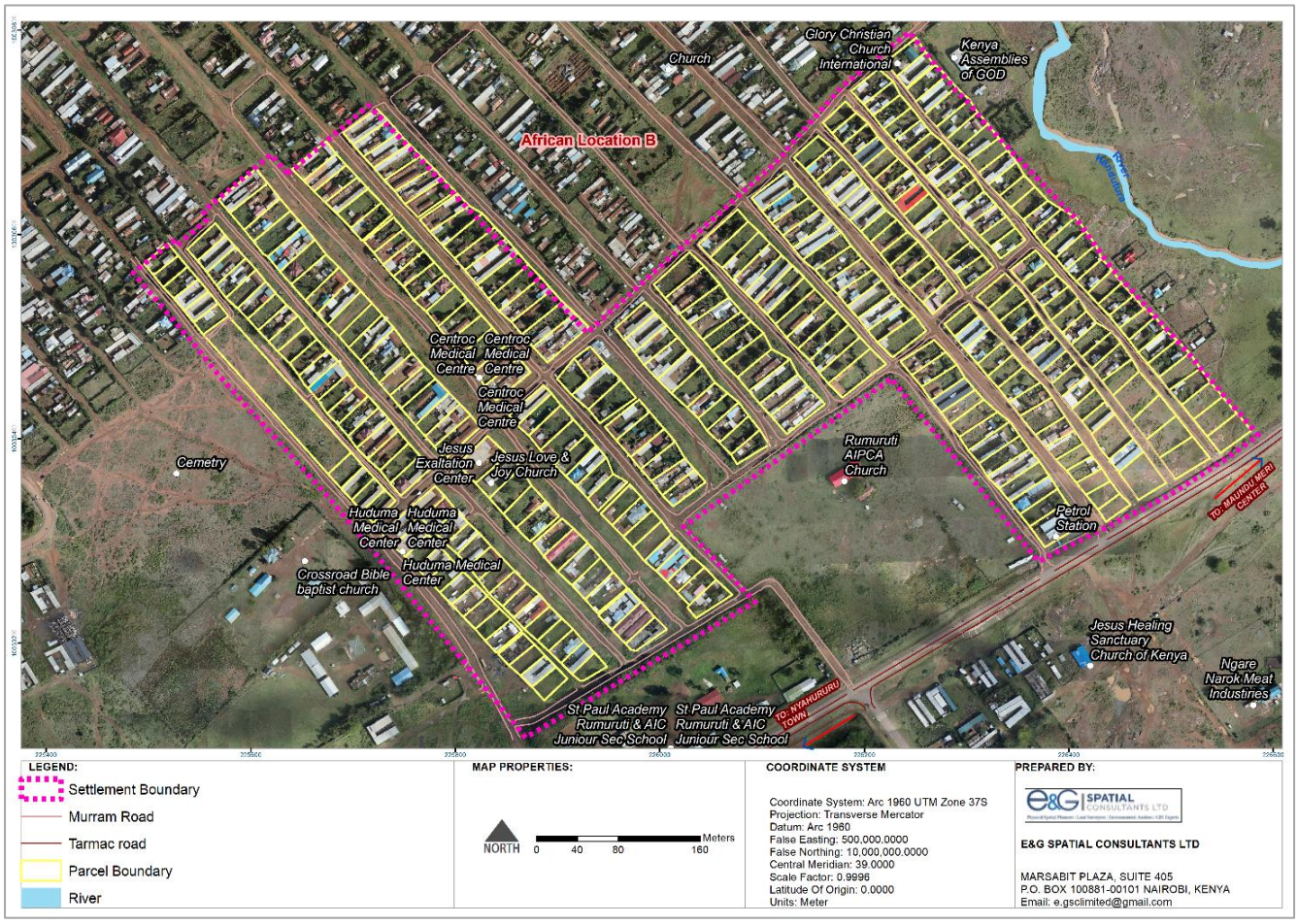
5.4.4 Current land uses within and in the immediate surrounding

The settlement is predominantly residential, with pockets of mixed use and public purpose. The settlement use, residential, was largely retained to serve the habitation function of the settlement. However, other complimentary and defined land uses have been proposed. These include mixed use and public purpose based on the vision and the community proposals.

5.4.5 Natural features

The settlement's topography and slope were critical in determination of the plan proposals on the line infrastructure laying as well as determination of the settlement's suitability for development/habitation. The settlement is generally flat with the slope falling gently towards

the west. The only natural feature in the settlement is the River Kandutura and its riparian serve to the eastern border of the settlement. This area was considered not suitable for development thus this plan recommends reclamation of the already encroached into land, followed by georeferenced demarcation and marking of this zone and enforcement of conservation strategies to curb future encroachments.



Map 15: Settlement structure

5.5 Alternative Planning Scenarios

5.5.1 Overview

The plan preparation process for African Location A plan as discussed in chapter 3 was anchored on the project objectives discussed in section 1.2 of this report and approaches and principles discussed in section 5.2 and 5.3. The primary objective of this assignment was to facilitate the formalization of secure land tenure for African Location A informal settlement within the framework of KISIP2, through planning and surveying activities. Based on the approved plan and amended registry index map, ownership documents (certificates of lease) shall be processed for the beneficiaries. Additionally, the provisions of the World Bank Safeguard (O.P 4.12) on zero/minimal PAPs were considered, along with the opportunities and constraints presented by the settlement itself.

The existing development status of the settlement, including existing land use and informal road networks, were also significant considerations. The alternatives sought to complement

the existing land uses with those that were missing like recreational, public purpose (community resource centre) and mixed use. The needs and aspirations of the community, as dictated through socio-economic survey, community participatory planning exercise, and various stakeholders' engagements, played a crucial role in shaping the alternatives. The proposals by the community included: having a settlement powered by innovation, prosperity and sustainability, renovation of the existing agro processing industry, designated marketplace and allocation of space for recreational activities

The plan alternatives discussed here under, were anchored on a number of approaches: adaptive planning approach, settlement upgrading approach, urban renewal and urban redevelopment, as well as urban regeneration. The adaptive approach was preferred during the plan preparation as it focused on utilizing flexible standards to minimize planning impacts and disruptions. By adjusting planning proposals to align with the existing development layout, the adaptive approach aimed to preserve the social fabric and reduce resettlement. Based on this approach, one adaptive planning option was prepared. Settlement upgrading approach acknowledges the phases used in KISIP2 in improving the status of informal settlements, with this phase, geared towards tenure regularization. Thus, the prepared plan alternatives factored the possible titling options. Notably, besides nil alternative, which would result in one community title, the adaptive planning option prepared would allow all parcels to be individually registered. Urban regeneration approach aimed at revitalizing areas that are in decline, informed the delineation of various land use zones to foster economic development in African Location A. Cumulatively, 62.2% of the structures were temporary and semi-permanent, thus presenting an opportunity for redevelopment, upon issuance of titles.

The preparation of the two plan alternatives was guided by some principles, notably; sustainability, public/community participatory planning, climate resilience, inclusivity and equitability, adaptability, balance with nature, livability, and accessibility.

Sustainable planning informed thoughtful consideration of current land uses, optimizing available space, and anticipating future developments to accommodate growth without interfering with the ecosystem. This was informed by the proposals made by the community who were actively involved through all the stages of preparation of this plan. A key aspect of inclusivity and equitability is guaranteeing that all community members have equal access to essential services such as education, healthcare, transportation, and social amenities. This principle informed the location of proposals within the two adaptive planning alternatives. The principle of accessibility was applied through proposing access where it was non-existent and proposing widening and realignment of some existing roads to ease movement and traffic flow within the settlement.

The planning approaches and principles provided a structured framework to ensure that the plan for African Location A settlement was not only efficient and practical but also sustainable and inclusive. The plan aimed to enhance the quality of life for the residents, promote environmental stewardship, and support economic development in African Location A. The first alternative, Nil Intervention, involves retaining the status quo with no plan proposals and allowing the settlement to develop without any regularization guidelines. The other scenario, adaptive planning option proposes the introduction of some level of intervention suitable for

the existing settlement situation, coupled with feasible proposals and guidelines for incremental redevelopment to desired levels. These alternatives aimed to deliver the primary objective of improving living and working conditions in informal settlements by providing security of tenure while ensuring minimal disruption to the existing community.

5.5.2 Alternative 1: Nil Intervention

The Nil Intervention plan alternative principally allows for the settlement to remain as is, without any legislative or structural interventions. This option recognizes the existing layout and maintains the current socio-economic dynamics without imposing new planning guidelines. By retaining the status quo, this alternative seeks to honor the organic growth and development of the community, providing a sense of continuity and stability amidst the evolving urban landscape.

This alternative was presented to the community on 26th March 2025, highlighting its advantages and disadvantages. One of the primary advantages of the Nil Intervention approach is that it ensures that there is no demolition or relocation of existing structures and residents. This helps preserve the social fabric of the community, maintaining vital social networks that have been established over time. Furthermore, the formal recognition and registration of community ownership foster a sense of empowerment among residents, reinforcing their rights to the land they inhabit.

However, this alternative is not without its hitches. As the settlement population grows, disputes may arise over community land boundaries, leading to potential conflicts. The continued spatial disorder and haphazard development might contribute to sustained urban decay, which could eventually render parts of the settlement uninhabitable. Additionally, there is a risk of encroachments beyond the defined boundaries, possibly into the River Kandutura riparian reserve thus risking flooding.

Additionally, the Nil Intervention scenario limits opportunities to allocate land for public amenities, unless residents are willing to relocate—an unlikely prospect under this approach. Infrastructure development, such as water, sewer, or electricity lines, would be extremely challenging, often requiring the displacement of existing structures. Without any upgrades or interventions, the quality of life and livelihood prospects for residents would largely remain stagnant, and the lack of proper waste management and policing could contribute to environmental decline and rising crime rates. Ultimately, these conditions may deter investment and development projects, further constraining economic growth and perpetuating existing inadequacies in infrastructure and community facilities within the settlement. Thus, the community turned down this alternative.

Land Use Budget for the Nil Intervention

The land use budget for the nil intervention maintains the status quo, as presented in Table 17 below. Residential remains the dominant land use, accounting for 47.6% of the settlement acreage. Transportation has a significant coverage of 35.1%, followed by undeveloped parcels at 11%. Religious institutions accounted for public purpose facilities (2.8%). Mixed use (commercial cum residential) accounted for 3.1% while agricultural covered 0.3%. Farming practices along river Kandutura—though outside the project area, accounted for land under

the agricultural use, one of the sources of income to the residents of African Location A. Map 16 below presents the spatial representation of the land uses.

Although transportation contributed to 35.1%, these were roads designated in the previous development plans for Rumuruti town road. However, these spaces that have over time been known and used for the transport function by the community, they have been encroached into leading to irregular road reserves. Therefore, overtime, these spaces might disappear through land use redesignation, as they are not clearly demarcated nor protected.

Table 17: Land use budget for the nil intervention

Land use Code	Colour Code	Land use	Sum of Area	%age
0		Residential	16.0	47.6
1		Light industrial	0.1	0.3
4		Public Purpose	0.9	2.8
7		Transportation	11.8	35.1
		Undeveloped	3.7	11.0
10		Mixed use	1.0	3.1

Map 16: Nil Intervention option

5.5.3 Alternative 2: Adaptive Planning Scenario 1

In addition, during the community meeting held at the catholic church on 26th March 2025, adaptive planning option was presented to the community for evaluation. This scenario is a strategic approach that aims to ensure sustainable development while minimizing disruptions to the existing community structure and social fabric. This option fosters resilience by adapting to changing circumstances and integrating various land uses effectively. It

emphasized on the importance of maintaining the current settlement's spatial layout while introducing necessary improvements to the infrastructure. Due to the previous planning efforts, this option proposed standard road sizes of between 9-30m—for the main access roads, and service lanes of 6m as well as connector paths of 3m.

The planning interventions in this model include road widening and realignment to enhance accessibility and connectivity within the settlement. Thus, this planning scenario has created a road hierarchy ranging from three 30m roads, one 18m road, six 15m roads, and several 6m service lanes, as well as 3m foot paths. Thus, access to all parcels was enhanced.

Notably, the adaptive option did not interfere with any of the parcel sizes to an extent of lowering its acreage to below 100 sq.m. Therefore, based on this planning scenario, all beneficiaries qualify for individual title deeds, providing them with legal ownership and tenure security. The option has also proposed a community resource centre within the decommissioned cemetery, for ease of access and thus achieving the principle of equitability. A recreational site has also proposed to complement the dominant residential use and thus promote the principle of equitable and enhanced utilities provision discussed in section 5.3.9. In addition, mixed used strips have been proposed along the main access roads to support economic growth of the settlement.

However, some challenges remain. The inclusion of 3m-wide connector paths, while providing connectivity, will prove too narrow for vehicle access, which does not fully address the community's desire for a fully accessible settlement. As a result, much of the unstructured layout characteristic of the existing settlement will persist. The road widening measures will unfortunately necessitate the removal or modification of **216 structures (**representing **100 PAPs)** to facilitate new access routes. Finally, despite these interventions, the settlement layout will remain unchanged in the near future.

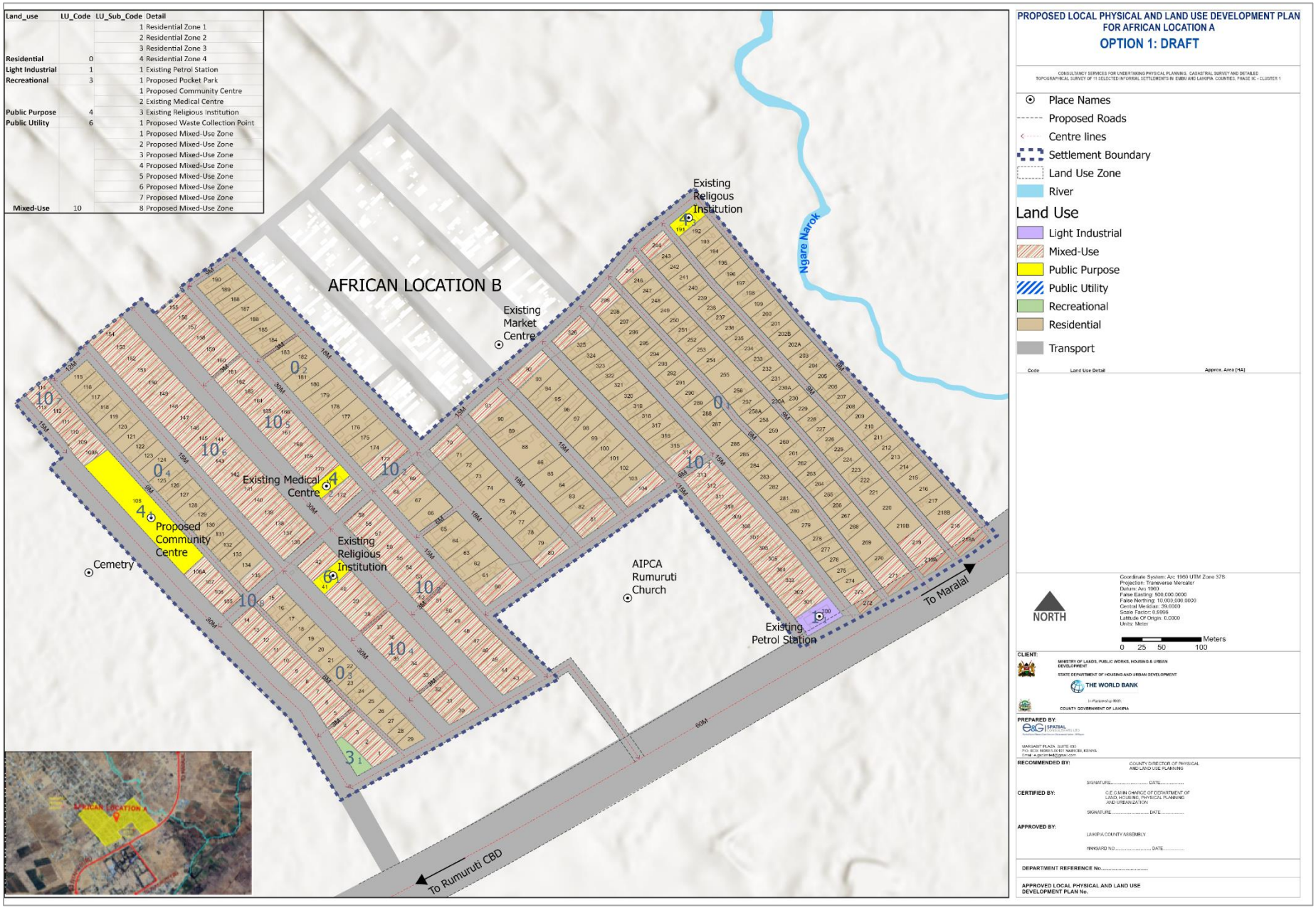
In summary, this adaptive alternative strikes a pragmatic balance—it safeguards community cohesion and basic accessibility, introduces valuable new uses, and guarantees land tenure, even as it falls short of complete transformation and the attainment of ideal planning benchmarks. Despite these challenges, the community ultimately preferred this alternative. The preference emerged from the recognition that the plan prioritizes connectivity and accessibility while minimizing the upheaval to established social networks and settlement patterns. The assurance of individual title deeds played a crucial role, offering residents a sense of permanence and future stability. Moreover, the introduction of an industrial and mixed-use development zones aligned with the community's desire for economic opportunities and integration, making the adaptive planning option the most attractive compromise between progress and preservation.

Land use budget for Adaptive scenario

Map 17 presents the spatial representation of the proposed land uses. The major land uses introduced include mixed use zones along the primary access roads, and the proposed community facility within the decommissioned cemetery. The proposed access networks range from 3m connector footpaths to 30m primary access roads. Realignment and creation of access to parcels/structures lacking access have been considered to promote both access and connectivity.

Table 18: Land use budget for the adaptive intervention

Land Use Code	Colour code	Land Use	Sum of Area	%age coverage
0		Residential	13.21	39.3%
1		Light Industrial	0.12	0.4%
3		Recreational	0.07	0.2%
4		Public Purpose	0.67	2.0%
6		Public Utility	0.08	0.2%
7		Transportation	11.25	33.5%
10		Mixed-Use	8.19	24.4%



Map 17: Adaptive Planning Scenario

Impacts Analysis Adaptive Option

Impacts generated from the adaptive option were mostly a result of access realignment. A total of 216 structure representing 100 PAPs were generated, as presented in table 19 and map 18 below. Most impacts were on semi-permanent structures (49%), and permanent structures, accounting for 39%. Temporary structures were affected at 11% with structures under construction being the least affected, with the impacts accounting for 0.9 Within the project guidelines, the number of impacts, more so the permanent structures would have cost implications arising from the need to facilitate the PAPs and preparation of a Resettlement Action Plan & / Environmental and social Management Plan.

Table 19: Impacts generated from adaptive alternative 1

No. of Impacts generated	216 structures
Semi-permanent	105 structures
Permanent	86 structures
Temporary	23 structures
Under Construction	2 structures
Range of Impacts	1.41-152.79sqm

An analysis of the nature and range of impacts was undertaken against the final plan and has been discussed under section 5.6.4 of this report.

Map 18: Impact analysis of the adaptive option 1

5.6 Evaluation of Plan Alternatives

5.6.1 Impact Analysis of the Plan Alternatives

	Sector	Nil Intervention	Adaptive Planning Scenario
1.	Security of Tenure	○ Some parcels will remain land locked ○ Settlement living conditions will not be improved ○ A community title will be issued	○ Best option in the within planning period ○ Tenure security will be achieved at the individual level
2.	Development control Guidelines	○ Non-existent development control guidelines	○ Guidelines provided to guide developments within the planning period
3.	No. of PAPS generated	○ No PAPs generated	○ 100 no. PAPs partially affected ○ Regular road reserves achieved
4.	Transportation	○ The settlement retains its current transportation networks, that offer minimal accessibility and connectivity ○ Access cannot support both human and vehicular traffic	○ Settlement will be accessible ○ Access to all parcels achieved ○ Connectivity within the settlement will be achieved
5.	Residential Options	Residential is the dominant land use	The settlement retains residential use with integration of other compatible land uses.
6.	Education	○ The settlement will continue to rely on the abutting institutions	○ The settlement will continue to rely on the neighbouring institutions
7.	Commercial	Will rely on the available commercial areas	○ Integration of commercial spaces and mixed-use zones to optimize space use. ○ The existing Soko Mjinga market in African Location B will serve the settlement
8.	Recreational	No dedicated recreational area	Recreational/conservation area achieved from realignment of roads (labelled zone 3_1). Proposal to reclaim the encroached
9.	Public Utilities	Existing water points and the water reticulation system will be retained.	○ Existing water points and the water reticulation system will be retained. ○ The 9m+ roads will be able to accommodate ancillary services such power lines, drainage facilities, sewer and water reticulation system ○ Proposed expansion of the sewer system to cover the entire settlement
10.	Public Purpose	Existing public purpose facilities which include churches, and the dispensary will be retained	Existing public purpose facilities which include churches and the dispensary, will be retained A community centre has been proposed in parcel 108
11.	Mixed-Use Developments	Scattered designated spaces for mixed use developments.	Integration of mixed use to optimize space use.
12.	Urban Agriculture	Agricultural activities along River Kandutura will continue	Agricultural activities along River Kandutura will continue

5.6.2 Evaluation of Alternatives

To determine the most suitable planning alternative for African Location A, the two plan options were assessed based on an evaluation criterion in which the selected plan was considered the best fit. This criterion took cognizance of tenure security and living and working conditions of residents while adhering to World Bank Safeguard provisions on environmental and social screening and minimizing Project-Affected Persons (PAPs). Additionally, the evaluation considered settlement opportunities and constraints, and in line with the community priorities as established from the socio-economic survey, participatory planning exercises, and other key stakeholder meetings. Other factors included compliance

with planning standards and principles, and land registration requirements established by the Ministry of Lands and Physical Planning. Table 20 below presents the findings on the evaluation of various plan alternatives, which were attained or not.

Table 20: Evaluation of alternatives

Evaluation Criteria		Planning Alternative	
		Nil Alternative	**Adaptive Option**
1.	Security of Tenure	1	1
2.	Improved Living and working conditions of residents	0	1
3.	World Bank Safeguard provisions (not within an environmentally sensitive area)	1	1
4.	World Bank Safeguard provisions (Zero/Minimal PAPS)	1	1
5.	Factoring Opportunities and Constraints of the settlement	0	1
6.	Community needs and aspirations (as dictated through socio-economic survey, community participatory planning exercise and through the various stakeholders' meetings	0	1
7.	Planning standards	0	1
8.	Requirements of land registration by the Ministry of Lands and Physical Planning	1	1
9.	Planning principles	0	1
TOTAL SCORE		**4**	**9**

5.6.3 Selection of Best Alternative

After the analysis of the performance of the various elements against the various plan options in sections 5.61 and 5.62 above, adaptive 2 plan option had the highest score. The two plans were presented to the community and after a critical analysis, the residents of African Location A settlement preferred the Adaptive Option—see plate 2. This option despite having the highest number of impacts –100 PAPs-- was chosen as it enhanced accessibility and promoted connectivity within the settlement and well presented the aspirations of the settlement. However, a few modifications to this option were proposed including creation of a 3m road between parcel 286 and 287 and have the remaining portion as a residential parcel. A modified version of this option has been discussed in details in section 5.7 below and chapters 6-8 of this report.

Plate 5: Pictorial representation during the presentation and selection of preferred alternative

Acquisition of tenure security for the current parcels is expected to open numerous avenues and opportunities for future improvements of the settlement. However, in the long-term, the settlement may not be able to adequately accommodate the pressure of the bulging populations and its corresponding requirements that would make the settlement habitable.

5.7 The African location a Settlement Plan

This section looks at the preferred settlement plan. This option was presented to the community for validation and adoption on 24th June, 2025 –see plate 3. During the presentation the plan's pros and cons of the plan as well as the land use budget and impacts resulting from selected plan were well articulated and the community given the chance to suggest further edits into the plan. The land use proposals/zones resulting from the preferred plan are as discussed in detail in section 5.7.2 below and chapters 6-8 of this report.

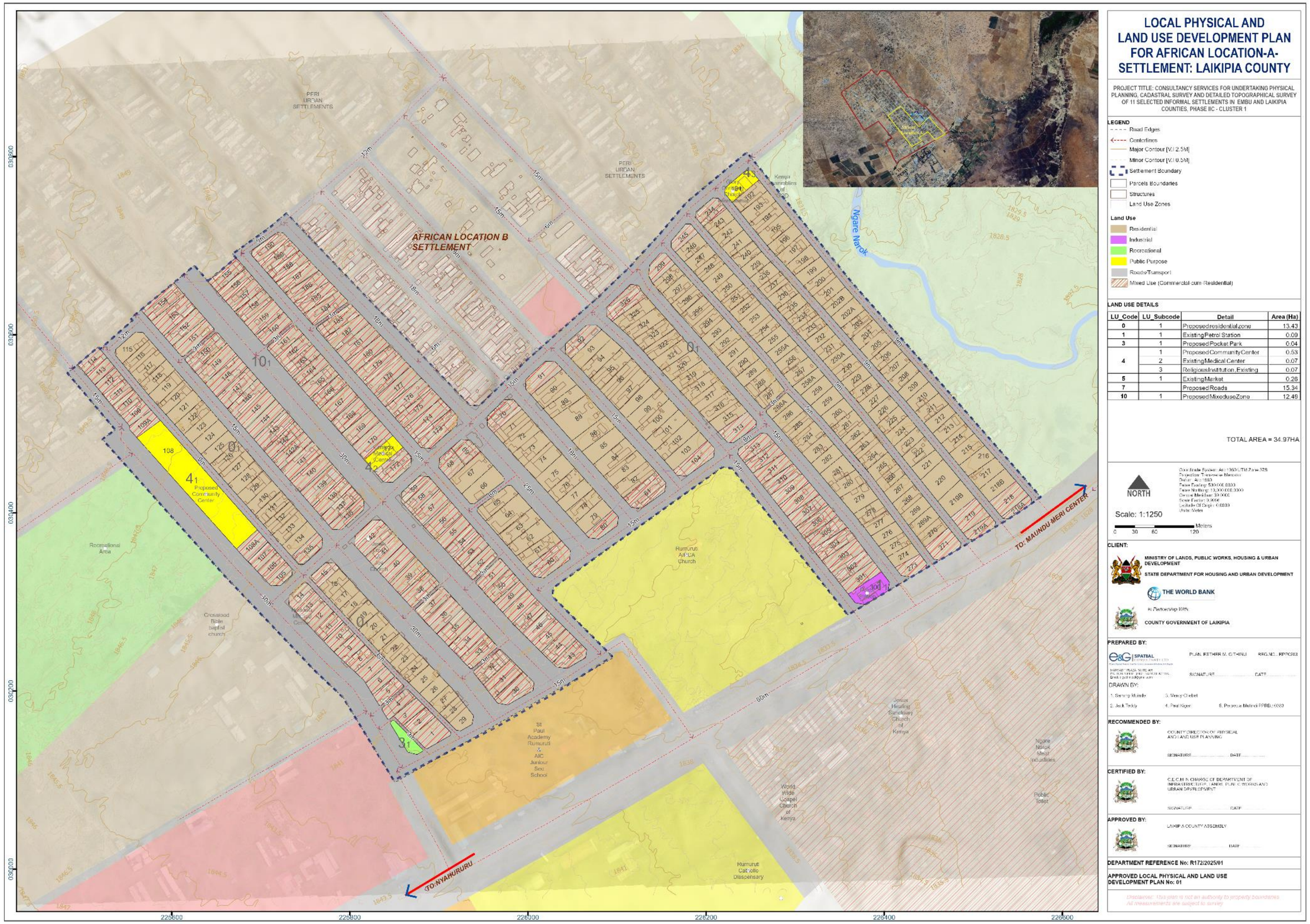
Plate 6: Presentation, validation and adoption of the settlement plan

5.7.1 Land use budget

The preferred option has achieved various land uses as detailed in the table below. Notably due to the plot development planning efforts and the small size of the settlement not all community aspirations could be achieved as all parcels have individuals laying claims on them. Further, to maintain the social ties within the settlement most of the existing land uses have largely been maintained, with a mixed use and transportation land uses introduced. This was aimed at opening up the settlement and expanding its economic base.

