KISIP

Ministry of Lands, Public Works, Housing
and Urban Development

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

Consultancy Services for Undertaking Physical Planning, Cadastral Survey and Detailed Topographical Survey of 11 Selected Informal Settlements in Embu and Laikipia Counties, Phase IIC - Cluster 1

Contract No: KE-MOTI-382543-CS-QCBS

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN REPORT

KWA MBUZI SETTLEMENT

(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 Kwa Mbuzi 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 and Land Use Planning Act, 2019

....

Signed Date

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Signed Date

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Signed Date

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C.E.C.M, Infrastructure, Land, Housing, Energy and Physical Planning

Approved

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Hansard No. Date

Laikipia County Assembly

Departmental Reference No.:……

Approved Local Physical and Land Use Development Plan No.: ……

ACKNOWLEDGEMENT

The accomplishment of this plan and process could not have been successful without a great deal of support, participation and contributions from several personalities and institutions. For that reason, we wish to acknowledge the following:

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- The County Government of Laikipia KISIP2 team: Facilitation of ease access to data, keen project process supervision, attending stakeholders' meetings, contribution in drafting of settlements' plans and coordination of citizen participation etc.

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- Reuben Kamuri Ngatia- Deputy Governor, Laikipia county
- Martin Ekwam Nabos- CECM, Infrastructure, Land, Housing, Energy and Physical Planning
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- June Yator-Communication officer
- Fiona Wachira-Environmental officer

- Diana Wangari-Social Development Officer

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- Ms. Celestine Wanjala – KISIP2 Subcomponent Head
- Mr. Anthony Kimosop- Ass Subcomponent Head
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The various stakeholders and other people who participated in data generation, visioning, objective setting exercise, property boundary verification, shared their knowledge, formulation of proposals and their commitment to the project's completion;

To all, we, the consultants, say "Thank You!"

Signed:

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FORWARD

In the 21st century, rapid urbanization has accelerated globally, including in Kenya. According to a World Bank report (2016), over 26 percent of Kenya's population resided in urban areas by 2016. 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, Kwa Mbuzi Informal Settlement, located in Laikipia County, was selected for intervention. The Kwa Mbuzi 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 planning report outlines the core aspects of the Local Physical and Land Use Development Plan for Kwa Mbuzi. This plan was the basis for the cadastral survey that followed immediately, resulting in an amended Registry Index Map (RIM). The plan and the amended RIM will be used to process the title deeds, which are the final output of this project on tenure regularization. The plan's preparation was guided by the community's vision— ***'A well planned and modern settlement characterized by improved infrastructure and modern housing'***—developed during a stakeholder meeting. This vision ensured that the proposals aligned with the aspirations of the Kwa Mbuzi community. Consistent with constitutional requirements for public participation in policymaking (Article 269(1)(d)), the planning process was highly inclusive, participatory, and collaborative. Participants included representatives from diverse backgrounds: government agencies, county government departments, settlement beneficiaries, local political and administrative leaders, non-state actors, professionals, and business

entities. This inclusive approach aims to raise awareness, foster accountability, and promote sustainability and ownership of the plan throughout its implementation phase.

I urge all the implementing departments and entities to collectively and voluntarily commit to ensure successful implementation and achievement of the plan's vision and objectives.

……

Hon. Martin Ekwam Nabos

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

EXECUTIVE SUMMARY

Project Highlights: This is the Second Kenya Informal Settlements Improvement Project (KISIP2) rolled out across all 47 counties. It is a continuation of KISIP1, which covered only 15 Municipalities in 14 counties. The project is a National Government initiative with support from development partners and the World Bank in collaboration with participating Counties across the Country. The selection of the participating Counties was done through their request to KISIP. The modalities of their collaboration were formalized through a participatory agreement for each respective county. The rollout of the KISIP2 was pegged on the experiences, lessons obtained from KISIP1, which were deemed to have informed revolutionising approaches in the project execution, especially in informal settlements environments. Therefore, the KISIP2 project augments the counties' and the national government's physical and land use planning efforts towards having spatially organised spaces and improved informal settlements in tandem with national land policy and other relevant legislations.

The overall Project Development Objective is to improve access to basic services and tenure security of residents in participating urban informal settlements and strengthen institutional capacity for slum upgrading in Kenya. This is realised through the project's 4 components; Component 1 -Integrated Settlement Upgrading, which supports informal settlements upgrading through subcomponent 1.1 on tenure regularization and subcomponent 1.2 on infrastructure upgrading. Component 2-Socio-Economic Inclusion Planning enhances the social and economic inclusion of eligible beneficiaries in the government programs. Component 3-Institutional Capacity Development for Slum Upgrading, focuses on capacity building on institutional and policy development at the national and county levels on the slum upgrading process and prevention. Component 4- Program Management and Coordination; it is responsible for supporting the operations of the NPCT and CPCTs who oversee the implementation of the KISIP2 project by offering supervisory and monitoring roles.

Informal Settlements Phenomenon: Kenya's National Land Policy of 2009 defines informal settlements as 'spontaneous' or 'squatter' settlements that occur in the absence of security of tenure and planning. Informal settlements can occur on all categories of land (be it public, private, or communal). However, it is notable that despite the differential geographical contexts of the informal settlements, their main characteristics and challenges are similar, ranging from insecurity of tenure, inadequate infrastructure, and poor livelihoods of inhabitants. To address the informality challenges, the land policy under section 211 proposes various interventions to address informal settlements. In application to this project, this includes: (i) facilitating planning of informal settlements on suitable land for human settlement, (ii) facilitating the regularization of existing squatter settlements sitting on public land for purposes of upgrading or redevelopment. Therefore, conforms with the KISIP2's project development objective, which seeks to intervene in selected informal

settlements through formalization of their tenure through planning and surveying activities.

The Consultancy: E&G Spatial Consultants Limited was contracted under KISIP2 to undertake planning, surveying, and topographical studies for 11 informal settlements in Embu and Laikipia Counties, with Kwa Mbuzi settlement being one of them. The firm brings extensive experience in similar projects, contributing to the secure land tenure formalization efforts in these areas. The selection of settlements involved county governments proposing eligible informal settlements for consideration. These proposals were evaluated against criteria outlined in KISIP's Project Operations Manual (POM) and Project Appraisal Document (PAD) to determine their inclusion in the project. This holistic approach positions KISIP2 as a significant effort towards sustainable urban development in Kenya's informal settlements.

Planning report: This report outlines the preparation of the Local Physical and Land Use Development Plan (LP & LUDP) for Kwa Mbuzi settlement, located in Nanyuki ward, Laikipia East Constituency, Laikipia East Sub County, Laikipia County. The plan was prepared in line with the Physical and Land Use Planning Act (PLUPA) 2019. It focuses on the planning aspects relevant to achieving a structured and sustainable development framework for the area.

Methodology: 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).

To deliver this assignment, the following steps were undertaken:

i. **Stakeholder Identification and Mobilization** – This initial and foundational activity was critical to the overall success of the project. It entailed identifying all relevant stakeholders and engaging them regarding the project's terms of reference (ToRs), expected outputs and deliverables, timelines, methodologies, and the roles and responsibilities of each party. Stakeholders included the consultant's team, the National and County Project Coordination Teams (NPCT, CPCT), pertinent national and county departments, SEC and GRC members, the broader community, local administrative and political leaders, and relevant government agencies. This process ensured transparency and fostered active participation throughout the planning and surveying phases.
ii. **Social and Environmental Screening** – This foundational step aimed to assess the eligibility of the settlement for inclusion in the project, as well as to identify and mitigate any potential adverse environmental and social impacts

arising from the plan's proposals. Due diligence was conducted to confirm the suitability of the settlement for KISIP intervention, with particular attention to verify that the settlement was situated on public land.

iii. **Boundary Delineation and Digital Basemap Preparation** – This stage involved precisely demarcating the project area boundaries, as outlined in the terms of reference. The process included mapping existing property and parcel boundaries, and cataloging physical features relevant to land tenure regularization, such as settlement morphology, parcel boundaries, roads, streets, and spot heights. The outcome was the creation of a digital basemap, which facilitated comprehensive spatial analysis and supported informed decision-making.

iv. **Socio-Economic Surveys** – This task encompassed the enumeration of all settlement residents (including structure owners and tenants) and households, as well as an in-depth analysis of thematic issues such as physical and environmental attributes, population demographics, infrastructure capacities, land use and tenure profiles, economic activity, and the availability of housing and social infrastructure. A key deliverable was the compilation of the List of Beneficiaries (LOB), which is central to this consultancy.

v. **Preparation of the Local Physical and Land Use Development Plan** – This core deliverable formed the basis of the current report and established the framework for land tenure rights, land use designation, development control guidelines, an implementation matrix, and the capital investment plan for the settlement. Data from the socio-economic surveys and the digital basemap were instrumental, alongside extensive stakeholder input and participatory planning sessions with the Kwa Mbuzi community.

vi. **ESMP/RAP Preparation** – Following the development of the Local Physical and Land Use Development Plan, this phase focused on identifying both the positive impacts to be enhanced and the risks or negative impacts to be mitigated as a result of the tenure regularization process. It addressed potential involuntary resettlement or property displacement due to proposed interventions, ensuring that all beneficiaries would ultimately be in an improved position as a result of the project.

vii. **Cadastral Surveying** – As a culminating activity, cadastral surveying involved implementing the plan by formally demarcating boundaries of individual plots or parcels in accordance with the approved layout. This process resulted in the production of approved survey plans and Registered Index Maps (RIMs), which are essential for the subsequent registration of rights.

viii. **Registration of Rights (Preparation of Leases)** – The final phase of tenure regularization included preparing leases for all verified beneficiaries listed in the LOB. Conducted in collaboration with KISIP and the Departments of Land Administration and Land Registration at the national level, this phase concluded with the submission of all approved consultancy outputs—comprising the adopted List of Beneficiaries, approved development plans, survey plans, and endorsed RIMs with corresponding area lists—to KISIP.

Planning Process: The planning process involved the following steps, that have been discussed in detail in the subsequent chapters of this report:

i. Publication of a notice of intention to plan
ii. Preparation of a digital basemap
iii. Situational Analysis-This involved physical mapping of structures/parcels and collecting baseline data (administration of household questionnaires, key informant interviews, focused group discussions, and observation).
iv. Presentation of the socio-economic findings to the CPCT, NPCT and to the Kwa Mbuzi residents for validation.
v. Visioning and Participatory Planning; the community and other key stakeholders made proposals for settlement upgrading based on key priorities as established from the socio-economic survey. This informed the subsequent exercise (draft plan preparation).
vi. Draft Plans-Three draft plan alternatives were prepared based on the community proposals, expert opinion, and key emerging issues from the socio-economic survey. The three options were presented to the KISIP2 NPCT and CPCT for comments and to the community, who preferred a hybrid of the three alternatives.
vii. Publication of Notice of Completion - a Notice of Completion was published in two dailies and in the Kenya gazette for 60 days for public comments/feedback as per PLUPA provisions.
viii. Final Draft Plan presentation- the preferred/selected plan alternative was presented to the KISIP2 technical team (NPCT & /CPCT), the County Executive, MCAs, and the community, who validated and adopted the plan, with comments. All the comments from the stakeholders were incorporated into the final plan.
ix. Final Plan: The final plan, incorporating the comments issued on the draft plan was prepared and submitted to the County Assembly of Tana River for approval, thus, becoming a legally binding document.

Planning Intervention: The KISIP2 project intervention in the participating settlement was undertaken in an already developed set-up (urban area). Despite the inhabitants of the settlement lacking proof of ownership, significant developments of permanent structures were witnessed. Parcel ownership claims were based on informally 'defined' boundary demarcations (mostly defined by structures and live fences). The settlement exhibits a well-structured grid pattern, owing to previous planning efforts including a Nanyuki Part Development Plan (PDP).

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 allotment letters, 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 land rates receipts. Nevertheless, other means of property identification, including door-to-door enumeration, acknowledgement between neighbours, use of local administration, and community leadership were applied to authenticate the structure owners.

The LP & LUDP preparation seeks to establish some level of spatial organization through multi-sectoral proposals, realignment of accesses, and provide physical and land use planning guidelines to guide developments or redevelopments in the settlement, as well as the spatial layout that would aid land tenure regularization. The subsequent cadastral surveying, which will be executed as per the approved LP & LUDP layout, will enable formal tenure rights registration, which will fulfil the tenure regularisation 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, or considered under the KISIP2 infrastructure upgrading under subcomponent 1.2.

Planning approach: Given that the settlement was already significantly developed, non-disruptive approaches such as the adaptive approach were essential to minimize planning impacts. This adhered to the project's guideline of maintaining zero or minimal disruptions. Consequently, a number of planning principles such as principle of sustainability, public/community participatory planning, climate resilience, inclusivity and equitability, nature-based solutions, adaptability, balance with nature, livability and accessibility were applied. These principles provided a structured framework to ensure that the plan was not only efficient and practical but also sustainable and inclusive.

The planning process adopted an integrated and participatory approach, involving stakeholders at every stage. These stakeholders included representatives from the national and county governments, local communities, administrative officials, and elected leaders. Engagements were carried out through direct participation and targeted consultations on key aspects of the plan. Stakeholder involvement spanned multiple stages, such as social and environmental screening, basemap validation, socio-economic surveys, community visioning, participatory planning, and the presentation of draft plans to both the county and community.

Key planning highlights

This plan's vision is to make Kwa Mbuzi ***'A well planned and modern settlement characterized by improved infrastructure and modern housing'*** with a planning horizon of 10 years (2025-2035).

This LP & LUDP preparation was primarily anchored on the socio-economic survey findings (submitted as a different deliverable of this Consultancy). The findings were crucial in the plan preparation as they informed the community priorities, demand, supply, and projected needs for preplanning. In addition, a participatory planning exercise was held where the community proposed various planning interventions applicable to their settlement. These included: installation of streetlights, connection

to sewer system, upgrading earthen road to bitumen, provision of waste collection receptacles, and provision of water supply system.

The community's proposals coupled with the professional/expert input from the Consultant and other stakeholders formed the main background to this plan and report herein. This helped build the local people's sense of ownership in the project and plan-making exercise.

The various plan alternatives considered included: Nil intervention, which meant maintaining the status quo of the settlement. The settlement boundary would be subject to survey, and a joint title of the whole community would be issued. Based on adaptive planning approach, Adaptive planning option 1 and adaptive planning option 2 were prepared. This was an innovative learning that was borrowed from KISIP1. The approach was flexible, adopting planning proposals (without conforming to conventional planning standards) as per the applicable existing development layout. This sought to minimize the negative impacts generated in addressing the complexity of planning in an already developed informal settlement. The only difference between the two planning options was road realignment which resulted in 12 impacts in adaptive 1 and 13 impacts in adaptive 2 planning option.

The plan: The three planning scenarios were presented to the community, highlighting the strengths and weaknesses of each option. Despite the adaptive 2 planning option having many impacts (13), the community unanimously chose it. The adaptive 2 option improved accessibility and traffic flow within the settlement. It paved the way for the location of infrastructure such as streetlights, water pipes, and sewer lines, which were the community's priority needs. The adaptive 2 options also strategically zoned a mixed-use area for integrated development. It also proposed the development of an ECDE within the settlement. Notably, this option achieved individual titling of each parcel, providing formal ownership rights to the residents.

A notice of completion was published on 7th April 2025, in the Taifa Leo, and the Standard newspapers, and in the Kenya Gazette in line with the provisions of the Physical and Land Use Planning Act, 2019. This enabled the public to inspect the plan and issue comments. Within the 60 days, 2 RIM sheets were acquired affecting parcels 14 - 23 and 39 – 41. Upon search, parcel 267 on the RIM, that was affecting parcels 14 to 23 on the plan, was found to have a lease to an individual. Due diligence is ongoing about the issue. After incorporating the feedback, the next steps included presenting the finalized draft plan to the technical team (KISIP NPCT and CPCT), the county executive, county assembly members, and the community for approval and adoption. Based on the comments received from these stakeholders, the plan was amended appropriately in readiness for submission to the county assembly for approval.

Detailed zoning guidelines were prepared for residential zone, commercial zone, infrastructure and service utility, solid waste management, transport, and mixed use. In addition, the plan has provided guidelines on development applications such as subdivision, amalgamation, change of user, and extension of user. The plan has outlined strategic actions for regularizing land tenure in Kwa Mbuzi, including final verification of structure owners, plan approval, cadastral surveying, addressing structures affected by the plan, and evaluating losses. It also details strategies for

environmental protection, housing, transportation, and infrastructure improvements. Additionally, it discusses implementation frameworks, capacity building, development control, and monitoring and evaluation mechanisms to ensure effective plan execution.

Conclusion: The plan was prepared to establish a comprehensive framework for land use planning, regulation of development, and the conferment of land rights and connected purposes, while ensuring that the perspectives and aspirations of all relevant stakeholders are meaningfully integrated into the process. The planning process has been inclusive, bringing together input from community members, local leadership, county leadership, the county assembly, and other relevant authorities. Implementation efforts will be coordinated with county and national government agencies to ensure that the interventions are aligned with local and national development policies. The ongoing community involvement will continue to be a cornerstone of the project's success, ensuring that the solutions are both appropriate and sustainable.

Report structure:

This report is organized into eight chapters with the contents of each briefly described below:

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 settlement, 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 settlements' 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 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

CBO	Community Based Organisation
CDC	Centres for Disease Control
CPCT	County Project Coordination Team
ECDE	Early Childhood Development Education
ESMP	Environmental and Social Management Plan
GIS	Geographic Information System
GRC	Grievance Redress Committee
ICT	Information and Communication Technology
ID	Identification Card
IDA	International Development Association
KISIP	Kenya Informal Settlements Improvement Project
KRA PIN	Kenya revenue Authority Personal Identification Number
LIS	Land Information System
LP& LUDP	Local physical and Land use Development Plan
NEMA	National Environment Management Plan
NGO	Non-Governmental Organizations
NLC	National Lands Commission
NPCT	National Project Coordination Team
NAWASCO	Nanyuki Water and Sewerage Company
OP	Operational Policies
PAP	Project Affected Person
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
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

Building line: The minimum distance a building must be set back from the adjacent access road (National Building Code, 2024).

Development control: Is the process of managing or regulating the carrying out of any works on land and ensuring that operations on land conform to spatial development plans as well as policy guidelines, regulations and standards issued by the planning authorities (Draft Physical and Land Use Planning Handbook, 2025).

Disaster Risk Management: The application of disaster risk reduction policies and strategies to prevent new disaster risk, reduce existing disaster risk and manage residual risk, contributing to the strengthening of resilience and reduction of disaster losses (Physical and Land Use Planning Handbook, 2025).

Environmental and Social Management Plan: is a comprehensive document outlining how a project will manage its potential environmental and social impacts throughout its lifecycle. It details mitigation measures, monitoring strategies, and institutional arrangements to ensure adverse effects are avoided, minimized, or compensated for (World Bank, 2025).

Informal settlements: An unplanned residential area where a group of housing units have been constructed on land to which the occupants often have no legal claim (Physical and Land Use Planning Handbook, 2025).

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 with reference to any trading or market centre (PLUPA 2019).

Participatory planning: Is a collaborative approach to decision-making in urban or community development, where stakeholders, including marginalized groups, actively engage in the planning process. This method emphasizes inclusivity, transparency, and consensus-building to ensure that the outcomes reflect the diverse needs and priorities of the community (Smith, 2020).

Set back: The distance between the building and the property boundary (Physical and Land Use Planning Handbook, 2025).

Tenure regularization: A legal and administrative process aimed at formalizing and legalizing the possession or ownership of land, particularly in areas where land rights are informal or unclear (Handbook on best practices, security of tenure and access to land, 2003).

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 (Brown, 2022).

Urban renewal: is the process of upgrading and redeveloping decayed areas in urban areas (Physical and Land Use Planning Handbook, 2025).

Zoning: in planning refers to the division of land into designated areas or zones, each with specific regulations and restrictions on land use and development. This is used to organize urban growth, separate incompatible land uses, and promote orderly development (Taylor, 2021).

1. INTRODUCTION

1.1 Background to the 2nd Kenya Informal Settlements Improvement Project

The United Nations Human Settlements Programme (UN-Habitat) estimates that over 1 billion people worldwide live in informal settlements, a number projected to increase significantly in the coming decades, particularly in Sub-Saharan Africa and parts of Asia. Informal settlements are thus a pervasive feature of urbanization worldwide, hosting a significant percentage of urban populations, over 50% in many countries and up to between 60-80% in many African cities.

These settlements typically lack formal recognition, secure tenure, and adequate infrastructure and services. However, there is no universally applicable planning approach for upgrading these settlements that can be effectively applied at scale. Conventional urban planning frameworks, designed primarily for "greenfield" developments (new sites) or formally planned areas, are largely ineffective when applied to their complex realities.

Due to the limitations of conventional planning, current strategies for upgrading informal settlements are largely based on case-to-case dynamics of each settlement. This involves highly localized approaches, considering factors such as settlement history, community organization, economic activities, and specific infrastructure deficits alongside the best practices from other successful upgrading initiatives globally. These best practices often emphasize community participation, incremental improvements and flexible, context sensitive solutions.