Table 21: Land use budget for the settlement Plan

LU_Code	LU Subcode	Colour code	Detail	Area (Ha)
0	1		Proposed residential zone	11.3
1	1		Existing Petrol Station	0.09
3	1		Proposed Pocket Park	0.04
4	1		Proposed Community Center	0.53
	2		Existing Medical Center	0.07
	3		Existing Religious Institution	0.07
7			Proposed Roads	13.02
10	1		Proposed Mixed-use Zone 1	9.85



Map 19: Preferred settlement

5.7.2 Land use proposals / Zones

Land uses are anchored on land; therefore, making it a vital resource in land use planning. This section, therefore, outlines how different land uses have been allocated in the settlement plan. The proposals are based on the structuring elements and planning principles discussed under section 5.3 of this chapter. The plan incorporated the community inputs obtained from the visioning and participatory planning. Additionally, inputs from other stakeholders, such as KISIP NPCT/CPCT, and professional experts informed the final plan layout.

The following planning proposals have been made for the settlement under this approach incorporating the proposals made by the community from the visioning and participatory planning exercises, key stakeholders, as well as the Consultant's input. Land is very emotive, however, the most critical issue/resource in planning since all the activities consume space. Therefore, this section details on how the various land uses have been designated under the preferred plan option.

Residential Land Use Development

Under the settlement's existing situation, residential is the dominant land use at 47.6%. However, under the preferred option, this has reduced to 11.3% due to adoption of some areas into mixed-use zones as well as the realignment of the access network.

Currently the settlement population density is 35 persons/ha. It is projected that the settlement will retain the low - medium density characteristic in the ten years planning horizon. Therefore, the existing and dominant row-housing typology is expected to be sustained with gradual vertical densification depending on availability of commensurate infrastructure services to support increased density. In addition, securing tenure and possible infrastructural improvements are expected to increase housing investments and open opportunities for construction of tenements. Therefore, allowing incremental vertical densification will be key in sustaining the expected increase in population.

Figure 16: Illustration of the proposed residential structure

Public Purpose Land Use

The existing public purpose land uses in the settlement — including worship areas and a private health facility— were retained in the proposed plan, collectively accounting for 0.14% of the total area. In response to community proposals, parcel 108, originally part of the cemetery, was repurposed to a community centre, to better reflect the current needs.

Figure 17: Illustration of the proposed public purpose structure

Public Utility Land Use

It was considered that the sub-surface utility lines that will be laid along the access ways will not be allocated a land use presentation per se, but their integration will be detailed in the strategies. This will include strategies for laying power lines, water and sewer reticulation. However, within the Rumuruti plan there exists sites proposed for both Christian and Muslim cemeteries, a crematorium, solid waste transfer station and several elevated water tank sites.

Recreational Land Use

The proposed plan allocates 0.2% of the total area to recreational zone comprising of two pocket parks. These areas present opportunities for urban open spaces, though their functionality would require landscaping and the provision of amenities such as seating. Since none of these parcels are currently claimed by beneficiaries, the County Government will not need to undertake land acquisitions, allowing them to be immediately repurposed for public recreational use.

Transportation Land Use

Transportation land use is mainly characterized by the road networks and other related supportive infrastructure/facilities. Roads are the main arteries that carry human/vehicular traffic as well as carriers of other crucial utility line infrastructure (water & sewer reticulation and drainage channels) that support liveability in human settlements.

At the point of the KISIP2 intervention, the settlement had a semi-structured access system. The available accesses had varying widths, accounting for about 18.9% of the settlement area. However, under the proposed plan, there has been realignment of access roads and enhancement of connectivity. As a result, the transportation land use under the plan now occupies 37.3% of the settlement area with the achieved internal road sizes ranging 3m footpaths to -30m access roads see table21 below. However, realignment of the access roads in some sections was largely inhibited by the already existing developments and the project's requirement to minimize impacts.

Table 22: Road sizes

Road size	Distance (m)
3 meters	438.8
6 meters	440.4
9 meters	2531.6
12 meters	51.8
15 meters	3636.0
18 meters	513.8
25 meters	199.0
30 meters	1380.1
60 meters- (Rumuruti – Maralal road)	874.4
Grand Total	10065.9

The main mode of transport in African Location A settlement is road, which are the main arteries that carry human/vehicular traffic as well as carriers of other crucial utility line infrastructure (water & sewer reticulation and drainage) that support livability in the settlement.

Access Roads Realignment: To accommodate the new settlement structure, the irregular existing accesses were aligned using best-fit lines, aiming to reduce impacts. The planning exercise established access networks ranging between 3 and 12 meters wide. The attained access sought to improve access and connectivity while accommodating utilities such as drainage channels, streetlights, power lines, water, and sewer reticulations. These accesses also serve as emergency evacuation whenever a disaster occurs. Generally, the plan has ensured accessibility to all resultant parcels and connectivity within the settlement and abutting environments. Details on the use of each access (road/lane/footpath) are discussed as follows:

3m Accesses: The proposed footpaths are intended to provide access at the plot level. They are designated exclusively for pedestrian use. Recommendations on paving (Cabro blocks or tarmac) are in line with the engineering and design standards. Incorporating shallow inverted block drainage systems will not only improve pedestrian safety but also aid in managing stormwater.

6M Accesses: The 6-meter access lanes, functioning as service lanes, will support one-way traffic flow. These roads will be surfaced; either graded (short term), tarmacked, or Cabro paved. The 6-meter accesses used as service lanes within larger frontages will not necessarily be used for sanitation purposes.

9M-12M Access: These serve as primary access into the settlement. The access encompasses the carriageway (two vehicles bypassing each other) and other infrastructure such as drainage, streetlights, NMT, and shoulders. Upgrade of the accesses (those ungraded/untarmacked) will be undertaken in line with the design and engineering standards.

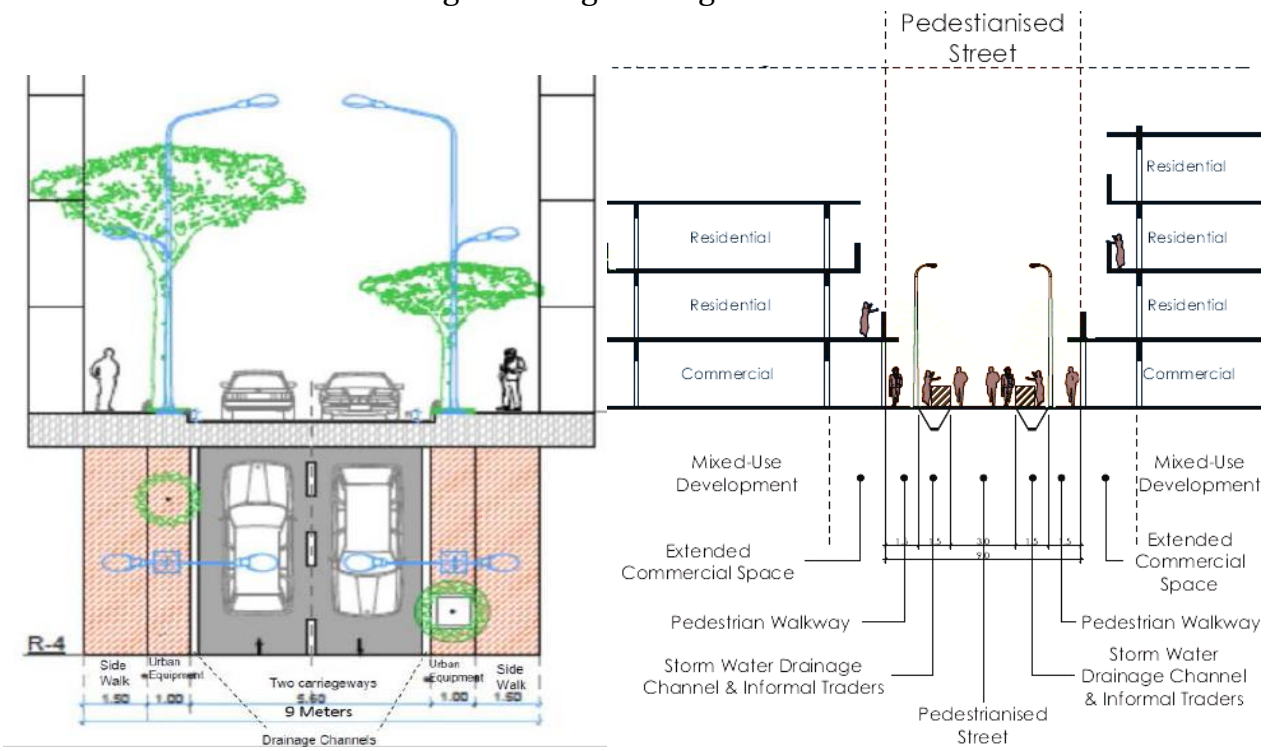


Figure 18: Cross-section on 9m access

Generally, the plan has ensured accessibility to all resultant parcels and connectivity within the settlement. The roads' width becomes a function of informing the required utility services that will be laid along the accesses.

Mixed Land Use

Mixed use is a set up where more than one land use type is blended, either horizontally or vertically with the intention of optimizing the use of space. The settlement has got some level of mixed-use land uses basically being commercial-cum-residential. Currently this is represented by 3.19%. However, under the adopted plan, mixed use zones have been proposed with a coverage of about 16.54%. Of significance is ensuring compatibility with the uses which can be at structure level, plot level or wider neighbourhood. In addition, mixed land use designation was determined on the sizes of the access ways fronting the proposed mixed-use areas. This is due to the expected human and vehicular traffic flow in such an environment. The residents had desired to have more land under commercial use but achieving this was limited by the current development status. As a result, the mixed-use zone was recommended to allow for flexibility in uptake of establishing commercial ventures as well as residential or any other compatible uses.

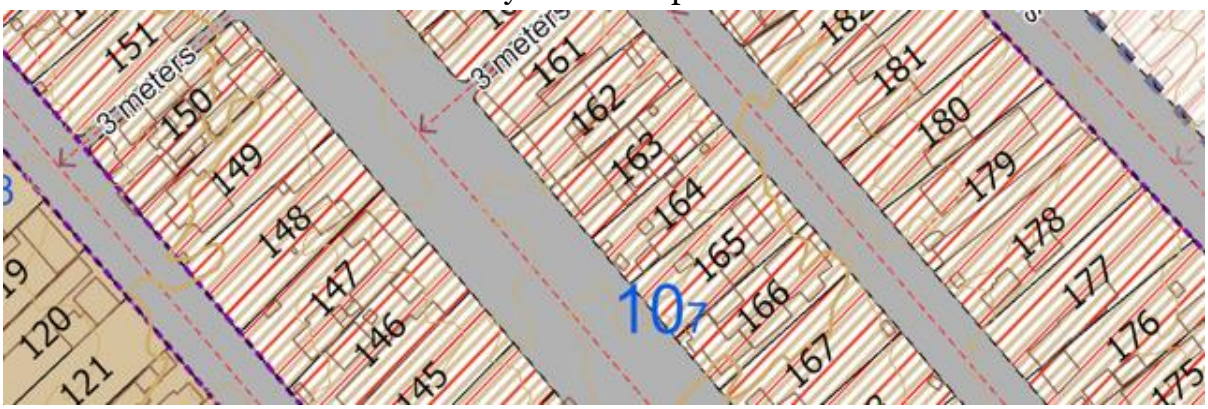


Figure 19: Illustration of the proposed mixed-use structure

Below is a typical illustration of vertical mixed-use developments.

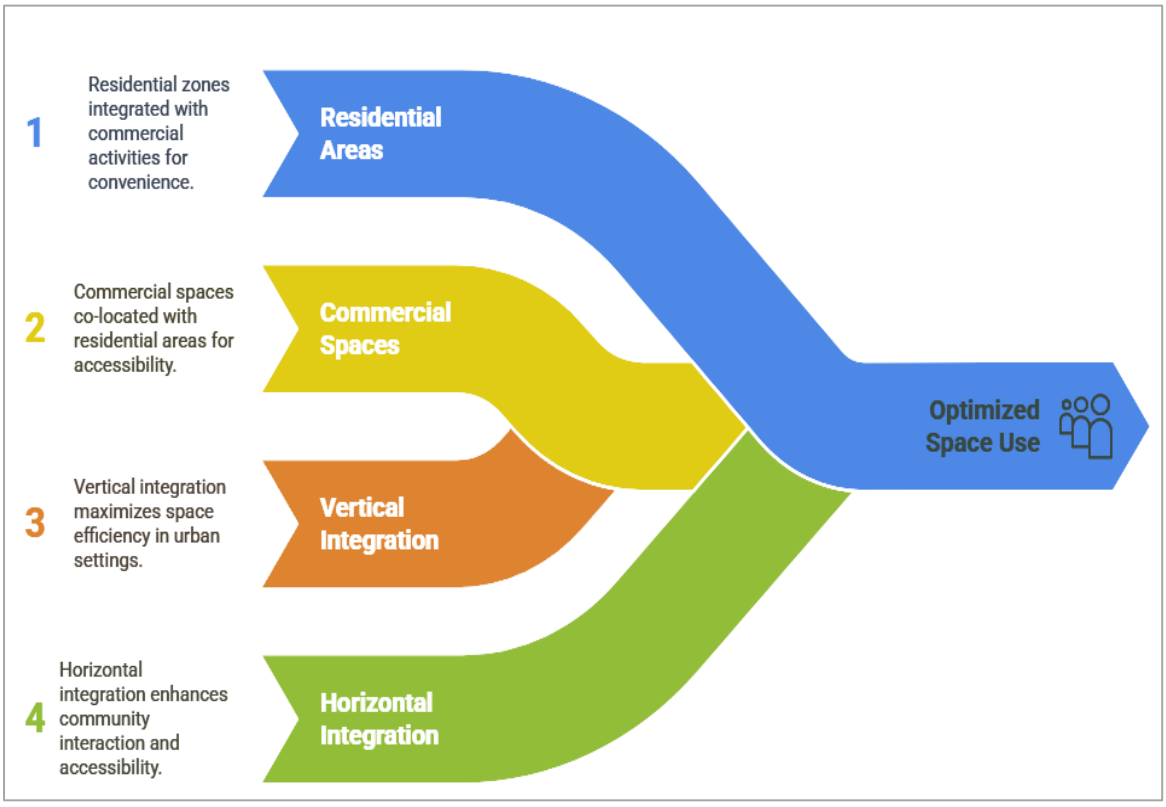


Figure 20: An illustration of mixed-use developments

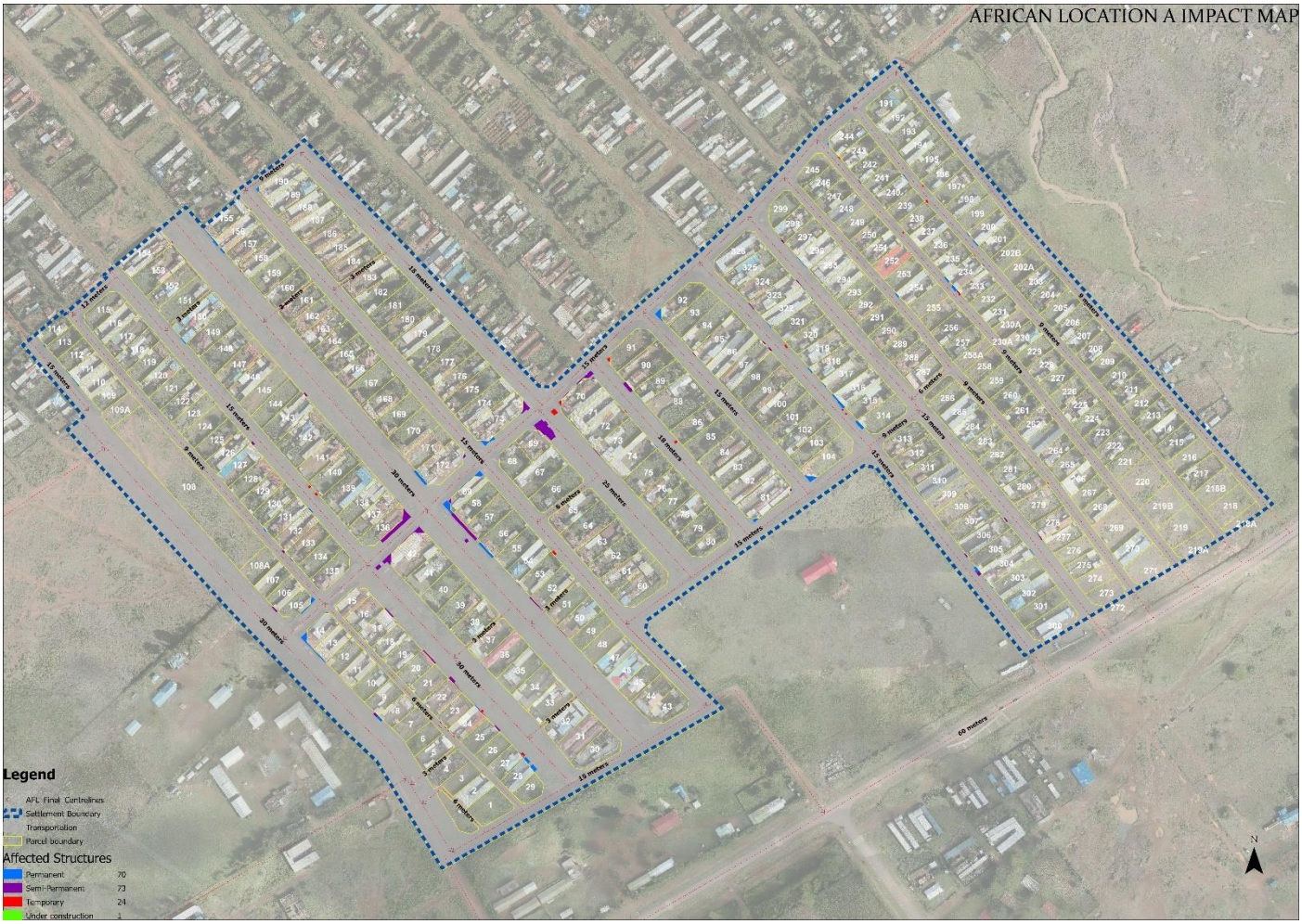
5.7.3 Impacts Generated

Impacts generated from the preferred plan were attributed to access realignment. A total of 168structures were affected —a noted increase in number of structures resulting from road truncations–amounting to 100 PAPs, as presented in These figures demonstrate the effort made to minimize impacts during the planning process. In addition, impacts and PAPs arising from the realignment of the Maralaal road were not considered in this assessment as they fall outside the scope of the project. These impacts as well as their mitigation measures have been addressed in the ESMP report—a separate deliverable of this project. The ESMP and the associated implementation budget will be handled by the County Government of Laikipia through facilitation of PAPs to recess and move the affected structures.

Table 23 and Map 20. This was in line with the technical teams' inputs (KISIP NCPCT and CPCT), experts, and the community. The impacts of the preferred alternative are higher than the option presented to the community due to the additional impacts from the road truncations. Semi-permanent structures were the most impacted, accounting for 43% of the impacts. Permanent structures accounted for 42% each while temporary and buildings under construction accounted for 14.4% and 0.6% respectively. These figures demonstrate the effort made to minimize impacts during the planning process. In addition, impacts and PAPs arising from the realignment of the Maralaal road were not considered in this assessment as they fall outside the scope of the project. These impacts as well as their mitigation measures have been addressed in the ESMP report—a separate deliverable of this project. The ESMP and the associated implementation budget will be handled by the County Government of Laikipia through facilitation of PAPs to recess and move the affected structures.

Table 23: Impacts generated from preferred alternative

Impact Generated	Structures	Percentage
Semi-permanent	73	43%
Permanent	70	42%
Temporary	24	14.4%
Under construction	1	0.6%
Total	**168**	



Map 20: Impacts generated by the preferred alternative

6. DEVELOPMENT GUIDELINES

6.1 Overview

The proposed guidelines have been adapted to reflect the practical limitations within informal settlements, offering pragmatic approaches to upgrading. Upon plan approval, the plan will become a legally binding document that must be adhered to for future developments within the settlement. For successful plan implementation, development control guidelines will inform the planning authority in approving new developments. Additionally, these guidelines will serve as a reference for individuals and other stakeholders, outlining the acceptable standards and requirements for compliance. In contrast to previous plans, which were either implemented in a fragmented manner or not at all, this plan is set to be implemented immediately upon approval, starting with the surveying phase within the project timeline. Consequently, all other proposals within the plan will be governed by these guidelines and enforced by the County Government.

Under the Physical and Land Use Planning Act of 2019, along with its accompanying regulations, County Governments have the mandate to control development. Other applicable guides also guide in making planning decisions and granting approvals post tenure completion, tenure regularization project.

The plan focuses on an already established informal settlement, with key considerations varying from conventional standards. This aimed to minimize projected associated impacts. Therefore, the guidelines presented in this plan reflect a comprehensive integration of parameters specific to informal settlements.

6.2 Zoning

Zoning is a planning control tool used to manage the development and growth of a given area. In this plan, zoning has been applied by segregating the settlement into specific sections to establish clear development guidelines within each zone. This approach aims to enhance spatial organization. Through zoning, the plan defines the intended land use, location, size, and development densities. The main zones identified include residential, recreational, public purpose, transportation, conservation, and mixed use. Given that the settlement is already developed, these zones were largely aligned with the existing ones, with minor adjustments informed by community and experts' inputs during the planning and visioning phase. Therefore, the implementation of zoning provisions will be realized gradually through incremental changes over time.

Since the developments preceded planning, some existing developments are not in conformity with the proposed zones. Therefore, this necessitates compliance with established zoning guidelines for the new applications submitted to the County Government of Laikipia for approval.

The plan will undergo a review after five years to assess compliance with the established zones. Also, amendments will be made where necessary in response to the evolving development needs of the settlement. It will be mandatory for all approvals, conditional approvals (e.g., plot ratio/coverage), and imposed restrictions to be observed accordingly.

6.2.1 Residential zone

Upon issuance of land rights, it is anticipated that the settlement's development status will improve gradually (enhanced spatial organization). Therefore, developers will be required to undertake detailed planning at the site level. This includes the preparation of site plans and building plans, which must be approved before implementation. The following are recommendations for redevelopment in the settlement:

- Medium (row houses, and a maximum of three (3) floors), to low-density comprising bungalows and semi-detached houses. Subject plots will be expected to be connected to the sewer.
- At least 9-12m access roads must serve medium-density residential blocks. The 3-6m accesses will be permissible for low-density residential. In cases where access is limited (below 9m), developers will be required to surrender half of the deficit size on each side of the road to achieve the recommended minimum road size (9m) for such developments.
- Provision of adequate parking within the plot to serve the intended dwelling(s), especially on medium-density developments.

Table 24 below presents the planning standards (planning handbook 2025) alongside the proposed standards.

Table 24: Proposed residential standards

Plot Sizes – *Residential Plots*						
Category	Minimum Plot Size (Ha) - Physical *Planning Handbook (2025)*	Recommended Minimum Plot Size (Ha) – *Adaptive Approach*	Proposed Ground Coverage (%)	Proposed Plot Ratio	Proposed no of floors	Proposed unit sizes Sq. m
High Density (apartments)	0.045	0.01	80	3.2	4-5	30-45
Medium Density	0.10	0.01	60	2	2-3	60
Low Density	0.2	0.01	40	0.5	1	75

Plate 7:High-rise residential buildings prototypes (2- 3 floors)

Whereas there are no legal provisions on the minimum or maximum land sizes, in best planning practices, an eighth of an acre (50 ft. x 100 ft.) is considered the ideal minimum

parcel size for development. Table 25 presents the plot sizes, ground coverage, and plot ratios permissible for development as provided in the planning handbook (2025) and the KISIP2 minimum acreage for titling.

Table 25: Minimum Land Sizes for various Densities

Development Density	Minimum Plot Size (ha)	Maximum Plot Coverage	Plot Ratio	Height (No. of Storey)
Low Density	0.2	30%	1:3	G+1
Medium Density	0.1	50%	1:3-1:6	G+4
High Density	0.045	70%	1:5-1:8	Max: G+5
Mixed Density	0.1-0.045	50-70%	1:3-1:8	Max: G+5 Min: G+3
Adaptive option (KISIP2 provision)	**0.01**	60%	1:6	Max: G+4

Upon plan implementation, the County Government of Laikipia will enforce development control guidelines on the resultant parcels. All the resultant parcels were measuring above 100m², 97% of the parcels can accommodate high-density residential developments. However, they will be limited to a maximum of 3 floors and a maximum ground coverage of 60% for residential developments.

6.2.2 Educational Zone

The purpose of this provision is to ensure compliance with education and planning standards, land use compatibility, and to promote a conducive environment for the dissemination of knowledge. Within African Location A settlement, there are no existing education facilities. However, within a radius of 500m-3km, there exist facilities that adequately serve the settlement, i.e., ECDE (500m), primary school (2km), and secondary school (3km). This complies with the planning standards as presented in Table 26. The plan, however, recommends infrastructure upgrading and vertical densification of the abutting education facilities to accommodate the growing population.

The plan proposes the following guidelines to guide future developments on education facilities:

i. The developer must fulfil the conditions outlined in the Basic Education Act 2013 (including subsidiary registration).
ii. All the educational institutions' developments should be approved by the County Education Board. There shall be issuance of operation certificates from the Ministry of Education or the County government as provided in (i) above.
iii. A county registered Physical Planner shall inspect the site suitability for the establishment of an education facility and make an independent judgment on its suitability. He/she shall advise appropriately.
iv. No educational institution shall operate without the consent of the county government.

Where it is not feasible to have a playground on site, there must be proof of a signed agreement with a neighbouring school/institution/Local Authority for use of playground facilities (sharing). The two facilities should, however, be in proximity. Steps toward regularization will be devised if the necessary procedures aren't adhered to.

Table 26: Recommended standards for education facilities

Requirements	Pre-primary	Primary School	Secondary School
Land	0.15-0.25ha	Min 3.9ha (single stream day), 5.1ha (single stream boarding), 5.7ha (double stream day), 6.9ha (double stream boarding).	Min 3.5ha (double stream mixed sec, 4.5ha triple mixed sec).
Min. Circulation Space	3m²/per pupil- max 25 children (for 3-5-year 5-year-olds).	5m² per pupil.	6m² per student.
Walking distance	Max walking distance 500m.	Max walking distance 2km.	Max walking distance 3km.
Catchment Population	2500	3000 (rural), 5000 (urban).	6000 (rural), 8000 (urban).

Source: Adopted from the Ministry of Education (2018) and Physical Planning Handbook 2025

6.2.3 Recreational Zone

The Planning Handbook 2025 categorizes recreation as urban green spaces. This includes playgrounds, which must meet a minimum size of 1 hectare and provide recreational facilities for urban populations. Unclaimed spaces within the settlement account for the proposed recreational areas (pocket parks- 0.56 ha). The recreational spaces will require landscaping and greening measures, and provision of support infrastructures such as sitting benches to enhance their functionality. The county government of Laikipia will implement greening measures to enhance aesthetics, air quality while ensuring inclusive access via disability-friendly infrastructure.

6.2.4 Public Purpose

The existing public facilities is religious institutions. The plan has proposed a community resource centre, which measures approximately 0.67ha. It is proposed that the county develops a social hall and community library to fill the gap of lack of a community gathering space and a library. Considering the adequacy of the abutting education facilities (by St Paul's Academy Rumuruti & AIC junior & senior School) the plan recommends expansion of these facilities to fully facilitate transition to the competency-based education system. Before redevelopment it is recommended that development permission be sought from the County Government of Laikipia.

6.2.5 Commercial Zone

Segregation of commercial zones (s) is key in ensuring residents' purchase of essential commodities without travelling longer distances. Commercial areas promote an area's overall economy while also acting as employment hubs. The redesigned commercial areas were informed by community needs and proposals, suitability analysis, and expert opinion.

African Location A doesn't have a designated commercial area (s); however, under mixed use, there exist commercial uses (commercial-cum residential). Permissible business activities include shops, mini-supermarkets, boutique shops, hardware shops, guest houses, salons, stationery shops, motels, and hotels, among other supportive businesses. Commercial developments are expected to have adequate exits and fire escapes for safety purposes. Additionally, they will require parking lots in a ratio of one to every 500 ft² and service lanes for loading and offloading of goods. Within a radius of 500m (the larger African

Location), there also exists a market that serves African Location A, therefore spurring the local economy. Additionally, it acts as an employment hub, hence improving the livelihoods.

The following parameters (provided in the planning handbook 2025) will be applicable for proposed commercial developments in the future:

(i) Minimum of 0.045ha
(ii) Maximum plot coverage is 80% to allow for verandas and pedestrian walkways.
(iii) Observe a building line of 6m for access ranging 9-18m and 18m for roads above 18m wide.
(iv) Prohibit direct access to residential or other buildings within the CBD.
(v) Provide 6m service lanes for commercial plots.
(vi) Enclosure of rear yard by walls not exceeding 2.1m in height.
(vii) Main access should be on the frontage and the service lane on the rear side.
(viii) Provide one (1) parking space for every 40m² gross floor area. This applies as follows:
- Banks-1 space per 25m² of gross floor area.
- Shopping centre-4 spaces per 100m² of gross floor area.
- Roadside stall- minimum of 2 stalls.
- Markets-1 space for every 2 stalls.

Changes and extensions of use, among other external alterations to commercial developments, will require development permission. Submission of applications and subsequent approval will not limit issuance of other permissions, consents, or licenses which may be required by Laikipia County Government or any other Government Agency exercising its legal mandate.

6.2.6 Transportation Land Use

Public utilities comprise the sewer reticulation and drainage facilities along the 9-30m accesses. Developments along access roads will be restricted to avoid encroachment onto the reserves that accommodate utilities such as water and sewer reticulations, drainage facilities, streetlights, among others.

Transportation Networks

Transportation land use accounts for both the existing and proposed access networks in the settlement. This is denoted by land use code 7 in the development plan. Planning principles guiding transportation infrastructure include:

i. **Hierarchy**- An efficient transport system is a key requirement for any well-planned area. Town and transport planning must take cognizance of hierarchy, creating spatial order and enhancing functionality. Hierarchy is guided by the required function of a street or road, and the movement needs of the users. Subsequent speed, carriageway widths, as well as other functions, are adapted to suit the way they work.

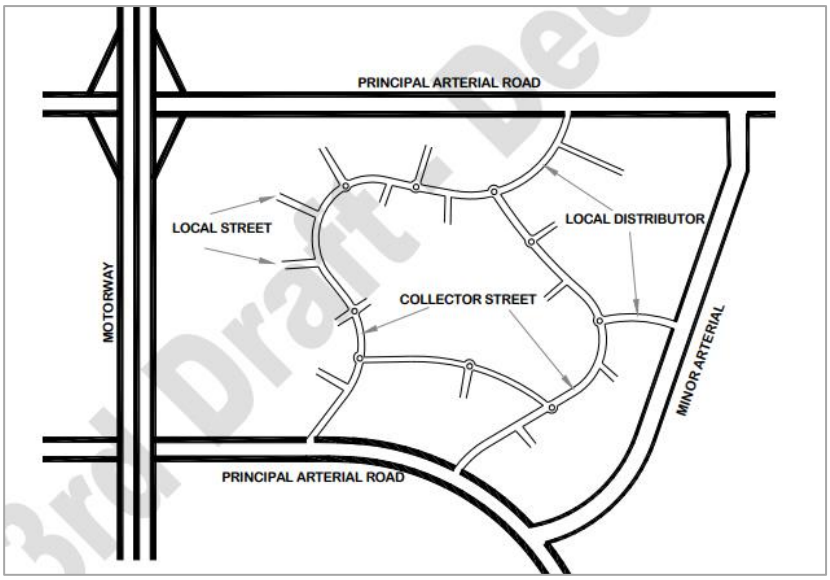


Figure 21: Example of typical urban road classification

ii. **Connectivity-** this is the density of connections in path or road networks, and the directness of links. A well-connected network has links, numerous intersections, and minimal dead ends (cul-de-sacs). As connectivity increases, travel demand increases, ease connecting destinations, creating a more accessible and resilient system. Connectivity applies both internally (streets within that area) and externally (connections with arterials and other neighborhoods).

iii. **Inclusivity**- Inclusive designing of roads or streets is an approach that aims at creating environments that are not only suitable for motorists, but also provide all necessary features that can cater to the needs of all road users, regardless of their age, gender, ability, or any other factor.

iv. **Relationship with other land uses**- emphasizes that transportation systems and land use are interdependent, shaping each other's efficiency and sustainability. Effective integration ensures transportation networks align with land use patterns, such as locating transit hubs near high-density areas to reduce car dependency. Poor coordination risks sprawl, traffic congestion, and inequitable access to services. By prioritizing mixed-use zoning and transit-oriented development, planners foster walkability, lower emissions, and create resilient, inclusive communities.

NMT: Residents largely commute on foot; however, NMT is limited and in some sections, nonexistent. In areas where separating motorized and non-motorized traffic is not feasible, a shared street model will be adopted, allowing pedestrians and cyclists to coexist with occasional low-speed vehicular traffic (refer to Figure 22). The non-motorized transport (NMT) network and its supporting infrastructure will be integrated across all access routes where possible. Proposed provisions include 1–2-meter-wide pedestrian walkways or frontage zones on either side, or at least one side of the 9–30-meter roads, or along pedestrian footpaths. NMT corridors will be designed to be accessible and inclusive for all users. Bollards will be installed to prevent vehicles from encroaching onto pedestrian spaces.

Figure 22: Co-shared vehicle-pedestrian street
(Source: Street Design Manual for Urban Areas in Kenya, 2022)

Street Addressing (Address Code): Ensuring legibility and ease of navigation will be essential as the settlement redevelops. This will be achieved through the implementation of street names, codes, and signage, all aligned with the County Government's established guidelines for street naming and coding.

Streetscape Landscaping: Greening measures on streets through the planting of suitable vegetation (tree species and grass) will be done to enhance the functionality of the street while enhancing its aesthetics. Additionally, vegetation will act as carbon sinks.

Truncations: Visual truncations are required for safety purposes, ensuring adequate sight lines are maintained when a vehicle enters or egresses from a property onto a roadway. These will be necessary to avoid black spots within the settlement. The physical and land use planning (development permission and control) (general) regulations, 2021, provide that where public roads intersect, a truncation of half the width of the lower hierarchy road shall be provided. The preferred planning plan alternative has truncated all roads within the settlements and will be implemented during the cadastral surveying exercise. The county government will ensure that such parameters are observed in the infrastructure implementation phase and during the settlement redevelopment phase. Property boundary liners will also be truncated and have reduced heights to avoid obstruction. Figure 23 is a sample of a truncated plot and road.

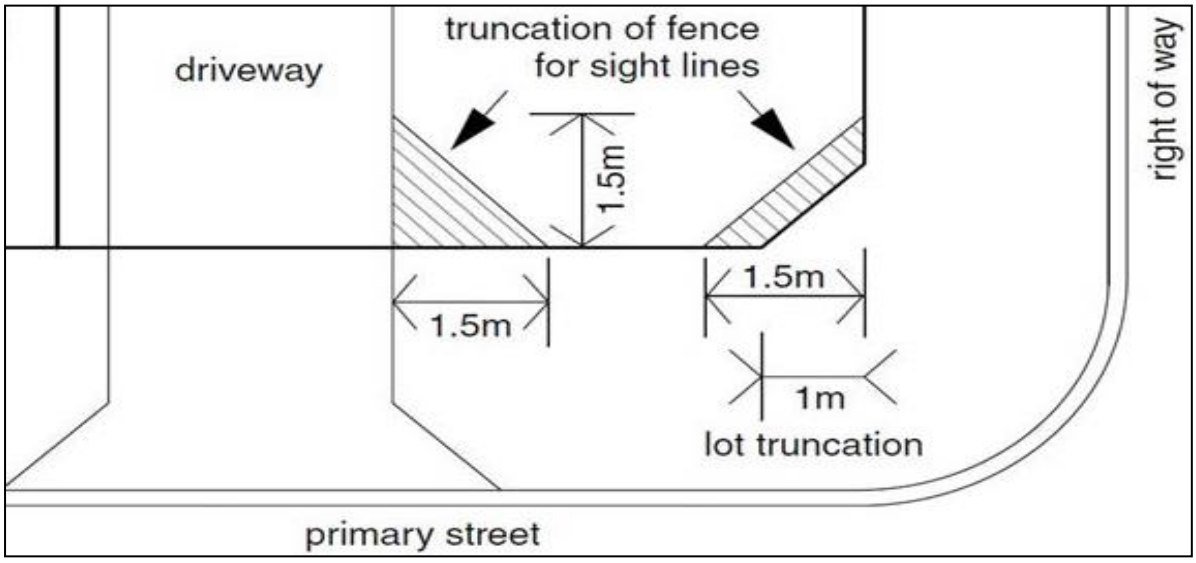


Figure 23: Illustrations showing truncations and reduced fence height

Roadside Drainages: Road reserves often accommodate various utilities, including drainage systems. The plan recommends the installation of underground drainage facilities with permeable covers such as precast slabs or metal grills to allow surface water infiltration (**Error! Reference source not found.**). This approach enhances safety for road users, u nlike open drains, which are unsafe, susceptible to debris accumulation, and waste dumping. Regular maintenance will be essential to prevent clogging. These drains can be positioned on either one or both sides of the roadway depending on the road width provided.

Figure 24: Covered Roadside Drains

Structure extension onto road reserves: Since the planning of African Location A settlement is happening post-development, the LPLUDP has achieved access ranging between 3-30m. A significant degree of standard access roads was attained (above 9m); however, where it was not feasible, 3-6m accesses were provided. The County government is expected to implement the road reserves proposed/established during the cadastral survey. Recession of all encroachments will be done, and moving forward, no structural extensions will be permitted within the road reserves. Figure 25 presents the various road capacities.

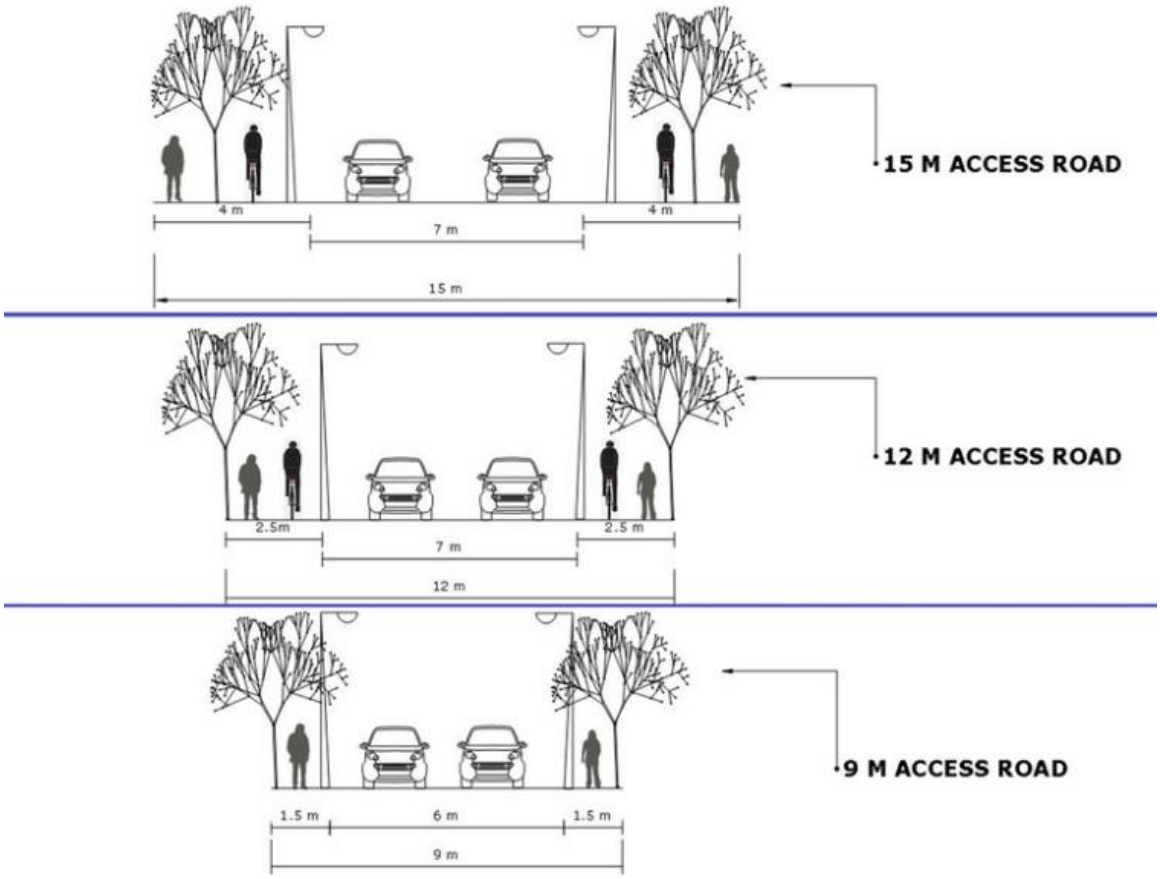


Figure 25: Road capacities

6.2.7 Mixed Land Uses

Mixed-use developments have been designated along access roads ranging from 9-30m wide. Horizontal and vertical mixed uses are recommended in this plan for compatible land uses such as residential cum commercial. Whereas, in horizontal developments, commercial uses are recommended on the frontages and residential uses on the rear, for vertical developments, ground-level floors are recommended for commercial and subsequent levels for residential. Other complementary/compatible land uses, such as restaurants, public uses, such as professional offices, will be permissible by the County Government upon formal application for development permission. Consideration of other laws or bylaws on the location of any other developments will be considered in the issuance of approvals. Incompatible land uses, such as heavy industry, will not be permissible. To ensure proper transition to and compatibility with adjacent developments, conditions will be issued on the proposed developments.

6.3 Solid Waste Management

Sorting of waste at the household level (organic and inorganic waste) is recommended. Consequently, solid waste collection points (receptacles) will be designated at strategic points, preferably along access roads. Additionally, all receptacles will require labels for ease of segregation of organic and inorganic waste as presented in *Plate 8*. Youths will be sensitized to participate in clean-up activities to enhance hygiene. The plan recommends that the County Government of Laikipia take charge of collecting garbage, transporting, and disposing of/managing solid waste. Hazardous substance disposal, such as chemicals, oil, or mixtures, into ground/underground water sources or any other segments of the environment will be prohibited unless compliant with the provisions of Water Management Regulations, 2006.

Plate 8: Solid waste segregation

Community youth groups will be formed to assist in the waste collection from the households and business as well as segregation. This will be done daily. The waste collection points will be equipped with skip containers and be fenced off to avoid scattering of collected waste by scavenging animals and birds. The final disposal of the settlement waste will be integrated with the available centre -wide disposal options.

Kenya's waste strategy has a **7R** oriented strategy on waste management which include **R**educing, **R**ethinking, **R**efusing, **R**ecycling, **R**eusing, **R**epairing and **R**efilling waste. This

will be sensitized to the locals to avoid the current the common practice of “take-discard” with no abandon.

6.4 Infrastructure and Utility

These consist of essential infrastructure systems, including water supply lines, sewer networks, and stormwater drainage that enhance the settlement's livability. They are often aligned alongside transportation corridors. Guiding principles for infrastructure and public utilities will include:

i. Service delivery
ii. Accessibility
iii. Inclusivity

6.4.1 Stormwater Drainage

The plan proposes the integration of drainage facilities along the access roads. This will include an underground installation to optimize space use while accommodating other essential aspects, such as walkways. Additionally, on narrow accesses, e.g., 6m lanes, drains are recommended on one side of the access.

Road Size (m)	Physical Planning Handbook (2024) – Wayleave Size (M)	Proposed drainage size (m)- Hybrid Adaptive Planning Option
3m	3 – 4.5	0.5- one-sided
6m		1- one-sided
9m -30m		1.5- one/two-sided, depending on the topography and road orientation

6.4.2 Water supply

Water distribution will be carried out through an underground reticulation, installed within the access (road reserve). This will be in line with the water service provider standards and engineering guidelines. Additionally, piped water connection at the plot level is recommended. This will be the initiative of plot owners to get the connections upon the establishment of the reticulation. Close coordination between the water utility provider (NYAWASCO) and the County Government will be essential to ensure water pipes are not installed in areas where they may need to be frequently relocated for civil works. This will help minimize disruptions to the water supply during such activities.

Considerations for water supply include:

i. Population size.
ii. Distance from intakes.
iii. Land ownership for wayleave.
iv. Quality of water (pollution levels).
v. Gradient of flow.
vi. Piping diameter.

Table 27: Water Connection Regulations

Occupancies	Unit	High-class Housing	Medium-class Housing	Low-class Housing
People with individual connections	l/m²/day	250	150	75
People without connections	l/m²/day	-	-	20

Source: Nairobi City County Development Control Policy, 2016

Developers who intend to supply water will be required to seek permission from WRA and NEMA before commencing. Consequently, the supply of water from boreholes, among other sources, will require permits by Laikipia County Government, subject to the approval by Rumuruti Municipality, WRA, and NYAWASCO, and in compliance with the guidelines for drinking water in the Water Quality Regulations, 2006.

6.4.3 Sewerage Network System

On-site Sanitation

The settlement has an established sewer reticulation, which is functional. Therefore, as part of the development approval application to the Laikipia County Government, applicants will be required to have the developments connected to the sewer. Where sewer connections are not feasible, details of the proposed on-site waste management will be mandatory. The plan recommends proper maintenance of the sewer system by the County Government of Laikipia, in partnership with the utility company in charge of sewerage (NYAWASCO).

Table 28: Standards for sanitation facilities

Fittings	Permeable Soils	Impermeable Soils
Sink waste, waste closets & servant quarters waste	Septic tank or soak pit or radial arms, or French drains.	Conservancy tank
Baths, lavatory basins, and showers	As indicated in 1, but with a separate wastewater storage tank.	As indicated above, a separate wastewater storage tank may be permitted with an overflow into the main system of disposal.

Source: National Building Regulations (2014)

Bio Digester

A bio digester is a waste treatment system that uses microorganisms to break down organic waste in an oxygen-free environment. Bio digesters will be approved as an onsite waste management strategy if they satisfy the following requirements.

i. Designed and certified by a registered Waste Water Engineer.
ii. Located away from a flood-prone area.
iii. Constructed of concrete, metal, polyethylene plastic, or other suitable material.
iv. Air-tight gas collection system with provisions for emergency fire.
v. A clear residual sludge disposal plan and standby mechanisms in case of failure.

Bio digesters are recommended in low-density developments. Phased installation of bio digesters is recommended as a sustainable solution to reduce contamination of underground water sources and support public health outcomes.

Figure 26: Sample biodigesters which can be installed at plot level as a short-term measure

Septic Tanks: Where approval is granted by Laikipia County Government for wastewater storage on a premise, such a tank will be required. This is to ensure the water storage tank attains a limited capacity of 3000 litres.

6.4.4 Electricity Supply Networks

As established from the socio-economic survey, there exists low-medium voltage within the settlement, which are properly aligned with the existing roads, however, in cases where the electricity poles fall within the proposed realignment then rerouting of such electricity poles will have to be done to align with the planned road network. To protect residents' electricity related risks, the following basic safety guidelines will be essential. A prototype illustration is provided in Figure 27 below.

Table 29: Overhead power line cables standards

Voltage (kV)	Height (M)	Clearance from buildings (m)
Low voltage	4.5	2.0
11	5.5	2.7
33	6.1	2.9

Source: Extracted from Street Design Manual for Urban Areas in Kenya, 2022

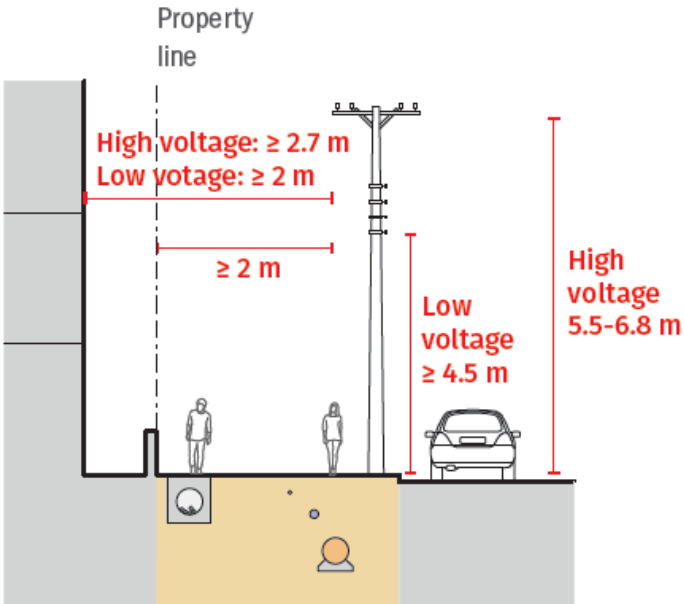


Figure 27: Illustration of overhead power line cables
(Source: Street Design Manual for Urban Areas in Kenya, 2022)

6.4.5 Street Lighting

This plan aims to improve individual and overall settlement safety through the installation of streetlights along the primary access roads and the strategic designation of floodlights. The proposed security lights installation measures are as illustrated in Table 30 below.

Table 30: Security lighting installation

Category	*Physical Planning Handbook (2025) – Coverage*	Coverage
High mast	-	• 20 meters high mast; 80 meters' radius = 1 in 5 acres (1 in 2ha) • 30m high 150m radius= 1 in 17 acres • 40 meters high mast; 230 metres radius= 1 in 41 acres (1 in 16 ha)
Street lights		1 in every 30-40m

6.5 Building Setbacks

The Setbacks refer to the minimum required distances between a building (or any structure) and the property boundaries (front, rear, or sides). Setbacks aim to ensure privacy, fire safety, and adequate space for infrastructure installations such as drainage and water reticulation. However, setbacks are not uniform, i.e., from the frontage, rear, and other sides. The recommended minimum setbacks (physical planning handbook-2025) are presented in Table 31 below. This promotes compliance with zoning regulations, balancing aesthetic and functional aspects.

Table 31:Building setbacks

	Low Density (m)	Medium Density (m)	High Density (m)
Front	6	6	3
Side	3	2	2
Rear	6	4	2

6.6 Building Lines

The building lines are defined as lines prescribed by the approving authority on either side of a road beyond which no building abutting the side shall traverse (Building Code,2024). Building lines enhance safety, provide room for road expansion, among other benefits. The code provides that;

a) Where roads range between 6m-18m in width, the building line shall be 6m.
b) For an existing road less than 6m wide. Where the width of an existing street in front of any new building is less than 6m, no part of such building shall be nearer to the centre line of the street than 3m.

This project is being carried out in an informal settlement, whereby the conventional standards cannot be fully applied due to the uneconomical nature of parcels. In this case, therefore, the project has achieved footpaths/road widths ranging from 3-30m. Therefore, the plan proposes the following access frontages:

a. 3m wide, a building line of 1 m is observed.
b. 6- 9 m wide, a building line of 3m is observed.
c. 9-15m wide, a building line of 4.5m is observed.
d. 18-30m wide, a building line of 6m is observed

6.7 Development Applications

It is expected that some beneficiaries will make various development applications that will range from subdivision and amalgamation, change of use, and extension of use. It is recommended that all applications be made to the Laikipia County Government and be vetted against the proposals made in this plan or any other county control guidelines.

6.7.1 Change and Extension Use

Extension and change of uses will necessitate compatibility with existing land uses. In cases where certificates of leases are about to expire, they will be renewed through the submission of applications. Submission will be done on behalf of the client or developer by a registered and practicing planner (Physical Planners Registration Act/PLUPA 2019). Therefore, all these applications will require evaluation and vetting before approval or conditional approval by the County Government of Laikipia. Compliance with the recommendations of this plan will be vital. Developers will also be required to pay statutory fees for the processing of the applications, including clearance of land rates. Therefore, applications that will not meet the requirements will be rejected or compelled to conform to the standards for consideration. Notices of the application and comments from any party, individual, or association will be vital in approval, as they can object to the application if they have substantial comments. Benefits accrued to the county government include revenue generation, while the residents will benefit from not encountering unforeseen challenges, e.g., buildings collapsing, which will result in massive losses.

6.7.2 Subdivision and Amalgamations

Subdivision and amalgamation are two important processes in land use and property development. Subdivision refers to the division of a larger parcel of land into smaller plots. On the other hand, amalgamation involves the merging of two or more parcels of land into a single larger parcel. Both processes are subject to local zoning laws and regulations.

This plan does not advocate for subdivision in the future, considering the uneconomical nature of the parcels. However, relatively economical parcels will be permissible for subdivision, with the subplots having a minimum of 450 square meters. Amalgamation of contiguous plots will be encouraged to promote development on economically viable plots. Where applicable, the surrender (e.g., access road) of land for public use will necessitate a transfer from private to public. The developer shall prepare a subdivision or amalgamation scheme in accordance with the provisions of the Third Schedule (7) to the Physical Planning and Land Use Act, 2019.

6.8 Tenure options

The plan proposes Adaptive approach as the best planning option towards provision of security of tenure in African Location A settlement. Under this option, and as extensively elaborated in the preceding sections, the current settlement structure has largely been retained, with minimal physical improvements that include realignment of the roads network and creation of new roads.

In the context of tenure regularization in African location A, the Land Act 2012, sec. 9 provides for conversion of land categories from one form to another and the KISIP2 project

aims facilitating of conversion this Public Land to Private land rights under Leasehold to individual proprietors.

Based on this option, the tenure option to be applied is individual title as all resultant parcels are above 100m². Leasehold tenure: involves granting occupants the right to use the land for a specified period, often long-term (99years), while recognizing their right to transfer, sublease, or mortgage the land within the terms of the lease. The table below illustrates the advantages and disadvantages of leasehold titling.

Table 32: Leasehold Tenure Pros and Cons

Type	Advantages	Disadvantages
Certificate of Lease	• Proprietor can apply for extension or renewal of lease upon expiry of the lease term. • Under exceptional cases, leasehold can have 'Peppercorn' rent terms	• Property owned within the registered specific period. • Comes with conditions such as the rent & rates payment and land use permitted. • The lessor retains the right to renewal or extension of lease

6.8.1 Individual Title

All parcels within the settlement attained the allowable registrable acreages under this project (100sq. m and above) and will be eligible for individual titling. Section 24 of the Land Registration Act 2012, states that a person can be registered as a proprietor of parcel of land and will be conferred the applicable interest (freehold or leasehold).

Section 91 further states that two or more people can own land under joint tenancy. This will apply to spousal registration, family member's registration or individuals with common interests. Under joint tenancy, no tenant will be entitled to any separate share in the land. This will mean that dispositions on the subject parcel will only be made by all the joint tenants' consent. On the death of a joint tenant, that tenant's interest shall vest in the surviving tenant(s) jointly. Based on this plan (preferred alternative), the viable tenure option is individual titling as all resultant parcels meet the minimum KISIP requirements (above 100m²). Thus, the table below illustrates the viable forms of tenure for African Location A settlement.

Table 33: Viable forms of tenure for African Location A settlement

No	Titling Option	Form of Tenure	Number of parcels	Plot sizes (sq.m)	Remarks
1.	Individual	Private Ownership	289	100 and above	These will be registered to the respective individuals as per resultant parcels
		Public	1		Proposed community centre
		Public	2		Proposed recreational park
		Public	1		Church
		Public	13		Unenumerated Parcels
2	Joint Tenancy (only applicable to couples)	Private Ownership	30		

7. STRATEGIC ACTIONS FOR REGULARIZATION

7.1 Immediate Strategic Actions

7.1.1 Verification of Structure Owners

The primary objective of the project is to facilitate tenure regularization for residents within the settlement. Following the physical mapping and socio-economic survey carried out in December 2024, a preliminary list of beneficiaries was generated. This list has undergone a preliminary and final verification process. During this final phase, verified beneficiaries were issued project identification cards containing their name, national ID number, and corresponding structure number.

Upon completion and submission of the final list of beneficiaries KISIP and NLC will undertake an independent verification to ascertain that the list submitted captures the correct details and the rightful beneficiaries of African Location A settlement.

7.1.2 Plan approval

Following the completion of the LPLUDP and its adoption by the community, it was submitted for approval by the County Government of Laikipia through its County Assembly as stipulated in the Physical and Land Use Planning Act, 2019.