It is against this backdrop that the second phase of the Kenya Informal Settlements Improvement Project (KISIP 2), was conceived. It is an initiative of the Government of Kenya with support from her development partners, with the International Development Agency (IDA) playing a significant role.
In addition to the challenges facing informal settlements, the rollout of this phase was further premised on the successful implementation and completion of the first phase, KISIP 1, which covered 14 counties in Kenya. The positive impacts, learnings, and experiences of KISIP 1 thus became benchmarks for the need for scaling up the project activities across all 47 counties.

The carryover from KISIP1 was the coining of the 'adaptive planning' approach to address planning interventions in informal settlements. The 'adaptive' planning approach was a masterstroke that allowed flexible planning proposals. The ingenuity of this approach in KISIP1 was in the reduction of project-related displacement impacts on the beneficiaries, in some cases up to 85% (KISIP2 PAD, 2020). The

'adaptive' approach's flexibility was based on factoring in the existing settlement dynamics; parcel sizes, road widths, and even service availability-conventional standards notwithstanding. This led to the retaining of road sizes of lesser width (with slight realignments) compared to the conventionally defined sizes. However, applicable planning guidelines like having one-way traffic flow routes or pedestrianizing some sections were provided for this approach. Nevertheless, where conditions allowed, conventional standards were applied.

Given the uniqueness of each informal settlement's characteristics, a one-size-fits-all approach is not feasible, necessitating a more flexible approach. The project's pioneering of a workable approach for informal settlements upgrading thus aligns with its main objective of conferring land tenure regularization. This responsive approach to prevailing settlement conditions minimized potential project-related displacements. In this specific project and settlement, the 'adaptive' approach was applied in the preparation of the Local Physical and Land Use Development Plan (LP& LUDP), as detailed under this report.

With the overall development objective of KISIP 2 being to improve access to basic services and tenure security of residents in participating urban informal settlements in Kenya, the application of the approaches highlighted in the preceding paragraphs gave room for fulfillment of the objective without disrupting the settlement's existence. This is in line with the Kenyan Constitution on the right to own property as well as the requirement for land use planning. Equally, the social pillar of Kenya's Vision 2030 addresses the urbanization trend and given that informal settlements often form the first point of call for rural-poor immigrants, efforts to upgrade these settlements, as being done through this project, go a long way in helping the realization of the vision. The project is also enhancing socio-economic inclusion by linking vulnerable people (women, elderly, orphans, disabled, and others) in informal settlements to government programs aimed at reducing poverty and vulnerability, and linking at-risk youth to programs focused on building skills and creating opportunities for employment and self-employment. Socio-economic inclusion planning is being integrated into the settlements receiving infrastructure projects to provide both socioeconomic and infrastructure benefits to the same community. KISIP2 has also increased its focus on resilience to natural hazards, crime, and violence prevention, and closing the gender gap across its interventions.

The highlighted undertakings of KISIP2 are fulfilled through its constituent and interdependent four components, as indicated 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 lands through planning and surveying

Sub-component 1.2: Infrastructure Upgrading	Coordinates infrastructure investment
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
3. Component 3: Institutional Capacity Development for Slum Upgrading	Supports institutional, policy development and capacity building at national and county levels towards understanding of slum upgrading processes
4. Component 4: Program management and coordination	Supports activities related to national and county-level project management and coordination (NPCT and CPCTs)

This Consultancy is being executed under Component 1 on integrated settlement upgrading, Subcomponent 1.1-tenure regularization. As indicated in the introductory paragraphs, the above components were enhanced and refocused from previous experiences. In particular, the integration of component 1 was based on the experiences from KISIP1, whereby the constituent sub-components coordination (initially they were independent components done parallel) was considered to overly entrench the project's impact on the specific settlement's local communities based on implementation synergies.

It is therefore imperative that the preparation of the Local Physical and Land Use Development Plan, which is the main focus of this, enable the tenure security enhancement in the Kwa Mbuzi settlement and at the same time become an implementation blueprint for the various proposals and projects in the settlement post-tenure regularization phase, especially the infrastructure projects. This, therefore, presents the interdependency of the project's components.

1.2 Objectives of the project

The main focus of this consultancy is to facilitate the conferment or formalization of secure land tenure for the Kwa Mbuzi informal settlement in Laikipia County through planning and surveying activities. Fulfilling of the tenure regularization target, involved undertaking a series of key activities up to this plan preparation a few remaining to be completed after the plan's approval.
Among the *key planning objectives*, 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.

Figure 1 illustrates this process up until the issuance of title documents. The details of the planning approach and implementation strategies are discussed in subsequent sections of this report.

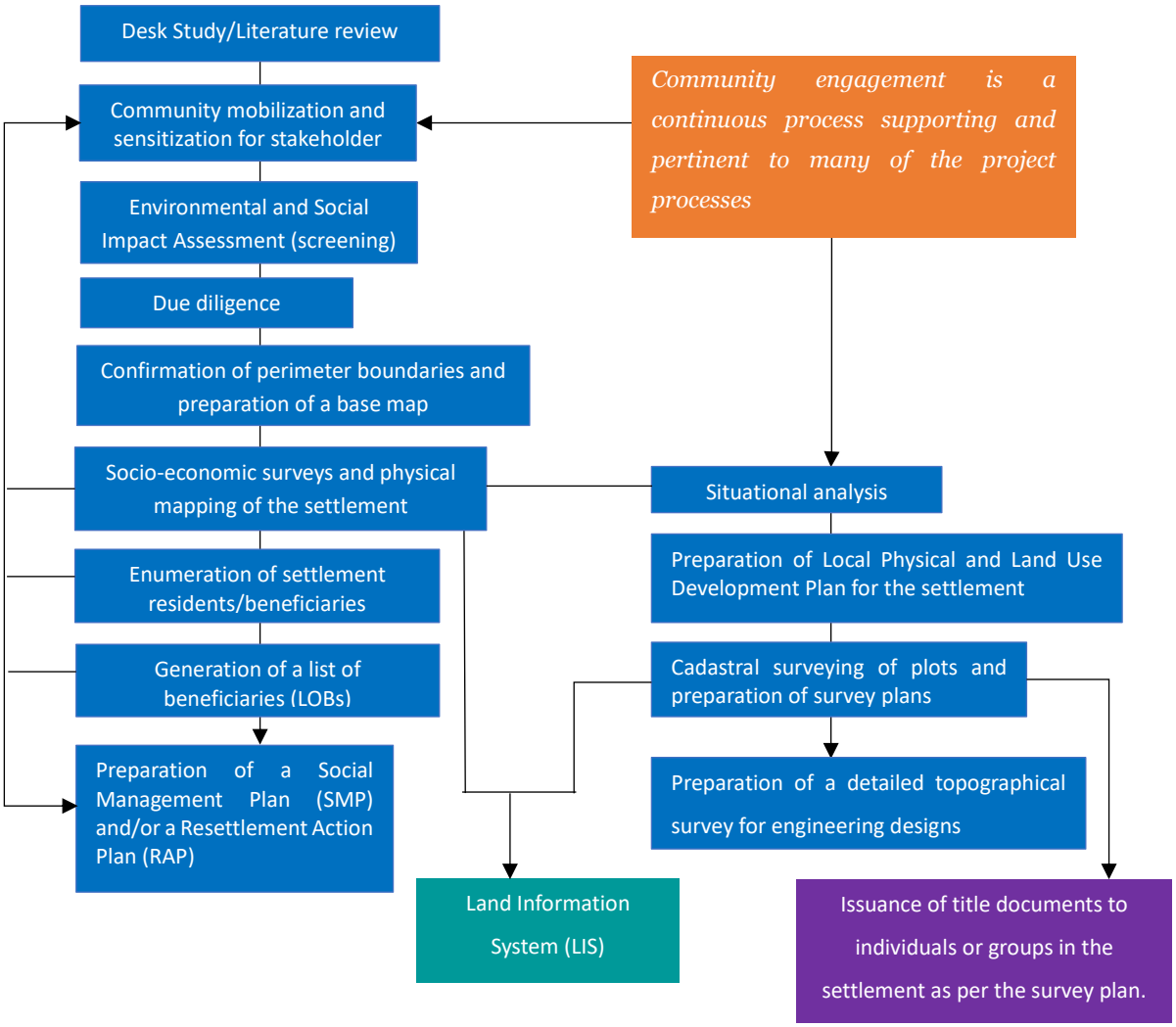


Figure 1: Project activities

1.3 Plan Vision

During the participatory planning engagement held on 21st February 2025, community members and stakeholders shared a wide range of aspirations for the future of their settlement. These diverse perspectives were synthesized into a unified vision: ***'A well planned and modern settlement, characterized by improved infrastructure and modern housing.'*** This shared vision served as the guiding principle in the formulation of the LP & LUDP as discussed in chapter 5 of this report.

1.4 Plan Preparation Basis

As established in the preceding sections, tenure regularization under KISIP2 is being achieved through a combination of planning and surveying activities. The preparation of a settlement plan is explicitly identified as a key activity under this consultancy (Section 1.2). This plan serves as a critical milestone in the broader tenure

regularization process by setting the foundation for subsequent activities, including cadastral surveying, issuance of title deeds, and topographic surveys for infrastructure development under Subcomponent 1.2.

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 center, or trading/market center. 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.

The **planning horizon for this LP & LUDP is 10 years (2025 – 2035), with a scheduled review period of 5 years.** This timeframe allows for phased implementation of proposed interventions while providing flexibility for adjustments based on emerging needs, demographic changes, and infrastructural developments.

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

This report provides a structured framework for implementing the LP& LUDP and details the guidelines and policy framework for its execution. It serves as a reference for the County Government of Laikipia, landowners, developers, and other stakeholders, offering an interpretive framework for the LP& LUDP's proposals and localized development standards.

Additionally, this report documents the preceding activities that informed the plan preparation process, including an analysis of planning options and the rationale for selecting the most suitable approach. This is elaborated in Chapters 3 to 5.

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 plan 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.

iii. Voluntary participation: Participation in the project is entirely voluntary, with all project activities fully funded by KISIP2. Community members are sensitized to this principle to ensure their informed engagement.

v. Alternative Dispute Resolution Mechanisms (ADRM): Disputes related to the project are 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.

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

iv. Safeguarding vulnerable groups: Special attention is given to vulnerable groups, including minorities, widows, persons with disabilities, and orphans. These groups are represented in the Settlement Executive Committee (SEC) and advised on rights protection measures, such as the use of trustees for underage beneficiaries. People with disabilities have been considered through representation in the SEC, as enumerators during the socio-economic survey and have been severally engaged.

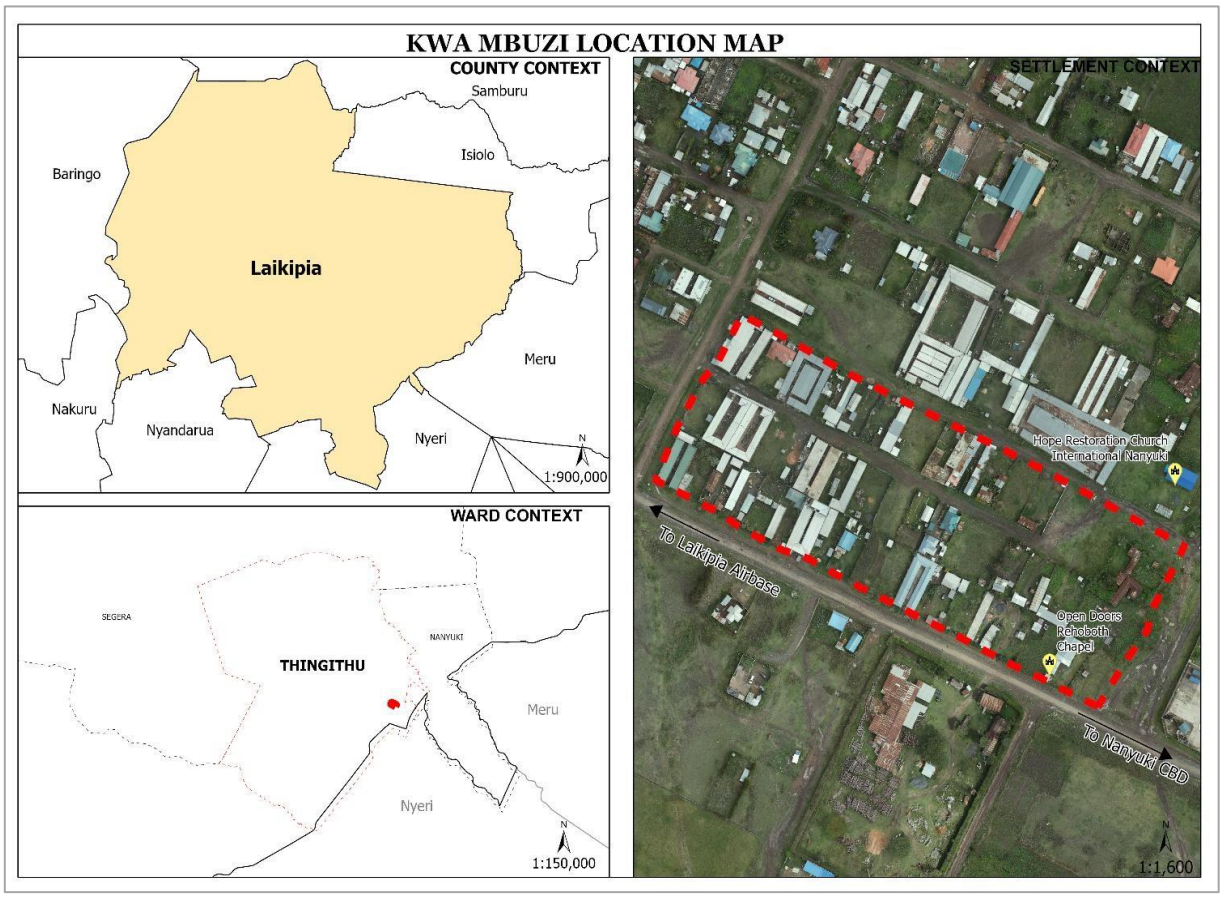
vi. Community-led decision-making: The planning process is community-driven, with residents leading discussions on re-planning impacts and negotiating the most beneficial outcomes for the settlement.

Figure 2: Project undertakings

2. PLANNING CONTEXT

2.1 Project location and Scope

Kwa Mbuzi located approximately 2 kilometers from Nanyuki, is a residential settlement situated on the outskirts of the town. Administratively, it is in Nanyuki ward, Laikipia East Constituency, Laikipia East Sub County, Laikipia County. The settlement lies between latitudes 0°0'33.07"N and 0°0'40.25"N and longitudes 37°03'41.76"E and 37°03'51.76"E. This location is within a project-specific perimeter boundary measuring approximately 3 hectares, consistent with the contractual area outlined in the TORs.



Map1 : Kwa Mbuzi Location Map

2.2 History of Kwa Mbuzi Settlement

Before 1938, the settlement now known as Kwa Mbuzi was an open, grassy field within a colonial village. In 1938, the Nanyuki district council allocated land to Africans in this area for herding goats and sheep, with allocations done randomly. Mbuzi is a Swahili word that translates to goats. Original African settlers were many and each

received one acre. Notably Mzee Kariuki and Mzee Ali Gule were the first inhabitants. Prior to this allocation, these individuals resided in the Majengo area of Nanyuki. After moving to Kwa Mbuzi, they erected temporary structures to house their families.

As the population increased, the initial plots were subdivided for sale or inheritance. Over time, influential individuals seized portions of Kwa Mbuzi land, leading to the demolition of residents' structures to make way for companies or rental properties. Today, Kwa Mbuzi, is in its third generation since the initial allocations were done. The settlement has subsequently been reduced to only 3 hectares and consists of just three rows of houses. Many structures are temporary or semi-permanent, and the area is inhabited by people from various ethnic groups, primarily Kikuyus and Somalis, who are descendants of the original inhabitants.

Currently the settlement is well organized, however, the residents lack legal proof of ownership. Thus, this KISIP2 project targets to regularize the settlement's tenure security will assist the residents formalize their ownership rights, bringing to a close, a wait that has lingered for many years.

2.3 Previous planning attempts

2.3.1 Nanyuki 1968 plan

In 2020, Nanyuki celebrated its 100-year anniversary marking a century since it was declared a township. Kwa Mbuzi settlement, that is located within the outskirts of Nanyuki town, has its history dating from 1938, when the Nanyuki district council allocated land to the original African settlers. However, no formal planning was done until 1968, when a plan was prepared to guide engineers in construction of a railway. Figure 2 below shows the Kwa Mbuzi settlement then, a bit larger compared to the current size. According to the 1968 plan, the settlement was zoned as a residential zone, denoted by code 0.

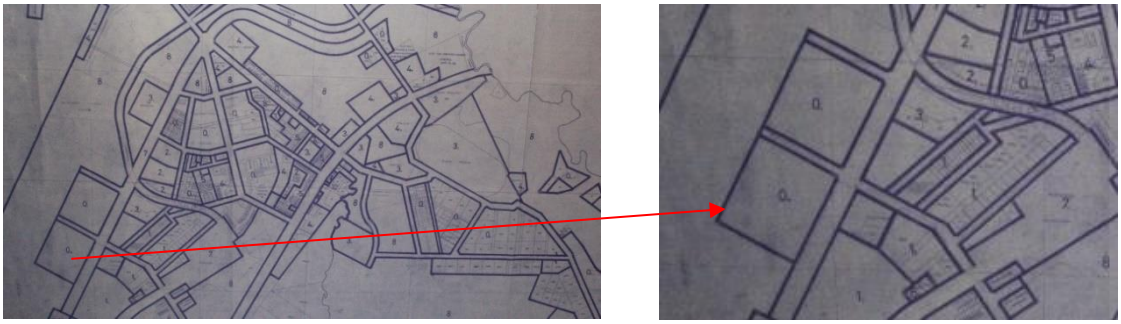


Figure 3: Kwa Mbuzi settlement in 1968 plan

2.3.2 Nanyuki PDP 2004

ON 10TH March 2004, a part development plan was prepared for Kwa Mbuzi settlement, which is a part of Nanyuki town. The PDP had proposed the whole of the settlement be a residential area. According to the PDP, there were industries to the southwest and southeastern sides of the settlement, besides a sawmill at the southern side as shown in figure 3 below. The PDP reflects the existing settlement structure. With only three housing rows. And one road running through the settlement.

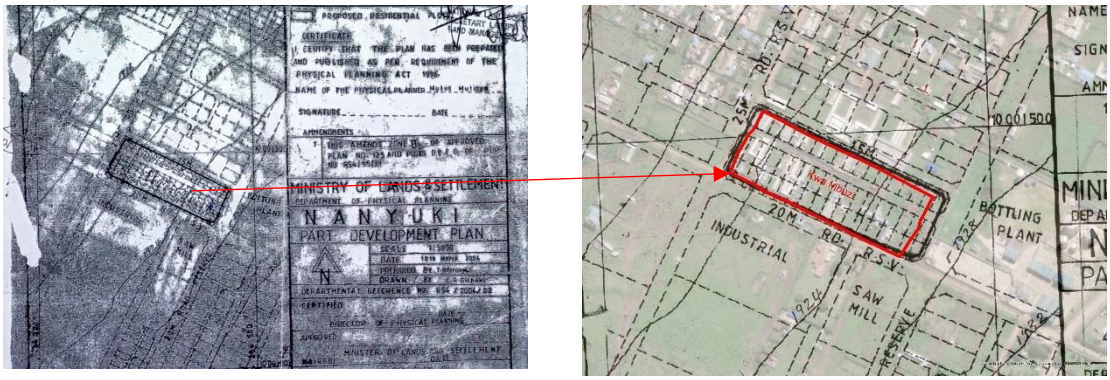


Figure 4: Nanyuki PDP 2004

2.3.3 Nanyuki Municipality Integrated Development Plan (IDeP) 2023-2027

In 1974 Nanyuki attained the status of a town council. Through the same steady growth, the town was elevated to its current status of a municipal council in 1982. Over time, the expansion of the town has been rapid and unplanned presenting a pressing need to control development and promote sustainable development in Nanyuki Municipality, being the urban area with the largest population in Laikipia County according to the 2019 Census.

That said, one of the most significant planning efforts is the **Nanyuki Municipality Integrated Development Plan (IDeP) 2023-2027,** which was formulated to guide the execution of priority projects and programs within the municipality. This plan aligns with national development strategies, including Kenya Vision 2030. One of the key pillars in Kenya Vision 2030 is economy. The IDeP states that the municipality will work towards ensuring a double digit national economic growth through revitalization of industrial zones, promotion of fair-trade practice and increased competitiveness of its industrial horticultural crops and animal products. Notably, the plan has zoned a number of industries within the municipality.

Based on the plan, the whole of Kwa Mbuzi has been zoned as a mixed-use development. The settlement is surrounded by industries to the east, south and western sides. The settlement is among the few informal settlements within the municipality that were prioritized for planning under KISIP2. Notably, informal settlements tend to crop up next to industrial areas to provide residential areas for the casuals working in the industries. This prompts the need to plan such areas to guide

orderly development and not only meet the housing demands but also provide necessary infrastructure like water and sewerage. The plan has considered this existing plan in making land use proposals as discussed in chapter 5 of this report. Figure 4 shows a snippet of the Kwa Mbuzi settlement in the municipal plan.

2.4 Policy and Legal Framework Anchoring Land Use and Physical

Figure 5: Kwa Mbuzi settlement in Nanyuki municipality IDeP (2023 - 2027)

Planning

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. These were analyzed in the context of their application to informal settlements, and specifically, Kwa Mbuzi with consideration for both present and future planning needs.