7.1.3 Cadastral surveying

Section 12(7) of the Land Act 2012 requires that public land shall not be allocated unless it has been planned, surveyed and guidelines for its development prepared. Further, physical plans are subject to cadastral survey, therefore, upon approval of the Local Physical and Land use plan for African location A, the plan shall be implemented through the cadastral surveying process. This exercise will be the immediate implementation activity of the approved plan through cadastral survey of the resultant plots. This will involve placement of beacons to demarcate the resultant parcels boundaries as well as the proposed roads within the settlement, after which, the beneficiaries will verify and sign beacon certificates.

After the cadastral survey, survey plans reflecting the surveyed parcels will be prepared and submitted to survey of Kenya for checking and authentication. This will pave way for preparation of RIMs which will form the basis for preparation of the settlement's title deeds.

7.1.4 Structures Affected by Plan and Project Affected Persons (PAPs)

The planning for African Location has taken place post development, therefore, despite the projects safeguard guidelines advocating for causing minimum or zero impacts, it was impossible to avoid creating PAPs. The impacts on structures were largely caused by realignment of roads. In the attempt of opening up and enhancing connectivity within the settlement, 168 structures were affected partially and in different ranges as detailed in the table below.

Table 34: type of structures impacted

Impact Generated	Structures	Percentage
Semi-permanent	73	43%
Permanent	70	42%
Temporary	24	14.4%
Under construction	1	0.6%
Total	**168**	

The owners of the structures affected by the approved plan became the Project Affected Persons (PAPs). These will be subjected to a census survey by the SMP/RAP expert. Further details of the affected structures will be provided in the ESMP/ARAP report.

7.1.5 Valuation of Structures and Evaluation of Losses

A comprehensive evaluation of the affected structures will be undertaken including the usability of the structure, to assess the nature of losses that will be caused to the structure owner. For example, if the structure affected is rental, it will be evaluated on the expected rental income loss to the structure owner and if for commercial purposes the loss of income that will be incurred.

This ESMP/ARAP report will be prepared and handed over to the county Government of Laikipia for implementation as stipulated in the KISIP2 participatory agreement. The aim of an ESMP will be to address/mitigate against the negative impacts that emanate from the physical planning exercise, including such issues as possible displacements or partial impacts on developed structures. This output will be prepared in line with the World Bank Operational Policy OP 4.12 and the Resettlement Policy Framework, the preparation of an Environmental and Social Management Plan (ESMP) or Resettlement Action Plan (RAP) is a key requirement of this consultancy.

7.1.6 Facilitation of Project Affected Persons

Since the project is being undertaken on public land it is assumed that the county government is the legal owner of the land, thus compensation for land value is annulled. The developments on land are however, considered as assets that the current "claimants" have incurred cost in putting up, thus may require facilitation to relocate and or repair in case they have been impacted by the proposed plan.

Therefore, the valuation of affected structure will provide detailed amount the affected persons would require to be facilitated to relocate the affected structure or remove it altogether. This will include the cost of the materials for the reconstruction of the structure as well as labour cost and where applicable restitution of the income loss.

7.1.7 Recession of Affected Structures

This will be a strategic action towards opening up of the proposed access roads within the settlement. However, receding of structures cannot be undertaken before the affected persons are facilitated to recede them. Therefore, as an immediate action, during the cadastral surveying exercise, beacons will be placed as per the approved settlement plan.

Thus, upon payment of the required facilitation as per the ESMP/ARAP recommendation, the PAPS will be given a period (as the implementing agency may wish) upon which they will be required to do all the recession as informed. However, the county government should

strive to enforce implementation within the shortest period possible post facilitation to avoid future encumbrances during infrastructure provision as has been experienced in other settlements.

7.2 In-situ upgrading

As much as possible, the settlement development plan has adopted the existing settlement structure to a larger extent while introducing improvements as discussed in detail in the preceding chapters. It will be expected that subsequent upgrading improvements will be undertaken gradually as the approved plan. It is expected that the implementation of the approved plan will cause slight to moderate alterations of the settlement structure in the short term, mainly through realignment and expansion of the access roads.

7.3 Incremental Development

The adaptive planning option gives the leeway for incremental redevelopment of the settlement. In this case, redevelopment does not occur gradually but on a case-by-case basis, whereby a developer seeks development permission from the relevant authority when ready to redevelop. When such happens, the approving authority. In such case, the CECM in charge of Physical Planning, Laikipia County;

- Recede their plots to provide an additional 3m for walkways
- Strictly adhere to the building line requirements set out in Section 6.5.3 of this report.

7.4 Environmental Protection Strategy

This strategy seeks to promote sustainable urban environmental management in African Location A informal settlement through integrated sanitation, green infrastructure, and land use controls, in alignment with the Constitution of Kenya (2010), the Physical and Land Use Planning Act (2019), the Environmental Management and Coordination Act (EMCA, 1999, revised 2015), and the National Urban Development Policy (NUDP, 2016).

In compliance with Article 42 of the Constitution, which guarantees every person the right to a clean and healthy environment, the plan proposes the replacement of pit latrines with improved on-site sanitation systems. Specifically, it recommends the phased installation of bio digesters as a sustainable solution to reduce contamination of underground water sources and support public health outcomes.

To address solid waste management, and in line with the EMCA (1999) and the National Solid Waste Management Strategy (2015), the plan outlines a structured approach that includes designated collection points, public awareness campaigns, and enforcement of anti-dumping regulations. These measures aim to ensure compliance with waste disposal standards and improve environmental hygiene in the settlement.

The plan promotes urban greening as a response to climate and ecological challenges. In accordance with the Physical and Land Use Planning (General Development Control) Regulations (2021), the plan proposes the planting of indigenous trees along 9–15-metre-wide road reserves, complemented by County Government-led incentives to encourage residents to plant trees within private and communal spaces. These measures contribute to

the objectives of the Climate Change Act (2016) and the National Climate Change Action Plan (2018–2022) by enhancing urban microclimates and increasing vegetation cover.

The area along river Kandutura, though outside the project area, is proposed for reclamation and conservation in line with Sections 57 and 60 of the Physical and Land Use Planning Act (2019), which mandate the protection of environmentally sensitive areas. This designation seeks to safeguard the natural floodplain and watercourse from encroachment and unregulated development, while also facilitating ecosystem restoration and community-based conservation efforts.

To reduce reliance on environmentally harmful fuels such as firewood and charcoal, the plan promotes access to cleaner alternatives, particularly liquefied petroleum gas (LPG) and biogas. This aligns with the National Energy Policy (2018) and supports Kenya's commitment to the Sustainable Development Goals (SDG 7 and 13).

Expansion into wetlands and riparian zones is to be regulated in accordance with Section 42 of the EMCA and the Water Act (2016). These zones are to be integrated into a green infrastructure network, supporting flood mitigation, groundwater recharge, and urban biodiversity.

Lastly, the plan prioritizes climate-responsive infrastructure development, including road and stormwater drainage systems. Roads are to be aligned with natural drainage gradients, with integrated stormwater channels to improve flood resilience, consistent with the principles of sustainable urban drainage systems (SUDS) and in line with county infrastructure guidelines under the Urban Areas and Cities Act (2011).

7.5 Infrastructure Strategy

Infrastructure provision is key for ensuring a liveable settlement. This strategy focuses on improvement of the existing educational and health facilities as well as provision of line infrastructure and waste management.

The settlement has a public primary school within its boundary, however, it lacks provision for basic social facilities such as health facilities and play grounds. This plan proposes the following strategies into the future, as it is expected that the school going population will continue to increase;

1. Vertical densification of the existing classrooms within the neighbouring primary schools
2. Construction of new classrooms in Garson Primary
3. Employment of more teachers
4. Provision of improved sanitation facilities
5. Upgrade of the school playground

On matters health, the plan has put strategies towards improvement of Rumuruti Referral hospital so as to ensure proper delivery of medical services. Such measures include renovation and expansion of the medical facility, equipping of the facility and employment of more staff among others.

Further, the plan proposes for integration of utility infrastructure network within designated utility/service corridors along the road reserves through the space sharing strategy to optimize land use.

Finally, the settlement plan recommends for onsite sanitation, whereby no development shall be approved without a proper onsite waste management plan. In this case bio digesters are preferred.

7.6 Transportation Improvement Strategy

The transportation network forms a primary structuring element African Location Informal Settlement Local Development Plan, underpinning both spatial organization and service delivery. The plan emphasizes a context-sensitive approach to road alignment, with adjustments made to minimize displacement and disruption during implementation, in line with the principles of inclusive upgrading as outlined in the National Urban Development Policy (NUDP, 2016) and the Kenya Informal Settlements Improvement Project (KISIP) guidelines.

During the settlement's redevelopment phase, the plan recommends the incremental widening of selected key access routes to enhance functionality. This is essential not only for improving internal connectivity but also because access ways serve multiple roles: they accommodate vehicular and pedestrian movement, host utility services (e.g., water, electricity, sewerage), and define the intensity and form of permissible land uses within adjacent parcels. The design and dimensioning of roads are therefore critical for enabling appropriate densification and future infrastructure provisioning, consistent with the Physical and Land Use Planning (General Development Control) Regulations (2021).

In support of climate-sensitive urban infrastructure, the plan proposes the use of permeable materials for roads and pavements. This measure aligns with the principles of sustainable urban drainage systems (SUDS) and the Climate Change Act (2016), aiming to improve rainwater infiltration, reduce surface runoff, and mitigate flood risks—challenges particularly acute in informal settlements with limited drainage infrastructure.

The transportation strategy is also informed by the provisions of the Urban Areas and Cities Act (2011), which mandates the development of integrated urban transport systems that are accessible, inclusive, and environmentally responsive. Accordingly, future road upgrades will be accompanied by pedestrian infrastructure, provision for non-motorized transport, and coordination with broader county-level transport and mobility planning frameworks.

Transportation networks formed the main structuring elements of the resultant plan. Whereas, alignments were done to minimize impacts generation, it is recommended that during redevelopment phase of the settlement, some level of incremental widening of key accesses. The importance of this will be that access ways are multi-purpose given beyond providing connectivity, they are also carriers of other auxiliary services and largely determine the extent of densification that can be done in an assigned land use zone area.

7.7 Housing Strategy

The housing strategy is premised on enabling a progressive transition from low-density, family-based housing units to medium-rise tenement-style developments, structured around secured tenure and guided densification. This transition is envisioned as a pathway toward improved shelter adequacy, enhanced land use efficiency, and increased economic opportunities for beneficiaries, consistent with the aims of the National Housing Policy (2004) and the Affordable Housing Programme under the Big Four Agenda.

Following tenure regularization, beneficiaries will be granted the right to individually or collectively redevelop their parcels based on the tenure typology applicable to each plot, as per the frameworks established under the Land Registration Act (2012) and the Community Land Act (2016), where relevant. The plan encourages flexible ownership arrangements—including cooperatives and joint ventures—to facilitate group-based redevelopment models, which can enhance affordability and ensure scale in vertical housing delivery.

Section 6.6 of this report outlines recommended plot ratios and building densities to guide vertical expansion. These densities are calibrated to ensure spatial compatibility with infrastructure capacity and adjacent land uses. Redevelopment projects must incorporate onsite parking within parcel boundaries to reduce pressure on circulation spaces and protect pedestrian movement, in line with the Physical and Land Use Planning (General Development Control) Regulations (2021).

To enhance climate resilience, particularly in flood-prone zones, building regulations shall require flood-resistant construction techniques, including elevated floor levels and reinforced foundations. High-density development will be restricted in areas with poor drainage and low soil-bearing capacity, as identified through geotechnical analysis, to avoid amplifying environmental vulnerabilities. This approach aligns with the Climate Change Act (2016) and sustainable land use principles articulated in the National Spatial Plan (2015–2045).

The housing strategy is also sensitive to the risks of gentrification and speculative displacement that often accompany tenure upgrading in informal settlements. To safeguard the settlement's social fabric, the plan suggests the development affordability measures and anti-speculation safeguards, including restrictions on short-term land transfers post-regularization and provisions for low-cost rental units. These are in line with the National Urban Development Policy (2016), which emphasizes inclusivity and social equity in urban redevelopment.

Further, the zoning framework accommodates incremental housing development, allowing residents to improve their dwellings progressively in response to their financial capacity. Regulations permit the integration of home-based enterprises, maintaining the mixed-use character of the settlement and supporting household livelihoods. Building materials and construction standards are guided to support environmental resilience, especially considering African Location's vulnerability to fire hazards.

The overall strategy supports a phased, inclusive, and environmentally responsive housing transition that retains current residents while accommodating population growth within a planned and serviced urban environment

7.8 Livelihood Improvement Strategy

The livelihood improvement strategy is anchored in promoting inclusive and sustainable economic development, enhancing household resilience, and ensuring that settlement upgrading delivers tangible socio-economic benefits. This approach is aligned with the National Slum Upgrading and Prevention Policy (2021), the National Urban Development Policy (2016), and the Gender Policy in Urban Development (2007), which emphasize gender equity in access to urban opportunities.

The plan delineates mixed-use zones where compatible economic activities can thrive alongside residential uses. Permitted activities include grocery retail, milk bars, tailoring, hairdressing and barber services, small-scale manufacturing, and food vending. These enterprises that are frequently run by women and youth and serve as critical sources of household income. Uses that conflict with residential well-being—such as bars, nightclubs, and noisy or environmentally harmful workshops—are restricted through zoning controls, consistent with the Physical and Land Use Planning Regulations (2021) and Public Health Act (Cap. 242).

To further stimulate local economic development, the strategy emphasizes the creation of structured corridors and designated business zones aligned with the upgraded road network and the mixed-use zones. These business strips will improve access to markets, increase visibility for local businesses, and link the settlement more efficiently to the broader urban economy.

Recognizing the gendered dynamics of informal economies, the strategy integrates gender-responsive livelihood initiatives, including:

i. Dedicated spaces for women-led enterprises, including trading stalls and shared workspaces within mixed-use zones, designed with safety, accessibility, and basic services in mind.
ii. Provision of childcare facilities in or near market zones to support women's uninterrupted participation in economic activities.
iii. Targeted vocational training programs for women and youth in trades such as tailoring, hospitality, agro-processing, ICT, and green jobs, implemented in partnership with NGOs and County Government programs. These programs can be established in the proposed resource centre.
iv. Inclusive access to microfinance and cooperative savings schemes, with a focus on improving financial literacy and credit access for women-headed households, in line with the National Gender and Development Policy (2019).
v. Gender-sensitive design of public infrastructure, including lighting, sanitation, and safety measures, particularly in market and circulation areas, to ensure secure operating environments for women traders.

In addition, tenure regularization and spatial planning have been structured to support home-based enterprises, which are often the backbone of women's economic participation in informal settlements. Zoning regulations allow for incremental modifications to dwellings that enable small-scale production or services without undermining residential quality.

By integrating spatial, financial, and capacity-building interventions with a strong gender lens, the plan ensures that both women and men benefit equitably from livelihood improvements and economic upgrading. This inclusive approach aims to reduce urban poverty, mitigate economic vulnerability, and promote gender-equitable urban transformation in African Location A.

8. IMPLEMENTATION MATRIX

8.1 Overview

The implementation of this settlement's development plan is bestowed on Laikipia County Government as the planning authority. However, the successful implementation of the plan and its associated strategies is highly dependent on the goodwill and ability of the County Government, private agencies, government agencies and the settlement's residents to adapt and adhere to the development management strategies and standards. This includes coordination among institutions with sound legal frameworks and financial frameworks with resources to facilitate the implementation process.

This chapter highlights the objectives of implementing the plan, possible implementation opportunities and challenges. Additionally, it details out the actors required for the implementation of the plan and the roles each actor would play. The chapter finally gives an implementation matrix which details out what needs to be done, who needs to do it (actors) and suggests an implementation time frame of the proposed projects and programs

8.2 Implementation Objectives

i. To lay out clear measures for dissemination of plan information, capacity building, public participation and Monitoring & Evaluation.
ii. To establish an effective planning implementation system for the proposed projects and programs.
iii. To assign roles to the various stakeholders including the National and County government departments, CBOs, the community and other stakeholders in implementing the plan.

8.3 Implementation Opportunities

i. Goodwill from the key stakeholders (National Government, Laikipia County Government, local political and administrative leaders and the African Location A community) who are in support of the objective of this project
ii. Issuance of tenure security will attract potential investors

8.4 Possible Implementation Challenges

i. The project has taken place post development. Therefore, the built-up nature of the settlement limits planning intervention. With specific reference to housing where the status quo with regards to small housing units will be maintained, the housing challenge cannot be fully mitigated under this project/in the short term.
ii. Resources and funding in the event of future redevelopment

8.5 Projects Classification

8.5.1 Quick Wins

Quick wins are defined as projects/programmes to be achieved immediately after plan approval. These will act as catalyst with high visibility and impact using minimal resources to trigger the confidence/trust of the executive in the eyes of the citizens and stakeholders. They also require low up to zero funding. Some of the proposed projects considered as quick wins in this Plan include:

i. Implementation of the plan through cadastral surveying process and signing of beacon certificate
ii. Issuance of ownership documents (titles) to the beneficiaries
iii. Setting of up plan implementation committees within the settlement.
iv. Training of staff on the details of the plan for decision making
v. Sensitizing the public on the plans.
vi. Enhancing neighbourhood security through quick measures as stipulated in the implementation matrix.
vii. Formulation of waste collection schedules.
viii. Provision of sizable waste receptacles within the settlement.
i. Youth, CBOs and NGOs to participate programmes and waste management activities.
ii. Preparation and maintenance of updated water, sanitation and energy demands and supply inventories.
ix. Establish a system of scrutinizing development applications for approval, supervision and enforcement of development. The LIS system will be very instrumental in development applications.

8.5.2 Continuous Projects

Continuous projects include those developments/actions that are routine and, therefore, require continuous implementation**.**

iii. Monitoring and evaluation of plan implementation progress.
iv. Sensitizing, creating awareness and public education to the community on matters of the plan and planning in general.
v. Scrutinizing of building applications.
vi. Daily sweeping, street cleaning and emptying of waste receptacles in the settlement
vii. Promote use of sustainable source of energy such as solar in the house holds.
viii. Development control within the settlement.
ix. Ensure approval of developments that conform to the proposed land use zones.

8.5.3 Short term projects

The short-term projects comprise of those that are to be implemented within to 1- 3 years. These projects are based on stated preference/importance from the situational analysis. In most cases, these projects act as catalysts paving way for other lengthy projects (mid-term and long term) to take effect. Short term projects will include;

a. Issuance of security of tenure
b. Planting of greeneries for aesthetics
c. Siting of waste receptacles at strategic places within the settlement
d. Removal of structures off the access paths.

8.5.4 Midterm Projects

Medium term projects are those projects that are intended to be achieved between 3-5 years. They require more time, financial, human and material resources to implement, than short term plans. The five-year maximum period has been used as a reference which signifies the lifespan of a single term under county government jurisdiction (before any substantive management structure changes) according to the Constitution of Kenya (2010). Therefore, most of the projects phased under short and medium terms can be implemented within one tenure of a county government. Medium term projects will include;

a. Improvement of infrastructure and utility services i.e. sanitation, water and drainage systems,
b. Paving of internal roads (use of Cabro),
c. Installation of flood and streetlights to boost security.

8.5.5 Long Term Projects

According to this plan, the long-term projects will last more than five years until the end of the planning period, which is up to the year 2035. These are largely construction and infrastructural projects that require heavy financial investments. Thus planning, budgeting, undertaking feasibility studies, laying out of design work and sourcing for funds require relatively lengthy time compared to other proposed projects. In this project, this will include;

a. Upgrading of the road network
b. establishment of the proposed recreational facility and community centre.

8.6 Mechanisms for Implementation

8.6.1 Creation of Awareness

Plan development and implementation requires public awareness to foster adoption and acceptability of the plan. Therefore, creating awareness of the African Location A Settlement Plan will be a strategic measure to communicate, disseminate information, publicize the plan and make it accessible to the public for review and comments. So far, from the inception stage community mobilization has always been undertaken to foster awareness at all stages of this plan. The law requires that the CECM in charge of physical planning at the county government advertises the plan in local media before the preparation begins and upon its completion for comments.

The following measures were used during this process.

i. Publicized and facilitated access to public platforms or meeting places- from the inception stage community mobilization has been undertaken to foster awareness at all stages of this plan through posters, public announcements in the settlement, door-to-door mobilization by the SEC team, through SMS and direct phone calls as well as e-mails to the technical teams.
ii. Organized public meetings through “Barazas” and workshops for propagation and sharing of information- several public Barazas were held with the community during plan adoption after numerous technical meetings with the county officials in relation to the best planning proposals for the settlement.

iii. Use of Media Coverage for publicizing the plan, through the CECM in charge of Physical planning, a notice of intention to plan and completion of the plan adverts were placed in at least two local dailies with national circulation and the Kenya Gazette.
iv. Enabled the preparation of statements in response to publicly raised issues or queries- this will be done after the lapse of 60 days from the day the notice of completion of the plan is done
v. The county government to communicated and create awareness to the public using the steadily popular social media platforms such as Facebook, Twitter, and Instagram among others- this will be done upon the final approval of the prepared plan.
vi. Sharing of the plans with the relevant stakeholders- as posterity measure, upon approval, the county will share the plans with the community for continued reference and safe keeping
vii. Participation in the immediate implementation activities of the plan such as cadastral survey and ESMP/RAP implementation

8.6.2 Participatory Plan Implementation

This entails stakeholder involvement, in order to assist the key players involved in the plan implementation. It focuses on maintaining the stakeholder's involvement and organizing joint decision-making throughout the whole delivery process of policies and action plans, to ensure the successful delivery of the African Location A LPLUDP. This will be achieved through:

i. Popularising the African Location A settlement plan
ii. Building collaboration with monitoring and evaluation process
iii. Ensuring accountability and transparency in resource mobilization for the proposed projects
iv. Developing partnerships for plan implementation.
v. Playing the public watchdog role

8.6.3 Capacity Building

Capacity building entails mounting, enhancing and strengthening the skills, instincts, abilities, processes and resources that organizations and communities need to survive, adapt, and blossom in the fast-changing environments. Capacity building unwraps capacity obstacles that might inhibit plan implementation overtime and polishes them in enabling achievement of measurable and sustainable results from plan proposals.

Measures of approach

A. **Individual level:** sensitizing, creating awareness and public education to the community to educate them more about the importance of the plan and proposals therein. So far, from the project inception phase to the adoption of the LPLUDP, the Consultant has ensured that the process has been very transparent, consultative and participatory by all the stakeholders, and especially the affected community.
B. **Institutional level:** Training of Laikipia County staff on the use of the plan for decision making; and equipping the service departments with tools deemed necessary to implement the plan proposals. The Laikipia county CPCT and the department of lands was continuously engaged during the project period and were instrumental in providing technical guidance during the meetings –approx. 6

technical meetings—and in providing technical support in all the community meetings held in African Location A settlement as detailed in the table below.

Table 35: involvement of the county team in the community meetings

Community Meetings	Activities
Introduction to the community	- Introducing the project and the consultant to the community
Environmental and Social Screening	- County social development officer assisted community members in identifying key environmental and social challenges
Presentation of socio-economic findings, visioning, and participatory planning	- Assisting the community in visioning
Presentation of draft plans & preliminary verification of LoBs	- County planner assisted in unbundling the draft plans to the community and guided the plan selection session
Presentation, verification and adoption of final draft plans	- The CPCT assured the community assisted in validation and adoption of the final raft plans by the community

C. **Societal level:** Establishment of settlement upgrading planning committees and residential development committees/associations.

8.7 Development Control and Land Use Regulations

Development of local planning policies and the determination of individual planning applications are important, in the implementation of this plan. The plan gives broad zoning standards and guidelines that ought to be supported by the county bylaws. The following three key sectors are important in this undertaking:

A. Land Information System
B. Enforcement and execution sector – Sub County Planner
C. Policy sector – CEC and CEO

a. Land Information System

i. Store and manage digital land information of the settlement. The LIS to be prepared packaged will contains all the settlement's raw data with all fields as per the Client provided data dictionary. This will be important information in development control, sharing of settlement information with other project components and in facilitating efficient and accurate access to land information.
ii. The LIS will also contain an updated physical address system in the settlement to enhance revenue collection.

b. Enforcement and execution sector

This sector should oversee the following aspects in the settlement:

i. Enforcement of planning standards and regulations
ii. Building database on information generated from sites and buildings inspection
iii. Site inspection
iv. Receiving and processing development applications
v. Ensuring adherence to the land use plans and any other regulations
vi. Inspecting buildings
vii. Coordinating land and development related dispute resolutions.

c. Policy sector

This sector will be in charge of the following aspects in the settlement:

i. Undertaking research and development in land use matters
ii. Undertaking internal monitoring and evaluation
iii. Formulating/updating settlement specific policies in land use planning
iv. Preparing and implementing action plans.
v. Coordinating the formulation of settlement specific land use laws and by-laws

8.8 Actors and their roles in Implementation of the Plan

This section enlists various actors and their roles in financial and technical inputs for successful implementation of proposed projects and programs entitled proposed in this plan. Specific actors and their respective roles include:

No	Category	Actor	Role of the Actor
1:	Ministry of Lands, Public Works, Housing and Urban Development	KISIP NPCT	• Take lead role in processing and issuance of title deeds. • Play coordination role in plan implementation through cadastral survey and oversight on ESMP/RAP implementation;
		National Director General of Physical Planning	• Undertake capacity building and technical support to the county on planning matters
		Director of Surveys	• Authentication and Approval of the settlement survey plan • Produce and maintain plans of the property boundaries in support of land registration. • Amending the Registry Index Maps and preparation of area lists.
		Land Registrar (Department of Land administration and Land registration)	• Processing and issuance of ownership documents of the surveyed and verified plots within the settlement. • Custody and maintenance of Land information system of the cadastre - responsible for recording
		National Land Commission (NLC)	• The constitution mandates the National Land Commission to monitor and undertake oversight roles over land use planning in the country. This would include the planning area • Review the List of Beneficiaries • In liaison with the county government of Laikipia, manage resultant public subplots on behalf of the County government.
2:	County Government of Laikipia	County KISIP Coordinating Team	• Implementation of the plan • Updating the plan on the GIS platform • Ensure timeframe provided in the planning framework is adhered to
		County Executive Committee Member	• Publication of the intention to plan • Publication of notice completion of plan • Forwarding the plan for approval by the county assembly

			• Responsible of amending and review of the plan
		Chief Planner Lands & Physical Planning	• Ensuring adoption and implementation of the approved LPLUDPs by the County • Communicate the decisions of the county governments on development applications • Issuance of development permission and other development control permissions
		Sub county Planners	• Implementation of the resultant LPLUDPs • Vetting, verifying and approval of development application plans (building plans, subdivisions); site inspection to establish suitability of proposed development; development control. • Facilitation and coordination of citizen participation in the development of policies and plans; responds to relevant county chief officer (County Government Act, 2012 sec. 50).
		Sub County Environmentalist	• Enforce environmental regulations within the settlement. • Ensure protection of natural resources within the settlement • Provide an enabling environment for implementation of the proposed environmental projects • Supervise and advise on applications for environmental impact assessments and environmental audits as provided in EMCA, 1999;
3:	Area local leaders	Chief and Sub-chief, MCA	• Take lead watchdog role of implementation of the plan on behalf of the community • Ensure local mobilization for plan implementation. • Safeguarding public land and public facilities • Disseminate planning information to the locals through village Barazas;
4:	The Public	The people/residents of the settlements	• Take overseer role to ensure implementation of the plan takes care of their proposals and addresses their plan vision • Monitor developments within their neighbourhood. • Comment on public notices on proposed developments. • Participate in voluntary services and planning

8.9 Implementation Plan Matrix

The Implementation Matrix presented in the table below summarizes the identified planning problem, the set objectives and strategies towards achieving these objectives as well as the various projects that can be achieved upon realization of the objectives. It also gives the estimated costs and identifies the agencies and organizations that should be responsible for leading implementation.

Residential							
Problems	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Settlement Informality	-To upgrade and improve the living conditions -To enhance livability in the settlement	-Enhancing security of tenure - Preparation of a development plan - Enforcement of planning standards	-Issuance of title deeds	Contractually binding	KISIP NPCT Plot Owners Donors Laikipia County Government Community	Quick win/ Short term	0-3 years
			Improve infrastructure (sanitation, water and drainage connections)	350M		Medium to long term	3-10 years
Low rise developments	-To improve the living conditions of the inhabitants	- Incremental housing redevelopment	-Building of new houses (Adopt better housing typologies). -Mixed use developments	As per developers Budget	-Plot Owners/Developers -Laikipia County Government	Long term	5-10 years
Transportation Sector							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Lack of motorable roads	To enhance mobility and circulation in the settlement	- Realignment of all internal access roads	- Realignment and opening up of the existing accesses	– 70M	– Local Community – Laikipia County Government	Short Term	0-3 years
	`To ensure that all properties within the settlement have access		-Removal of structures encroaching into these accesses	– 2.5M			
Unpaved roads	To upgrade the road infrastructure	-Upgrading the roads	-Paving of the internal 3m- 6m roads with Cabro	– 350M	– Local Community – Laikipia County Government – KURA	Medium-long term	3-10 years

			- Tarmacking of the internal 9-30m roads -Improve roadside drainage system -integration of NMT - Installation of street lighting				
Economic Sector							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Overreliance on informal and subsistence economy	To improve the community livelihoods	Creation of employment and income generating opportunities	-- Entrepreneurial and technical skills training	10M	- Donors/external financiers - Investors/Business community - Laikipia County Government - Community groups	Short-long term	2-10 years
			-Encourage labour intensive community works	5M			
			Mixed use developments	As per developers' budget			
Physical Infrastructure							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Inadequate sewerage system coverage	To enhance wastewater disposal mechanisms	Encourage the use of sustainable onsite sanitation	- Installation of onsite sanitation mechanisms	As per developers' budget	- Developers - Community groups - Laikipia County Government - Laikipia County Government - Rumuruti Municipal Board - Community groups	Short - medium term	0-5 years
		Develop the trunk sewer system to cover the entire settlement	-Undertake feasibility study for incorporation into the Municipality trunk sewer system -Layout sewer network to plot levels	350M		Medium-long term	5 years and beyond
Poor solid waste management	To sustainably manage solid waste	Apply Reduce, Reuse and Recycle methods of	-Siting of waste collection receptacles	50M	- Community - Laikipia County government - Youth groups	Short - medium term	0-5 years

		waste management	within the settlement -Using community groups for waste collection				
Social Infrastructure							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Insecurity	To curb insecurity in the settlement	- Illuminating the streets and other dark areas within the settlement - Neighbourhood policing	-Provision of streetlights - Installation of a flood light	10M	-Financiers -Laikipia County Government -Community	Short-long	0-10 years
Lack of enough capacity in schools and health facilities within and close to the settlement	Continued reliance on the neighbouring facilities	Densification of the existing facilities	Vertical increase in the number of classrooms Increase in the number of sanitation facilities Upgrading of the playground Proper fencing of the school compound	85M	-Laikipia County Government -Ministry of Education -Community -Private developer -NGO's and other Financiers	Medium-long	5-10 years
			Expand the referral hospital and improve capacity	250M			
Land use Management							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Uncoordinated land use management	To have a sustainable land use plan	- Application of planning standards in future developments -Liveable neighbourhood concepts	Preparation and approval of the development plan Observation of building codes (building lines, plot	As per the County regulations and the stipulated development control guidelines in this report	Laikipia County Government Community Donors	Medium-long term	5-10 years

		- Participatory planning	ratios and coverages)				
Environmental							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Degradation	To conserve and protect the environment	- Restoration of the lost vegetation cover - Preparation of EIAs for proposed projects	-Planting of greeneries along the road reserves and the proposed green belt	1M	Laikipia County Government -Community NGOs NEMA	Medium-long term	0-5years
			Reclamation of the encroached River Kandutura Riparian reserve	10M			
			Georeferenced demarcation and marking of the riparian reserve	5M			
Recreational							
Problem	**Objectives**	**Strategy**	**Projects**	**Cost Estimate**	**Actors**	**Phasing**	**Timelines**
Lack of designated recreational areas	To have recreational sites for the community	-Creating public recreation sites within the settlement	- Enhancement of the proposed pocket parks	3M	Laikipia County - Government Community NLC	Short-Medium term	0-5 years
			-Sharing of spaces with other social facilities such as the proposed community centre	2M			

8.10Monitoring and Evaluation

Monitoring and Evaluation (M&E) is a project management tool to ensure that the developed Local Physical and Land Use Development Plan realizes its objectives and the desired end state. M&E will provide unbroken response and views from the local community and stakeholders on the extent to which the plan is achieving its objectives and set goals.

Table 36 below highlights the main objectives that are expected to be realized with M&E tools:

Table 36: Monitoring and evaluation matrix

Monitoring	Evaluation
a) The plan's objectives are understood and clearly spelled out by all the stakeholders	a) Analyses plans achievements as well as inform why proposed results were not achieved
b) Links activities, identified actors and their resources to plan's objectives	b) Assesses specific causal contributions of activities to results
c) Monitoring will help Interpret plan's objectives into performance indicators and set viable targets	c) Scrutinizes the entire implementation process in totality
d) Routinely collects data on these indicators, compares actual results with targets	d) Explores and suggests actions for unplanned eventualities likely to affect the plan's results
e) Reports progress to managers and alerts them to problems	e) Delivers lessons, highlights substantial successes or program potential, and offers recommendations for improvement

In the context of African Location A Settlement Plan, the implementation of the plan should be monitored not only by the County government but also by national and sub national actors to ensure that deliverables are being achieved. Independent evaluations and audits should be carried out to ensure that the indicators will help the County to achieve the settlement's vision. In order to restructure the project activities, it will be necessary to carry out regular reviews after every 3 years. The project's progress should, at reasonable intervals, be reported to the various stakeholders. The urban planning monitoring framework is essential as it will ensure effective implementation of plan within the plan period and ensure that the intended targets are achieved.

Table 37: Monitoring and Evaluation Framework for African Location A

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
Educational	• Densification and expansion of the neighbouring educational facilities	• Ministry of Education • County director of planning	• Ease access to primary, junior and senior secondary school for school going children within the settlement	• Improved literacy level within the settlement
Health	• Expansion and equipping of Rumuruti Level IV hospital	• Ministry of health • Department of Health Laikipia county • County director of planning	• Enhanced accessibility to health services	• Improved access to health services • Improved health conditions within Rumuruti municipality
Recreational	• Development of the pocket parks	County Government of Laikipia	• Complete and operational park (with appropriate infrastructure).	• Improved quality of open spaces • Increased access to recreational spaces

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
Public Utilities	• Establishment of sewer reticulation.	KISIP/County Government of Laikipia, NYAHUWASCO NEMA Ministry of Public works	• Improved hygiene. • Prevention of surface and underground water contamination to support disease control.	• No of Kms of sewer reticulation installed • Effectiveness of sewer system
	• Designation of onsite solid waste collection points.		• Improved waste management/hygiene.	• Reduced levels of indiscriminate dumping
	• Augmentation of water supply to plot level		• Enhanced water access.	• Increased levels of access to water services
	• Installation of streetlights/floodlights.		• Improved security. • Boost local economy.	• Enhanced road safety • Advancement of the 24-Hour Economy
	• Completion of storm drains.		• Stormwater management (Flood control).	• Effectiveness of stormwater drainage system
Transport	• Upgrading the access roads (9m, 15m, and 20m) to bitumen standards.	KISIP/County Government of Laikipia, KURA Ministry of Public works	• Enhanced accessibility/connectivity. • Economic boost-transportation of goods to and from the market.	• Ease of circulation • Improved transport quality services • Adequacy of road connectivity in the settlement
	• Grading/Cabro paving of footpaths/walkways (3m footpaths and 6m roads).		• Enhanced accessibility/connectivity.	• Improved level of NMT
	• Greening measures (transport corridors-boulevards).		• Environmental sustainability. • Aesthetics enhancement.	• Number of landscaping features installed
Social infrastructure	• Development of the proposed community resource centre to include a social hall and ICT centre	• County Government of Laikipia	• Property constructed and equipped social hall	• Preference of use by community as opposed to facilities outside the settlement

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Annexes

Annex I: Statutory Notices

Notice of Intention to Plan

Mbunge sasa ataka usaidizi zaidi kwa waliohama makazi

NA KITAVI MUTUA

MBUNGE wa Kinango, Gonzi Rai, ametoa wito wa kuwepo kwa rasilimali zaidi ili kusaidia ipasavyo jamii nzima iliyoathiriwa na ujenzi wa Bwawa la Mwache hasa kujenga upya miundomsingi muhimu.

Zaidi ya familia 4,000 zinazohamishwa ili kupisha ujenzi wa bwawa hilo la mabilioni ya pesa katika Kaunti ya Kwale zinatarajia kunufaika na mpango wa kurejesha hali ya kawaida ya maisha unaofadhiliwa na Benki ya Dunia kwa Sh1.9 bilioni.

Hata hivyo, mbunge huyo alisema ruzuku ya Benki ya Dunia ya Sh1.9 bilioni haitatosha kutatua changamoto za barabara, maji na miundomsingi ya afya katika maeneo ambayo watu walioathiriwa wanahamia.

"Watu wangu wanahamishwa kutoka eneo la mradi na kupelekwa eneo la juu la mto kwenye kata ya Mavumbo inayopakana nalo. Kwa bahati mbaya kwao, hawatafaidika moja kwa moja na maji ya bwawa kwa sababu yameundwa kuongeza usambazaji wa maji Kaunti ya Mombasa, kwa hivyo wanapaswa kutunzwa vyema," akasema Bw Rai.

Vilevile, aliitaka wizara husika na washauri wa mradi huo kuzingatia utoaji wa fedha taslimu kwa wafanyabiashara wadogo, sawa na thamani ya vifaa vinavyopendekezwa ili kuwapa wenyeji uhuru wa kuanzisha biashara wanazotaka.

Serikali inatumia Sh4 bilioni kuwalipa fidia wakazi wa eneo la Mwache na hadi sasa Sh1.6 bilioni zimetumika kuwalipa wakulima wadogo, huku Sh2.4 bilioni zilizosalia zikitarajiwa kulipwa kuanzia Machi mwaka ujao.

Kwa mujibu wa Katibu Mkuu wa Unyunyizaji, Ephantus Kimotho, kila familia itafuatiliwa popote inapoishi ili kuhakikisha maisha yao hayakatizwi, iwe katika biashara au kilimo.

"Mpango ambao tayari unatekelezwa utasaidia jamii kupunguza athari mbaya za kuhama na kuendeleza shughuli mbalimbali za kiriziki," Bw Kimotho aliambia wanahabari wakati wa ziara kwenye mradi huo.

Bw Kimotho alisema kati ya ruzuku ya Benki ya Dunia ya Sh1.9 bilioni, Sh450 milioni zitatumika kupata ardhi na kujenga upya shule tatu mpya za umma.

Shule hizo ni za msingi za Fulugani na Kunguni, na chekechea ya Mwache Bridge, kila moja ikiwa na vifaa vya kisasa vya masomo.

Sh390 milioni nyingine zitatumika kununua pembejeo za kilimo kwa ajili ya kusaidia familia zilizohamishwa ambazo zilikuwa zikijishughulisha na biashara ya kilimo au ufugaji, na kusaidia viwanda vidogo na vidogo.

Sh1.1 bilioni zilizobaki zitatumika kujenga miradi ya miundomsingi ya jamii ikiwemo barabara, maji na vituo vya afya.

MOMBASA

KPA yapelekwa kortini kuhusu zabuni ya kutupa magurudumu yaliyotumika

NA PHILIP MUYANGA

MWANAHARAKATI pamoja na kundi la kutetea haki wameishtaki Mamlaka ya Bandari za Kenya (KPA) kuhusu zabuni ya utupaji wa magurudumu yaliyotumika, wakidai ilitolewa bila kufuata sheria.

Bw Japheth Kithi na shirika la Coast Progressive Team walidai kuwa, utoaji zabuni hiyo ulikumbwa na ufisadi, ushindani usio wa haki na kashfa badala ya kuimarisha uwazi na kukuza ushindani wa haki kama inavyopendekezwa kikatiba.

Hata hivyo, KPA imepinga kesi hiyo na kusema maombi ya walalamishi yanaenda kinyume na masharti ya Sheria ya Ununuzi na Usambazaji wa Mali ya Umma (PPAD) ambayo inaelezea namna ya kutafuta suluhu kuhusiana na madai yoyote ya uvunjaji wa sheria.

Kulingana na KPA, kesi hiyo ni sawa na ukiukaji wa Sheria ya PPAD ambayo inakataza mtu yeyote kujaribu kwa njia yoyote kushawishi tathmini na ulinganishaji wa zabuni baada ya tarehe ya mwisho ya kuwasilisha zabuni.

Inasema zaidi kwamba ombi na maombi yanategemea stakabadhi za siri ambazo zingeweza tu kupatikana kwa njia isiyo halali na walalamishi kinyume na Kifungu cha 67 cha Sheria ya PPAD. Kesi hiyo itasikilizwa Desemba 19.

BIASHARA YANOGA

Wafanyabiashara wadogo wadogo wakiwania fursa ya kununua maembe ya kuchuuza kutoka kwa muuzaji aliyeyaleta kwa lori katika soko la Elburgon, Kaunti ya Nakuru mnamo Desemba 16, 2024. Matunda hayo yanayokuzwa kwa wingi katika maeneo ya Ukambani kwa sasa yanapatikana kwa nadra katika sehemu nyingine za nchi huku gunia la kilo 65 likigharimu Sh1,200. PICHA| JOHN NJOROGE

MATESO | Aliachiliwa kutoka kambi ya kijeshi ya Amerika nchini Cuba bila kufunguliwa mashtaka

Mkenya aliyezuiliwa na US miaka 17 hatimaye ni huru

Bajabu alikuwa miongoni mwa watu wanaoshukiwa kuwa wanamgambo na magaidi ambao walinaswa na majeshi ya Amerika

NA BRIAN OCHARO

RAIA wa Kenya, Mohamed Abdul-Malik Bajabu, hatimaye ameachiliwa huru kutoka kambi ya kijeshi ya Amerika iliyo Guantanamo Bay, Cuba, ambako alikuwa amezuiliwa kwa miaka 17.

Wizara ya Ulinzi ya Amerika ilitangaza Jumanne usiku kuachiliwa kwa Bw Bajabu kutoka kwa kifungo cha miaka 17 bila kufunguliwa mashtaka.

Kuachiliwa kwake kulifuatia uamuzi wa Bodi ya Ukaguzi wa Mara kwa Mara ya Marekani (PRB), ambayo iliamua kwa pamoja kumrejesha nchini mwake.

Familia yake inayoishi Kenya imeeleza kuridhishwa na hatua hiyo lakini ikaomba muda wa kupanga mambo yao kabla ya kuzungumza na vyombo vya habari.

Mmoja wa jamaa zake aliyezungumza na *Taifa Leo* kwa sharti la kutotajwa jina kutokana na uzito wa suala hilo, alisema wanaishukuru serikali ya Kenya Kwanza kwa kuingilia kati.

Duru katika familia zilisema, hasa, wanathamini juhudi za Rais William Ruto na Waziri wa Masuala ya Kigeni Musalia Mudavadi. Hata hivyo, familia iliomba kwamba vyombo vya habari viwape muda kabla ya kutoa maelezo zaidi kuhusu hatua zitakazofuata.

"Vyombo vya habari vimekuwa nasi katika safari hii yote. Siwezi kukunyima nafasi ya mahojiano, lakini tafadhali turuhusu tupange baadhi ya mambo. Hata hivyo, nitazungumza na vyombo vya habari," jamaa wa Bajabu aliambia *Taifa Leo*.

Bajabu alikuwa mfungwa pekee raia wa Kenya aliyekuwa amezuiliwa Guantamo Bay, ambayo ni kambi ya kijeshi ya Amerika nchini Cuba inayotumika kuwazuilia watu wanaoshukiwa kuwa wanamgambo na magaidi waliokamatwa na majeshi ya Amerika.

Kundi la kutetea haki za wafungwa la Reprieve limeeleza kuridhishwa na hatua ya kuachiliwa kwa Bajabu, likisema kwamba hatua hiyo ilikuwa imesubiriwa kwa muda mrefu zaidi.

"Amerika ihakikishe kwamba huu ni mwisho wa mateso yake," Naibu Mkurugenzi Mtendaji wa Reprieve, Dan Dolan, alisema katika taarifa.

JAMHURI YA KENYA

SERIKALI GATUZI YA LAIKIPIA

MIDARA YA MIUNDO MBINU, ARDHI NA UPANGAJI WA MIJI, NISHATI NA MAENDELEO YA MIJI

SHERIA YA MPANGO WA MATUMIZI YA ARDHI, 2019

ILANI YA NIA YA KUPANGA

Maeneo ya Mradi: Vijiji vya Maina (Nyahururu), African Location (Rumuruti), Kanyoni na Kwa Mbuzi (Nanyuki), Vijiji vya Umande na Sipili

Ilani inatolewa kwa wakaazi wa Gatuzi la Laikipia na maeneo mengine, kwamba, kulingana na kifungu 47 cha sheria ya mipango ya matumizi ya ardhi, 2019, Serikali ya Gatuzi la Laikipia pamoja na Serikali ya Kitaifa, kupitia Wizara ya Ardhi, Mijengo ya Umma, Makazi, na Ustawi wa Miji, zinanuia kuandaa mipango ya muundo na matumizi ya ardhi ya maeneo yaliyotajwa hapo juu, ikiwa ni awamu ya pili ya mradi wa kitaifa wa kuboresha vitongoji visivyo rasmi (KISIP2).

Mradi huu unanuia kuhalalisha na kuimarisha huduma za kimsingi na usalama wa umiliki wa ardhi kwa wakaazi wa vitongoji vilivyochaguliwa katika Gatuzi la Laikipia kupitia upangaji na upimaji wa ardhi.

Malengo ya mipango hiyo ni;

i. Kuwezesha kuhalalisha umiliki wa ardhi ndani ya vitongoji vilivyochaguliwa.
ii. Kutoa mfumo wa ujenzi wa miundo msingi na utoaji wa huduma za kimsingi.
iii. Kuweka msingi wa udhibiti wa maendeleo.

Zoezi la kupanga litahusisha matumizi ya sera husika, kanuni na mifumo ya kitaasisi, uhamasishaji wa jamii, na ushirikishwaji wa wadau, utayarishaji wa ramani za msingi, kufanya utafiti wa kijamii na kiuchumi, uchoraji wa ramani ya makazi, kutathmini athari za kimazingira na kijamii (uhakiki), maandalizi ya mipango ya kimaendeleo ya matumizi ya ardhi ya maeneo husika kwa makazi yasiyo rasmi, kuandaa mpango wa usimamizi wa kijamii na/au mpango wa utekelezaji wa makazi mapya (RAP), upimaji wa matokeo, viwanja na utayarishaji wa mipango ya upimaji, maandalizi ya uchunguzi wa kina wa topografia kwa mkundo ya kihandisi na utayarishaji wa mfumo wa kutoarifu mambo ya ardhi (LIMS). Huu utakuwa msingi wa maandalizi ya mipango ambayo inalenga kuboresha hali ya maisha katika gatuzi la Laikipia kwa kuhalalisha umiliki wa ardhi.

Maandaliz ya mipango hii yatakuwa shirikishi kwa hivyo wadau wote wanaalikwa. Maoni, maswali na/au mapendekezo yoyote kuhusu ilani hii yanaweza kuwasilishwa kwa maandishi **ndani ya siku ishirini na moja (21)** baada ya kuchapishwa kwa ilani hii kwa:

Waziri wa Miundo Mbinu, Ardhi na Upangaji wa Miji, Nishati na Maendeleo ya Miji
Gatuzi la Laikipia
P.O Box 1271, Nanyuki

Imetolewa: Novemba 26, 2024

Ekwam Nabos
Waziri wa Miundo Mbinu, Ardhi na Upangaji wa Miji, Nishati na Maendeleo ya Miji
Gatuzi la Laikipia

City hospital to pay woman more than Sh1m for gauze left in body during surgery

▸ The patient was awarded Sh800,414 as special damages and an extra Sh100,000.

▸ The High Court upheld the award and ordered the hospital to also pay the cost of the case.

KAMAU MUTHONI, NAIROBI

Kenyatta National Hospital will pay a woman more than Sh1 million in compensation after medics left a cotton gauze inside her stomach during an operation.

The High Court ordered the hospital to also pay for the cost of the case.

KNH had appealed a magistrate's court decision in favour of Letisia Atieno, who had sued it alongside consultant gynecologist Allan Ikol.

In the appeal, the hospital claimed that Dr Ikol had conducted the surgery in his private capacity.

However, Justice Rhoda Rutto of the High Court found that the hospital could not evade responsibility of the surgery as it was paid for the services rendered by Ikol.

At the same time, the judge said that the referral hospital could not distance itself from the mishap as its staff was involved.

The judge was of the view that Atieno had endured pain from a second surgery in which doctors found that a cotton wool gauze had been left, thus causing infection and pus.

"It is my finding therefore, that the appellant's personnel fell short of the standard of reasonable medical care and breached their duty of care which was a direct cause of the 1st respondent's (Atieno) pain and second surgery. It was not enough for the appellant to submit that the 2nd respondent (Ikol) conducted the operation in his private capacity and the appellant only offered its facility and personnel to the doctor," said Justice Rutto.

In the case, Atieno narrated that she was Dr Ikol's patient at KNH.

She stated that she was admitted to the hospital for surgery on October 25, 2016, and discharged on November 2, 2016.

Kenyatta National Hospital in Nairobi. [File]

Abdominal pain

Atieno testified that she later started experiencing abdominal pain and informed the doctor who recommended antibiotics and painkillers which she took until February 2017.

The court heard that the pain did not go away.

Atieno decided to seek a second and third opinion at Metropolitan Hospital and Nairobi Hospital respectively.

She said that three scans done revealed that she had a pelvic mass in the abdomen.

Atieno had to be admitted at Nairobi Hospital for an emergency surgery as the mass had moved to the upper abdomen. It is then a large cotton gauze was removed from the stomach.

Atieno narrated that doctors drained two litres of pus due to the rot that had been caused by the foreign material.

A medical report used in court indicated that that it was a standard professional practice that sponge count must be made at the beginning and before the abdomen is closed yet Dr Ikol failed to do so.

Atieno also stated that that the gauze used for the surgery was not x-ray detectable, thereby making diagnosis difficult.

She accused KNH of negligence arguing that it failed to provide x-ray detectable gauze for the surgery, and allowing Ikol to perform a surgery for which he was either not conversant with or needed supervision.

Atieno lamented that she was subjected to further surgery exposing her to huge expenses and pain which she has never fully recovered from.

Both KNH and Iko denied liability and prayed that the case be dismissed.

Iko argued that during the surgery, there was an anaesthetist and his assistant, two senior qualified nurses.

According to him, one would run around gathering extra required equipment and counting gauzes at the beginning and end of surgery while the other would scrub in for the operation.

Theatre nurse

He further said that before closing the patient's abdomen, all the equipment was counted by the two nurses and everything was accounted for and the theatre nurse filled a theatre form to confirm that all instruments and gauzes were accounted for and he thus proceeded to close her.

The doctor argued that treatment was procedurally and professionally done without any negligence.

He stated that on January 19, 2017, Atieno visited his clinic and he noted a firm mass in her pelvic areas.

According to him, he did a scan and recommended another surgery as there could have been a remnant ovary that could have formed a cyst.

At the magistrate's court, Atieno was awarded Sh800,414 as special damages. She was also awarded and extra Sh100,000. Out of the amount, her insurer was to pay Sh163,932.

At the High Court, the judge ordered that they should pay the amount in addition to the cost of the case.

"The appeal is devoid of merit," the judge said.

jmuthoni@standardmedia.co.ke

Simlaw Seeds
Superior & Reliable

TENDER NOTICE
OPEN NATIONAL TENDER (ONT)

PROPOSED CONSTRUCTION OF WAREHOUSES AND OFFICES WITH ASSOCIATED INFRASTRUCTURE AT KYANG'OMBE, OFF OLD MOMBASA ROAD, NAIROBI COUNTY

TENDER REF: SSC/ONT/WHSE/09/2024-2025

Simlaw Seeds Company limited, a wholly owned subsidiary of Kenya Seed Company Limited now invites Tenders for the construction of Warehouses and Offices with associated infrastructure at Kyang'ombe, Off Old Mombasa Road, Nairobi County

The particulars, details and complete set of tender documents can be downloaded ***free- of- charge*** from PPRA **www.ppra.go.ke.** and our website: **www.simlaw.co.ke .**

Completed tender documents must be received at the address below not later than **21st January, 2025 at 11:00 am** in plain sealed envelope clearly marked.

Addressed to: General Manager,
Simlaw Seeds Company Limited
P.O BOX 40042-00100
NAIROBI

Opening of tenders will take place immediately thereafter on **21st January, 2025** at the company's boardroom at 11.00 A.M in presence of Tenderers or their representatives who choose to attend.

General Manager

FORM PLUPA I_1 (r.9)

REPUBLIC OF KENYA
COUNTY GOVERNMENT OF LAIKIPIA
DEPARTMENT OF INFRASTRUCTURE, LAND& PHYSICAL PLANNING, ENERGY AND URBAN DEVELOPMENT

PUBLIC NOTICE

THE PHYSICAL AND LANDUSE PLANNING ACT (No. 13 of 2019)
NOTICE OF INTENTION TO PREPARE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

Pursuant to the provisions of section (47) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that the County Government of Laikipia in conjunction with the Ministry of Lands, Public Works, Housing and Urban Development intends to commence preparation of Local Physical and Land Use Development Plans **for Maina (Nyahururu), African Location (Rumuruti), Kanyoni and Kwa Mbuzi (Nanyuki), Umande and Sipili Settlements under the Second Kenya Informal Settlement Improvement project (KISIP2)**

The purpose of these plans is to facilitate the conferment/formalization of land tenure for the above-mentioned settlements within Laikipia County through Planning and Surveying.

The objectives of the plans are;
i To facilitate regularization of land tenure security within the selected settlements.
ii To provide a framework for provision of requisite infrastructure and services.
iii To provide basis for development control.

The planning exercise will involve review of relevant policies, regulations and institutional frameworks, community mobilization, sensitization and stakeholder engagement, basemaps preparation, undertaking socio-economic surveys and physical mapping of the settlements, undertake environmental and social impact assessment (screening), preparation of local physical and land use development plans for the respective informal settlements, prepare a social management plan and or a resettlement action plan (RAP), surveying of resultant plots and preparation of survey plans, preparation of detailed topographical survey for engineering designs and preparation of land information system (LIS). This will form the basis for preparation of the plans which aims at improving living conditions in Laikipia County through regularization of land tenure.

The plan preparation will be participatory and the County invites all Stakeholders to the planning process. Stakeholders who wish to make comments or suggestions on the same may do so in writing within 21 days of publication of this notice. Comments or views should be addressed to:

The County Executive Committee Member (CECM)-Infrastructure, Land & Physical Planning, Housing, Energy and Urban Development
County Government of Laikipia.
P.O Box 1271-10400, Nanyuki.

Dated this 25th day November 2024

Ekwam Nabos
The County Executive Committee Member
Infrastructure, Land, Housing and Urban Development,
County Government of Laikipia.

FORM PLUPA I_1 (r.9)

REPUBLIC OF KENYA
COUNTY GOVERNMENT OF EMBU
DEPARTMENT OF LANDS, MINING, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT

PUBLIC NOTICE

THE PHYSICAL AND LAND USE PLANNING ACT (Cap 303)
NOTICE OF INTENTION TO PREPARE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

Pursuant to the provisions of section (47) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that the County Government of Embu in conjunction with the Ministry of Lands, Public Works, Housing and Urban Development intends to commence preparation of Local Physical and Land Use Development Plans for Ithata "A", Ithata "B" and Majimbo Settlements in Mbeti North Ward under the Second Kenya Informal Settlement Improvement project (KISIP2).

The purpose of these plans is to facilitate the conferment/formalization of land tenure for the above-mentioned settlements within Embu County through Planning and Surveying.
The objectives of the plans are;
i To facilitate regularization of land tenure security within the selected settlements.
ii To provide a framework for provision of requisite infrastructure and services.
iii To provide basis for development control.