For instance, some planning standards may not have been fully met since averting displacement of vulnerable communities was prioritized. However, to support future (re)developments, specific guidelines have been introduced. Incrementally and with time, adequate physical planning standards will be achieved, inter alia, through the application of development control instruments.

The existing policy and regulatory frameworks were instrumental in guiding the negotiation processes with the community, particularly with regards to possible and desirable project outcomes. For example, where conventional planning standards were unachievable, the community was well informed about the legal requirements and the necessity of applying an adaptive approach. The involvement of the community at every stage was, without a doubt, a particularly useful approach in the preparation of the settlement plan and related project activities, aligning with the public participation principles set in the Kenyan constitution.

A report compiling a review and analysis of the policy, legal and institutional underpinnings of the project activities was submitted as a previous deliverable. A summary is presented in the matrix below:

Table 2: Summary of the review and analysis of the project's policy, legal and institutional underpinnings

Policy/ Legal Statute	Provision	Relevance to the assignment
KISIP 2 Foundational documents		
Project Appraisal Document	Designed and prepared by the World Bank in 2019, is the introductory document for the KISIP2 project	Set out the general project development objective (PDO). Provided the Project's design and assessed its viability through a multi-sectoral analysis. Established the four KISIP2 project components that operationalized this consultancy.
Project Operational Manual	Operationalized the PAD	Provided the project implementation framework. Outlined the overall settlements selection criteria including being located on public land, having no court case, being less than 30 hectares, and within a radius of 10k from the nearest urban center. The Kwa Mbuzi settlement met all the criteria.
WB operational policies		
World Bank Operational Policies	Designed and prepared by the World bank	**World Bank OP No. 4.04 on Natural Habitats**: *There were no areas designated or identified as natural habitats in the Kwa Mbuzi settlement.* **World Bank OP No. 4.10 on Indigenous People**: *there were no Indigenous people in the settlement.* **World Bank OP No. 4.11 on Physical Cultural Resources:** *There was no significant historical site within the Kwa Mbuzi settlement.* **World Bank OP No. No. No. No. 4.12 on Involuntary Resettlement:** *The process for identifying individuals who qualify as displaced, along with the eligibility criteria for beneficiaries, will be strictly followed in accordance with the Resettlement policy.* **World Bank OP No. 4.36 on Forests:** *There was no forest within Kwa Mbuzi settlement thus the project activities did not impact any designated forests.*
International policy		

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Policy/ Legal Statute	Provision	Relevance to the assignment
Sustainable Development Goals	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	**SDG Goal 5 on achieving gender equality:** 19 (32.2%) of the registered beneficiaries were women while 4 parcels were registered under joint ownership (both male and female). **SDG 11 on Sustainable Cities and Communities:** The plan proposals have integrated climate adaptation measures and nature-based solutions.
Agenda 2063	Collective vision and roadmap for the next fifty years aimed to eradicate poverty in the coming decades and provide opportunities for all Africans to have decent and affordable housing in clean, secure, and well-planned environments.	KISIP2 has helped achieve this collective vision through regularization of land tenure. This approved plan will be a legal document to guide the orderly development of infrastructure and housing in the Kwa Mbuzi settlement.
National policy documents		
Kenya National Spatial Plan 2015-2045	Kenya's long-term plan, covering a period of thirty years (30) from 2015-2045, that defines the general trend and direction of spatial development for the country.	This plan has been aligned to the following policy objectives and strategies in the Kenya National Spatial Plan 2015-2045: **Enhancing economic efficiency**: the plan has proposed/designated an economic zone to increase economic vibrancy of the settlement. **Optimizing land and resource utilization:** through preparation of a land use plan discussed in chapter 5 of this report. **Creating livable settlements:** through proposals for recreational areas and walkable streets/pathways. **Establishing an integrated transportation network:** the plan has proposed realignment and widening of the existing transport corridors.
Kenya Vision 2030	The country's development blueprint covering the period 2008 to 2030	The conceptualization of KISIP2 is envisioned under the Medium-Term Plan III The project aimed to enhance the social, economic, and political pillars by improving the living conditions of individuals in Kwa Mbuzi informal settlement through the regularization of land ownership via the issuance of title deeds. This plan will be used

Policy/ Legal Statute	Provision	Relevance to the assignment
		together with the amended RIM to process the title deeds.
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. This plan will be the blueprint to guide development of infrastructure within the Kwa Mbuzi settlement within the next 10 years.
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	This served as the principal anchor of this consultancy as it recognized the need for tenure security for all Kenyans, including residents of informal settlement, like Kwa Mbuzi. It promoted rights for vulnerable groups, aligning seamlessly with the project's focus on inclusivity. The planning process ensured female-headed households were registered so and encouraged married couples to include the names of both spouses on land ownership documents. However, no parcel was registered under joint ownership.
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	This plan has designated various land uses based on the needs of the community members as discussed in chapter 5 of this report. Chapter 6 of this report entails guidelines for the particular land use within the settlement.
National Slum Upgrading and Prevention Policy, 2022	Formulated with the aim of producing 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	This regularization plan is a step towards upgrading Kwa Mbuzi informal settlement and paves way for infrastructure development. This plan will guide a survey of the settlement and ultimately production of the title deeds, which are the overall output for this project.
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 Constitution of Kenya 2010	Environmental and social screening of the settlement was done during the initial stages of the project.
National legislation		

Policy/ Legal Statute	Provision	Relevance to the assignment
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 66 mandates the state to regulate the use of land but is not limited to land use planning. Article 60(1) states that land will be held, used, and 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.	In accordance with the constitutional framework serving as the cornerstone for all Kenyan legislation, the project involved the enumeration of beneficiaries to facilitate the conferment of land rights through this tenure regularization consultancy. Throughout the planning process, public engagement remained a pivotal element, as elaborated in Section 3.2 of this report. The rights of vulnerable groups, including individuals with disabilities and orphans, were upheld at every phase of the project. These groups actively participated in various capacities, such as enumerators or members of the Grievance Redress Committee (GRC) and Settlement Executive Committee (SEC).
Physical and Land Use Planning Act, (PLUPA, 2019)	It is the main statute that provides the legal basis for physical and land use planning, development control, and enforcement, and the preparation of different physical development plans. The Act stipulates the plan preparation and approval processes.	The Physical and Land Use Planning Act serves as the principal legislation governing planning in Kenya. This plan was aligned with the provisions outlined within the Act. Part III of the Act addresses the formulation of various physical and land use plans, of which this Local Physical and Land Use Development Plan is an integral component. Chapter 6 of this report provides development control guidelines that adhere to the stipulations of Part IV of PLUPA, 2019.
County Governments 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.	The County governments, designated as planning authorities under the framework of devolution, will play a significant role in approval and implementation of the approved plan. Their involvement extended beyond administrative oversight to include active engagement in public participation processes. Specifically, the County Planning Coordination Team (CPCT), which was instrumental at all stages of the plan's development. Collaborative meetings were conducted between the CPCT and the National Planning Coordination Team (NPCT) for thorough deliberations

Policy/ Legal Statute	Provision	Relevance to the assignment
		prior to broader community engagements.
Land Act, 2012 [Revised Edition 2022]	It gives effect to Art. 68 of the Constitution to revise, consolidate, and rationalize land laws to provide for sustainable administration and management of 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 for procedures for the conversion of public land to private, which is the main mandate of this consultancy, to spur tenure regularization. The project, being on public land, entailed enumeration of all structure owners for conferment of land rights to become plot owners. This will be confirmed through issuance of title deeds at the end of this project. This plan is part of the integral documents that will be used in processing the title deeds. Annexed in this report is the final list of beneficiaries.
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 will 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. 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.	Is the main law on land registration and will be applied on the titles' registration in the project
Survey Act, 1961 [Revised Edition 2020]	The Act guides land survey works and processes in Kenya.	Will be the principal law that will guide all the surveying activities from beaconing, authentication of survey plans and amendment of RIMs
EMCA Cap 1999 [Revised Edition 2019]	The Act provides for the establishment of an appropriate legal and institutional framework for the management	Will be applied together with ESMF on environmental screening and assessment of the plan proposals

Policy/ Legal Statute	Provision	Relevance to the assignment
	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 or not a Programme, activity or project will have adverse impacts on the environment.	
Environment and Land Court Act, 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, national and resolution through courts of law. In the event any case escalates; after exhausting all the available local avenues, the complainants(s) will 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]	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 National and County governments, alienate public land that would result in conferring ownership to private ownership to private beneficiaries. Additionally, the Commission is mandated to encourage the application of traditional dispute resolution mechanisms in land conflicts.	Reservation of the settlement as a public land; this is done early into the project in collaboration with county government and KISIP. This safeguards the settlement from any possible interference / claims. Oversight over land use planning – as a key stakeholder, this plan was shared with NLC for their review and comments. Participation in project processes and procedures; like other key stakeholders, NLC were always invited to participate in community engagements, as well as technical meetings. The parcels that will be designated for public purposes, by this plan will be under the management of NLC
UACA, 2011 [Revised Edition 2019]	It enacts Art.184 of the Constitution that legislates classification, governance, and management of urban areas and cities; criteria for establishing urban areas, and the principle of governance and participation of residents. Section 37 of this Act stipulates that a city or urban area integrated development	Classifies urban areas. The participating informal settlement, Kwa Mbuzi, met the selection criteria by virtue of being part of Nanyuki municipality. Preparation of this plan has been in line with the guidelines of UACA to guide orderly development of the settlement.

Policy/ Legal Statute	Provision	Relevance to the assignment
	plan will be aligned to the development plans and strategies of the County governments. Every city and municipality established under this Act will operate within the framework of integrated development planning.	
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.	The provisions of this Act ensure that married individuals, regardless of gender, possess equal rights to property ownership. Within the scope of this project, spouses were guided to adopt joint ownership practices.
County Specific Regulations		
Laikipia County Spatial Plan-CSP (2023-2033)	County Spatial Plan provides a framework for land use management in the County.	The CSP has recommended a strategy for provision of regularization of land tenure in informal settlements. With this project's main target being to enhance tenure security in the select informal settlement, this will ultimately contribute towards realization of the CSP targets on tenure security.
Laikipia County Integrated Development Plan (CIDP): 2023-2027	It outlines development priorities, strategies and programmes to be implemented towards addressing pertinent issues in the county.	It is attributed that about 30% 'landowners' who lack tenure security are mostly in informal settlements and urban areas, which are not planned and surveyed. This KISIP2 tenure enhancement project in the selected informal settlement will go a long way towards assisting the county in achieving tenure security through planning and surveying activities.
Laikipia County Water Management Master Plan (2021-2031)	Provides the blueprint that will guide water resource development and supply. The aim is to provide enough water for the residents for consumption and production.	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 consideration.	The KISIP2 Project interventions are aimed at reducing vulnerability in poor urban settlements to disaster and climate risks and to catalyze economic growth, improving the livelihoods of the most vulnerable.

Policy/ Legal Statute	Provision	Relevance to the assignment
	It also advocates community participation, ensuring that climate actions are implemented in a way that is inclusive and that benefits are distributed fairly.	The Project also advocates 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.	The respective informal settlements' youths will be directly involved during the project period.

2.5 Planning Regulatory Framework

2.5.1.1 Physical and Land Use Planning Handbook (2025)

A planning handbook is a set of gazetted rules and regulations that guide the standardization of physical planning process and practice. The purpose of drafting the Kenya's planning handbook was to provide a supplemental guidance and standards on the process and practice of physical planning. The preparation of these plans needs to be guided by a framework that spells out guidelines, methodologies, standards, and planning considerations.

The handbook has outlined various standard specifications for various land uses and densities that have been borrowed, where applicable, in preparation of the LP& LUDP guidelines.

2.5.1.2 National building code, 2024

The National Building Code 2024 provides a comprehensive framework for ensuring safety, sustainability, and efficiency in construction practices. Its application to the preparation of a local settlement plan is crucial for aligning development with national standards. Key aspects include siting and space requirements, and environmental considerations.

The code emphasizes compliance with physical planning regulations, ensuring that buildings are constructed in suitable locations with adequate spacing for safety and functionality. The code promotes sustainable practices for addressing energy efficiency, waste management, and noise control. Incorporating these standards into the plan helped mitigate environmental degradation and support long-term sustainability. The code sets standards for structural integrity, ensuring buildings can withstand environmental stresses. This is essential for creating resilient infrastructure in settlements.

2.5.1.3 *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 various options were considered with the 'adaptive' option becoming 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 5 illustrates the various actors, namely: the national and county governments, and non-state actors.

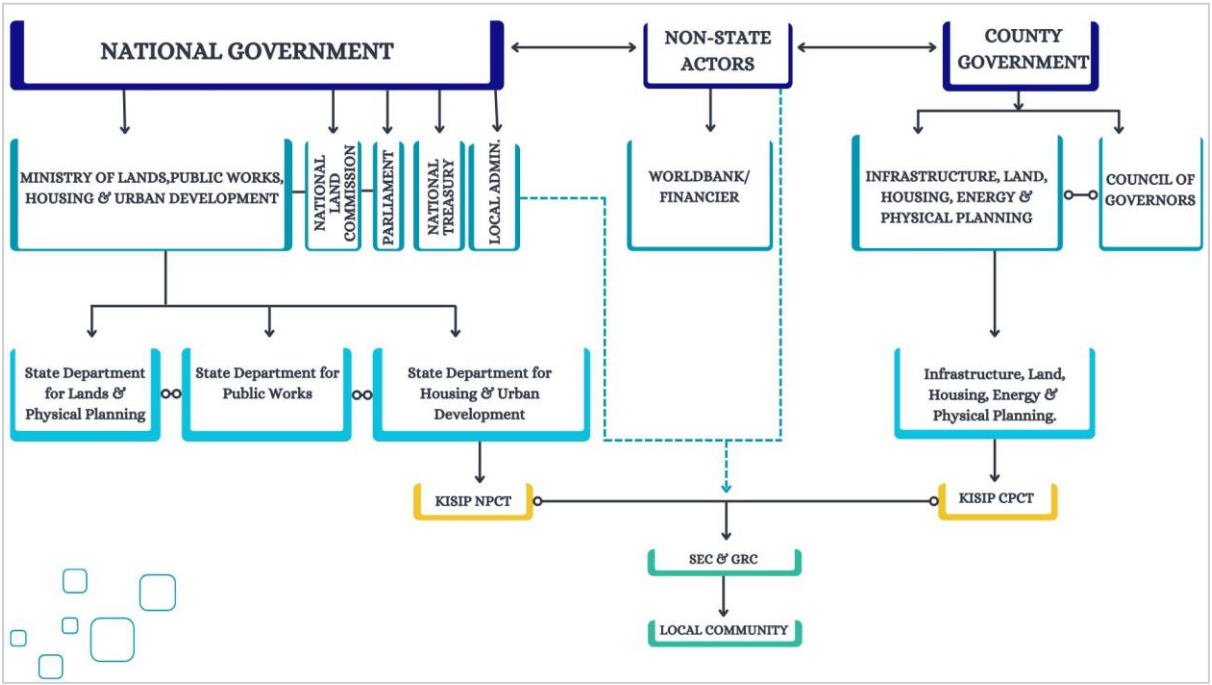


Figure 6: Institutional Framework

2.6.1 National Government

This comprises the Ministry of Lands, Public Works, Housing and Urban Development; the National Land Commission (NLC); the Parliament of Kenya; the National Treasury; the 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. The State Department of Lands and Physical Planning has been useful in this project through:

i. Provision of technical support to the County on planning matters – The department provided support to the County through capacity building on the implementation of the KISIP project, acted as a link between the Survey of Kenya (SoK), County and the Consultant in the acquisition of geodetic control points that aided ground picking/survey/drone mapping. These activities were critical in the plan preparation process as they guided the preparation of the document that was key to the socio-economic survey and plan formulation.
ii. Ensuring compliance with the Physical and Land Use Planning Act (PLUPA 2019) – this included supervision of the plan preparation to ensure compliance, for example, ensuring adequate public participation (a gazette notice, and two national dailies before project commencement and after completion of the plan preparation, among other community engagements), land use compatibility among other key legislative provisions.

Going forward, the State Department of Lands and Physical Planning will play other key roles including:

i. Ensuring compliance with the Physical and Land Use Planning Act (PLUPA 2019) - the department will provide technical oversight in plan review within the planning window and after the lapsing of the ten (10) year plan period. This will ensure that the plan meets the current and future needs of the community. Additionally, the department will support the county in policy formulation (county-specific policies). They will also have an oversight role in land use planning, management, and development control.
ii. Authentication and approval of the settlement registry index map (RIM) – upon cadastral survey and beaconing, the final RIM will be submitted to the Survey of Kenya for approval, hence paving the way for titling.
iii. Producing and maintaining plans of the property boundaries in support of land – this will be a continuous process where the department will ensure that plan records are updated as per the amendments made.
iv. Processing and issuing of ownership documents (land rights) – upon cadastral survey, beaconing, and approval of the survey plan, the department will prepare certificates of title.
v. Custodian and maintenance of land information system (LIS) – the department will manage the database containing property owners' details, boundaries, and other land-related information. This includes updating the database in cases of succession, land transactions (change in property ownership), among others.

Whereas the State Department of Housing and Urban Development oversees the planning and implementation of the project, the State Department of Public Works provides technical expertise on infrastructure development and quality control.

In addition, KISIP NPCT developed frameworks and guidelines for the project, provided technical expertise to county governments, including capacity building where they conducted training of SEC and GRC members. Through their active

participation in both the technical meetings and community meetings, their valuable input shaped this plan.

The National Land Commission (NLC) serves as the primary authority responsible for overseeing land matters and carries out specific functions as outlined in the Constitution of Kenya 2010 {article 67 (2)}. These include:

i. Reservation of the settlement as a public land; this was done early into the project in collaboration with the County Government and KISIP. This safeguards the settlement from any possible interference / claims.
ii. Oversight over land use planning – as a key stakeholder, this plan was shared with NLC for review and comments.
iii. Participation in project processes and procedures; like other key stakeholders, NLC was always invited to participate in community engagements, as well as technical meetings.
iv. The parcels that will be designated for public purposes, by this plan will be under the management of NLC in all processes as a key stakeholder.
v. Encouraging application of traditional dispute resolution mechanisms in land conflicts.
vi. Assessing tax on land and premiums on immovable property in any area designated by law.
vii. Monitoring and overseeing responsibilities over land use planning throughout the country.

The local administration (ward administrator, chief/sub-chief) helped in dissemination of information to the local community through 'Barazas,' ensured local mobilization for plan implementation, safeguarded public facilities, and will act as a watchdog in the implementation of the plan on behalf of the community.

2.6.2 County Government

The county governance comprises the Council of Governors (CoG), county assembly, and the Department of Infrastructure, Land, Housing, Energy and Physical Planning and KISIP CPCT. The Department of Infrastructure, Land, Housing, Energy and Physical Planning helped in issuance of the notice of completion and adoption of the draft final plans by the community and forwarded the proposed plan for approval by the county assembly. The Department of Lands and Physical Planning will review and implement the approved plan. It will also communicate the decisions of the county government on development applications, issuance of development permissions, among other applications.

The KISIP CPCT (physical planners, environmental officers, surveyors, GIS technicians) was actively involved in the daily coordination and supervision of all the project activities from project launch to preparation and review of the base map, undertaking and reporting on the socio-economic conditions, presentation of the findings, visioning, participatory planning, presentation of draft plans and

presentation of draft final plans. The CPCT will continue to play key roles in ensuring that the timeframes provided in the plan are adhered 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 specific roles for CPCT under KISIP2 include:

i. Coordination and supervision of the KISIP project in Laikipia County.
ii. Delineation of settlements – the CPCT guided in the delineation of settlement boundaries participating in the KISIP2 project in Laikipia, and in this regard, Sipili A.
iii. Facilitate entry to the settlement – the CPCT introduced the consultant to the community (Sipili A) for familiarization before project launch.
iv. Community mobilization and sensitization – the CPCT supported in mobilization in collaboration with the ward administrator, chief, and sub-county administrator.
v. Participate in all activities – planning and surveying. The CPCT participated in all project activities, hence ensuring the accuracy of the work through consultant supervision.
vi. Plan approval and Validation of the List of Beneficiary
vii. Implementation of ESMP/RAP – the CPCT will participate in the implementation of an ESMP for Sipili A, as there are PAPs generated as a result of access creation/alignment.
viii. 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.

The members of the county assembly were responsible for approval of the plan. The county assembly will also be liable for reviewing and approving facilitation funds for affected persons/households, and monitoring implementation through parliamentary committees.

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 actor for this project has been the World Bank.

The World Bank played a key role in funding, technical support, policy guidance, environmental safeguards, and monitoring within KISIP2. Its involvement ensured that the project was effectively executed and aligned with global best practices in informal settlement upgrading.

2.6.4 Community leadership

The Grievance Redress Committee (GRC) and Settlement Executive Committee (SEC) constituted the core of the project's community leadership. These committees were composed of selected members representing various groups within the community, including youth, women, elders, and persons living with disabilities.

The GRC was responsible for handling complaints and resolving conflicts among community members. This mechanism provided Project-Affected Persons (PAPs), and other stakeholders with a formal and structured platform to voice their concerns. By resolving issues at the community level, the GRC helped prevent unnecessary delays in project implementation, as it avoided the often-time-consuming procedures associated with involving higher authorities.