The planning exercise will involve review of relevant policies, regulations and institutional frameworks, community mobilization, sensitization and stakeholder engagement, basemaps preparation, undertaking socio-economic surveys and physical mapping of the settlements, undertake environmental and social impact assessment (screening), preparation of local physical and land use development plans for the respective informal settlements, prepare an environmental & social management plan and or a resettlement action plan (RAP), surveying of resultant plots and preparation of survey plans, preparation of detailed topographical survey for engineering designs and preparation of land information system (LIS). This will form the basis for preparation of the plans which aims at improving living conditions in Embu County through regularization of land tenure.

The plan preparation will be participatory and the County invites all Stakeholders to the planning process. Stakeholders who wish to make comments or suggestions on the same may do so in writing within 21 days of publication of this notice. Comments or views should be addressed to:

The County Executive Committee Member (CECM)
Lands, Mining, Housing, Physical Planning and Urban Development
County Government of Embu.
P.O Box 36-60100, Embu.

Dated this **17th day of December 2024**

Raymond N. Kinyua, OGW
The County Executive Committee Member (CECM)
Lands, Mining, Housing, Physical Planning and Urban Development
County Government of Embu.

MR/6520389

DANIEL KIPTOO BARGOKIA,
Director-General.

GAZETTE NOTICE NO. 508

THE CONSTITUTION OF KENYA

THE COUNTY GOVERNMENTS ACT

(*No.* 17 *of* 2012)

COUNTY ASSEMBLY OF KAKAMEGA STANDING ORDERS

COUNTY ASSEMBLY OF KAKAMEGA

A HYBRID SPECIAL SITTING OF KAKAMEGA COUNTY ASSEMBLY

NOTICE is given to all Members of the County Assembly of Kakamega and the general public that pursuant to Standing Order No. 26 of the County Assembly of Kakamega Standing Orders, a hybrid special sitting of the County Assembly shall be held at the County Assembly Buildings, Kakamega, on Tuesday, the 21st January, 2025, at 2.30 p.m. for the purposes of considering the Kakamega County Draft Valuation Roll, committing papers and reports that have been received from the County Executive and any other message(s) that may arise.

Dated the 13th January, 2025.

JAMES W. NAMATSI,
Speaker, County Assembly of Kakamega.

MR/6520709

GAZETTE NOTICE NO. 509

THE PHYSICAL AND LAND USE PLANNING ACT

(*No.* 13 *of* 2019)

COUNTY GOVERNMENT OF LAIKIPIA

DEPARTMENT OF INFRASTRUCTURE, LAND AND PHYSICAL PLANNING, ENERGY AND URBAN DEVELOPMENT

INTENTION TO PREPARE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

PURSUANT to the provisions of section 47 of the Physical and Land Use Planning Act, notice is given that the County Government of Laikipia in conjunction with the Ministry of Lands, Public Works, Housing and Urban Development intends to commence preparation of local physical and land use development plans for Maina (Nyahururu), African Location (Rumuruti), Kanyoni and Kwa Mbuzi (Nanyuki), and Umande and Sipili Settlements under the Second Kenya Informal Settlement Improvement project (KISIP2).

The purpose of these plans is to facilitate the conferment/formalization of land tenure for the above-mentioned settlements within Laikipia County through planning and surveying.

The objectives of the plans are to—

(i) facilitate regularization of land tenure security within the selected settlements;

(ii) provide a framework for provision of requisite infrastructure and services; and

(iii) provide basis for development control.

The planning exercise will involve review of relevant policies, regulations and institutional frameworks, community mobilization, sensitization and stakeholder engagement, basemaps preparation, undertaking socio-economic surveys and physical mapping of the settlements, undertake environmental and social impact assessment (screening), preparation of local physical and land use development plans for the respective informal settlements, prepare a social management plan and or a resettlement action plan (RAP), surveying of resultant plots and preparation of survey plans, preparation of detailed topographical survey for engineering designs and preparation of land information system (LIS). This will form the basis for preparation of the plans which aims at improving living conditions in Laikipia County through regularization of land tenure.

The plan preparation will be participatory and the County invites all Stakeholders to the planning process. Stakeholders who wish to make comments or suggestions on the same may do so in writing within 21 days of publication of this notice. Comments or views should be addressed to:

The County Executive Committee Member (CECM),
Infrastructure, Land and Physical Planning, Housing, Energy and Urban Development,
County Government of Laikipia,
P.O. Box 1271–10400, Nanyuki.

Dated the 26th November, 2024.

EKWAM NABOS,
CECM, Infrastructure, Land, Housing and Urban Development,
County Government of Laikipia.

MR/6524441

Notice of completion

Family exhumes father to fight off land grabbers

▸ They claimed the patriarch, buried 15 year ago, was the only one who could defend them.

▸ Four members of the family have been arrested for exhuming a body without court order.

STEPHEN RUTTO, ELDORET

In a bizarre incident, a family in Kamagut, Uasin Gishu County, exhumed the remains of their father, who died and was buried in 2010, in protest over an unresolved land tussle.

Yesterday, residents of Leseru village awoke to a shocking sight -- the body of Noah Tanui had been exhumed by his children, who claimed he was the only one who could defend them from persistent threats by an individual claiming ownership of a 17-acre farm, allegedly inherited from their grandmother.

According to Tanui's children, they reached the decision to exhume his body after goons persistently threatened to evict them from the property since 2022. They stated that they had reported the threats to the authorities, but with no assistance forthcoming, they turned to the man who had always protected them, while he was still alive.

As neighbours watched in disbelief, the late Tanui's children maintained that they had been allegedly harassed by goons, who appear each planting season to grow maize on portions of their land. They said they would be visiting police stations with their father's remains in tow.

William Cheruiyot, a son of the deceased, said the harassment escalated on Saturday when machete-wielding youth raided the farm and began planting crops on one section.

Cheruiyot said he and his siblings politely asked the intruders to leave the property, but were instead attacked with machetes and knives.

He claimed previous reports of threats had not been acted upon by security agencies.

"If it means being tossed from one police station to another or even going to prison, we would be going with our father; even if he doesn't speak, we believe he will be speaking silently while defending us against individuals who want to take away our inheritance," Cheruiyot said.

He continued, "Security officers keep coming here to warn us against cultivating our land or threaten us with arrest. On Saturday, when youths planted on the section we had prepared using our own money, they attacked us with machetes and knives."

His brothers, Dismas Kemboi, 23, and Abraham Ruto, 29, displayed injuries to their heads and hands, which they claimes were sustained during the alleged attack.

"No one tells us the mistakes we have committed whenever we seek help from authorities. We are often termed as the perpetrators when we are victims," says Cheruiyot.

Faith Tanui, a daughter of the deceased, said their family had been frustrated enough by the tussle over a property that they inherited from their grandparents.

She claims the individual claiming ownership of the family land was working in cahoots with others to fabricate charges, resulting to repeated police harassment since 2022.

Their emotional mother, Sally Tanui, said she had tried to stop her children from exhuming their father, but her pleas were in vain. She said the man claiming their land was well known to her. She also revealed that efforts to resolve the dispute through local elders had failed.

As the standoff unfolded, police officers stormed the homestead situated off Eldoret Southern Bypass and arrested the widow, one of her daughters, and two sons.

Uasin Gishu County Police Commander Benjamin Mwanthi confirmed that the four were arrested for exhuming a body without a court order. "It is against the law to exhume a buried body—even if it's a relative's—without proper authorisation. It is also unlawful to interfere with human remains," said the County Commander.

He added that investigations had been launched into the family's claims of harassment and the alleged failure of police to offer protection.

srutto@standardmedia.co.ke

Sally Tanui, the wife of the late Noah Tanui, speaks to the media following the exhumation of her husband's body yesterday. [Peter Ochieng, Standard]

TRAGEDY

Three siblings dead, one injured in night blaze in Kiambaa

Sorrow has engulfed Gachie Village in Kiambaa Constituency, Kiambu County, following a tragic fire incident that occurred Saturday night, leaving three siblings burnt beyond recognition.

One child narrowly escaped death and is currently nursing injuries.

According to area residents, the fire broke out in the dead of night. Despite their efforts to put it out, the flames overwhelmed them.

Residents lamented that the Kiambu County fire engine arrived too late—by the time emergency services reached the scene, the fire had already consumed the entire structure, along with the lives of the three innocent children.

The house owner, John Ombasi, who works as a night guard, recounted how he was informed about the incident. Upon arrival, he found his house reduced to ashes.

The three children who perished were two girls and a boy, aged four, two, and one respectively. The only survivor, an eight-year-old boy, managed to escape.

The fire is believed to have started around 1 am. The mother of the four children, identified as Cynthia, was not at home during the incident. A neighbour, Brenda Akumu, explained that Cynthia, a single mother, had left the children alone overnight.

Area MCA Kabau Muthondu confirmed that the remains of the deceased had been taken to the Kihara Level Four Hospital mortuary, where post-mortems would be conducted.

He urged parents and guardians not to leave children unattended at night.

The exact cause of the fire remains unknown. **[Kimaku Chege]**

FORM PLUPA L-2

EMBU COUNTY GOVERNMENT

DEPARTMENT OF LANDS, MINING, HOUSING, PHYSICAL PLANNNG AND URBAN DEVELOPMENT

THE PHYSICAL AND LANDUSE PLANNING ACT (NO.13 OF 2019)

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

S/NO.	PLAN NUMBER	TITLE OF PLAN
1.	E21/2025/01	Ithata "A" Local Physical and Land Use Development Plan
2.	E21/2025/02	Ithata "B" Local Physical and Land Use Development Plan
3.	E21/2025/03	Majimbo Local Physical and Land Use Development Plan

Pursuant to the provisions of section 49(1) of the physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans under the Second Kenya Informal Settlement Improvement project (KISIP2) was on the 31st day of March, 2025 completed.

Copies of the plans have been deposited for public inspection at the office of the County Executive Committee Member in charge of Lands and Physical Planning, Trade House, Embu.

The copies so deposited are available for inspection free of charge between 8.00 am and 4.30 pm during working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member C.E.C.M, Lands, Mining, Housing, Physical Planning and Urban Development Embu County Government, P.O BOX 36-60100** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated: **02nd April, 2025.**

Raymond N. Kinyua, OGW
C.E.C.M, Lands, Mining, Housing, Physical Planning and Urban Development

FORM PLUPA L -2 (r.10)

COUNTY GOVERNMENT OF LAIKIPIA

DEPARTMENT OF INFRASTRUCTURE, LAND & PHYSICAL PLANNING, HOUSING, ENERGY & URBAN DEVELOPMENT

P.O Box 1271-10400, NANYUKI

THE PHYSICAL AND LANDUSE PLANNING ACT (NO. 13 OF 2019)

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

TITLE OF PLANS	LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS FOR MAINA (NYAHURURU), AFRICAN LOCATION (RUMURUTI), SIPILI, KANYONI AND KWA MBUZI (NANYUKI)

Pursuant to the provisions of section 49(1) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that preparation of the above - mentioned Local Physical and Land Use Development Plans under the Second Kenya Informal Settlement Improvement project (KISIP2) were completed on 28th March 2025. The Plans relate to lands situated within **Maina (Nyahururu), African Location (Rumuruti), Sipili, Kanyoni and Kwa Mbuzi (Nanyuki)** in **Laikipia County.**

Copies of the plans have been deposited for public inspection free of charge at the office of the **County Executive Committee Member (CECM) Infrastructure Land & Physical Planning, Housing, Energy & Urban Development and the County Physical Planning offices in Nanyuki and Rumuruti.** The copies so deposited are available for inspection free of charge by all persons interested at the above-mentioned address between the hours of **8.00 am** and **5.00 pm** during official working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member (CECM) Infrastructure, Land & Physical Planning, Housing, Energy & Urban Development, Laikipia County, P.O Box 1271-10400 Nanyuki** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated the **28th March 2025.**

Ekwam Nabos
COUNTY EXECUTIVE COMMITTEE MEMBER
DEPARTMENT OF INFRASTRUCTURE, LAND & PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT
LAIKIPIA COUNTY

FORM PLUPA L-2

COUNTY GOVERNMENT OF TANA RIVER

DEPARTMENT OF LANDS AND PHYSICAL PLANNING, AGRICULTURE, LIVESTOCK, VETERINARY SERVICES, FISHERIES AND COOPERATIVE DEVELOPMENT

THE PHYSICAL AND LANDUSE PLANNING ACT (NO.13 OF 2019)

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

S.NO.	PLAN NUMBER	TITLE OF PLAN
1.	TRCG/233/2025/01	Kipini Mjini Local Physical and Land Use Development Plan
2.	TRCG/2364/2025/01	Oda Local Physical and Land Use Development Plans
3.	TRCG/1355/2025/01	Minjila Malakoteni Local Physical and Land Use Development Plan
4.	TRCG/1355/2025/02	Idsowe Local Physical and Land Use Development Plan
5.	TRCG/138/2025/01	Mji wa Pili Local Physical and Land Use Development Plan
6.	TRCG/312/2025/01	Handampia Local Physical and Land Use Development Plan
7.	TRCG/312/2025/02	Mikinduni Local Physical and Land Use Development Plans
8.	TRCG/312/2025/03	Kone Local Physical and Land Use Development Plans

Pursuant to the provisions of section 49(1) of the physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans under the Second Kenya Informal Settlement Improvement project (KISIP2) was on the 21st day of March, 2025 completed.

Copies of the plans have been deposited for public inspection at the office of the County Executive Committee Member in charge of Lands and Physical Planning, Hola and respective subcounty Administrators offices in Tana River and Tana Delta.

The copies so deposited are available for inspection free of charge between 8.00am and 4.30pm during working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member, C.E.C.M, lands and Physical Planning, County Government of Tana River. County Council Road, P.O BOX 29-70101, Hola** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated: 25th March, 2025
Hon. Mwanajuma Hirbae
C.E.C.M, Lands and Physical Planning, Agriculture, Livestock, Veterinary Services, Fisheries and Cooperative Development

MATARAJIO | Wakenya wengi wamekuwa wakiamini kwamba ODM itarasimisha ndoa yake ya kisiasa na chama cha UDA 2027

Raila adai si msaliti, asema ODM itagombea urais 2027

Kwa mara ya kwanza Odinga azungumzia haja ya chama chake kusimamisha mwaniaji urais mnamo 2027 licha ya muafaka wake wa ushirikiano na Rais William Ruto

NA WINNIE ATIENO

KIONGOZI wa chama cha ODM Raila Odinga anajitahidi kujivua nembo la usaliti kutokana na ndoa yake ya kisiasa na Rais William Ruto kwa kusisitiza kuwa chama chake kitakuwa na mgombeaji wa urais 2027.

Chama hicho kimetangaza kuwa kitawania urais katika uchaguzi mkuu wa 2027 kumenyana na Rais William Ruto.

Bw Odinga ana mkataba na Rais Ruto wanaosema ni wa kuunganisha taifa huku baadhi ya wandani wa waziri mkuu huyo wa zamani wakitangaza kuwa wataunga Ruto katika uchaguzi mkuu wa 2027.

Hata hivyo,Bw Odinga amejitetea akisema ushirikiano wake na Rais si usaliti kwa wakenya bali ulinuiwa kuleta amani wakati wa joto kali la kisiasa.

"Hatujaingia katika ndoa hii na serikali ili kusaliti Wakenya. Kenya ni muhimu sana kuliko watu binafsi. Lazima Wakenya waungane na wafanye kazi pamoja. Lakini wakati wa uchaguzi, ODM itakuwa debeni," alielezea umma huko Mombasa Jumamosi.

Hii ni mara ya kwanza kwa Bw Odinga kutangaza rasmi hadharani kuwa chama chake kitawania urais katika uchaguzi mkuu ujao. Hata hivyo hakusema iwapo ni yeye atakayepeperusha bendera hiyo.

Ili kujitayarisha kwa kinyanganyiro cha uchakuzi mkuu miaka miwili ijayo, Bw Odinga alisema ODM itafanya uchaguzi wa chama katika sehemu zote nchini.

Aliwataka wagombeaji wote kuwa watulivu wakati wa uchaguzi huo ili kusizuke vurumai.

"Nataka uchaguzi wa chama uwe wa kirafiki, msipigane. Atakayechaguliwa ni sawa kwani nyote ni ndugu," alisema Bw Odinga.Haya yanajiri siku chache baada ya wafuasi wa ODM huko Pwani kumtaka aahirishe uchaguzi wa chama wakihofia hakutakuwa na usawa na haki. Baadhi ya wanachama wa chama cha Chungwa katika Kaunti ya Mombasa wanataka uchaguzi wa mashinani wa chama uliopangwa kufanyika wiki ijayo uahirishwe kwa hofu ya kuwepo kwa udanganyifu.

Kiongozi wa Chama cha ODM Raila Odinga akihutubu Jumamosi wakati wa Eid Baraza katika Kaunti ya Mombasa. Raila amedokeza kwamba chama chake kitawasilisha mwaniaji urais mnamo 2027. PICHA| WACHIRA MWANGI

Wanadai kuwa uchaguzi huo unapaswa kuahirishwa ili kutoa nafasi kwa mashauriano, wakihofia kuwa iwapo utaendeshwa katika mazingira ya sasa, huenda ukasababisha mgawanyiko ambao unaweza kudhoofisha umaarufu wa chama katika uchaguzi ujao.

Akizungumza kwa niaba ya wanachama wa chama hicho, James Owera aliibua tahadhari kuhusu madai ya kuingiliwa kwa uchaguzi wa mashinani na baadhi ya viongozi wa kisiasa, hali inayotilia shaka uhalali wa mchakato mzima.

MOMBASA

Kadhi Mkuu Abdulhalim Hussein akihutubu awali. PICHA| WACHIRA MWANGI

Kadhi Mkuu aunga mkono jopo la kuteua makamishna wa WAQF

NA BRIAN OCHARO **KADHI** Mkuu Abdulhalim Hussein ameonyesha nia ya kuunga mkono jopo la watu watano waliochaguliwa hivi majuzi kwa ajili ya kuwasaka watu wanaofaa kuteuliwa kama makamishna wa Tume ya WAQF (Mfuko wa Mali za Waislamu).

Akizungumza wakati wa Idd Baraza huko Mombasa, Kadhi Mkuu Hussein alisema kuwa jamii ya Waislamu ina matumaini kuwa jopo hilo litachagua watu wenye uwezo wa kuifufua tume hiyo ili ianze tena kutekeleza majukumu yake muhimu.

"Tunamshukuru Mwanasheria Mkuu Dorcas Oduor kwa kuliunda jopo hili la kuwasaka makamishna. Sasa tunatazamia kuona uteuzi wa makamishna ili Tume ya WAQF ianze tena kazi. Taasisi hii imekuwa muhimu sana katika kuhifadhi mali na utajiri wa Waislamu kwa miaka mingi," alisema.

Kadhi Mkuu alibainisha kuwa tume hiyo ilikuwa na mchango mkubwa katika kuhifadhi mali hadi ilipositisha shughuli zake mwaka wa 2019 kutokana na ukosefu wa makamishna.

FOMU PLUPA L-2 [r.10]

JAMHURI YA KENYA

SERIKALI YA KAUNTI YA EMBU

SHERIA YA MIPANGO YA MATUMIZI YA ARDHI (No. 13 of 2019)

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI

KICHWA CHA MPANGO WA MAENDELEO:	**MPANGO WA KIENEO WA MATUMIZI YA ARDHI YA MIJI DUNI**

Kwa mujibu wa masharti ya kifungu cha 49 (1) cha Sheria ya Mipango ya Matumizi ya Ardhi, 2019, **TAARIFA** inatolewa hapa kwamba maandalizi ya Mpango uliofanywa kupitia kwa Mradi wa Kuboresha Maeneo ya Miji Duni ya Makaazi chini ya awamu ya pili ya mradi wa kuboresha vitongoji duni nchini Kenya (KISIP2) yalikamilishwa tarehe **31 Machi 2025**.

NAKILI	NAMBARI YA MPANGILIO	KICHWA CHA MPANGILIO
1.	E21/2025/01	Mpango wa Kieneo wa Matumizi ya Ardhi ya Mji Duni wa Makaazi wa Ithata "A"
2.	E21/2025/02	Mpango wa Kieneo wa Matumizi ya Ardhi ya Mji Duni wa Makaazi wa Ithata "B"
3.	E21/2025/03	Mpango wa Kieneo wa Matumizi ya Ardhi ya Mji Duni wa Makaazi wa Majimbo

Nakala ya mpango huo kama ilivyoandaliwa imeonyeshwa kwenye tovuti rasmi ya Serikali ya Kaunti ya Embu na kuwekwa kwa ukaguzi wa umma bila malipo katika **Ofisi za Mjumbe wa Kamati ya Utendaji ya Kaunti (CECM) Wa Ardhi, Mipangilio ya Miji, Uchimbaji Madini, Nyumba na Miji Endelevu katika Jumba la Uchumi, Kaunti ya Embu kati ya saa za ofisi za saa 8:00 asubuhi - 4:30 jioni, Jumatatu hadi Ijumaa.**

Mtu yeyote anayetaka kufanya uwakilishi wowote kuhusiana na, au kupinga mpango hapo juu anaweza kutuma maoni kwa CECM, **S.L.P. 36 - 60100,** ndani ya siku sitini (60) za tangazo hili. Uwakilishi au maoni kama hayo yataelezea sababu ambazo zinafanywa.

Imetolewa Tarehe 2 Aprili 2025
MHE. Raymond N. Kinyua, OGW
Waziri Wa Kaunti (CECM) – Ardhi, Mipangilio ya Miji, Uchimbaji Madini, Nyumba na Miji Endelevu, Serikali ya Kaunti ya Embu

SERIKALI YA KAUNTI YA TANA RIVER
IDARA YA ARDHI, UPANGAJI, KILIMO, MIFUGO, (MATIBABU YA WANYAMA), UVUVI, NA MAENDELEO YA USHIRIKA

SHERIA YA MIPANGO YA MATUMIZI YA ARDHI (No. 13 of 2019)

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI wa MAKAAZI YASIYO RASMI

	Nambari ya Kumbukumbu	Jina la Mpango
1	TRCG/233/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Kipini Mjini
2	TRCG/2364/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Oda
3	TRCG/1355/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Minjila Malakoteni
4	TRCG/1355/2025/02	Mpango wa Eneo na Matumizi ya Ardhi, Idsowe
5	TRCG/138/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Mji wa Pili
6	TRCG/312/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Handampia
7	TRCG/312/2025/02	Mpango wa Eneo na Matumizi ya Ardhi, Mikinduni
8	TRCG/312/2025/03	Mpango wa Eneo na Matumizi ya Ardhi, Kone

Kuambatana na kifungu 49(1) cha Sheria ya Upangaji wa Maeneo na Matumizi ya Ardhi (Nambari 13 ya Mwaka 2019), ILANI imetolewa ya kwamba utayarishaji wa mipango iliyotajwa hapo juu chini ya awamu ya pili ya mradi wa kuboresha vitongoji duni nchini Kenya (KISIP2) ulikamilika mnamo tarehe 21 Machi 2025.
Nakala za Mipango hiyo zimewekwa katika ofisi zifuatazo kwa ajili ya ukaguaji wa uma: Ofisi ya Waziri wa Serikali ya Kaunti anayesimamia idara husika ya Ardhi na Mipango, Hola; Ofisi ya Msimamizi wa gatuzi dogo la Tana River; na Ofisi ya Msimamizi wa gatuzi dogo la Tana Delta.

Nakala hizo zapatikana kwa ajili ya ukaguzi wa uma bila malipo kati ya saa mbili asubuhi na saa kumi-na-nusu jioni mnamo siku za kazi serikalini.

Mtu yeyote, mashirika au taasisi zinazopenda kutoa maoni yoyote au pingamizi kuhusu mipango hii wanahimizwa kutuma maoni yao kwa maandishi **Waziri wa Serikali ya Kaunti, Idara Husika ya Ardhi na Mipango, Serikali ya Kaunti ya Tana River, Sanduku la Posta 29-70101, Hola** ndani ya siku sitini (60) tangu tarehe ya kuchapishwa kwa tangazo hili. Pingamizi lolote linapaswa kueleza sababu za kupinga mpango husika.

Waziri wa Serikali ya Kaunti
Idara Husika ya Ardhi na Mipango
Serikali ya Kaunti ya Tana River
Sanduku la Posta 29-70101
Hola

Imechapishwa leo. Tarehe: 25th March,2025

Bi./Mhesh. Mwanajuma Hiribae
Waziri wa Serikali ya Kaunti ya Tana River
Idara ya Ardhi, Upangaji, Kilimo, Mifugo, (Matibabu ya Wanyama), Uvuvi, na Maendeleo ya Ushirika

FORM PLUPA L-2 [r.10]

SERIKALI YA KAUNTI YA LAIKIPIA
IDARA YA MIUNDOMBINU, ARDHI NA MIPANGO YA FIZIKIA, MAKAZI, NISHATI NA MAENDELEO YA MIJI
S.L.P 1271-10400, NANYUKI

SHERIA YA MIPANGO YA FIZIKIA NA MATUMIZI YA ARDHI (NA. 13 YA 2019)

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI

KICHWA CHA MPANGO WA MAENDELEO:	MIPANGO YA KIENEO YA MATUMIZI YA ARDHI KATIKA VIJIJI VYA MAINA (NYAHURURU), AFRICAN LOCATION (RUMURUTI), SIPILI, KANYONI NA KWA MBUZI (NANYUKI)

Kwa mujibu wa masharti ya kifungu cha 49 (1) cha Sheria ya Mipango ya Matumizi ya Ardhi, 2019, TAARIFA inatolewa hapa kwamba maandalizi ya Mipango hizo hapo juu chini ya awamu ya pili ya mradi wa kuboresha vitongoji duni nchini Kenya (KISIP2) yalikamilishwa tarehe **28 Machi 2025**.

Nakala za mipango hizo kama zilivyoandaliwa zimewekwa kwa ukaguzi wa umma katika Ofisi za Mjumbe wa Kamati ya Utendaji ya Kaunti (CECM) wa Miundombinu, Ardhi na Mipango ya Fizikia, Makazi, Nishati na Maendeleo ya Miji pamoja na Ofisi ya Mipango ya Fizikia ya Kaunti katika Miji ya Nanyuki na Rumuruti, Kaunti ya Laikipia. Nakala hizi zinapatikana kwa ukaguzi bila malipo kwa watu wote wanaopenda kati ya saa 8:00 asubuhi – 5:00 jioni, katika siku za kazi rasmi.

Mtu yeyote, mashirika au taasisi zinazopenda kutoa maoni yoyote au pingamizi kuhusu mipango hii wanahimizwa kutuma maoni yao kwa maandishi kwa Mjumbe wa Kamati ya Utendaji ya Kaunti (CECM) ya Miundombinu, Ardhi na Mipango ya Fizikia, Makazi, Nishati na Maendeleo ya Miji, Kaunti ya Laikipia, S.L.P 1271-10400, Nanyuki ndani ya siku sitini (60) tangu tarehe ya kuchapishwa kwa tangazo hili. Pingamizi lolote linapaswa kueleza sababu za kupinga mpango husika.

Imetolewa tarehe 28 Machi 2025.

Ekwam Nabos

Mjumbe wa Kamati ya Utendaji ya Kaunti Idara ya Miundombinu, Ardhi na Mipango ya Fizikia, Makazi na Maendeleo ya Miji Kaunti ya Laikipi

GAZETTE NOTICE NO. 8904

THE CONSTITUTION OF KENYA

THE COUNTY GOVERNMENTS ACT

(No. 17 of 2012)

MANDERA COUNTY GOVERNMENT

DEPARTMENT OF HEALTH SERVICES

HEALTH CENTRES

IT IS notified to the residents of Mandera County and the general public that the following health facilities within Mandera County are now upgraded from dispensaries to health centres.

GAZETTE NOTICE NO. 8906

THE PHYSICAL AND LAND USE PLANNING ACT

(*No.* 13 *of* 2019)

COUNTY GOVERNMENT OF LAIKIPIA

COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

Title of Plans	Local Physical and Land Use Development Plans for Maina (Nyahururu), African Location (Rumuruti), Sipili, Kanyoni and Kwa Mbuzi (Nanyuki)

PURSUANT to the provisions of section 49 (1) of the Physical and Land Use Planning Act, 2019, notice is given that preparation of the above - mentioned Local Physical and Land Use Development Plans under the Second Kenya Informal Settlement Improvement project (KISIP2) were completed on 28th March, 2025. The Plans relate to lands situated within Maina (Nyahururu), African Location (Rumuruti), Sipili, Kanyoni and Kwa Mbuzi (Nanyuki) in Laikipia County.