The SEC functioned as the main liaison between the KISIP NPCT, KISIP CPCT, the consultant, and the local community. It ensured that the residents were meaningfully and actively engaged in decision-making and the implementation of project activities.

Although the GRC and SEC were formally established structures, the local community members voluntarily participated in shaping the development plan including developing the vision, making proposals, and overseeing the plan implementation process.

In Kwa Mbuzi, only one conflict arose, and it was resolved by the GRC.

S.No.	Parcel No.	Nature of the case	Agreements made	Current status
1	KMZ/22	A member had sold their parcel, but the buyer had not completed paying the agreed amount.	Issued was resolved	RESOLVED

3. PLAN PREPARATION PROCESS

3.1 Overview

This plan preparation was largely based on the practical realities of planning in informal settlements as illustrated in figure 6 below. 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 is aimed at attaining some level of spatial orderliness in the settlement; however, some flexibility was adopted to mitigate against the number of PAPs generated by this planning exercise. This is discussed further under the planning alternative options in chapter 5 of this report.

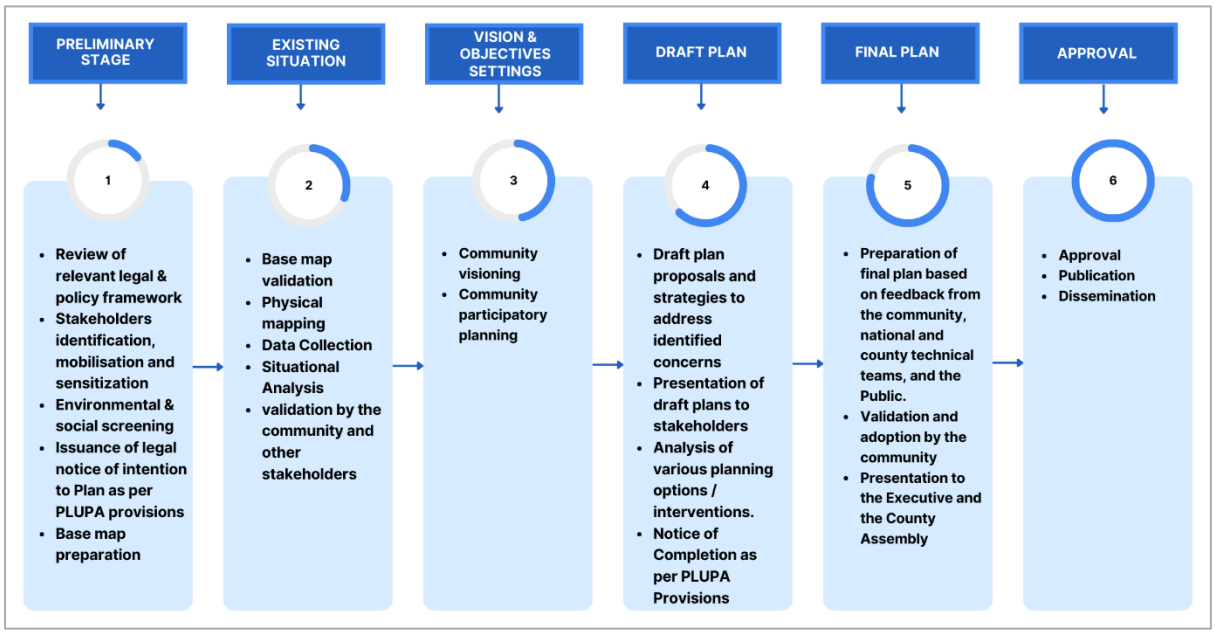


Figure 7: Summary of the Plan Preparation process

A methodology specific to the plan was adopted for this exercise. The process began with identifying and analyzing relevant stakeholders, which laid the foundation for their mobilization and sensitization. Once the stakeholders were actively engaged, preliminary environmental and social screening was conducted to assess potential impacts and inform 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 served as a critical reference for the next stage: physical mapping and conducting a socioeconomic survey. These efforts

captured key data regarding the settlement's current status and resident demographics.

With this information, visioning and participatory planning were undertaken, involving stakeholders and community members in shaping the future plan. This collaborative effort was followed by preliminary verification of the List of Beneficiaries (LOB) to ensure transparency and inclusivity.

A draft plan was then prepared, reflecting input from all prior stages, and presented to the community. The comments given were incorporated. A notice of completion was placed welcoming the public to critique the plan within 60 days, after which the draft final plan was presented to the County executive, MCAs, and the community for adoption. The plan was submitted to the county assembly for approval. Based on the approved plan, detailed environmental and social screening will be performed to refine proposals and ensure compliance with applicable standards. Simultaneously, Social Management Plans (SMP) and Resettlement Action Plans (RAP) will be developed to address any arising concerns.

3.2 Stakeholder Identification, Mobilization and Sensitization

In line with the main project approach that underpins the participation and inclusion of the community and all stakeholders' engagement inclusion, the Consultant duly mapped and analyzed all relevant parties for the project. ***Table 3*** shows a summary of the stakeholders involved throughout the plan preparation. A detailed stakeholder engagement and analysis report will be submitted under a different deliverable.

Table 3: List of stakeholders and their roles in the project

Category	Name of Stakeholder	Role in the project
Primary Stakeholders		
Community members	• Structure owners	• The primary beneficiaries of the project as the targets of the tenure strengthening exercise.
	• Tenants	• Indirect beneficiaries who will benefit from the settlement planning and upgrading. • Important for determining 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	• Addressed 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 e.g., Catholic church hosted the introduction, launch and socioeconomic and draft plans presentation meetings and served as the meeting point for enumerators, supervisors and SEC members during the socioeconomic survey exercise. • 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-officios 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. • Champion the approval of the final settlement LPLUDPs and accompanying reports at the County Assembly. • Provide political goodwill and ownership of the project. • Assists in the mobilization and sensitization of the project to the community through assuring the locals on the administration's support of the project
	• Laikipia County Assembly	• Active participation throughout the project public forums
Government Agencies		
National government	• National KISIP Coordinating Team	• Supervision of the Consultant and the project implementation.
	• State Department for Lands and Physical Planning	• Provided technical oversight to county teams on land use planning issues.
	• NLC	• Reservation of the settlement as a public land; this was done early into the project in collaboration with county government and KISIP. This safeguards the settlement from any possible interference / claims. • Oversight over land use planning – as a key stakeholder, this plan was shared with NLC for their review and comments. • Participation in project processes and procedures; like other key stakeholders, NLC were always invited to participate in community engagements, as well as technical meetings. • The parcels that will be designated for public purpose, by this plan will be under the management of NLC in all processes as a key stakeholder.

		• Encouraging application of traditional dispute resolution mechanisms in land conflicts. • Assessing tax on land and premiums on immovable property in any area designated by law. • Monitoring and overseeing responsibilities over land use planning throughout the country.
Laikipia County Government	• County KISIP Coordinating Team • County Executive Committee member • County director of physical planning • Subcounty planners	• Steering and project coordination at the County Level • Link between KISIP 2 National Team, the Consultant, and the respective communities. • Link the Consultant to relevant County departments. • Participate in project activities such as perimeter boundaries verification, beneficiary enumeration, physical mapping, confirmation of the final list of beneficiaries, planning and surveying. • Participate in handling of any escalated dispute resolution in the settlements

The identified stakeholders were mobilized for all project meetings including project launch, presentation of socio-economic survey findings, community visioning, and participatory planning and presentation of draft plans. ***Table 4*** shows a summary of the stakeholder forums held, the objectives, attendees and meeting highlights.

Table 4: Stakeholder mobilization and sensitization

S/NO	Stakeholder Meeting/Activity	Participants	Date	No of participants			Issues Discussed/Highlights
				Male	Female	Total	
1.	Introduction	• KISIP NPCT • KISIP CPCT • Sub county planner. • Consultant • Community leaders • SEC & GRC	20th November 2024	26	23	49	• The consultant was officially introduced to the community. • The community was urged to pause construction for 2-3 months to allow proper planning. • Familiarization of the consultant with the SEC and GRC.

		• Community Members					
2.	Project launch	• KISIP NPCT • KISIP CPCT • Sub county planner. • Consultant • Community leaders • SEC & GRC • Community Members	5th December 2024	41	56	97	• The consultancy team outlined the stages of the project, which included drone mapping, boundary demarcation, a socio-economic survey, and participatory land use planning. • The process for issuing titles was explained. • The consultant emphasized that the project aimed to protect vulnerable individuals, including persons with disabilities, orphans, and widows. • She encouraged the community to safeguard them against potential land injustices. • Beneficiaries were reminded to prepare necessary documents such as copies of ID, KRA PIN and formal documents proving ownership.
3.	SEC training	• SEC • Consultant	26th November 2024	5	10	15	• Sensitization of SEC members on their roles. • Training on: ○ Modalities to engage the community and relevant stakeholders. ○ Communication and mobilization strategies. ○ Values and ethics to guide them.
4.	Environmental and social screening FGD and transect survey	• Consultant • County social development officer • SEC & GRC	30th January 2025	6	14	20	• Community members actively participated in mapping out their settlement, identifying key features, boundaries, and resources. • Older members of SEC provided community history • During the meeting, several issues regarding the settlement were discussed: **Road Conditions**: Poor roads become impassable during rainy seasons. **Drainage**: Lack of proper drainage channels leads to flooding and property damage. **Water Supply**: Reliance on piped water from NAWASCO, with frequent rationing and high connection fees. **Groundwater Seepage**: High water table causes seepage into homes and pit latrines. **Waste Management**: Poor disposal of solid waste and greywater, including hazardous diaper waste. **Sanitation**: No sewerage system; residents depend on pit latrines. **Energy Use**: Charcoal and firewood are primary cooking fuels, while electricity is the main source of lighting.

							Security and Social Issues: High crime rates, drug abuse, alcoholism, and school dropouts; vulnerable groups receive inadequate social assistance.
5.	Presentation of socio-economic findings, visioning, and participatory planning	• KISIP CPCT • Sub County planner • Consultant • Community leaders, including Area Assistant Chief • SEC & GRC • Community Members	21st February 2025	28	30	58	• The community concurred with the presented socio-economic findings. • They listed their vision statements, which the consultant refined to one statement: ***A well-planned and modern settlement characterized by improved infrastructure and modern housing.'*** • The consultant carried out a preliminary verification of the list of Beneficiaries.
6.	Presentation of Draft plans	• KISIP NPCT • KISIP CPCT • County departmental heads and/or technical representatives • Consultant • SEC & GRC • Community Members	27th March 2025	25	24	49	• Other than the Nil option, two other alternatives were prepared. Both options attempted to integrate the existing PDP • The community chose option 2, which proposed alignment and widening of roads. • The option would impact a total of 11 structures. • Based on this option, all beneficiaries would get individual title deeds.
7	Presentation of draft final plan	• SEC • Consultant • County Government of Laikipia • NGAO through Area Chief	26th June 2025	16	31	47	• The community adopted the draft final plan presented.

Various means were used to reach out to the relevant key target groups and institutions through mobilization and sensitization. The strategies used to reach the relevant stakeholders included writing letters to the area political leaders as well as local organizations, County Government Officials, local civil society organizations, selected government line departments, electronic mail, SMS and direct mobile phone conversations and discussions. The SEC was directly involved in mobilization through door-to-door campaign, public advertisement in the local area churches and as well as public notices and posters placed at strategic points with public view within the settlement.

Plate 1: A poster placed within the settlement to mobilize the community for socio economic survey.

3.3 Environmental screening

Plate 2: Focus group discussion held during preliminary environmental screening of the settlement

Environmental and social screening in Kwa Mbuzi involved assessing the potential environmental and social impacts of formalizing land tenure in the settlement to ensure that the regularization process would not result to negative effects on both the environment and the community. Areas of interest in this exercise included assessment of natural resources, infrastructure and services, climate resilience, land degradation, waste management, livelihood, cultural heritage, social cohesion, access to service, gender equity, vulnerable groups among others. This screening established that the settlement was suitable to participate in the project and that it did not have any environmentally fragile areas.

A detailed screening will also be undertaken to gauge the effect of the adopted plan on the environmental and social well-being of the settlement. The project adverse effects will therefore be mitigated through an Environmental and Social Management Plan (ESMP).

3.4 Due Diligence

Validation of the project scope involved a comparison of the scope provided in the terms of reference under this consultancy, vis a vis the actual situation on ground. This activity commenced by first establishing the tenure /ownership status of the land on which the settlement was located, before confirmation of the physical extents. This was in line with the project provisions, that tenure regularization interventions would only be done for settlements sitting on public lands. The following processes were followed in the validation exercise for Kwa Mbuzi:

(i) Meetings with the County Government of Laikipia; the county provided details on the scope of the settlement; which was confirmed by the consultant during preparation of the settlement basemap. This exercise confirmed that the settlement identified perimeter boundary acreage measured approximately 3Ha, which equaled the contractual are as provided in the TORs.

(ii) Meetings with the residents to obtain relevant information that would have an impact on the scope. This included disclosures on existing proprietorships and historical perspectives of the settlements' existence/emergence. At the time of preparing the final planning report, there were no private interests that had been established in the settlement. However, due diligence on this aspect will continue until the conclusion of the project, and the client will be informed of any emerging issues of interest.

(iii) Searches were done in the respective institutions, (i.e. (SOK, SPRO, Physical Planning departments at national and county levels, registries) and there were no relevant documents or legal ownership documents that were obtained so far at the time of preparing this report.

(iv) Carrying out field verifications of the scope. This activity was undertaken in collaboration with the KISIP National and County Team and the community members.

3.5 Basemap Preparation and Adoption

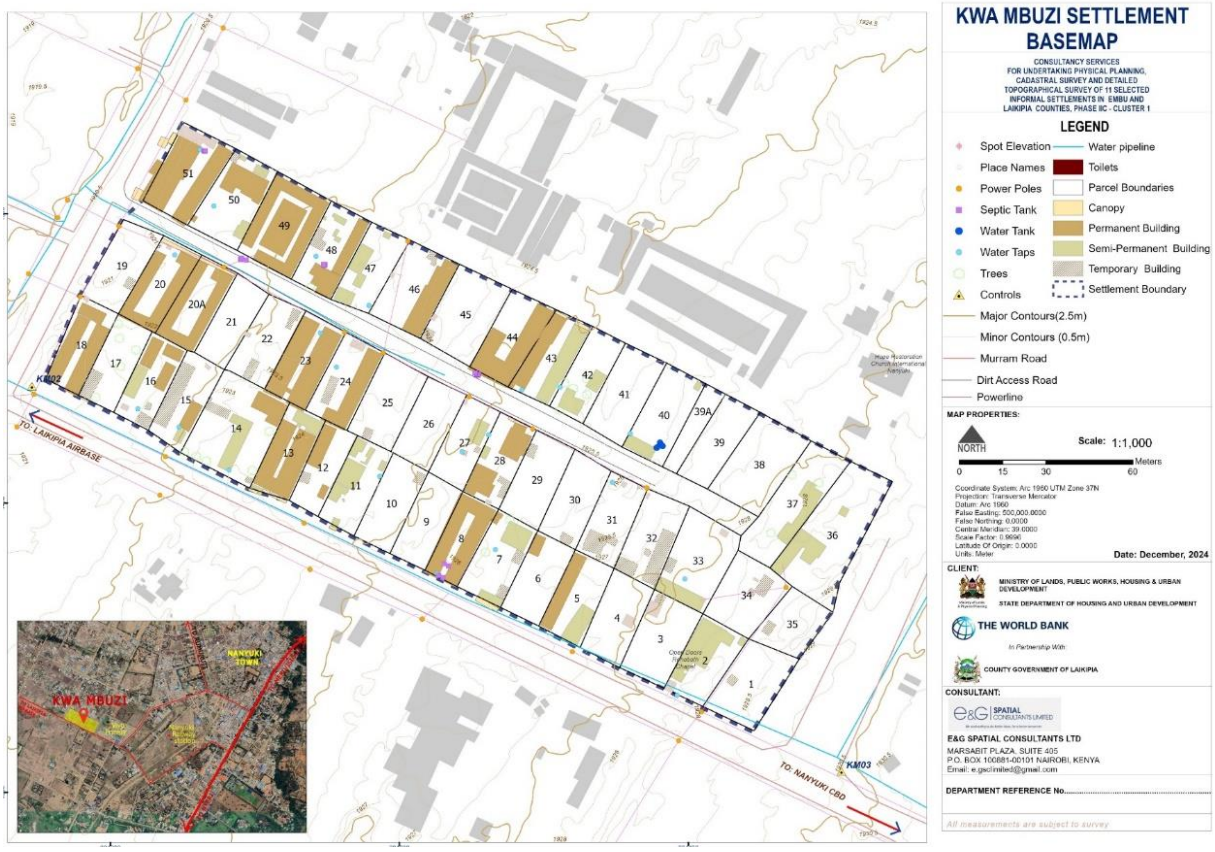
A base map, as defined by the Merriam-Webster Dictionary, is a map that contains only essential outlines and is used for plotting or presenting specialized spatial data[1]. It serves as a fundamental layer upon which additional data can be overlaid or analyzed. A base map provides enough detail to allow viewers to identify locations and contextual elements relevant to the subject area of interest.

Basemap preparation involved multiple activities, detailed in a separate report of this consultancy. As an integral part of preparation of the basemap, drone mapping was done, entailing aerial mapping of the settlement to properly cover the existing development status. The outputs were important in carrying out physical boundary verification & delimitation and in marking existing structures. The date the drone survey was done marked the cutoff date for the settlement, 4th December 2024.

Considering its importance to this consultancy, in aiding in the registration of rights of the beneficiaries and further as a foundational input to this assignment, the basemap was first adopted by the Kwa Mbuzi community, the county government and approved by the Client. Ground picking of all spatial features was done, with the residents and SEC/GRC members playing a key role in identifying structures and/or

[1] Merriam-Webster. (n.d.). *Base map.* In *Merriam-Webster.com dictionary*. Retrieved from https://www.merriam-webster.com.

parcel boundaries. The picked data was further processed and the resultant parcels assigned unique identifier numbers that were adopted in the physical mapping of the settlement as well as administration of questionnaires.



Map 1: Kwa Mbuzi basemap

3.6 Physical mapping of all structures within the project boundary

This activity involved giving spatial identity to the beneficiaries, i.e., linking spatial data (basemap generated parcel IDs) with the actual ground location to enable spatial referencing of the beneficiaries. The Consultant marked all the structures/properties (physical mapping of the structures) within the project area's boundary extents using unique numbers as allocated in the basemap. The exercise was collaboratively carried out by the Consultant, the respective settlement SEC members, and the local communities who helped in the identification of the existing parcel boundaries/structure extents, as well as the local leadership and county government representatives. The essence of the physical mapping was to assign unique

Plate 3: physical Mapping

parcel/structure IDs for effective identification and enumeration of beneficiaries and facilitate easy administration of household questionnaires.

3.7 Situational analysis

The main objective of the socioeconomic survey and physical mapping exercise was to collect baseline information of the settlement. The exercise involved collection of both primary and secondary data. Secondary data sources (literature review) were employed to enrich some of the findings in context of other similar environments/experiences or best practices. Primary data collection was conducted using ODK which was linked to the KISIP's Kenya Slums Management Information System (KeSMIS) digital data collection platform. Three data collection tools (socio economic survey, structure, and mapping tool) were used.

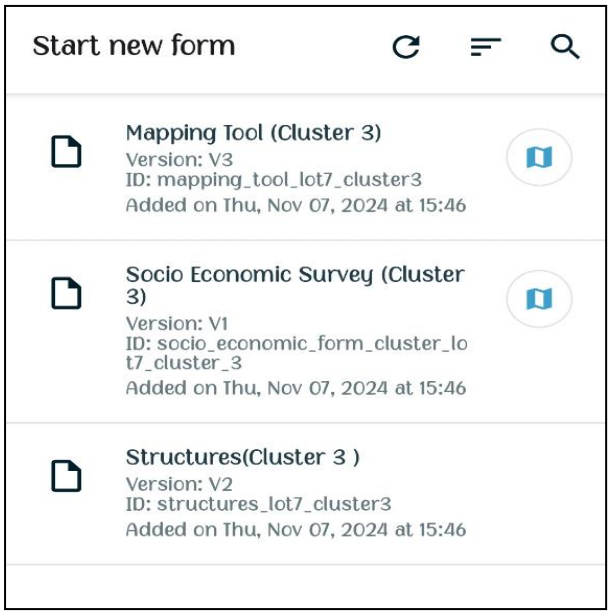


Figure 9: A snippet of the data collection tools on ODK

After successful training of the enumerators, they were issued with mobile phones that were pre-installed with ODK application and uploaded data collection tools ready for use. The enumeration exercise ran for two consecutive days, from January 21st to 22nd, 2025 and involved 5 enumerators. For quality control, the consultant provided one supervisor to oversee, guide and regulate the process. Quality control involved checking completed questionnaires, spot-checks, and sit-ins during interviews. All the tenants and structure owners were enumerated and each interviewed person given an enumeration certificate signed against, either as a structure owner or tenant. This was culminated with preparation of a preliminary List of Beneficiaries and socioeconomic survey report whose findings formed basis for preparation of this planning report.

Plate 4: Enumerator administering socio economic questionnaire

3.8 Presentation of Socio-economic findings

The results of the socioeconomic survey were presented to both the technical team and the community on different dates.