Copies of the plans have been deposited for public inspection free of charge at the office of the County Executive Committee Member (CECM) Infrastructure Land & Physical Planning, Housing, Energy & Urban Development and the County Physical Planning offices in Nanyuki and Rumuruti. The copies so deposited are available for inspection free of charge by all persons interested at the above-mentioned address between the hours of 8.00 am and 5.00 pm during official working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the County Executive Committee Member (CECM) Infrastructure, Land and Physical Planning, Housing, Energy and Urban Development, Laikipia County, P.O Box 1271–10400, Nanyuki in the Republic of Kenya, within sixty (60) days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated the 28th March, 2025.

EKWAM NABOS,

CECM, Infrastructure, Land and Physical Planning, Housing and Urban Development.

MR/7783490

5. Motor Vehicle Registration No. KBS 680D, Toyota Saloon, Corolla Model, Engine No. 1NR0311345, Chassis No. 1HTLTS2E506023218 Registered in the name of Geofrey Monyancha Nyabira.
6. Motor Vehicle Registration Number KBN 474P, Toyota Corolla, Saloon, Engine Number 1NZ- A761451, Chassis Number NZE121-3190722 Registered in the name of Geofrey Monyancha Nyabira.
7. Motor Vehicle Registration Number KBL 149M, Toyota, Saloon, Engine No. 1ZRU243937 Chassis No. AHTLB52E803048571 Registered in the name of Geofrey Monyancha Nyabira.
8. Motor Vehicle Registration Number KCJ 181C, Bwm Saloon, Model ABA-VA20, Engine No. N46B20B-A5241450, Chassis No. WBAPG56080NM14593 Registered in the name of Geofrey Monyancha Nyabira.
9. Motor Vehicle Registration No. KBU 360W, Toyota Corolla, Station Wagon, Engine No. 2ZR-00064461 Chassis No. ZRE142-9000990 Registered in the name of Geofrey Monyancha Nyabira.
10. Motor Vehicle Registration No. KAB 271K, Mitsubishi Station Wagon, L200 Model, Engine No. 8757, Chassis No. 370183 Registered in the name of Geofrey Monyancha Nyabira.
11. Motor Vehicle Registration No. KCW 852J, Hino Lorry/Truck, Dutro Model, Engine No. N04C-UP23432, Chassis No. XZU710-0005313 Registered in the name of Geofrey Monyancha Nyabira.
12. Motor Vehicle Registration No. KBW 064K, Subaru, Station Wagon, Engine No. EJ20-3284110 Chassis No. SG5- 106733 Registered in the name of Geofrey Monyancha Nyabira.
13. Motor Vehicle Registration No. KMFN 060F Bajai, Boxer Model

Annex II: Minutes

Minutes of the presentation of draft plans

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING, AND URBAN DEVELOPMENT
KENYA INFORMAL SETTLEMENT IMPROVEMENT PROJECT (KISIP2)
PLANNING, CADASTRAL, AND TOPOGRAPHICAL SURVEY OF SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES- PHASE IIC – CLUSTER 1
Project by:
E&G Spatial Consultants Ltd

MINUTES OF THE PRESENTATION OF DRAFT PLANS HELD AT CATHOLIC CHURCH, IN AFRICAN LOCATION INFORMAL SETTLEMENT ON 26th MARCH 2025

AGENDA

1. Introduction and preliminary remarks
2. Summary of socio-economic findings
3. Vision and proposals
4. Presentation of draft plans
5. Plenary and comments
6. Closure and adjournment of the meeting

MIN: AFL /01/30/03/2025: INTRODUCTION AND PRELIMINARY REMARKS

The chairperson of the Settlement Executive Committee (SEC) opened the meeting at 9.30 a.m. He began by introducing the SEC members, as well as those from the Grievance Redress Committee (GRC). He also extended apologies for the absence of some members, explaining that they were engaged in mobilizing community members for the meeting. He encouraged everyone to actively participate and give feedback on the day's presentation.

Remarks from the ACC

She mentioned that they fully supported the project and assured that their offices are always open in case of any issues. She also passed on regards from the area chief.

Remarks from the county planner

He acknowledged the presence of the physical planner, environmentalist, and social officer. He also recognized the efforts made by the consultant, the committee, as well as the national and county governments. He encouraged the community to share their proposals, as the project is nearing completion, and to actively participate during the upcoming presentation.

Remarks from MCA representative

She conveyed regards from the MCA, mentioning that he fully supports the project and will back the plan when it is presented at the county assembly.

Remarks from KISIP national planner

He recognized the presence of SEC/GRC and began by explaining the day's agenda, emphasizing the importance of creating space for planning. He encouraged everyone to ask questions and provide feedback on the draft plan, particularly where clarification was needed. He reiterated the main objective of the KISIP component—tenure regularization—and explained that the draft plan would have various impacts on the parcels. He stressed the importance of seeking feedback and addressing concerns within the 60-day period before it becomes law.

He also cautioned them to be careful, especially regarding parcels whose owners were not present during the socio-economic survey, encouraging the SEC/GRC to be vigilant in such cases to ensure that the correct owner is registered for each parcel. He urged the GRC to handle disputes at the local level before escalating them to the county or KISIP, emphasizing the need for impartiality when resolving disputes and the importance of documenting minutes during such resolutions.

He emphasized the importance of community involvement in creating the draft plans, highlighting that those who will be affected by the project will be guided by the draft plan. He encouraged everyone to be fully engaged in the day's agenda and to provide their comments.

MIN: AFL /02/30/03/2025: PRESENTATION OF SOCIO-ECONOMIC FINDINGS

The consulting team introduced themselves, and then the team leader began by encouraging those with disputes to ensure they are resolved peacefully and promptly. She proceeded with an overview of the project methodology, which

included the formation of the SEC and GRC, project launch, drone mapping and picking, preliminary environmental and social screening, and socio-economic and physical mapping.

She further explained that the draft plans will guide the next phase, which includes beaconing and, ultimately, titling. She reiterated the approval process for the draft plans and informed the community that the final draft will be presented to the county assembly. Once approved, the plans will become law. She then outlined the upcoming phase, which involves surveying and beaconing.

Settlement's context	The consultant reported that as from the last presentation, the settlement acreage is 41.2ha
Enumeration status	she reported that during the socio-economic exercise,370 parcels were enumerated, with around 30 parcels not enumerated, encouraging them to avail themselves for registration, otherwise they'll will be registered under the county government
Transport network, existing roads	She stated that location is Accessible via C77 road (Nyahururu-Maralal road) with all parcels been accessible with well-defined and sizeable access roads (5m - 35m
Development status	It was reported that 45% of the settlement is undeveloped with 48% semi-permanent structure, 37.2 -permanent, 14.8 temporary
Social facilities	It was reported that the settlement has adequate educational institutions with access to Worship centres, Open air market, -Soko Mjinga Cemetery, and Private health care facilities

MIN: AFL /03/26/03/2025: VISION AND PROPOSALS

The proposals that were put forward during the participatory planning phase included:

- A designated area for a dumpsite, and waste collection points
- Improved sanitation, and liquid waste management
- Improved drainage and storm water channels
- A Secure settlement, with security lights and ICT centres and a market.
- A well-connected settlement, with internet, and good roads network system
- The community visions were all summarized to
  A sustainable settlement with designated waste collection areas, better drainage and sanitation, security measures and improved connectivity

MIN: AFL /04/26/03/2025: PRESENTATION OF DRAFT PLANS

"Residents were given the opportunity to review the draft plans to confirm that their inputs were correctly captured.

- **Nil Intervention**- retaining the status quo: No plan proposals and letting the settlement development continue without any regularization guidelines.
- **practical option**- this option largely adopts the existing plan layout. It introduces some level of intervention that will suit the existing settlement situation considering the feasibility of applicable proposals with but with modalities/guidelines on how to incrementally redevelop the settlement to desired levels. This option affected 216 structures, 105 semi-permanent, 86 permanent, 23 temporary, 2 under construction. The extent of the impact ranged from 1.41-152.79sqm.
  Advantages of the Practical option

- The settlement will be more organized in a regular spatial pattern
- A clear road hierarchy will be achieved and allow for efficient accessibility and connectivity within the settlement
- Improved living conditions
- Optimal space utilization
- Allows for intensification and densification of development
- Best for futuristic development
- Vertical developments and horizontally aligned layouts would enhance economies of scale in utilities reticulation and space use
- Security of tenure secured at individual parcel level
- Integrated & sustainable development

Disadvantages

- PAPs
- Costly implementation
- Might require institutional realignment during implementation
- Full Implementation is not immediate- takes time

MIN/AFL/05/26/03/2025/: Comments, Questions and Answers

CONCERNS/COMMENTS	RESPONSE
Residents wanted more clarification regarding plots within the cemetery area, and whether those with documents could be included in the project	The consultant explained that there have been previous original PDPs for the cemetery over the years, original plan was a cemetery, another one in 2012 allocated the plot as a bus park and that the county will discuss and give feedback on that matter, to prove the authenticity of the parcel owners
A community member asked whether those whose plots had been affected by the Maralal highway could be assigned adjacent plots	The consultant reiterated that it is a KENHA road and therefore she's not mandated to plan on land that is not within the project boundary
A resident sought explanation on why the number 218 appeared twice on the map	Initially the parcel was picked as one, but later it was discovered it is owned by more than one person hence the different parcel IDs
A resident inquired why parcels 258A and 230, which were initially used as access roads, have now been converted into private plots.	The parcels were initially picked as an existing road, but the owners presented themselves for registration, so it's not an existing road for now
A resident wanted to know if between parcels 31-37 the roads can be reduced to 27m	The consultant reiterated that Planning cannot be done without access roads, everyone needs to provide access, also that the roads were not reduced, they exist as they were
A member proposed that Parcel 69, which currently has a container used for temporary commercial businesses, should have access roads added. Another outlined the need for further creation of accesses within the Ngomongo Area of the settlement	The matters were taken note of for consideration
A community member sought to know why parcels 49 and 16 were missing on the map	The consultant responded that that is a mishap on printing, and a correction would be made
Residents living between parcel 258A in Ngomongo raised concerns about the lack of access roads in the area.	There was an initial PDP that advised the existing roads,
A community member inquired whether he could continue with construction	The consultant advised him that it would be prudent to halt construction until the beaconing is completed. However, she also stated that construction could continue, provided it follows the proposed plan, and the surveyors should give their approval and guidance
A resident noted that there were some plots positioned at road intersections which had been designated as residential. The resident requested that such plots be designated as mixed use to give such people an opportunity to utilize the structures developed there for business purposes	The point was taken note of by the consultant for rectification based on the request made
The SEC Chairman noted that there were some people that had not yet been enumerated and wanted to know when that would be conducted	Such people were advised to be available for enumeration in the meeting that was to follow.

MIN/AFL/06/26/03/2025: Voting on the Plans

The KISIP representative led the voting session, offering further clarification on the two options. He emphasized that the plans are still in the draft stage, allowing time for feedback, which the consultant will consider when finalizing the plan. He also reiterated that the final plans will be presented to the county assembly for approval, with another opportunity for the community to provide feedback. Additionally, he encouraged the county to address the road issue. The first proposer noted that the plan is crucial for the future, allowing access for fire trucks and ambulances in the settlement. The seconder proposed access to allow for drainages and sewer lines, therefore seconding the practical option. In the end, the community unanimously chose the practical option.

The consultant then provided a brief overview of the remaining project activities, which included the final community public participation, the final verification and validation of the beneficiary lists, survey and beaconing, and, lastly, the preparation of the ESMP (Environmental and Social Management Plan) and RAP (Resettlement Action Plan).

MIN/AFL/07/26/03/2025: Closure and Adjournment of the Meeting

The GRC chairman expressed his gratitude to the consultant, the county team, and the community at large. The meeting was then adjourned with a word of prayer from one of the community members at 12 p.m.

Minutes Confirmed by:

Consultant

Name:_____ Designation _____

Signature: _____ Date: _____

KISIP national representative

Name:_____ Designation _____

Signature: _____ Date: _____

KISIP county representative

Name:_____ Designation _____

Signature: _____ Date: _____

SEC (Representative)

Name:_____ Designation _____

Signature: _____ Date: _____

Minutes of the presentation of socio-economic survey findings, visioning, community participatory Mapping

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING, AND URBAN DEVELOPMENT KENYA INFORMAL SETTLEMENT IMPROVEMENT PROJECT (KISIP)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTY PHASE IIB-CLUSTER 3

Project by:

E&G Spatial Consultants Ltd

MINUTES FOR THE MEETING ON PRESENTATION OF SOCIO-ECONOMIC SURVEY FINDINGS, VISIONING AND VERIFICATION OF LIST OF BENEFICIARIES HELD AT RUMURUTI CATHOLIC CHURCH, AFRICAN LOCATION 'A' SETTLEMENT ON THE 20TH of FEBRUARY 2025

Agenda

Preliminaries and Introductions

Presentation of the socio-economic survey findings by the consultant

Key Findings from the Socio-Economic Survey

Community Visioning

Participatory Planning

Adjournment and Meeting Closure

Verification of the Preliminary List of Beneficiaries

Members Present

See the attendance list attached

AFL/MIN/ 001: Preliminaries and Introductions

The meeting began with a prayer from one of the community members, followed by brief speeches from the stakeholders, including:

SEC Chairman

The Chairperson formally opened the meeting by extending a warm welcome to all attendees. He acknowledged and expressed his appreciation to the KISIP National officials for their visit to the settlement and their role in facilitating the election of community representatives of two key committees: The Settlement Executive Committee (SEC) and The Grievance Redress Committee (GRC). He emphasized that these committees serve as the primary liaison between the community and key stakeholders, including the Consultant, the National County Project Team (NCPT), and the County Project Coordination Team (CPCT). Their role is to ensure that the community's concerns, perspectives, and interests are effectively communicated and addressed throughout the project implementation process.

The Chairperson expressed appreciation to the Chairman of the GRC for the diligent handling of grievances and disputes related to the KISIP project. He recognized the committee's commitment to addressing all concerns with the importance they deserve. He further noted that the SEC Chairman would later provide an opportunity for the GRC Chairman to offer remarks regarding the progress made in resolving disputes.

The Chairperson proceeded to commend and express his gratitude to the Consultant for upholding their commitment to ensuring a smooth and transparent process while maintaining consistent engagement with the community. He further outlined the key milestones achieved by the Consultant in the implementation of the KISIP project within the settlement. Although not presented in chronological order, he highlighted the following significant stages:

- The formation of the SEC and GRC committees.
- The introduction of the Consultant responsible for implementing the KISIP project.
- Completion of drone mapping of the settlement.
- Surveying and measurement of individual parcels within the project boundary.
- A consultant environmental specialist engaged SEC and GRC members and assessed the impact of flooding within affected zones.
- Physical mapping to assign parcel identification numbers and conduct a socio-economic survey, which commenced towards the end of 2024 and continued into early 2025.

The Chairperson further noted that the primary agenda of the meeting was for the Consultant to present the findings of the socio-economic survey. Additionally, the community would have the opportunity to articulate their aspirations for the settlement and actively participate in the planning process. This includes providing input on the allocation of public facilities aimed at enhancing living standards and proposing road networks to improve accessibility and mobility within the settlement.

The Chairperson took the opportunity to invite the GRC Chairperson, acknowledging the challenging role he has played in ensuring that the majority, if not all, disputes have been resolved amicably. He commended the GRC for its dedication and diligence in handling grievances and emphasized the importance of fair and transparent dispute resolution.

As an example, he highlighted a particular case involving five brothers who were all claiming ownership of a single parcel of land and each seeking an individual title in their name. To resolve the dispute and prevent potential conflicts in the future, he advised the brothers to agree on having the title registered under the name of the original living owner. This approach aimed at fostering unity and avoided prolonged disputes over ownership.

Additionally, the Chairperson expressed his gratitude to all community members for maintaining peace throughout the various stages of the project. He urged any individuals who felt that their cases had not been fairly addressed by the GRC to seek further redress through the County Project Coordination Team (CPCT).

He noted with concern that the process of obtaining a title deed can be daunting. However, he assured the community that CPCT and NCPT have collaborated to take up the process and ensure its success—completely free of charge. He encouraged community members to ask all the questions they may have to minimize any doubts regarding the KISIP Project.

Finally, he stated that, on behalf of the community representatives, he is grateful to the community for entrusting them with the responsibility of representation. He acknowledged that it is a role that requires guidance from God, emphasizing that without divine support, they would not have come this far.

He then invited all community representatives entrusted with this responsibility to stand and introduce themselves, stating their respective positions within either the SEC or GRC committees.

SEC Vice Chairlady

The SEC vice Chairlady took the opportunity to introduce herself and encouraged all community members with questions or concerns regarding any stage of the KISIP Project to raise them during the meeting. She emphasized that addressing these issues openly would help eliminate any doubts that could lead to misunderstandings or tensions within the community.

GRC Chairman

The GRC Chairman welcomed the consultant team and the community, expressing his gratitude for their attendance in large numbers. He began by stating that his committee had received more than five disputes, emphasizing that these issues can be resolved at the community level.

He provided an example of a recurring dispute where multiple individuals claim ownership of the same parcel of land, with one claimant attempting to be enumerated. However, he clarified that disputes beyond the GRC's capacity to resolve had been escalated to the DCI and CPCT levels, assuring that everything is progressing smoothly.

He further stated that during the verification exercise, all parcel owners must present, in addition to their KRA PIN and a photocopy of their ID, all relevant ownership documents proving their claim to the land. He emphasized that the consultant team will guide the community on how the verification process will be conducted.

Finally, he expressed his gratitude to both the National Government and the County Government for their support in making the exercise a success. He emphasized that this initiative is highly significant for the community as a whole.

Area Chief

The Area Chief expressed his sincere gratitude to all attendees for their presence at the meeting, especially the consultant team and KISIP National team, for giving the people of African Location the opportunity to obtain title deeds—something they have been praying and believing in for a long time.

In conclusion, he urged the entire community to embrace the project and extend their full cooperation whenever required, fostering a collaborative and supportive environment for its successful implementation.

ACC (Assistant County Commissioner)

The ACC introduced herself and thanked everyone present for being at the meeting.

County Physical Planner

The County Physical Planner acknowledged the presence of everyone and invited the County Team accompanying him to introduce themselves. After the introductions, he expressed appreciation for the community's continuous support and cooperation with the consultants throughout every stage of the project.

He further commended the consultants for their excellent work in ensuring the smooth progress of the project and for keeping all stakeholders informed whenever their involvement was needed. Jokingly, he remarked that the consultant and her team had become part of the community, helping to create a sense of ease and trust in the KISIP project.

Municipal Manager

The Municipal Manager acknowledged the presence of everyone in the meeting, especially the consultant. He appreciated the cooperation that the SEC, GRC, and the community had extended to the consultant, noting that the project is progressing smoothly without any hiccups.

He further stated that all disputes brought to their attention will be addressed in accordance with the procedures outlined in the KISIP National rules and regulations. Additionally, he emphasized that the County is more than willing to work closely with the consultant to ensure the successful completion of the KISIP Project in African Location.

Area MCA

The Area MCA warmly greeted everyone present at the meeting, expressing gratitude for their attendance. He thanked them for taking the time to join and expressed hope that they would actively participate throughout the session.

AFL/MIN/ 002: Presentation of the socio-economic survey findings by the consultant

The Project Director commenced the session by expressing gratitude to the community for their attendance. She then noted with concern that the contributions of the previous speakers, including the SEC Chairman and County Officials—who played a pivotal role in bringing the KISIP Project to the African Location—had not been fully acknowledged. She inquired whether this was due to the community's anticipation and elevated expectations for the day's activities or concerns regarding the project, particularly the planning and allocation of areas designated for road construction.

She began by introducing herself before inviting the team accompanying her to do the same. She clarified that her team was significantly larger than those present, as other members were concurrently conducting a similar exercise in a neighboring settlement.

The Director commenced the presentation by outlining the day's three main agendas to the community including:

- Public participation by engaging the public in planning their settlement and gathering their aspirations for the next 5–10 years
- Presentation of Socio-Economic survey findings to the community.
- Verification of the List of Beneficiaries – At this stage, the Director urged community members to actively participate by confirming that the details recorded during the socio-economic survey were accurately documented. Additionally, they were requested to provide all necessary documents for verification.

The Director inquired whether anyone in the meeting had a pending dispute regarding their parcels. She took note of the few individuals who raised their hands and emphasized that all disputed parcels should be properly documented during the verification exercise. She instructed the SEC and GRC Committees to review and resolve these disputes before proceeding with verification.

She then asked the community which organization had brought the project to the African Location. Noticing that only the SEC and GRC members responded, she elaborated that the project was initiated by the National Government under the Kenya Informal Settlements Improvement Project (KISIP), in collaboration with the County Government of Laikipia and other counties.

She further explained that KISIP stands for the Kenya Informal Settlements Improvement Project and its primary objective is to enhance the living conditions of settlements like African Location through the issuance of title deeds and infrastructure upgrades.

She commended the SEC Chairman for his valuable contributions and acknowledged the comprehensive overview he provided earlier regarding the stages the consultant had guided the community through since the project's inception.

She then proceeded to elaborate on each stage in detail, beginning with:

- **Formation of the SEC and GRC Committees–** She explained that the selection of SEC (Settlement Executive Committee) and GRC (Grievance Redress Committee) members was carried out by KISIP National Officials. She further stated that committees serve as a vital link between the Consultant, the National Project Coordination Team (NPCT), the County Project Coordination Team (CPCT), and the community of African Location.

  She emphasized that the SEC and GRC are the primary points of contact before the Consultant engages with the community. Their role is to ensure that community members are well-informed about upcoming project stages and to address any disputes related to the KISIP Project.

- **Introduction Meeting of the Consultant to the Community–** She explained that KISIP National Officials organized a formal meeting to introduce the Consultant to the community as the entity responsible for implementing KISIP Subcomponent 1.1, which focuses on land tenure regularization within the settlement.

This meeting took place on 18th November 2024, at Rumuruti Catholic Church, providing an opportunity for the community to understand the Consultant's role in the project.

- **Project launch-** The Director explained that this meeting marked the official unveiling of the project to the community. During the session, the Consultant provided comprehensive information about the project, outlined the various stages involved, and clarified the community's roles and responsibilities at each stage of the KISIP Project.

  This meeting was held on the 3rd December 2024, at Rumuruti Catholic Church

- **Drone Mapping –** The Director explained that a drone was flown over the settlement to capture an aerial view and accurately identify the project area boundaries. She noted that this exercise was conducted in the initial stages of the project to ensure that the mapping reflected the original state of the settlement before any major improvements were made.
  She mentioned that the drone maps that were generated had been displayed on the walls of the meeting hall, allowing the community to view and verify the mapped boundaries of the settlement, and their parcels.

- **Ground Picking -** The Director explained that ground picking was conducted as part of the land tenure regularization process. This involved physically identifying and recording the exact locations and boundaries of individual parcels within the settlement. The exercise ensured that all plots were accurately mapped and aligned with the drone imagery, providing a reliable basis for the subsequent stages of the project.
  She further stated that the drone maps that had been pinned on the wall also included clearly marked boundaries for each parcel within the project area.

- **Socio-Economic Survey-** The director indicated that the most recent phase of the socio-economic survey involved the collection of detailed information from each household. She also emphasized that the presentation of the survey findings was a primary item on the day's agenda.

The director further stated that the subsequent phase would be the planning stage, during which the community will be engaged to provide their vision for the future development of the settlement. This process will involve gathering input on the desired structure and growth of the area over the next 5 to 10 years. Community members will submit proposals, which the consultant team will be tasked with incorporating into a comprehensive mapped plan.

Additionally, the director stated that the prepared plan, once the community consents to adopting it, will be submitted to the County Assembly for approval. Upon approval by the County Assembly, the plan will be utilized by the surveying team to place beacons. She specifically emphasized that beacons cannot be placed on any parcel until the planning stage is fully completed.
The Director further clarified that an additional area of the settlement had been incorporated into the project area, following the exclusion of another settlement that failed to meet the necessary criteria for inclusion. This newly added area, was fortunate to be included in the project, with the residents benefiting from its incorporation.

The added area was designated as African Location A, as the consultant had already commenced work on the other section of African Location, which was later named African Location A. The Director further mentioned that activities for both African Location A and B will proceed concurrently, with meetings being held simultaneously for both areas."

The Director indicated that the total project area to be covered across both African Location A and B is 41 hectares, approximately 100 acres, comprising a total of 399 parcels within the project area.

AFL/MIN/ 003: Key Findings from the Socio-Economic Survey

The following are the key findings from the socio-economic survey

Survey Metric	Key findings
Number of enumerated parcels	The consultant noted that 353 out of the 399 parcels were successfully enumerated, representing 89% of the physically mapped structures within the settlement boundaries. She further highlighted that 42 parcels were not enumerated and urged the parcel owners to make themselves available for enumeration, as failure to do so would result in their exclusion from the project. She highlighted that in the next one or two meetings, a final verification of the List of Beneficiaries (LOBs) will take place. Any parcel that will not have been enumerated by that time will be designated as belonging to the County Government of Laikipia. In the event that parcel owners come forward later, they will be required to transfer the title deeds to their names at their own cost.
Economic profiles	The consultant reported that • In African 33.9% were self-employed, 17% were casual laborers while 21% were unemployed

	• 53.9% of the respondents worked outside the settlement compared to 46.9% working inside the settlement
	  • Majority of the residents at 46.4% were low-income earners depending on an informal economy
	  • Need for strategic planning interventions that can improve economic opportunities in the settlement.
	  • "She expressed concern that, despite most people earning up to Shs 10,000, some monthly expenditure goes as high as Shs 30,000. She questioned the discrepancies in these figures."

Structure types	● Characterized by grid development pattern. ● Structured settlement layout-Two-faced access frontages (from main access roads and on the service lanes) ● Externally, the settlement is defined by the tarmac road C77 (Rumuruti-Maral Road) AIC Rumuruti Primary School in the south and river Kandutura on the eastern side. ● Parcel boundaries are defined by the beacon-to-beacon perimeter walls or structure walls and fences. ● She also took note of the structure types in the settlement, with most buildings being categorized as follows: Semi-permanent: 48% Permanent: 37.2% Temporary: 14.8%"
Parcel sizes	A map showing the various parcel sizes was presented to the community. The consultant noted that: ● 390 parcels were above 450sq.m ● 9 parcels were between 250-450sq.m She noted that all the parcels within African Location meet there required sizes by the KISIP Project sizes that include: ● 50ft by 100ft is the minimum size for titling. ● KISIP project allows up to a minimum of 100sq.m
Land acquisition, ownership and use	● The consultant noted that 48.6% of the parcels were acquired through purchase, 30% through inheritance, 13.5% were self-acquired, and 6.5% were gifted. ● She further noted that 78% of the people possess land rate receipts, while only 2% have letters of allotment. ● The director stated that only 37.1% of the parcels are owned by women compared to 62.9% that are owned by men. ● The Director encouraged community members to include their spouses and children in order to jointly own a parcel of land. She further stated that, in cases where the land is jointly owned by multiple individuals, the title can accommodate only up to four names therefore, the family must agree on the name(s) that will be included in the joint title. ● She emphasized that individuals whose names appear on the title hold ownership on behalf of all listed others and should be involved in every decision regarding the land. She noted that: ● 45% of the settlement is undeveloped with only 18% are developed parcels. This presented an opportunity for (re)development in the future once the titles had been obtained. ● Dominant land use – residential at 48%
Transportation	The participants were a shown a spatial representation of the transport network in the settlement and the director stated that: • Main access roads run longitudinally. • Accesses are of varying road sizes (along their structures) • There is generally a good transportation network in the settlement, with most people having set aside the road reserves. She, however, noted that some roads were of uneven widths and therefore required standardization. Some were of very narrow widths. She urged the community to start thinking about how these cases would be addressed during the subsequent planning stage.