3.8.1 Technical Team Presentation

Figure 10: Landlocked parcel

The consultant presented a summary of the socio-economic findings to the KISIP NPCT, KISIP CPCT and the Laikipia County technical team on 13th February 2025. The presentation entailed the project preliminaries, methodology, economic findings, and emerging issues. The socio-economic findings are discussed at length in chapter 4 of this report. The emerging issues from the survey included:

i. One parcel, close to VIVO Energy, lacked access.
ii. Other than one church, there were no other social infrastructures. It was, however, noted that the settlement was too small to accommodate any.

Following discussions from the meeting, it was agreed that negotiations would be conducted with neighboring landowners to establish access to the enclaved parcel.

3.8.2 Community Presentation:

The findings were subsequently shared with the community on 21st February 2025 at the Open Doors Rehoboth Chapel, as shown in plate 5 below. The meeting was attended by the KISIP national and county teams, local administrators (including the chief, ward administrator, and area MCA), community members, and the consultant team.

Recognizing that the enumeration had not reached 100% of residents, the project team leader advised those omitted from the initial census to take advantage of the consultant's presence. This was said to highlight the risk of their parcels being registered under the county government, which would make subsequent transfers lengthy.

A total of 53 parcels were mapped, out of which 49 were enumerated, accounting for 92%. The remaining parcel/structure owners were advised to be vigilant to ensure they were enumerated.

Plate 5: Socio economic finding presentation to the community

Some of the key highlights of this meeting are summarized in **Table 5** below and as detailed in annex II of this report, minutes of the socio-economic presentation meeting.

Table 5: Summary of Key highlights from the socioeconomic survey presentation

Key Socio-economic element	Characteristics
Demographic characteristics	• The total population in the settlement was 171 persons. The ten-year projection was 221 persons by 2034. The average household number was 2.8 persons per household. • Of these persons, 20% were tenants, 20% occupiers and the rest (60%) being structure/parcel owners. The planner noted that the statistic of the tenants was also crucial as they needed to be factored in as residents during the planning exercise. • 6% of the population was persons living with disability (PWDs). This was noted also to be a necessary statistic since planning needs to consider their needs and also, to ensure that this population was not taken advantage of or discriminated against.
Economic Profile	• Majority of the people had an income of not more than 10,000 • Unemployment level was very high at 38.9% • Only about 16% of the population had formal employment with 11% being employed by private companies and about 5% being under government employment
Settlement tenure status	• The enumerated parcels were 49 out of 53 accounting for 92% coverage. Owners were however notified that the enumeration was continuous until the submission of the final List of Beneficiaries • More parcels (53%) were found to be owned by women with male owned parcels accounting for 47%. This was a commendable statistic noting that it was an indicator that women were not disenfranchised as

Key Socio-economic element	Characteristics
	in most other settlements where patterns indicate more men owning land compared to women • Inheritance and purchase were the main mode of acquisition. Majority of the people had documents as proof of ownership. About 73.5% had allotment letters with an extra 12% having sale agreements. Only about 14% of the population lacked any documentation as proof of ownership • Many among those that had inherited possessed ownership documents (mainly allotment letters) belonging to their deceased relatives. This was a pointer to the lengthy duration that the inhabitants of Kwa Mbuzi occupied the land without tenure security; a duration that went down for at least a generation.
Settlement Structure	• The settlement exhibits a regular rectangular block layout (spanning approx. 290m x 100m).
Parcel Sizes	• All parcels in the settlement met the minimum requirements for titling • While the normal minimum area eligible for titling is 460 square meters, for informal settlements under KISIP the minimum size was 100 square meters • Several empty spaces consisting of undeveloped parcels. Such parcels, she noted, would be good options to consider if there would be need for public utilities such as a nursery school
Building typology and guidelines	• There were about 50% of the houses being permanent. 34% were semi-permanent and 16% were temporary houses.
Land Use	• Generally, the settlement was dominated by residential developments. • There were few pockets of complementary land uses which include churches and convenience shops.
Transportation	• The Kwa Mbuzi settlement is accessible via the Laikipia airbase road • Internally, there were well defined and sizeable access roads that measure between 5m - 9m wide. • Despite there being clear roads, the planner noted that their widths were not uniform. The residents were thus advised that such roads would need to be of the same width and thus, this was an issue they needed to put into consideration during the participatory planning phase of the meeting.
Water Supply	• Majority of the residents stated that they have piped water (either into the houses of in the compounds) but the water supply was not regular
Sanitation and Hygiene	• 94.4% of the people had access to toilets • Pit latrines were predominant- not sustainable • Pit Latrines also may be a health hazard where there were water wells too as they could contaminate such water • There were broken sewer lines in some parts of the settlement
Energy use	• It was noted that 77.8% of the residents had access to electricity with majority using it for lighting

Key Socio-economic element	Characteristics
	• Liquid Petroleum Gas and Charcoal were predominantly used for cooking (36% and 48% respectively) • A few people (12%) used firewood for cooking and a further 4% used electricity as their cooking energy source
Waste Management	• Paper, plastic and organic wastes were the main types of waste generated in the settlement. • Organic waste was pre-dominant at 50%. • Waste disposal means was equally divided between burning and collection (50% each)
Drainage	• The settlement didn't have a clear drainage system • Residents were sensitized on the need to have a functional drainage system and thus, to consider wide enough road spaces that would also accommodate drainage channels
Social facilities	• The social facilities in the settlement were only churches – Mainly the Open Doors Rehoboth church
Land Tenure	• Residents were also briefly sensitized about land tenure options. The titling options were also elaborated including individual, joint, and community titles with merits and demerits of each being noted. As earlier noted, all parcels in the settlement were of at least 100 sq. meters thus meeting criteria to be issued with titles under KISIP considerations

3.9 Community Visioning and Participatory Planning

3.9.1 Visioning

A community visioning session was held on 21st February 2025 for the residents to project their dreams/visions of the settlement and how they would like it to look like in the near future. Plate 6 is a summary of the vision statements from Kwa Mbuzi residents. These ideas presented by the community were synthesized into a unified comprehensive vision; ***well planned and modern settlement characterized by improved infrastructure and modern housing'.***

plate 6: Visioning exercise at Kwa Mbuzi

3.9.2 Participatory planning

Participatory planning is a planning technique that has been employed in this project emphasizing direct involvement of the community and other key stakeholders to

enhance community level planning processes, ownership of outputs, and ease of implementation. In this settlement, the residents of Kwa Mbuzi were given an opportunity to spatially represent their envisioned settlement through hand-drawn maps. The various hand drawn options were then digitized with professional input added to form various planning proposals. All activities highlighted in the methodology were done in collaboration with the community. This helped build the local people's sense of ownership in the project and plan-making exercise.

During the participatory planning exercise, the community proposed various planning interventions that would solve the settlement challenges. These included proposals for infrastructure such as streetlights, connection to sewer system, upgrading earthen road to bitumen, provision of waste collection receptacles, and provision of water supply system. The community's proposals coupled with the professional/expert input from the Consultant and other stakeholders, formed the main background to this plan and report herein.

Challenges
- Security - street lights
- Liquid waste management
- Access - Road quality
- Solid waste management
- Security of tenure
- Water scarcity

Interventions
- Street lights
- Connection to sewer system
- Upgrade to bitumen
- Waste collection
- Title deeds (access to credit, improved housing)
- Water supply and connection

Figure 11: Basemap with proposals made by the community.

3.10 Preliminary Verification of the List of Beneficiaries

In the context of the KISIP2, the List of Beneficiaries (LoBs) refers to individuals or households who are identified as plot owners or direct recipients of the project's interventions. The consultant established the number of plot owners through an enumeration process conducted during the socioeconomic survey. These beneficiaries played a crucial role in the preparation of the LP & LUDP by providing input on their needs and priorities. Their participation ensured that the plans were tailored to address specific community challenges, such as improving infrastructure and upgrading social amenities.

Based on the socio-economic survey activities conducted between 21st and 22nd January 2025, a preliminary list of beneficiaries was generated. The list identifying structures owners was subjected to preliminary verification exercise on 21st February 2025. The exercise was meant for confirming and updating details (nation ID numbers, KRA pin and names as they appear in the ID) on the LOB. Owners of parcels that were not initially enumerated were granted a window of time, up to the final verification stage, to submit their documentation for inclusion in the enumeration process.

3.11 Development of Plan Options

The culmination of the above preceding activities was the preparation of the draft development plan discussed in this report. The settlement basemap was the reference map upon which the plan proposals were laid and contextualized spatially. During the community visioning and participatory planning exercise, the settlement residents expressed their desired structure of the settlement which shaped the land use proposals proposed.

Plate 7: Verification exercise of primary LOBs at Kwa Mbuzi

Based on the community inputs, the plan factored all other planning factors including the existing developments layouts, feasibility of community proposals vis a vis space availability, neighborhood contextual analysis-where existing facilities would serve the settlement as well without necessarily having them within the settlement and the number of impacts/PAPs generation. All these considerations factored; three plan options were drafted nil alternative, adaptive 1 option and adaptive 2 option based on adaptive approach and borrowing a few insights from the existing Nanyuki Integrated Development Plan (2023 – 2027). Each option was analyzed independently as well as comparatively against each other pertaining key project elements and given scores. In addition, the three plan options were presented to the community. The detailed analysis of the plan options is presented in chapter 5 of this report.

3.12 Draft Plan presentation

3.12.1 To the technical team

The prepared draft plan was subsequently presented to the technical team (KISIP and County) on 24th March 2025. The presentation included a summary of the settlement profile, key socio-economic findings, the vision and community proposals (as discussed in subsection 3.9) and the 3 plan options: nil scenario, and adaptive 1 & 2 planning options. The plan alternatives included the number of impacts where the nil scenario had zero impacts, while the adaptive 1 planning option had 12 impacts and adaptive 2 option had 13 impacts. A disclaimer was given that the number of impacts resulted from road realignment.

They noted the influence of existing Nanyuki Municipal Integrated Development Plan (2023 – 2027), and the need for the county to address the PAPs through budgetary allocation.

3.12.2 To the community

Upon the completion of the draft plan, which incorporated the community's proposals from the participatory planning exercise and adhered to the best applicable standards given the existing settlement conditions, the three planning options—nil scenario adaptive 1 planning option and adaptive 2 planning option—were presented to the community on 27th March 2025.

The highlights of this presentation included the following:

i. A synopsis of the project progress thus far, highlighting both the complete and the outstanding activities.
ii. A recap of the situational analysis highlighting key emerging issues.
iii. Presentation of the draft plan options as informed under subsection 5.5 of this report. The plan options were informed by the community proposals discussed in sub section 3.9 of this report and planning approaches, guidelines and plan structuring elements as discussed in sub sections 5.2, 5.3 and 5.4 of this report. The three options drew certain differences; the nil intervention assumed the situation would persist whilst the adaptive planning options were based on adaptive planning approaches aimed at ensuring sustainable development while minimizing disruptions to the existing community structure.
iv. Lastly, the impacts of each alternative were contrasted where the nil scenario had zero impacts, while the adaptive planning option 1 had 12 impacts and planning option 2 had 13 impacts.

The community was given the opportunity to select the preferred alternative, ultimately choosing the adaptive 2 planning option. The meeting minutes are annexed in this report, and **Table 6** summarizes the concerns raised during the draft plan presentation to the community while plate 8 shows sample photos taken during the meeting.

Plate 8:Presentation of the draft plan to the community

Table 6: Concerns raised during draft plan presentation to the community

	Concern/comment/issue/question	Response
1.	A community member raised a concern regarding two of his parcels, which had been designated for public use in the proposed plan—one as an Early Childhood Development (ECD) Centre (Parcel MBZ/26) and the other as a recreational area (Parcel MBZ/38). He questioned why these parcels were selected for public purposes. The community member emphasized that the parcels in question, MBZ/26 and MBZ/38, are family properties and were originally intended for residential use. She expressed a desire for these plots to remain as residential properties, as initially planned, rather than being designated for public purpose zones.	In response, the Project Director clarified that the proposed public facilities—such as the ECD Centre and recreational area—are not final and remain open to community input. She emphasized that if the affected plot owner is not comfortable with his parcels being used for these purposes, the proposals can be revised. The community will have the opportunity to identify alternative suitable locations within the settlement boundary for the development of these public amenities.
2.	Another community member raised a concern regarding Parcel MBZ/1 and Parcel MBZ/35, which had been proposed as light industry zones in the draft plan. She expressed her disagreement with this designation and proposed an alternative use for Parcel	The Project Director acknowledged the community's need for a clinic and expressed support for the proposal, noting that it was indeed a valuable addition to the settlement. She further encouraged the community to consider alternative locations within the settlement for the proposed light industry zones, inviting them to suggest

	MBZ/1, stating that she intends to develop a clinic on the parcel to serve the community.	appropriate areas where such developments could be placed.
3.	A community member inquired about the width of KURA-managed roads, asking why these roads are typically broader than usual.	The Project Director explained that KURA-managed roads are designed to be wider for several key reasons. These roads are built to accommodate future infrastructure needs, such as the addition of pedestrian walkways, drainage systems, and the possibility of public transport routes. The extra width also allows for easier traffic flow and better access for emergency services, which are crucial for improving safety and mobility in the community. Additionally, wider roads provide flexibility for future urban development and are in line with national road design standards.
4.	The Project Director asked the community to suggest alternative parcels within the settlement that could be designated for public amenities, such as the proposed ECD Centre and other facilities.	The community proposed three parcels—MBZ/41, MBZ/48, and MBZ/3—as potential sites for the ECD Centre and other public amenities. However, one community member raised a concern about Parcel MBZ/41, noting that it had an owner who had previously indicated that he was not interested in the project, as he already held a title deed for the parcel. In response, the Project Director instructed the County Planner to investigate whether there was an existing title for Parcel MBZ/41 and to approach the owner to inquire whether he or she would be willing to sell the land for use in the settlement's public projects.
5.	The SEC Chairperson asked if the area designated for mixed-use purposes could be extended to include Parcel MBZ/3 through to Parcel MBZ/7, to better accommodate the community's needs.	The Project Director acknowledged the request and stated that extending the mixed-use zone to include Parcels MBZ/3 to MBZ/7 could be considered.
6.	A community member asked if the Project Director could consider designating the entire residential area as mixed-use to accommodate both residential and commercial development in the settlement.	In response, the Project Director explained that while the idea of a mixed-use designation for the entire residential area is worth considering, such a decision required careful planning. It would need to be evaluated for its impact on infrastructure, community needs, and zoning regulations and the County Planner was tasked with conducting an assessment to evaluate the feasibility of such an extension, taking into account the overall settlement plan, zoning regulations, and any potential impact on the surrounding areas. The community would be consulted on any proposed changes before a final decision was made to ensure that such a change would align with the long-term vision for the settlement, maintaining a balance between residential spaces and essential services.

3.13 Notice of Completion

Following the completion of the draft plan preparation and presentation to the community, a notice of completion was published in 7th April 2025, with Taifa Leo and The Standard newspapers, in line with the Physical and Land Use Planning Act, 2019. This enabled the public to inspect the plan for any comments and give feedback within 60 days. Snippets of the notices are annexed in this report.

3.14 Plan validation and adoption

Within the 60-day window, one comment was raised concerning 3 parcels (K, K1, K2, K3) that were claimed to be within Soko Mjinga but were missing in the plan. The concern was forwarded to GRC who upon failure to resolve the issue forwarded it to the CPCT. As at the time of submission of this deliverable, the issue had not been resolved.

3.14.1 Presentation of the draft final plan to technical team, MCAs, and executive

The draft final plan was presented to the technical team (NPCT and CPCT) on 17th June 2025, to county executive (Governor and CECMs) and to MCAs on 19th May 2025. The presentations entailed the project methodology, noting steps done and the remaining ones, survey, and titling; highlights of socio-economic findings, the settlement vision, and proposals; the draft final plans and impacts resulting from the plans.

The consultant wrapped up the presentation by making the following conclusions:

- Some structures impacted needed ground truthing, as some would have their canopies impacted, not the entire building.
- LoBs details were collected in the presence of the SEC representatives through household enumerations.

The comments raised included:

- Proposal for incorporation of NMTs to support children's activities, e.g., skating and socialization in general.
- Upon plan approval, the county to control/manage land subdivisions.
- Recommended appropriate greening measures and landscaping with consideration of indigenous trees.

Figure 12: Presentation of draft final plan to county executive and MCAs

3.14.2 Presentation of the draft final plan to community

The draft final plan was also presented to the community on 26th June 2025 where the following issues were raised and responded to.

S/NO	COMMENT	RESPONSE
1	The owner of parcel 10 enquired on allocated use of their parcel.	The consultant clarified that the parcel was proposed for mixed use.
2	A member enquired about the proposed use of the parcel hosting the church noting that she had lent it out.	The consultant responded that the issue had been noted in the previous meeting and the parcel proposed for mixed-use development.
3	A member enquired why the whole settlement could not be changed to mixed use development.	The consultant responded that mixed use was only permissible along the 20m road.
4	A member enquired if space could be allocated for security purposes.	The consultant remarked that the only limitation was availability of land.
5	A member enquired about a dispute of land transfer.	The consultant advised the member to solve the issue with GRC.

3.15 Plan Approval

Following the adoption of the preferred plan by the community, the LPLUDP was revised, incorporating the final comments raised by the community during the

validation and adoption exercise, and submitted to the CECM in charge of Infrastructure, Land, Housing, Energy and Physical Planning for adoption, and onward forwarding to the county assembly of Tana River for approval in line with Section 49 of the Physical and Land Use Planning Act, 2019.

3.16 Final Verification of the List of Beneficiaries

This exercise was conducted on 26th June 2025 after adoption of draft final plan. Similarly to the preliminary verification, the community members brought copies of their IDs and KRA pins for verification. Thereafter, they were issued with project identification cards bearing the name, photo, National ID number and the parcel ID details to the beneficiaries. However, the enumeration cards are not proof of ownership of the parcels.

3.17 Environmental and Social Management Plan /Resettlement Action Plan Preparation

As per the World Bank OP 4.12 (Involuntary Resettlement) and the resettlement policy framework, preparation of a Resettlement Action Plan/Environmental and Social Management Plan are one of the requirements of this Consultancy. This was triggered after preparation of the LP & LUDP. The plan and the proposals therein resulted in some impacts/PAPs generation mainly through the proposed road realignments in line with the existing municipal plan. Based on the impacts generated by the draft plan, the draft ESMP/RAP report will be prepared to address/mitigate against the negative impacts that emanated from physical planning exercise, including issues such as partial impacts on developed structures.

For the preparation of the final plan, ground truthing will be conducted to determine the type, nature, and magnitude of these impacts. Additionally, further discussions will be held with the county to assess their capacity for implementing the ESMP. The final ESMP will be developed based on an assessment of these impacts and the county's consent, as they are the implementing agency. 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:

Table 7: Negative Impacts generated from the plan

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

2.	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. Give adequate notice period for the affected to make necessary adjustments.	SMP/RAP
3.	Loss of livelihoods Loss of temporal business premises-vibandas, Loss of rental income.	Road widening Roads realignment	Give adequate notice period. Facilitate movement costs. Facilitate repair costs.	SMP

3.18 Cadastral Surveying

Section 12(7) of the Land Act 2012 stipulates that public land will not be allocated unless it has been planned, surveyed and guidelines for its development prepared. Settlement development guidelines will be prepared in line with the final plan. Therefore, upon the approval of the settlement development plan, it will pave way for cadastral surveying exercise. This exercise will be meant to formally establish the parcels boundaries pursuant to the development plan generated. The boundaries of the resultant parcels will be fixed through georeferenced positioning and placement of beacons, and the beneficiaries will be required to sign beacon certificates-confirming their parcel boundaries demarcation.

The Survey Act, 1961 [Revised Edition 2020], section 32, states that no land will be deemed to have been surveyed until the survey plan thereof has been authenticated by the Director of Surveys. In reference to the Land Registration Act, the cadastral map will be the basis for amendment of a Registry Index Map (RIM) which will pave way for registration of the title documents. Therefore, authentication of the survey plans will be done in line with the Survey Act and its regulations to generate new/amended RIM for the settlement together with the area list.

3.19 Land Information System Creation

The Land Information System (LIS) serves as a critical tool for managing land-related data and supporting decision-making processes. Its primary purpose is to facilitate efficient land administration and planning by providing a centralized repository of spatial and cadastral information. The LIS enables stakeholders to capture, store,

manage, and visualize geo-referenced data, thereby enhancing the accuracy and accessibility of land records.

In addition, the LIS framework under this project will be populated with all the raw data collected as per the data dictionary that was provided by the Client. The data dictionary included in the LIS framework comprises a standardized set of definitions and attributes for all data elements collected during the project. The data dictionary typically includes information on land parcel boundaries, georeferenced positioning, beacon placements, and beneficiary details. Additionally, it may encompass environmental characteristics, infrastructure details, and socio-economic data pertinent to the settlement.

The inclusion of raw data collected as per the data dictionary guarantees that the LIS database is readily accessible and can be referenced by other project components, including infrastructure development, without the need for repeated field visits. This integration of data facilitates seamless coordination among various stakeholders and enhances the overall efficiency and effectiveness of land management efforts.

The LIS database will be among the final deliverables of this assignment, as it will also incorporate the parcel numbers that will be issued by the DoS upon approval of the survey plan.

4. SITUATIONAL ANALYSIS AND PLAN PROPOSALS

4.1 Overview

Part B of the second schedule of Physical and Land Use Planning Act, 2019 requires that before commencing preparation of a local physical and land use development plan a survey report will be prepared providing details on spatial analysis, demographic characteristics, the state of the environment, economic base analysis, transport, communications networks, housing situation and social aspects such as education, health, recreational areas and other public purpose uses.

The situational analysis was a critical preliminary step in the preparation of the LP & LUDP as according to the provisions of PLUPA, a situational analysis is required as a prerequisite for the preparation of these plans. Part B of the second schedule of Physical and Land Use Planning Act, 2019 requires that before commencing preparation of a local physical and land use development plan a situational analysis report will be prepared providing details on spatial analysis, demographic characteristics, the state of the environment, economic base analysis, transport, communications networks, housing situation and social aspects such as education, health, recreational areas and other public purpose uses. This ensures that the planning process is grounded in accurate and up-to-date information, reflecting the real-settlement conditions and needs of the community.

This Chapter provides an overview of findings of the current conditions within Kwa Mbuzi settlement and outlines the corresponding planning proposals developed in response to the findings. These findings were collated through a situational analysis exercise conducted on 21st and 22nd January 2025 involving socio economic surveys, structure mapping tools and questionnaires and key stakeholder interviews.

The findings from the situational analysis were used to identify key issues and opportunities within the settlement. This included assessing physical and environmental characteristics; population and demographic characteristics; local economy; settlement land tenure, structure, and housing; infrastructure and utility services; and social infrastructure. ***Table 8*** entails the key emerging issues from each of the sections.

Table 8: Summary of key emerging issues

No.	Section/Settlement element	Key issues	How the plan has addressed the issues
1.	Population & Demographic characteristics	• Expected increase in settlement population • Existence of an uneducated population (5.6%)	• The plan has based proposals on the projected settlement population. • The plan has proposed an ECDE within the settlement.
2	Settlement economy	• The economy is largely informal, with majority of the residents being low-income earners. • Relatively elevated levels of unemployment (39%).	• The plan has proposed a mixed commercial cum residential area within the settlement to pave way for development of commercial activities that could potentially offer opportunities to the unemployed.
3	Settlement structure	• The settlement's grid layout is well structured and based on a previous PDP. • Development was well aligned to the existing PDP.	• The plan has used the gird layout as a basis for structured land tenure formalization, potentially simplifying cadastral surveys and infrastructure provision.
4	Housing	• Majority of the structures are non-storey.	• Vertical densification of the settlement in the long term will be explored, in consideration of the location of the settlement against the prevalent factors of urbanization.
5	Transportation	• The settlement is largely accessible and connected. • Lack of NMT facilities despite internal accesses being of wide road reserves. • All the access roads have earth surface with the situation worsening in the rainy season.	• The plan has proposed grading &/ murraming of the roads and integration of NMT infrastructure in the settlement access networks.
6	Infrastructure and utility services	• Poor solid waste management	• The plan has proposed establishment of

No.	Section/Settlement element	Key issues	How the plan has addressed the issues
		• Reliance on use of pit latrines is not sustainable. • Poor liquid waste management • Lack of storm water drains	organized solid waste management systems. • The plan has incorporated sustainable liquid waste management options such as use of bio digesters and installation of a sewerage system. • The plan has proposed development of stormwater drainage channels along the road reserves.
7	Social infrastructure	• Overreliance on facilities like educational outside the settlement	• The plan has proposed an ECD center within the settlement.
8	Current Settlement tenure system	• The current residents do not have any legal ownership documents	• The approved plan will pave way for cadastral survey then processing of the title deeds.
9	Environment	• The prevalent use of charcoal and firewood for cooking contributing to deforestation	• Installation of biogas plants at household level. • Planting trees along the road reserves to increase vegetation cover and carbon sinks.

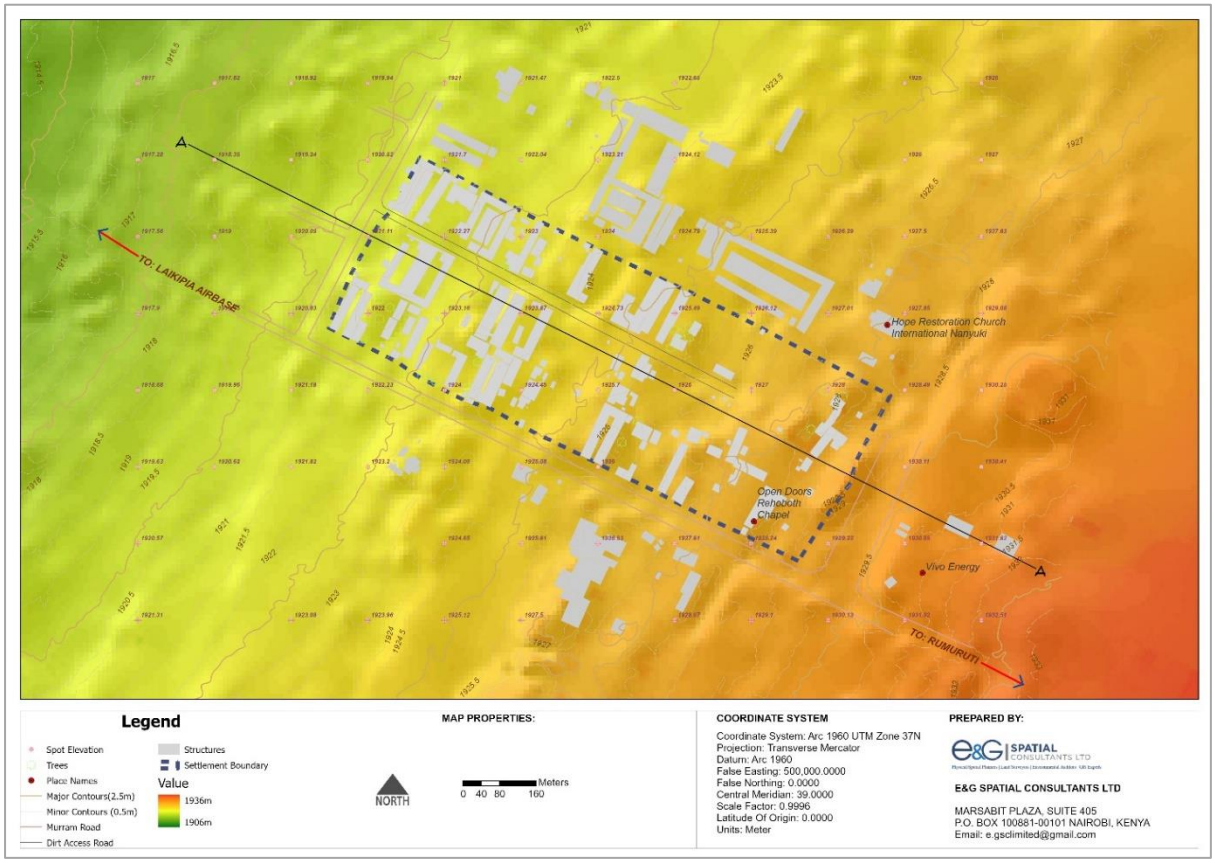
The detailed insights gained from the analysis provided a solid foundation for the plan, ensuring that it was tailored to the specific needs and conditions of Kwa Mbuzi settlement. This approach facilitated the creation of sustainable and effective planning strategies that aim to improve the quality of life for the residents, promote environmental stewardship, and support economic development.

4.2 Physical and Environmental Characteristics

The analysis of physical and environmental characteristics provides crucial insights into the natural and built environment, laying the groundwork for informed and sustainable planning decisions. Understanding the terrain, soil composition, vegetation cover, and existing water bodies, informed infrastructure proposals and land-use strategies that harmonize with the natural landscape and mitigate potential environmental impacts.

4.2.1 Topography and Slope

The Kwa Mbuzi settlement features a gentle slope running in a southeast-northwest direction. The gentle slope will be leveraged during design of missing stormwater infrastructure, in the following KISIP subcomponent 1.2 which focuses on infrastructure upgrading. According to the planning handbook 2025, gentle slopes are generally favorable for various types of development. This informed proposals for residential and mixed-use developments within the settlement.



Map 2: Topography and slope for Kwa Mbuzi settlement

4.2.2 Drainage

Despite the gentle slope of the settlement, there were no formal runoff or drainage systems in place. As a result, the area experienced significant challenges during the rainy season, with water accumulation leading to localized flooding and erosion, further complicating the living conditions for residents. The lack of effective drainage also impacted on the overall management of storm water, posing risks to both infrastructure and public health. The plan has proposed development of stormwater infrastructure and proper runoff water management mechanisms such as development of permeable pavements.

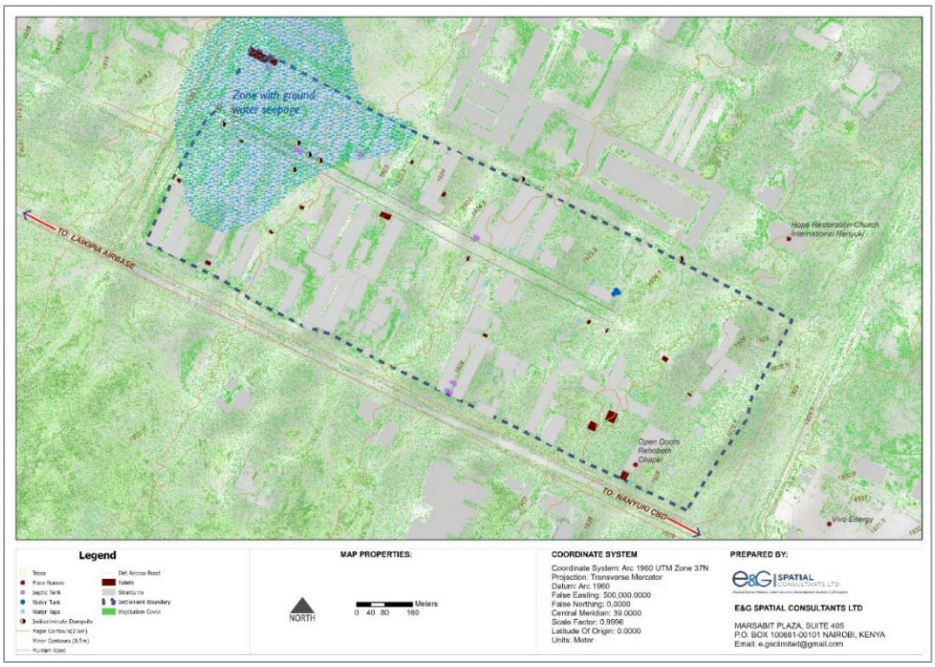
Notably, a section of the settlement, on the northwestern side experiences ground seepage as shown in map 3. This presented challenges such as water accumulation, potential structural damage, and impaired land usability. The plan proposes

installation of trenches or pipes designed to redirect seepage away from affected areas to prevent water from pooling. Combining this with permeable surfaces, such as gravel or porous paving, will enhance water absorption and reduce runoff.

Secondly, soil stabilization techniques such as compacting the soil, adding stabilizing agents like lime or cement, or using geotextiles to reinforce the ground could help mitigate seepage. Thirdly, the plan proposes planting vegetation with deep root systems, such as indigenous trees and shrubs, to help absorb excess moisture and improve the soil's water-retention capacity. Green spaces not only address seepage but also contribute to aesthetic enhancement and environmental sustainability.

For long-term resilience, the plan proposes constructing barriers such as retaining walls or embankments that can help block seepage from spreading further into residential or commercial zones. Conducting regular land surveys and hydrological assessments will also enable early identification and intervention in any emerging issues. Lastly, the plan proposes community awareness and engagement. Educating residents about the signs of seepage and encouraging them to report changes in land conditions promptly will create a proactive approach to managing such challenges.

4.2.3 Vegetation



Map 3: Vegetation cover map

The Kwa Mbuzi settlement vegetation cover is dominated by grass and a few trees and shrubs scattered throughout the settlement. The plan has proposed deliberate greening of the settlement with adaptive and diverse varieties of species and in a more structured way.

Vegetation cover in any settlement plays a crucial role in promoting sustainable development and environmental resilience. This includes aspects such as runoff management, air quality improvement, aesthetic enhancement, and the maintenance of ecosystem services. The settlement was recorded to lack green open spaces or recreational facilities. This promotes social cohesion and fosters a sense of belonging among community members. Further, the plan has proposed vegetation cover along

transportation corridors, which will not only make them walkable especially during sunny periods but also serve in reducing runoff during rainy seasons.

4.2.4 Soils

The settlement has a soil classification of Phaeozems with Luvisols and Lithosols. The soil description includes an association of well-drained to moderately well-drained, and they retain water for extended 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. The plan has proposed developers observe the following before/during development:

Proper Drainage System: Design and install drainage solutions, such as subsurface drains or slope grading, to prevent excessive water retention that leads to expansion.

Foundation Design Adjustments: Developers to opt for deep foundations (such as piers or piles) that extend beyond the active soil layer to prevent heaving forces from affecting the structure.

Use of Stabilizing Materials: Improve soil properties by mixing stabilizers like lime, cement, or geotextiles to reduce swelling potential.

Compacted Fill Material: Use engineered fill in construction zones to control soil movement and ensure a stable foundation base.

Flexible Structural Design: Incorporate flexible joints and reinforced materials to accommodate minor soil movements without causing structural damage.

4.2.5 Disaster Management

One of the key areas of concern during the socio-economic survey was identifying disasters that have occurred in the settlement over the past 10 years.

Conflicts were identified as the only common disaster, mostly fueled by landownership disputes, ethnic tensions, and herder invasions. Tenure security is the key goal of this project. Thus, the success of this project will help solve this conflict as parcel boundaries will be clearly demarcated and land ownership legally guaranteed. Moreover, within the remaining project period, the GRC can continue solving any conflict related to the project that arises.

4.2.6 Environmental challenges

The following are the primary environmental challenges identified in the settlement:

i. **Absence of solid waste management systems** – the settlement does not have acceptable solid waste management systems. The plan has made proposals for strategic placement of solid waste collection receptacles and organized collection of waste. The plan has also recommended reuse and recycling of waste at plot level. Further, it has proposed that the county government to

develop policies that guide solid waste management as well as for public sensitization and support for waste reduction endeavors.

ii. **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 proposed greening of road reserves and at plot level.

iii. **Absence of liquid and sewerage waste management systems** – the settlement lacks adequate infrastructure for the management of sewerage and other liquid wastes, thereby causing pollution and environmental degradation in the settlement. The plan has incorporated proposals for sustainable liquid waste management options such as use of bio digesters for the short term and installation of a sewerage system eventually.

iv. **Inefficient storm water management system** – The existing storm water management system covers only limited portions of the settlement and is further compromised by blockages from indiscriminate solid waste disposal within the drainage channels. This has resulted in flooding and water stagnation during rainy seasons. The plan has proposed development of robust stormwater management systems such as inclusion of permeable pavements, the construction of adequate drainage systems, and the development of infrastructure that channels excess water away from the settlement and prevents erosion. Further, the plan has proposed renovation of the existing stormwater system.

v. **Ground water seepage** – a section of the settlement is prone to ground water seepage making it constantly damp and hence a breeding ground for mosquitoes. The plan has proposed installation of French drains, sump pumps, or perforated pipes to redirect groundwater away from structures and prevent accumulation. Further, developers will be needed to apply waterproofing foundations to block moisture intrusion, proper grading, and landscaping to avoid excessive watering near structures, and to incorporate coarse aggregates, sand, or geo-textiles to enhance soil permeability.

4.3 Population and Demographic Characteristics

Population analysis serves as the cornerstone of effective development planning. It offered valuable insights that informed demand and supply of various facilities and infrastructure networks within the settlement. The population data enabled making informed decisions about land use, zoning, and the allocation of resources, ensuring that the needs of the community are met both now and in the future. Anticipating demographic changes, informed proposals on creation of resilient and thriving environments that support the well-being of all inhabitants.

4.3.1 Population Size and Projection

Assessing population size and demographics is crucial for forecasting future growth and trends. As of January 2025, the population of Kwa Mbuzi settlement was

approximately 171 people, with a projection to reach 221 by 2035. This data served as a foundation for planning housing, infrastructure, schools, healthcare facilities, and other community services to accommodate the rising population and ensure sustainable development projects. The plan focused on planning for housing of the growing population through zoning of residential areas and mixed-use areas and providing guidelines on allowable developments in such areas. One of key issues noted within the settlement was the existence of uneducated population. Given the small size of the settlement, the plan proposed an ECDE facility within the settlement and continued reliance in primary, secondary and tertiary institutions within the Nanyuki municipality.

4.3.2 Beneficiary population

This KISIP2 project intends to improve the livelihoods of the people living in the informal settlement. Therefore, using a structure mapping tool, all parcel owners were enumerated and a list of beneficiaries indicating their personal details against their parcels was prepared and 2 verification exercise were held in the months of February and June 2025 to validate the enumerated beneficiaries. A total number, 50, of parcels/structures representing 94% of the beneficiaries were enumerated. Notably, unlike most settlements, Kwa Mbuzi, was dominated by female structure owners at 53% followed by male at 47%. Therefore, the plan has to a good extend met the requirements of the National Land Policy 2009 on recognition of women and other vulnerable groups, such as widows, that have previously been denied access to land rights because of discriminatory laws, customs and practices.

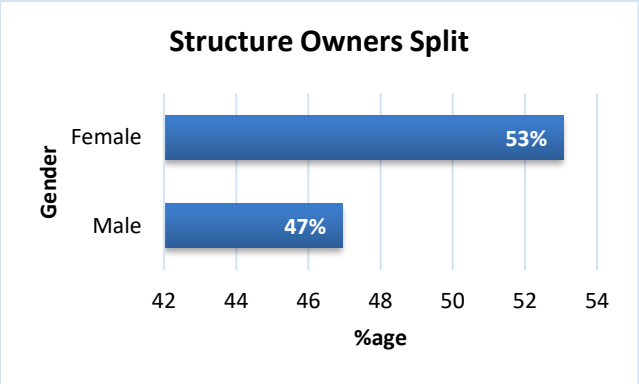


Figure 13: Type of respondents Kwa Mbuzi

4.4 Local economy

4.4.1 Occupation Types

Occupation types provide crucial insights into expected income levels, employment environments, and the infrastructure required to support economic activities. Findings from the socio-economic survey revealed a community heavily reliant on precarious income sources, with 27.8% engaged in self-employment and 16.7% working as casual laborers. Combined with the unemployed (38.9%), these categories formed 83.4% of the settlement's economic base, underscoring significant economic vulnerability. Additionally, the settlement was notably lacking a designated market area, further limiting opportunities for structured economic activity.

To address these challenges and stimulate economic growth, the proposed plan recommends increasing zone for mixed-use (residential and commercial). These initiatives aim to create employment opportunities, foster business development, and enhance the economic sustainability of the settlement. Through these targeted strategies, the plan seeks to transform the community's economic landscape and reduce its reliance on unguaranteed income sources.

4.4.2 Places of Work

The survey findings indicated that a significant proportion of respondents, 64%, were employed outside the settlement, while only 36% worked within the settlement. Additionally, analysis of the settlement's land use revealed it was predominantly residential, with limited commercial activity and no major economic hubs. To address these shortcomings and foster economic development, as discussed in sub section 4.4.1, the plan has proposed the introduction of mixed-use area. This zoning change aim to stimulate business growth, attract investments, and reduce dependency on external employment by creating local opportunities.
Moreover, the plan emphasizes infrastructure improvements, including paving roads to enhance connectivity. Specifically, internal access roads are to be constructed using cabro, while major roads are to be tarmacked. These upgrades will facilitate smoother transportation, making it easier for residents to commute to workplaces and support overall economic integration within the settlement.