Water Supply	The consultant also stated that: ● Most residents have piped water into the compound 79.9%. ● She went on to note that most of the residents do not face any water-related issues
Sanitation and Environment	● Dominant use of pit latrines is not sustainable due to space limitations. 99% of residents had access to toilets with 70.7% mainly use pit latrines as the main type of toilet facility. ● A substantial risk of groundwater contamination from pit latrine waste infiltration, ● Lack of stormwater drainage systems due to broken sewer lines in some parts of the settlement
Population	● The consultant noted that estimated total population for African Location is 1337. ● She further stated that the population were as follows: Men - 51% Women-49% ● She also mentioned that 3% of the population are people living with disabilities. ● The consultant emphasized that PLWDs, women, widows, and orphans are considered special groups in the project, and should not be discriminated against. She emphasized that all beneficiaries have rights to their properties. ● The consultant observed that the population of children aged 4 to 9 years is significantly lower compared to those in the 10 to 17 years and 26 to 45 years age groups. This trend suggests that in the coming years, there will be a considerably smaller proportion of children in comparison to the adult population. She questioned whether the community therefore feels that they should be planning for children's facilities, considering that new birth rates are considerably low.
Energy	The consultant noted that 95% of the community has access to electricity
Waste Disposal	The director noted with concern that there was improper waste disposal, highlighting the need to plan for designated waste disposal areas where the county can collect waste from specific locations.
Social Facilities	The director also mentioned the social facilities within the area including: • Worship centers • Open air market - Soko Mjinga • Cemetery • Private healthcare facilities She also took note of the abutting Institutions such as: • Rumuruti AIPCA church • St. Paul Academy Rumuruti • AIC Junior Secondary school • Crossroad Bible Baptist church She also highlighted the need for an ECDE (Early Childhood Development Education) Centre within the settlement, as the project emphasizes that young children should not have to travel more than 500 meters to access an ECDE Centre.
Settlement Upgrading Priority List	The Director mentioned that among the key priorities identified by the settlement for upgrading are. • Roads- 41% • Sanitation- 21% • Water-20% • Securirty-18%

AFL/ MIN/ 004: Community Visioning

The Consultant GIS Expert led the session, beginning by asking the community members what they understood by the term 'visioning.' One member explained that visioning refers to the dreams and aspirations a person has for the long term, while another stated that it refers to the goals one sets for their future. The Consultant then emphasized that visioning involves forming a clear mental image of a desired outcome, he further stated that the visioning for this project should span at least 10 years. He encouraged all residents to share their perspectives on how they would like their settlement to be structured, stressing that the visioning and planning process for the settlement would be participatory, involving the residents of African Location.

The community members expressed their views as follows:

- Improvement of the road network within and around the settlement for better accessibility.
- Implementation of a proper drainage system to enhance sanitation and prevent flooding.
- They wanted a town with streetlights to enhance security.
- Provision for nursery school, ICT hub and playground within the settlement.
- Provision for storm water drainage in cases of flooding.

- Provision for an industrial center for production to help improve their economic stability.
- Provision of modern health facilities equipped with advanced medical equipment.
- The area designated for the cemetery should be allocated for use as a social facility.
- Provision for a police post.
- Proposed feeder roads to help during disaster management.

AFL/MIN/ 005: Community Participatory Planning

The Director began the session by suggesting that a community member could choose to designate part of their parcel of land to start an ECDE Centre, potentially generating income from this venture. Alternatively, the government could purchase land from a community member to build a community ECDE Centre for the area. However, she raised a concern, questioning whether there are enough young children to attend such a center, as statistics from the socio-economic survey indicated that the population of children under 9 years is incredibly low.

The Director also asked the community to propose ideas for the location of a police post. One member stood up and suggested that the 300 acres of land originally designated for an industrial center (some distance from the settlement) should be sufficient to accommodate both the industrial center and the police post. Another member proposed that the police post be situated inside the Soko Mjinga market center, though this suggestion was not well received by others. One member then suggested that the area designated for the cemetery could be repurposed for the police post. Another member pointed out that since there is already a police station in the central area, the new police post should be placed within the settlement to address any emerging security concerns. Another suggestion was made to allocate part of the land designated for social facilities for the police post. Finally, a member proposed that the old cemetery could serve as a suitable location for the police post, although he also noted that there may be space around the Soko Mjinga market that could be designated for this purpose.

The Director reiterated a point made earlier by a member, emphasizing that if any proposals are not feasible within the settlement, there is an existing spatial plan for the town that can accommodate these facilities. She also suggested that the proposed amenities, which are essential to the community, could be accommodated within the two government-designated areas: the old cemetery and the marketplace known as Soko Mjinga, if and where possible. The Director directed the discussion by highlighting the areas where the community would like changes to be made. These were the final agreements:

- Soko Mjinga will continue to serve as a market center for the community.
- If the proposed cemetery land is still available, it was suggested that it could be used to accommodate a social and recreational hall, as well as a community center.

Finally, the Director inquired about how to proceed with the widening of the road and noted that the expansion might affect some plots and houses within the settlement. While some members supported the widening of the main roads, they were opposed to the creation of feeder roads. Ultimately, it was suggested that the feeder roads be maintained at a width of 6 to 9 meters to improve accessibility, particularly during disasters, and to enhance security. She also emphasized that the planned roads would be expanded on the best fit basis to minimize destruction.

AFL/MIN/ 006: Matters Arising

QUESTIONS/ISSUES RAISED	RESPONSE
A member inquired whether, if a road were to cut across his parcel of land, he would still be able to obtain a title for the remaining portion of the land	It was noted that whereas the project had no provision for compensation for land, the PAPs generated would be facilitated by the county government to move the parts/sections of the affected property. To answer the question, she said that the remaining parts of their parcels/land will be titled, as long as they were of adequate size.
The Director inquired if there is any government-designated area within the settlement.	The community members responded as follows: ● Soko mjinga market center ● The Old Cemetery Area
The Director also inquired whether there is a need for an ECDE Centre, given the very low population of children under 9 years	The Director assigned the community members this task to reflect upon
A member expressed his deep concern over the abandonment of the proposal to have a police post within the settlement, citing the elevated level of insecurity in the area.	"The Director explained that his fellow community members had abandoned the idea of a police officer post due to the proximity of an existing police station. However, she acknowledged the concerns regarding the elevated level of insecurity but also reminded him of the various security measures suggested by other members, including the installation of solar streetlights to help curb the issue. Additionally, she pointed out that there is no available space within the settlement to establish the police post."

AFL/MIN/007: Verification

The SEC chairman informed the community that after the meeting the next exercise will involve verification of information that they provided during the socio-economic survey. He further explained that there will be different verification desks in the room. He provided guidance on how the beneficiaries should organize themselves for the verification exercise.

AFL/MIN/ 008: Closure and Adjournment of the meeting

With no other business to discuss, the meeting was adjourned at 1:30pm with a word of prayer from a community member.

AFL/MIN /009: Verification of the Preliminary List of Beneficiaries

This exercise commenced at 2:30 pm, right after the adjournment of the community meeting. The following were the key highlights:

- Verification of beneficiaries' details, which involved confirmation of the correctness of the name, the photo, ID no, KRA pin number, any other documents that show ownership of the parcel and the structure number. Once these details were confirmed, the beneficiary appended their signature against their names. Where errors were noted, the relevant amendments were made by hand, pending subsequent amendment on the official list.
- A total number of 330 turned up for the verification exercise.

The exercise was adjourned at 4:30p.m

Minutes Confirmed by:

Consultant Representative

Name:.....Designation: .....

Signature:.....Date.....

County Representative

Name:.....Designation .....

Signature.....Date.....

SEC Representative

Name:.....Designation .....

Signature.....Date.....

Attendance lists

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP 2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County: LAIKIPIA Settlement: African Location Venue: Catholic Church

Meeting/ Activity: Presentation of Socio Economic Findings and Verification of LOR Date: 20th FEB 2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Florence Muthuri	ACC Rumuruti	0723438876	[illegible]	
2.	Jackson Maina Kibocha	Municipal Manager	0721463491	jackson.maina@[illegible]	
3.	Jane Ayor	Community Officer	0717096188	[illegible]	
4.	Richard Muchoki	Physical Planner	0723467806	[illegible]	
5.	Frederick Gachagua	Physical Planner	0706822789	[illegible]	
6.	Fiona Wachira	Gender Officer	0724072605	[illegible]	
7.	Peter Mathare	Land Surveyor	0723767016	[illegible]	
8.	Diana Wangari	Social Dept Officer	0700634753	[illegible]	
9.	Samuel K. Tum	Senior Chief	0722834905	[illegible]	
10	Tirwa Ngundo	RAP/SDP (E&G)	0722237317	[illegible]	

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No.	Name	Project Designation	Contact	Email Address	Signature
11	John Gichuki	MCA	0723289770	[illegible]	
12	Faith W. Kariuki	DDP / ACC	0726571140	[illegible]	
13	Peter Muthee	County Surveyor	0224728057	[illegible]	
14	[illegible]	[illegible]	0726487944	[illegible]	
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2

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County: LAIKIPIA Settlement: AFRICAN LOCATION Venue: R. CATHOLIC CHURCH

Meeting/ Activity: PRESENTATION OF SOCIAL ECO Date: 20TH FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Alice Mukami		✓	Community Member	0700620986	
2.	Stanley Munya	✓		Community Member	0721363223	
3.	James Mutua Maina	✓			0704204040	
4.	Agnes Alumlim		✓	Community Member	0715315762	
5.	Mechang Karina	✓		Community Member	0722710380	
6.	Henry Maina Kabutha	✓		Community Member	0727731686	
7.	Stanley Nyeshu Kimani	✓		Community Member	0726127118	
8.	Margaret Wacheria		✓	Community Member	0733180558	
9.	Damaris Nambu		✓		0708455842	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Esther Wairimu Wacheng		✓	Community Member	0725721516	
11	Elijah Ndiramgu	✓			0718412027	
12	Mary Mukami		✓		0727758816	
13	Grace Ingeneto		✓		0754707288	
14	Simon Muti	✓			0720062241	
15	Steven Muthoni		✓		0712454444	
16	Josphat Loreng'e	✓			0726055667	
17	Naftali Otondo	✓			0795812846	
18	Miriam Wambui		✓		0705735786	
19	Margaret Wambui		✓		0715712800	
20	Sarah Leting		✓		0723766222	
21	Irene Wairimu		✓		0717822985	
22	Hanna Wangari		✓		*0712575697	
23	WILLIAM NTWATURA	✓			0726952488	
24	PURITY SEAL		✓		0726688050	
25	MARGARET W. MUTHU		✓		0726464509	
26	Joseph K. Kabiro	✓			0721310575	
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	Sub-totals Male/Female					

2

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County: LAIKIPIA Settlement: African Location Venue: Catholic Church

Meeting/ Activity: Presentation of Socio-Economic Survey Findings + Verification of LOR Date: 20th FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Abdishakur Muchemi Njagi	✓		Community Member	0701-456026	
2.	Jonathan Kiria Ngatangara	✓		Community Member	0710802326	
3.	Ruth Kiangui		✓	Community Member	0723835815	
4.	Nancy Njoki		✓	Community Member	0710256900	
5.	Samuel Mundia Kamau	✓		Community Member	0725665614	
6.	John Wagura	✓		Community Member	0721195524	
7.	Ex Samson Ndegithi	✓		Community Member	0722850209	
8.	Roberta Muthoni		✓	Community Member	0710465701	
9.	Josphat Njuguna Kimani	✓		Community Member	0717144554	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Paul Mathenge	✓		Community Member	0724408368	
11	Hiring'a Paul	✓		Community Member	0710454338	
12	Daniel Ekitikou Lokengon	✓		Community Member	0713648305	
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	Sub-totals Male/Female					

2

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County: LAIKIPIA Settlement: AFRICAN LOCATION Venue: R. CATHOLIC CHURCH

Meeting/ Activity: PRESENTATION OF SOCIO-ECONOMIC FINDINGS & VERIFICATION Date: 26TH FEB 2025

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
1.	Samuel Mutheenge	✓		Community Member	0725589734	
2.	Samuel G. Kiharason	✓		Community "	0717979981	
3.	Jecinta Wanjiru Mwaniki		✓	Community Member	0724723025	
4.	Samuel Edwin	✓		Youth Leader	0712337774	
5.	Lydia Wangari		✓	Community Member	0790738181	
6.	[illegible] Mwangi	✓		Community member	0720362723	
7.	JOHN KARANJA Njangumba	✓		Community Member	0725235837	
8.	Esther Achieng' Nyaga		✓	Community Member	0707806723	
9.	Letisha Mukaba		✓	Community Member	0729921742	
	Sub-totals Male/Female					

1

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
10	Kenneth Gathungu Gichobi	✓		Community Member	0724993476	
11	Stephen Wandui	✓		Community Member	0701382641	
12	David Machira Maina	✓		Community Member	0712256998	
13	Joseph Mbutia	✓		Community Member	0732785212	
14	Margaret Gathoni		✓	Community Member	0716269263	
15	Hellen Wandia		✓	Community Member	0717409100	
16	Joyce Gathoni Ndichungu		✓	Community Member	0720565878	
17	Esther Nyambura		✓	Community Member	0724839334	
18	Jackson M. Libocha	✓		Municipal Manager	0721463491	
19	Ferdinand M. Mutonyi	✓		Community Member	0721815913	
20	Esther Wanjiku		✓	Community Member	0720769355	
21	JOHN WAMBUGU MWANGI			Community Member	0729079718	
22	Joseph Muthuri Macharia	✓	✓	Community Member	0729584749	
23	Rueben Kaina Muthee	✓			0715736629	
24	Samuel Kingori Kathaia				0729539853	
25	Pete	✓			0729539853	
26	Ann Wanjiru Muraguri		✓		0720895593	
27	JOHN LOSUSU PEGA				0713795412	
28	Amos Chege Kinga	✓			0726742210	
29	Joseph Mwaniki Kuke				0796098463	
30	Lucy Njeri				0725114018	
	Sub-totals Male/Female					

2

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
31	Julius K Maigi	✓		Community member	0722595053	
32	Hellen Lengerwa		✓	Community Member	0746051981	
33	Celina Chemngeno		✓	Community Member	07	
34	Elizabeth Waniiku		✓		0728404430	
35	Nina Mumbi		✓		0727263023	
36	Mary Siema		✓		0713023991	
37	Annie Muiruri		✓		0726795544	
38	Paul Wahome Kiromba	✓			0724025880	
39	Robert Namoya	✓		Community Member	0712963484	
40	Richard Mutero				0724662993	
41	MARTIN M. KIGANO	✓			0710802418	
42	BENSON M. GATHUNGU	✓			0745969052	
43	John Mugambi				0723863701	
44	Jane NATRANGU	✓			0724668344	
45	Mathew K. MAWIA	✓		Community Member	0714857411	
46	Agnes M. Kihika		✓		0727146080	
47	Agnes Nerri Mana		✓		0723114858	
48	Gladys Gathigia		✓		0756662128	
49	Simon Mafoi Kanjeria	✓			0721261394	
50	Elijah Muriuki				0724492828	
51	Jane Mumbi Nyoro				0705421384	
	Sub-totals Male/Female					

3

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
52	Pamela Wacuka	✓		Community Member	0753863606	
53	Caroline Mundi		✓	Community Member	0723833474	
54	Rueben Ngugi			Community Member	0700205850	
55	Lydiah Wangeci Gitonga		✓	Community Member	0727675881	
56	James Gitau	✓		Community Member	0714790087	
57	Kanini Waithaka		✓	Community Member	0720144030	
58	Muthoni Wawira		✓	Community Member	0700629053	
59	Mary Wairimu		✓	Community Member	0711245707	
60	Hannah Njeri			Community Member	0723544408	
61	Samuel Thiko Nyaga	✓		Community Member	0720077053	
62	Susan Kambo		✓	Community Member	0746906102	
63	Margaret Kimani		✓	Community Member	0715745604	
64	Lucy Muigai		✓	Community Member	0710131696	
65	Susan Mwikali Njuguna		✓	Community Member	0720294001	
66	Peter M Njuguna	✓		Community Member	0721388006	
67	Rebecca Wanjiru Ndungwa		✓	Community Member	0783632776	
68	Peter Kimani Kihika	✓		Community Member	0790295567	
69	Mary Njeri		✓		0705937417	
70	Joshua Wachira Mwoma	✓			0722432278	
	Sub-totals Male/Female					

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ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County: LAIKIPIA Settlement: African location Venue: Catholic church

Meeting/ Activity: Presentation of socio-economic Findings/Verification Date: 26th FEB 2025

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
1.	LAWRENCE N. KANYI	✓		Community member	0714962609	
2.	JOHNSON K. GICHERO	✓		GRC Member	0722469668	
3.	Margaret Wambui Mano		✓	Community Member	0729568076	
4.	Joseph Wayaya Gichuhi	✓		Community Member	0723833122	
5.	Mary Nyaguru George		✓		0710594389	
6.	Joseph Kariuki Wamari	✓		Community Member	0720425282	
7.	N Mary Njambura		✓	GRC Member	0723280449	
8.	Anne Wairimu Wahuni		✓	Community Member	0725165205	
9.	Rose Njeki Mundia		✓	Community Member	0725175367	
	Sub-totals Male/Female					

1

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
10	Benjamin Kanini	✓		Community Member	0701325643	
11	Margaret Otto		✓	Community Member	0719301071	
12	JAMES NDIRANGU RUKWARO	✓		Community Member	0726696299	
13	VINCENT P. CHIKONYO	✓		Community Member	0728696299	
14	ANDREW C. TOROITICH	✓		Community Member	0720969096	
15	Mdaire Lakishira	✓		Community Member	0723519109	
16	Jane Njeri		✓	Community Member	0726584906	
17	MOSES Lopwa EPEGUNION	✓		Community Member	0723611540	
18	Jimmy Leseleteti	✓		Community Member	0742798121	
19	Martha Waithigeni Wathiani		✓	Community Member	0726407938	
20	CLIFFORD MARTIN NEUTHA	✓		Community Member	0721950023	
21	MARGARET GRACE WAMUYU BARRAGU		✓	Community Member	0713366031	
22	Mary Wangechi		✓	Community Member	0731073204	
23	Francis Chombi	✓		Community Member	0723423939	
24	Ann Wambui		✓	Community Member	0728328680	
25	Joseph Karanjawore	✓		Community Member	0724618929	
26	Emily Nyambi Gichuhi		✓	Community Member	0741264894	
27	Esther Nduta		✓	Community Member	0768026019	
28	Dorcas Chepkorir		✓	NCA 5 Other Representative	0759026651	
29	Mary Gichuhi		✓	Community Member	0799906959	
30	Karani Salim	✓		Community Member	0723976552	
	Sub-totals Male/Female					

2

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
31	Penty Mwihi Nduku		✓	Community Member	0722474739	
32	Richard Mbuku Kinyua	✓		Community Member	0723474773	
33	Rachael Munyi		✓	GRC	0729157402	
34	ROBERT MWANGI	✓		Community Member	0720857954	
35	Ambrose Mungai	✓		Community Member	0720662526	
36	Antoinette Kwamboka		✓	Community Member	0711056314	
37	Rose Nduku Ndungu		✓	Community Member	0721542960	
38	IRENE WANJIRU MURAGE		✓	Community Member	0712673130	
39	ANN NGENI NDIRITU		✓	Community Member	0722937024	
40	Catherine M. KIANGA		✓	Community Member	0723365341	
41	FRANCIS MUTURI GACHAGU			Community Member	0726613286	
42	ANTHONY KIARIE WAITHAKA	✓		Community Member	0721584881	
43	PAUL MUTETU WACHIRA	✓		Community Member	0113393455	
44	Charles Maina Wavuta	✓		Community Member	0722821743	
45	CHRISTY KERIGO MURITHI		✓	Community Member	0721610332	
46	Jane Njeri		✓	Community Member	0713354071	
47	CHRISTY B. NJATHIA		✓	Community Member	0703350556	
48	Rose Wangari Wachira		✓	Community Member	0720723962	
49	WACHIRA KAMENJU	✓		Community Member	0722567232	
50	Isaiah W. Muraya		✓		0725571605	
51	SUSAN W. KIGANO		✓		0703877032	
	Sub-totals Male/Female					

3

No.	Name	Gender: Male	Gender: Female	Project Designation	Contact	Signature
52	FLORENCE NJAMBI GITHINJI		✓	Community Member	0799995870	
53	ESTHER DUTTO		✓	Community Member	0726772139	
54	Mrs Muiru	✓		Community Member	0726664558	
55	Harris Wanjiku Naine		✓	Community Member	0722419415	
56	Paul Gitau Gatu	✓		Community Member	0707234164	
57	Jane Wairimu Kanyi	✓		Community Member	0705584939	
58	Joshua Kabiru	✓		Community Member	0722736102	
59	Elizabeth Kabiru		✓	Community Member	0728499343	
60	GACHARA KAMYERI	✓		Community Member	0727787340	
61	James Thuku Kamunda	✓		Community Member	0715353514	
62	Samuel Njoro Mugo	✓		Community Member	0723404261	
63	Lilian Nyambura	✓		Community Member	0724594037	
64	Miriam WANGUI NJAGIA		✓	Community Member	0710114893	
65	Florence Nkirote KUBANJA		✓	Community member	0716819120	
66	DELIUS WANJIRU WAINAINA		✓	Community Member	0711119545	
67	Paul Muiruri Kabiru	✓		Community Member	0724146304	
68	Elizabeth Njeri		✓	Community Member	0729353464	
69	Priscilla Nduta		✓	Community Member	0726545072	
70	Stephen Kiyonji Ruo	✓		Community Member	0721466623	
	Sub-totals Male/Female					

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ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County LAIKIPIA Settlement AFRICAN LOCATION Venue Catholic Church

Meeting/ Activity PRESENTATION OF SOCIO-ECONOMIC FINDINGS VERIFICATION Date 26TH FEB 2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	Paul Mbaithi Nyaga	✓		Community Member	0797960489	
2.	Pauline Njeri Kibuthi		✓	Community Member	0714604487	
3.	Peter Lusasi Kabero	✓		Community Member	0721174111	
4.	PETER MAINA KAGWERI	✓		Community Member	0718405886	
5.	David Madai	✓		SEC Member	0787727414	
6.	GEORGE KANO			Community Member	0726256054	
7.	Magdi Muchunda	✓		Community Member	0720058287	
8.	Antony Ndegwa Muchangi	✓		Community Member	0737929609	
9.	Ndegwa Kibaya	✓		Community Member	0727842874	
	Sub-totals Male/Female					

1

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	Paul Ndeto Situma	✓		Community Member	0783201890	
11	Lawrence Maina Situma	✓		Community Member	0720904555	
12	Paul Ndati Kanyiki	✓		Community Member	0727100288	
13	Lydiah Kangethe		✓	Community Member	0788868824	
14	Julia Wanjiku Njeri		✓	Community Member	0746126435	
15	Timothy Kariuki	✓		" "	0720247775	
16	Boniface Kalonka		✓	Community Member	0793556249	
17	DAVID GICHUHI			" "	0718886575	
18	GEOFFREY NJUGUNA	✓		SEC member	0743297103	
19	SIMON WANYOIKE	✓		Community Member	0724403896	
20	HARRISON NJOGU			Community Member	0722503375	
21	Godfrey Gichuhi	✓		" "	0712515243	
22	Susan Wamuci Kinyua		✓	" "	0710582889	
23	Jane Acoo Rokiah		✓	" "	0738880847	
24	EDUCE Nyagutiria		✓	" "	0715355365	
25	Pauline Muthoni Ezekiel		✓	" "		
26	Naomi Kamau Njeri	✓		" "	0729367080	
27	Samuel Kagunda Mbugua	✓		" "	0745535229	
28	Richard Lotu Simone	✓		" "	0720857632	
29	Gabriel Mutunga Kasiuki	✓		" "	0700721459	
30	JULIUS MAINA MWENGE	✓		" "	0724271176	
	Sub-totals Male/Female					

2

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Charles Machakia	✓		Community Member	0722878798	
32	Peter Kiambati	✓		SEC Member	0710462984	
33	HELLEN MUTHONI		✓	Community Member	0706127872	
34	ALICE WOSSA		✓	" "	0769114805	
35	Susan Muthoni		✓	" "	0727158671	
36	Mary Chepkoe		✓	" "	0725490008	
37	Julian Wachuka Muungi		✓	" "	0779337948	
38	Martinli Mathumbe	✓		" "	0711124747	
39	Joseph Wahome	✓		"	0781865771	
40	Daniel Kagiri				0720935490	
41	Henry Sichoki Nyabwakabori	✓		" "	0760342208	
42	Mary Njeri Kimathi		✓	" "	0712006371	
43	Mark Wangusi		✓	" "	0720709175	
44	Charles Bakagya	✓		" "	0710323359	
45	Robert Kibui	✓		" "	0721502960	
46	Nancy Lenji		✓	" "	0724430125	
47	Robert Mandezi	✓		" "	0703275415	
48	Paul M Kinyanjui	✓		" "	0729514082	
49	Gilbert Bakhabi	✓		" "	0725212358	
50	Jackline Roach		✓	" "	0792031882	
51	Rose Nyangithi Mwaura		✓	" "	0793068118	
	Sub-totals Male/Female					

3

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	Richard Kipkosgei	✓		Community Member	0794413235	
53	BRIAN MUTHII	✓		Community Member	0717494199	
54	SUSAN W. MARUMI		✓	Community Member	0723719355	
55	Thomas Gitonga Chimbor	✓		Community Member	0757469321	
56	David Maina Kamuya	✓		Community Member	0705174970	
57	David Ndegwa Mbui	✓		Community Member	0726724530	
58	Esther Chebet Chepkwelap		✓	Community Member	0729298588	
59	Agnes Njeri Mawa		✓	Community Member	0723148835	
60	Moses Kagunjo	✓		Community Member	0757956900	
61	Julia Nduindo		✓	Community Member	0714922189	
62	Jane Wangui Kamau		✓	" "	0717461796	
63	Rose Kagunjuli		✓	" "	0723236550	
64	Jamleck Kachui		✓	" "	0715716540	
65	Femfox Njeri Kaciira		✓	" "	0723087232	
66	Isaac Kasiuki	✓		Community Member	0714827595	
67	Soman Lekorere	✓		Community Member	0711552604	
68	Esther Njeri		✓	" "	0721780153	
69	Milka Wangari		✓	" "	0713616408	
70	ANTHONY GITHOMBO	✓			0723280063	
	Sub-totals Male/Female					

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ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP 2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

County LAIKIPIA Settlement African Location Venue Catholic Church

Meeting/ Activity Presentation of Socio-Economic Findings & Verification Date 26TH FEB 2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Simon Mbugua	G.R.C	0722157957	Simonwigema@gmail.com	
2.	Dorcas Wairimu	GRC member	0727707601		
3.	Brenda Kemure	SEC member	0717624704		
4.	Paul Katrick	SEC	0726743328		
5.	Ann Wangari	SEC Community Member	0792744436		
6.	Jackline Njeri Mwithi	SEC Community Member	0722150577		
7.	Agnes Akoro	SEC/GRC	0748571358		
8.	ELIJAH MBURUTHI	SEC/GRC	0723721877		
9.	Gaudencia Lenankolai	Community Member	0726405990		
10	Caroline SAWE	Community Member	0721140647	carolhirry@gmail.com	

1

No.	Name	Project Designation	Contact	Email Address	Signature
11	Ayeka Wanja Wanuri	Community Member	0722263471		
12	John Ndiina Ndeiti	Community Member	0721436266		
13	Agnes KAHINDI	Community member	0723245284		
14	Elizabeth Wairiaka	Community Member	0711410017		
15	Esther Wanjiku Kibiriri	Community Member	0725696333		
16	Gideon Gitisaka	Community Member	0706952738		
17	David N Waiganjo Kacheema	Community Member	0721090087		
18	Agnes Wanuri	Community Member	0704823512		
19	Robert Gakio Wangoe	Community Member	0723474472		
20	Maurice NDEUPA Munene	Community Member	0726731324		
21	Anne Nduji	SEC Member	0722638070		
22	Lampsiany Alfred	community member	0705728125		
23	JOHN KARANG MUTHAURA	Community Member	0722474717		
24	Noman Kauki Kamau	Community Member	0712351666		
25	Kevin Kimito Njoi	Community Member	0712351208 / 0721262881		
26	Margaret GATHONI WAKARA	Community Member			
27	Kimanzi MWANGI	Community Member	0712538365		
28	Bernard Gitonga Ukuru	Community Member	0701150322		
29	Gladys Muindi	Community Member	0721571321		
30	Grace Wateve	Community Member	0725496168		

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