4.5 Settlement Land Tenure, Structure and Housing

4.5.1 Settlement Land Tenure

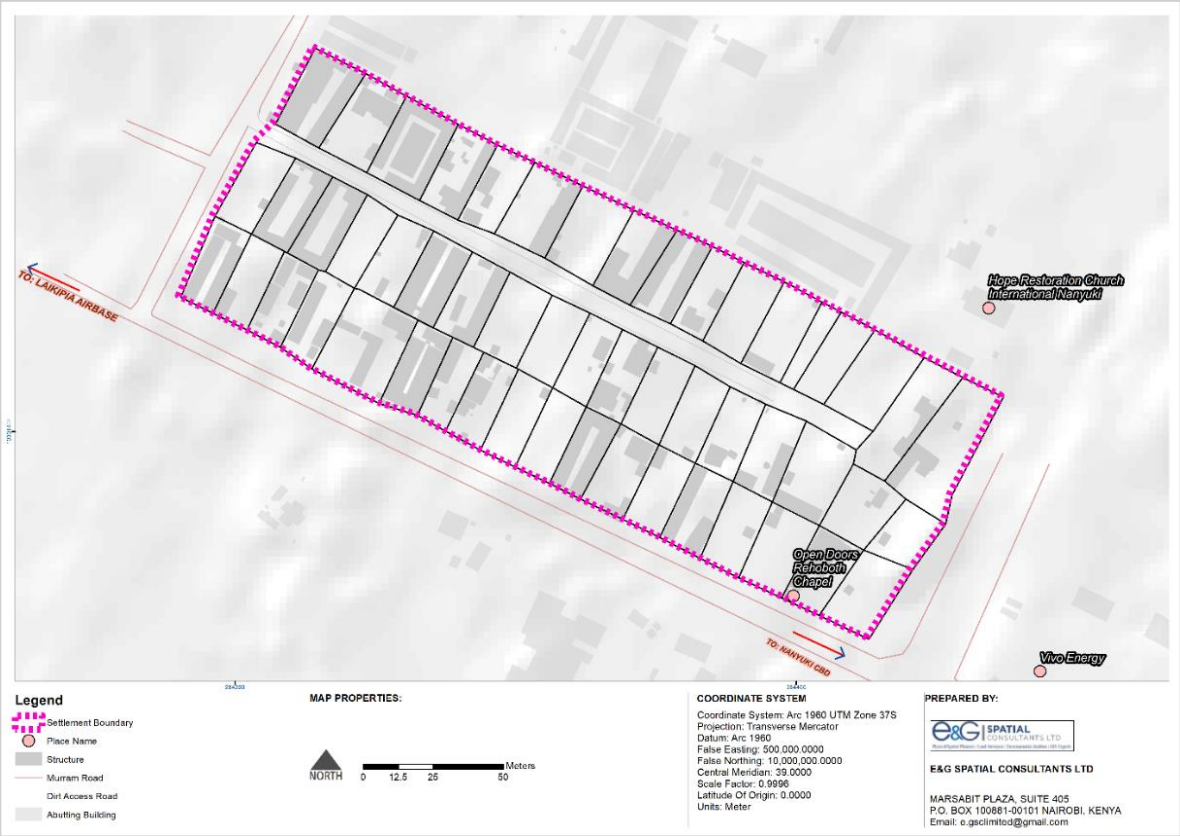
The land in Kwa Mbuzi is owned by the County Government of Laikipia, and the settlement's residents are identified as structure owners. However, this classification diverges from the perspective of many of the residents, most of whom claimed rights to the land parcels rather than just the structures. These claims were documented on a basemap, identifying 53 parcels in total, with 50 structures enumerated during the socio-economic survey. Notably, 40% of the beneficiaries stated that they either inherited or purchased the land they occupy, while only 22% reported being allocated the land. Despite these claims, the majority of residents lacked legal proof of ownership: approximately 74% possessed allotment letters, 12% held sale agreements, and 14% had no ownership documentation at all.

The primary objective of this project is to enhance tenure security within the settlement by issuing legal ownership documents to structure owners. Achieving this goal requires the approval of the proposed plan, which will guide the subsequent cadastral survey. The resulting cadastral map will serve as the basis for amending the Registry Index Map (RIM), ultimately enabling the registration and issuance of title documents to the rightful owners. This approach aims to address land tenure challenges, foster a sense of security, and support long-term planning for the settlement's development.

4.5.2 Settlement Structure

Kwa Mbuzi is characterized by grid development pattern with the parcel layouts in single strips organized within a regular rectangular block layout (spanning approx. 290m x 100m). Access wise, there was one main road running through the settlement varying in width from 6metres in some parts to 9metres in other sections. This central road runs parallel to adjacent roads bordering/serving the site, with a 9-metre road running along the northern border and a 20-metre road through the south. The fairly regular geometry of both the settlement and parcels pointed to previous planning attempts through the 2004 Part Development Plan (PDP). Given that the residents had settled within this regular layout, the plan adopted the existing settlement orientation.

In line with the existing **Nanyuki Municipality Integrated Development Plan (IDeP) 2023-2027**, development guidelines have been prepared as well to guide in development control. The plan acknowledges that the authority to process development applications lies with the Laikipia County department of Infrastructure, Land, Housing, Energy and Physical Planning. Any developer needing to carry out subdivision or amalgamation or change of user or extension of user will be required to make an application to the aforementioned county government department.



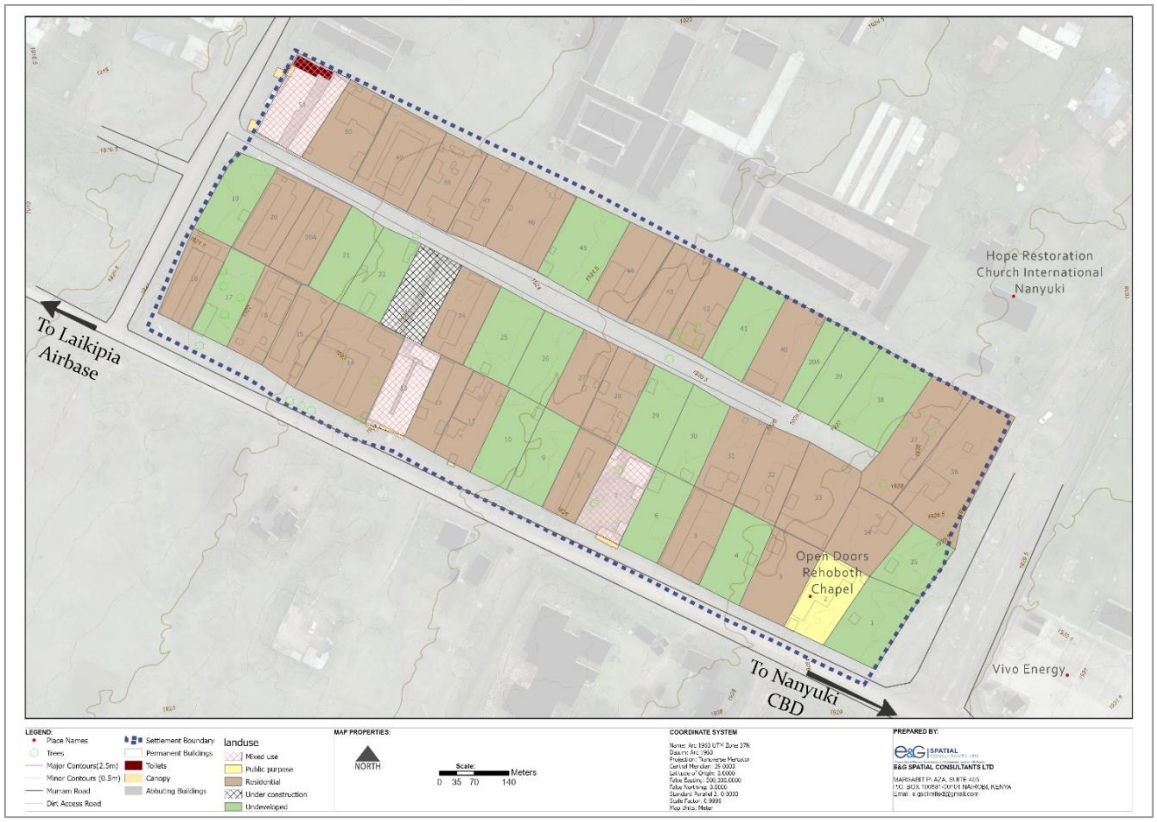
Map 4: Kwa Mbuzi Settlement Structure

4.5.3 Existing Land Use Patterns

Kwa Mbuzi exhibited a grid development pattern, with residential land uses comprising 49% of the area. Complementary land uses, including a church and convenience shops (categorized as mixed-use developments), accounted for 7%, while 29% of the land remained undeveloped. This reflected a predominantly residential landscape with limited diversification.

Colour code	land use	Sum of Area	Percentage
	Mixed use	0.15	5%
	Public Purpose	0.05	2%
	Residential	1.47	49%
	Undeveloped	0.86	29%
	Transport	0.43	14%
	Under construction	0.05	2%

The plan sought to build on this foundation by maintaining the predominance of residential use while expanding mixed-use developments to promote more dynamic and economically diverse land utilization. This was in addition to leveraging the existence of the 20m road running south of the settlement connecting the area with the Nanyuki CBD downstream and the Laikipia Air Base and abutting properties further upstream. These strategic zoning proposals aim to address the settlement's needs for economic sustainability and community development. Additionally, the plan has proposed the establishment of an educational use, an ECDE facility within the settlement, recognizing it as a crucial need.



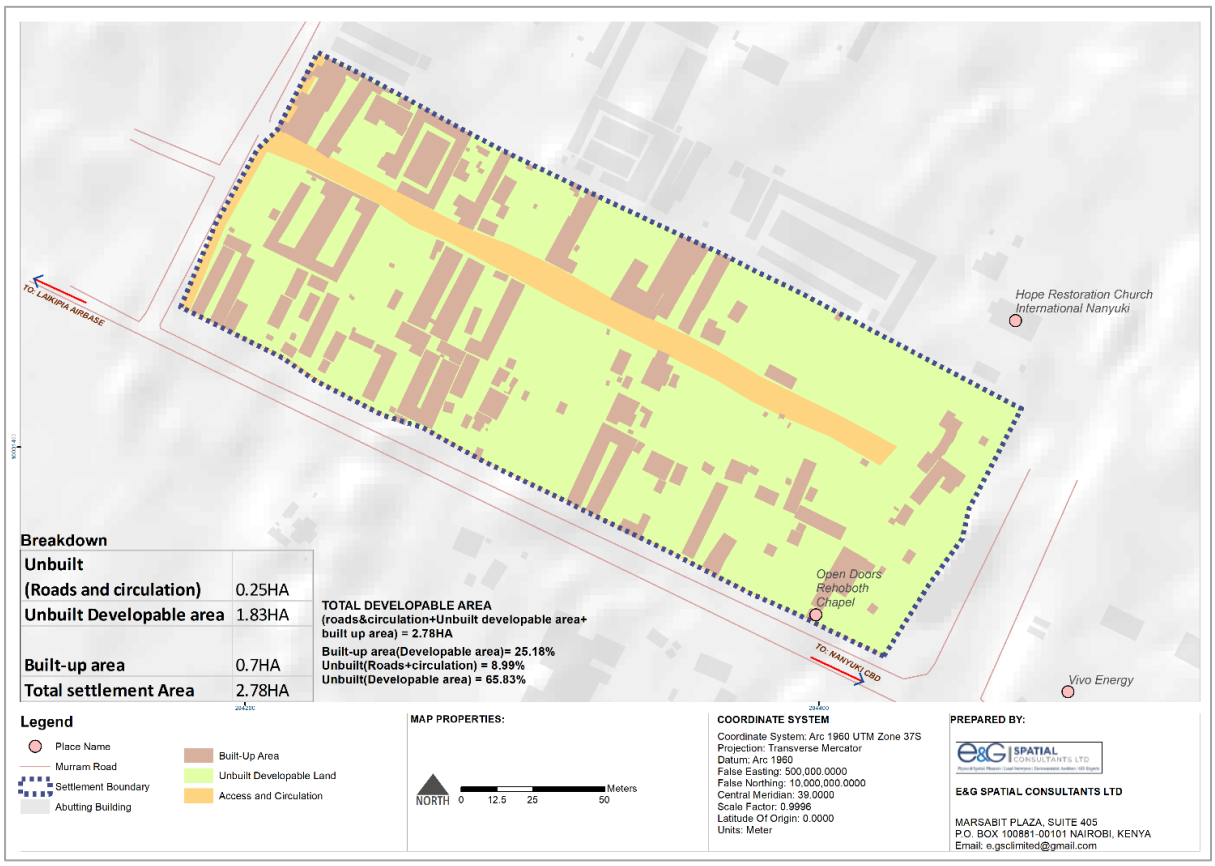
Map 5: Existing Land Use Map

4.5.4 Built vs Unbuilt Up areas

Evaluating built versus unbuilt areas enabled the identification of available land for future development within the settlement. Map 6 depicts the built and unbuilt areas in Kwa Mbuzi. Although the KISIP2 project generally supports protecting the built form of a settlement, the current state of this settlement offers opportunities for development and redevelopment after title issuance. This is based on the following analysis:

Built-up areas (20%) - This included 50% that were either semi-permanent or temporary structures. These categories present a chance for redevelopment once titles are issued.

Unbuilt developable areas (66%) - This provided opportunities for new developments and proposals for public utilities. During community participatory planning, one of the community members expressed interest in developing a health facility within their parcel. This would serve the entire settlement, given there was no other health center within the settlement. The plan also proposed an ECDE on the undeveloped area.

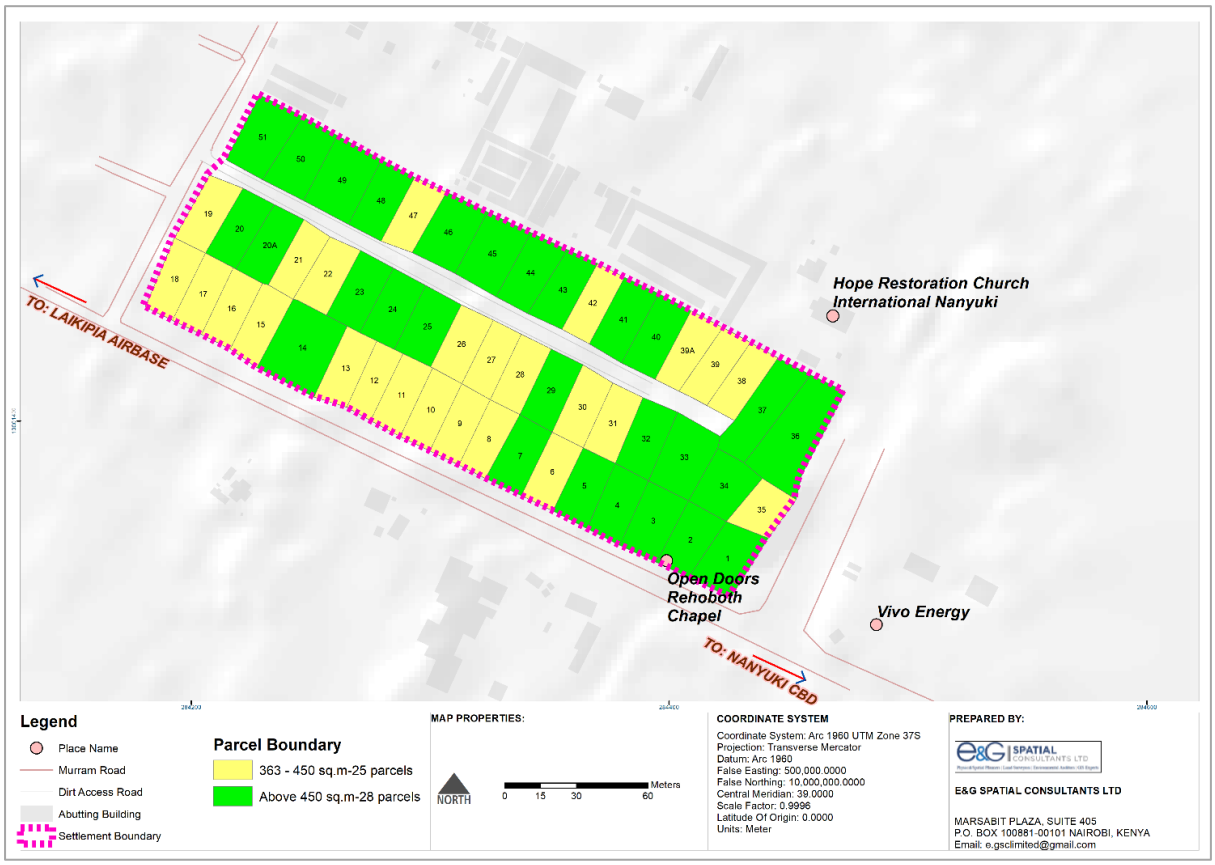


Map 6: Built-up vs unbuilt up areas

4.5.5 Parcel Size

Given that KISIP projects are conducted within already developed informal areas, the minimum registrable plot size is 100 square meters, quite lower than the conventional planning minimum registrable plot size, 450 square meters. A GIS analysis of land parcels in Kwa Mbuzi, presented in Map 7, revealed that only 25 parcels measured between 363- 450m² with the rest measuring approximately above 450m², thus meeting the requirements for individual titling in terms of registrable plot sizes.

Based on the proposed use of each parcel, the plan has come up with zoning guidelines (discussed in chapter 6 of this report) detailing the allowable development on each parcel. For example, subdivision will be permitted only in parcels where the resulting parcels will have a minimum size of 450 square meters. This will help control uneconomical subdivisions within the settlement.



Map 7: Kwa Mbuzi existing Parcel Sizes

4.5.6 Housing Typologies and structure Types

The analysis of housing typologies and structure types was done for the following reasons:

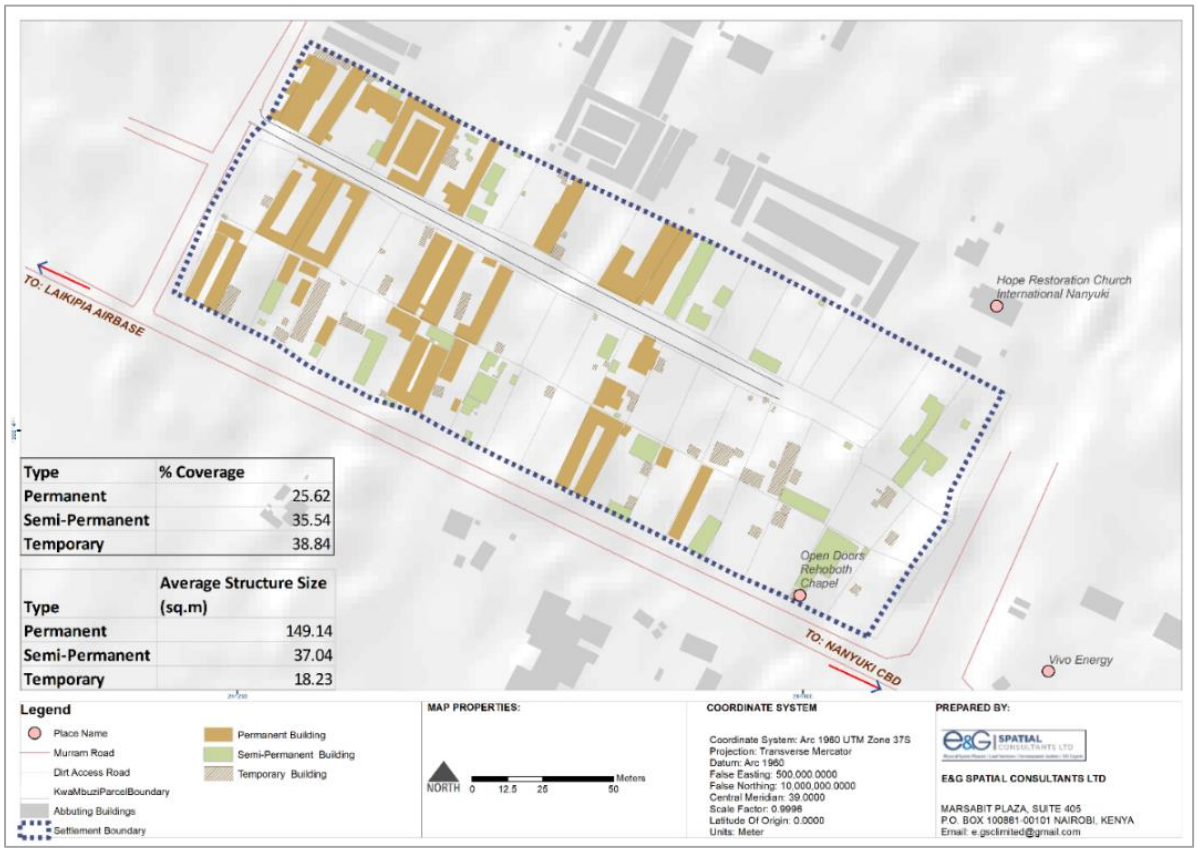
(i) To establish the economic levels of the Kwa Mbuzi community, and the vulnerability index thereof.
(ii) To be aware of the typologies of the houses that would be affected during the implementation of the planning proposals.

Although the community actively contributed proposals during the planning stage to enhance livability and quality of life, it is important to note that KISIP safeguards emphasize improving, not compromising, the well-being of residents. Consequently, any strategies or proposals deemed harmful or potentially disruptive were not recommended.

As such, understanding the existing housing typologies was important to assess how the proposed planning interventions would affect current structures. The settlement was dominated by row structured tenements. From the field exercise 16% of the structures within Kwa Mbuzi were established to be temporary, 34% were semi-permanent while 50% were permanent. Understanding the permanency of structures within the settlement was essential for decision-making during preparation of the plan, especially concerning proposals like road realignment. Temporary structures, being less costly to relocate, were preferred during road realignment.

Following the completion of the plan, an impact analysis (discussed in chapter 5) was conducted to determine the number of structures that would require full or partial demolition to accommodate proposed infrastructure projects, such as roads and storm water drains.

plate 9:Various Housing types within Kwa Mbuzi



Map 8: Kwa Mbuzi structure type spatial presentation.

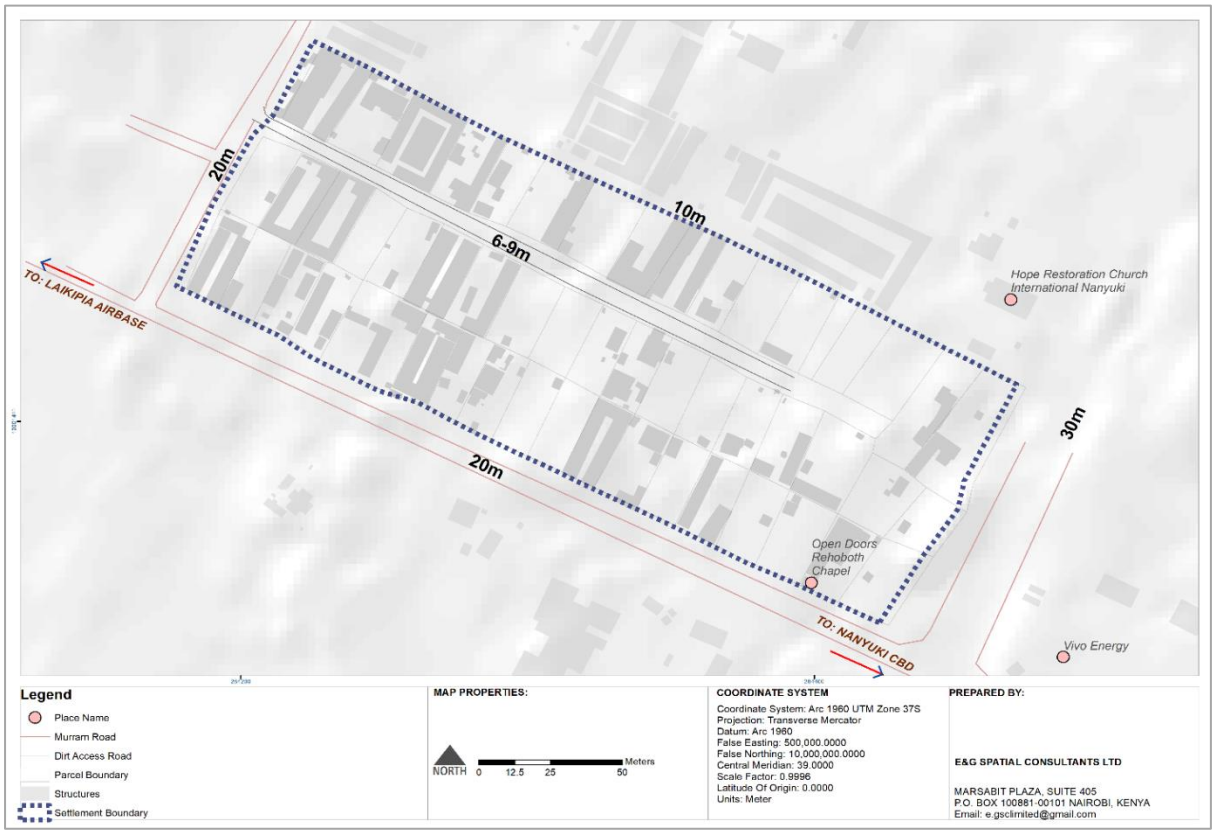
4.6 Infrastructure and Utility Services

Infrastructure and utility services can be defined as networks that can better the habitability of a place and improve the area's living conditions. In the case of Kwa Mbuzi settlement, infrastructure includes transport, water, energy/power sources and connections, telecommunication systems, storm water drainage, water and solid waste management.

4.6.1 Transportation Networks

As aforementioned, the Kwa Mbuzi settlement is accessed via the road leading to the Nanyuki Air Base. Internally, it contains a single access road, with varying widths ranging between 6 and 9 meters. Only one parcel within the settlement lacked direct access. To address this, the plan has proposed realigning and widening of the internal road to a uniform width of 9m and connecting it to the 30-metre road to the east, thus providing access to the isolated parcel.

Externally, the settlement boundary is demarcated by roads on all sides. The widths of the roads are 10m to the north, 20m to the west, 20m to the south and 30m to the east as shown in map 9. The plan has recommended paving the earthen roads with cabro blocks and tarmacking major roads. Given that all the proposed roads meet the minimum planning road width, 9m, they offer an opportunity for proper designing to accommodate both motorized and non-motorized users.



Map 9: Kwa Mbuzi existing transport networks

4.6.2 Water Supply

The socio-economic survey revealed that a sizable portion of the population (83.3%) had access to piped water while 16.7% relied on mobile vendors. Therefore, the plan has proposed improved piped water connections to households, especially those depending on mobile vendors.

Though the KISIP project generally promotes adaptive planning approaches to minimize community disturbance, it is crucial to emphasize the importance of planning for support services such as water infrastructure. Kwa Mbuzi features wide roads (9m and above) serving each parcel, making it feasible to lay water infrastructure along these road reserves.

A study by the UN indicated that the minimum amount of water used per day per person as 0.025m^3 (without meeting all needs) (UN, 2020). Based on the UN standards, the water demand for Kwa Mbuzi settlement was established to be 4.275m^3 per day. Assuming that those with piped water had adequate and reliable water supply, it could be deducted that approximately 83.3% of the demand was met, with the 16.7% deficit emanating from those who relied on mobile vendors as they were unreliable. The settlement water needs / demands are calculated in table 9 below. Factoring the increasing water demand due to increasing population, the plan proposes provision of water connection to those households without access and frequent review of the water supply quality and quantity by Nanyuki Water and Sanitation Company (NAWASCO), to ensure sufficient and efficient water supply within the settlement. Additionally, the

plan proposes the establishment of rainwater harvesting systems and reservoirs to secure a stable supplementary water supply throughout the year.

Table 9: Water Demand up to 2035

Year	2025	2030	2035
Population	**171**	**196**	**221**
Daily Water Demand (m^3)	4.275	4.9	5.525
Monthly Water Demand (m^3)	128.25	147	165.75
Annual Water Demand (m^3)	1,560.375	1,788.5	2,016.625

4.6.3 Sanitation and Hygiene

A relatively high percentage 65% of the households rely on pit latrines for disposal of human waste, 6% have improved pit latrines, while only 29% have installed flush toilets. However, it should be noted that pit latrines are not efficient as they require frequent emptying and, in the process, water resources stand the risk of pollution. Appropriateness of pit latrines reduces with increase in human densities such as in urban areas; thus, for the short term, the plan sought to reduce the usage of pit latrines by proposing installation of biodigesters while for the long term, residents can tap into conventional sewerage reticulation, as discussed on section 6.2.5.

4.6.4 Liquid Waste Management

From the responses on the disposal of wastewater, the people had dug willow trenches that led the wastewater away from the plot/housing structure. As discussed in section 4.6.3 the plan has proposed sustainable wastewater disposal mechanisms such as installation of biodigesters for the short term while for the long term, residents can tap into conventional sewerage reticulation.

Of all the water consumed per person per day (refer to table 9 above) 80% is wastewater[2]. Therefore, wastewater projection will be as illustrated in table 10 below. These statistics will guide development of conventional sewerage reticulation system for the settlement.

Table 10: Kwa Mbuzi Wastewater Projection

Year	2024	2029	2034
Population	**171**	**196**	**221**
Daily Wastewater (m^3)	3.42	3.92	4.42
Monthly Wastewater (m^3)	102.6	117.6	132.6
Annual Wastewater (m^3)	1,248.3	1430.8	1613.3

4.6.5 Solid Waste Management

According to Cities Alliance, solid waste management in informal settlements is often characterized by a lack of proper collection services, inadequate waste storage

[2]https://unhabitat.org/sites/default/files/2020/07/indicator_6.3.1_training_module_safe_wastewater_treatment.pdf

facilities, and irregular disposal practices. This leads to open dumping in streets, waterways, and vacant land, primarily due to limited access to formal waste collection systems and a lack of municipal support for these densely populated areas. Improper solid waste management results in significant health and environmental concerns[3].

From the analysis the respondents disposed of solid waste through burning and collection at 50% each. Those who reported to have their waste collected confirmed that the County Government of Laikipia did the weekly collection. Thus, the plan has produced a solid waste management strategy, including designation of solid waste receptacles and planned weekly collection of the waste to serve the whole settlement not just a part.

A report by the World Bank on trends in solid waste management indicates that globally, the average waste produced per person each day is 0.74 kilograms, although it varies significantly, ranging from 0.11 to 4.54 kilograms[4]. Additionally, the National Sustainable Waste Management Policy for Kenya estimates that individuals in urban areas generate approximately 0.5 kilograms of waste daily[5]. The Kwa Mbuzi settlement, situated in an urban region of Kenya (Nanyuki Municipality), will implement the guidelines outlined in the policy document, which states that daily waste generation per person is 0.5 kilograms, as shown in the table 11 below. These statistics will guide the Laikipia County team dealing with solid waste management in assessment of the efficiency of the dumping site serving the settlement.

Table 11: Solid Waste Generation Projection

Year	**Daily waste generation per person 0.5Kgs**	**2024**	**2029**	**2034**
Population		171	**196**	221
Projected Daily Solid Waste Generated (Kgs)		85.5	98	110.5
Projected Monthly Solid Waste Generated (Kgs)		2,565	2,940	3,315
Projected annual Solid Waste Generated (Kgs)		31,207.5	35,770	40,332.5

Further, In Kwa Mbuzi settlement, three major types of solid waste were generated: plastics (16.7%), paper (33.3%), and organic (50%). The projections for solid waste segregated by type are as shown in table 12 below. The plan suggests 7R's management strategy (Rethink, Refuse, Reduce, Reuse, Repair, Repurpose, and Recycle) to ensure sustainable management of this waste. In addition, the plan has proposed designation of specific waste collection receptacles for the various kinds of waste.

[3] (2019) Solid Waste Management in the Global South. rep. Cities Alliance, pp. 1–4. https://www.citiesalliance.org/resources/publications/cities-alliance-knowledge/solid-waste-management-global-south

[4] https://datatopics.worldbank.org/what-a-waste/trends_in_solid_waste_management.html

[5] https://www.environment.go.ke/wp-content/uploads/2023/03/SWM_Policy_2021_final_copy.pdf

Table 12: Waste Generation projection per waste type

Type of waste	Segregated Waste Generation Projection (annual Projection (Kgs)		
	2024	2029	2034
Organic (50%)	15,603.75	17,885	20,166.25
Plastic (16.7%)	5,149.2375	5,902.05	6,654.8625
Paper (33.3%)	10,392.0975	11,911.41	13,430.7225

4.6.6 Energy

Despite 78% of residents being connected to the electricity grid, the socio-economic survey revealed a substantial reliance on other sources of energy for cooking as 48% of residents used charcoal, 36% relied on Liquefied Petroleum Gas (LPG), and 12% used firewood. The use of charcoal and firewood was concerning due to its environmental impact, specifically deforestation, and the health risks it poses, such as upper respiratory infections. To alleviate these issues, the plan advocates for the adoption of clean energy solutions, including biogas, which would provide a sustainable and healthier alternative for the community.

4.7 Social Infrastructure

The settlement had only one privately owned social facility, Rehoboth church. This church hosted all the project meetings, from the consultant's introduction to project launch to presentation of socio-economic findings, visioning, participatory planning, and presentation of draft plans. Given the small size of the settlement, the plan has proposed an ECDE within the settlement and continued reliance on primary, secondary and tertiary institutions within the Nanyuki municipality.

5. PLANNING APPROACH, ALTERNATIVES, AND SELECTED PLAN

5.1 Overview

The situational analysis of Kwa Mbuzi provides a foundational basis for developing actionable proposals and strategies outlined in the plan. Chapter 5 systematically examines targeted interventions designed to address both immediate and long-term needs of the settlement. This chapter further details the planning approaches and principles alongside structural elements that guided the formulation of the plan. It comprehensively evaluates the plan alternatives considered for the settlement, offering an analytical perspective on each option and identifying the preferred alternative. Through leveraging the insights gathered from the situational analysis, the proposed strategies are crafted to uphold principles of adaptive and inclusive planning while accommodating the distinctive characteristics of Kwa Mbuzi.

5.2 Planning Approaches

An evaluation of various planning approaches was undertaken to determine the most suitable strategy for the planning and upgrading of Kwa Mbuzi 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: adaptive approaches, settlement upgrading, urban renewal, and urban regeneration.

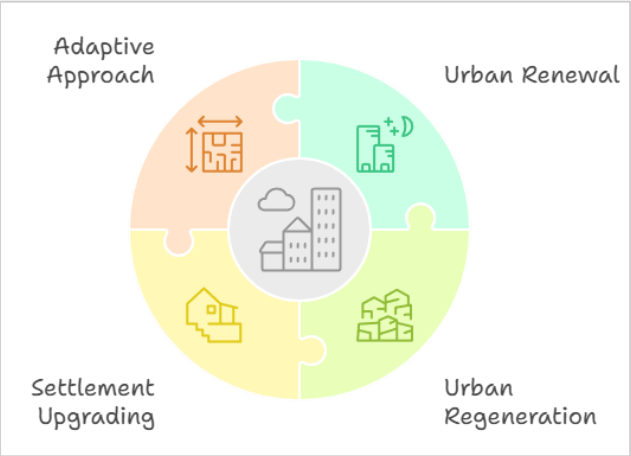


Figure 14: Planning approaches

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.

KISIP2 is broken down into 4 components where settlement upgrading is the first component. This subcomponent is further subdivided into 2 subcomponents where tenure regularization is the first and infrastructure upgrading is the second. Tenure regularization establishes clear legal ownership for residents, while infrastructure development will ensure that services such as roads, drainage, water supply, and sanitation systems are provided. This phased approach aligns with global best practices in upgrading informal settlements by prioritizing legal recognition before introducing physical.

5.2.2 Urban renewal

Urban renewal is the process of upgrading and redeveloping decayed areas in urban areas (Physical and Land Use Planning Handbook, 2025). Based on the handbook, urban renewal entails:

i. Rationalizing land uses within the concerned urban areas
ii. Preserving as far as practicable local characteristics and the social networks of the local community.
iii. Preserving buildings, sites, and structures of historical, cultural, or architectural value
iv. Provision of open spaces and community centres.
v. Undertaking road widening/redesigning programs to ease and discourage traffic congestion and encourage pedestrian and non-motorized transport.
vi. Redevelopment of dilapidated buildings into modern high-rise buildings and environmentally friendly design to save available space.
vii. Location of medium to high levels of densification near places of employment, social services, and community facilities.
viii. Encouraging the use of efficient management systems in redeveloped buildings to enhance efficiency.
ix. Upgrading existing infrastructure such as water and sanitation, among others.

However, the plan is limited on the extents to which it can fully achieve the above, as strict alignment with all the provisions would lead to significant impacts on existing structures, contrary to the project objective of maintaining zero or minimal disruption.

That said, preparation of this plan borrowed the following from this approach:

- Undertaking road widening/redesigning programs to ease and discourage traffic congestion and encourage pedestrian and non-motorized transport,

- Preservation of local characteristics and the social networks of the local community, and
- Preservation of buildings, sites and structures of historical, cultural or architectural value.

Consecutively, the plan has made proposals for upgrading of existing infrastructure such as water and sanitation, which will be actualized in the subsequent subcomponent of the project on infrastructure upgrading.

5.2.3 Urban regeneration

Urban regeneration aims to revitalize areas that are in decline by fostering economic growth, improving living standards, and attracting investment. This approach involves enhancing infrastructure, creating job opportunities, and promoting social and economic development to transform underutilized spaces into vibrant communities.

While urban regeneration offers a viable pathway for long-term settlement improvement, its application in Kwa Mbuzi 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.

5.2.4 Urban redevelopment

The World Bank highlights that urban redevelopment occurs within existing urban areas, often involving the rezoning of an area from low-density to medium density or higher-density developments, complemented by supportive infrastructure to facilitate the up-zoning. This approach has been incorporated into the land use zone proposals outlined in the plan (discussed in subsection 5.7 of this report). The socio-economic survey noted that 33% of the structures were semi-permanent and 16% were temporary structures, thus presenting an opportunity for redevelopment, upon the issuance of titles. As a result, it is anticipated that these changes will align with the proposed plan's guidelines on densification in the future.

5.2.5 Adaptive approach

An adaptive approach to urban planning focuses on utilizing flexible standards in replanning existing settlements with minimal disruption. This method is particularly effective in informal areas where planning would lead to significant displacement. Adaptive approach aims to preserve the social fabric and reduce resettlement by adjusting plans to fit the existing morphology of the neighborhood.

This approach is most preferred in KISIP 2 and was chosen for Kwa Mbuzi Settlement to ensure minimal impact on the community. It has been applied in preparation of this plan in determining road width through road widening and realignment. The settlement was served by a single access road with inconsistent widths ranging from 6m to 9m, which did not fully connect to the road on the eastern boundary, resulting in one parcel lacking direct access. Using the adaptive planning approach, two

alternative road realignment proposals were developed to ensure access to all parcels and improve connectivity across the settlement from one end to the other. These alternatives are discussed in sub section 5.5 of this report.

Notably, only 25 parcels measure between 363- 450m² with the rest measuring slightly above 450m², thus meeting the requirements for individual titling in terms of registrable plot sizes. However, the settlement could not qualify for conventional planning because in Kenya, conventional land use planning prioritizes a balanced allocation of land for various purposes, including residential, commercial, industrial, and agricultural uses, while also considering environmental and social factors. This was not the case in Kwa Mbuzi as the settlement was dominantly residential. Thus, adaptive planning approach, acknowledging the small size of the settlement, and endeavoring to have minimal impacts, proposes planning of the settlement in integration of its neighborhood, where it highly relies on social facilities within the larger Nanyuki municipality.

5.3 Planning Principles

One of the objectives of the physical planning exercise was to enhance efficient land use and optimize available resources, within the given planning area, in this case, in Kwa Mbuzi settlement. This involved utilizing community resources effectively by recognizing and leveraging their strengths and opportunities, while also addressing their weaknesses and threats to find viable solutions.

The preparation of this plan was guided by a number of principles including the principles of sustainability, adaptability, people centered, climate resilience, balance with nature, inclusivity, livability, balance with culture and traditions, mobility and connectivity, and acceptable planning standards.

5.3.1 Sustainability

This principle emphasizes the need for a harmonious integration of environmental, social, and economic factors to ensure long-term viability of an area. Sustainable planning entails thoughtful consideration of current land uses, optimizing available space, and anticipating future developments to accommodate growth without compromising the ecosystem.

Figure 15: Principle of sustainability

The emphasis on sustainability has led to the incorporation of green infrastructure solutions, such as permeable pavements and vegetative buffers, to manage stormwater. Additionally, the plan has proposed the establishment of rainwater harvesting systems and reservoirs to secure a stable supplementary water supply throughout the year.

5.3.2 Public/Community participatory planning

Engaging local residents in the planning and development of their neighborhoods is vital to fostering a sense of ownership and accountability. This inclusive approach ensures that the voices of the community are heard and integrated into the final plans, resulting in more socially and culturally relevant projects. By involving community members in every stage—from inception to implementation—local knowledge and preferences can be tapped into and thereby increasing the likelihood of success and sustainability.

In Kenya, public involvement in governance is a fundamental principle enshrined in the Constitution of Kenya, 2010. Articles 10, 61, and 174 outline the national values of democracy, inclusiveness, good governance, and community rights to manage their own affairs. This includes active participation in land-related decisions, which empowers communities to shape their own development. Effective urban planning recognizes the value of this collaborative process, leveraging it to create balanced and adaptive strategies that meet both current and future needs.

Community engagement in planning not only democratizes the process but also enhances transparency and accountability. Fostering open communication with the residents makes it possible to address local issues more effectively and promote initiatives that resonate with the community's values and traditions. This participatory approach ultimately leads to more livable, sustainable, and well-connected urban environments. The community and all relevant stakeholders, including county government officials, were actively involved through all the stages of preparation of this plan as discussed in section 3.2 of this report.

A number of public participatory forums were held including project introduction, project launch, environmental screening focus group discussion, presentation of socio-economic survey findings, visioning and participatory planning meeting, and presentation of draft plan meeting. The residents shared their visions of the settlement and a number of proposals they intended to be included in the plan. The proposals included: proposals for infrastructure such as streetlights, connection to sewer system, upgrading earthen road to bitumen, provision of waste collection receptacles, and provision of water supply system. These proposals were incorporated into the plan as discussed in section 5.5.

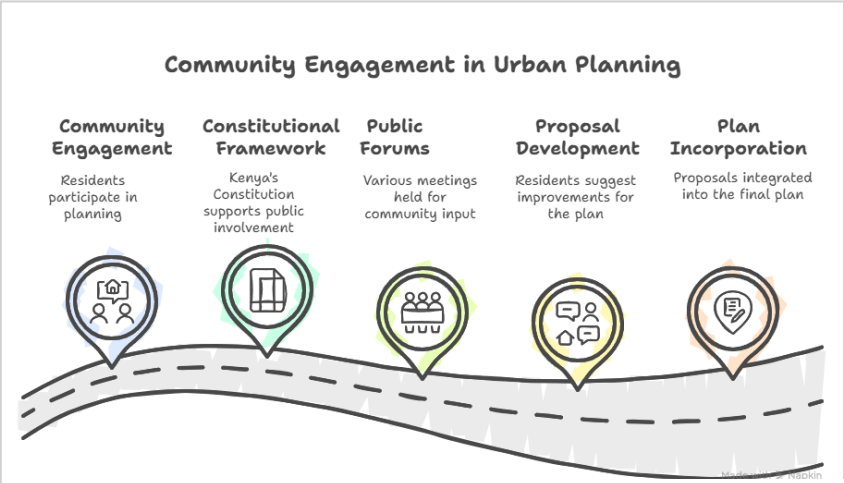


Figure 16: Public/ community participatory planning

5.3.3 Climate resilience

Climate resilience is a crucial principle of this planning framework, aimed at fortifying the settlement against the adverse effects of climate change. The plan integrates strategies to enhance the adaptive capacity of the community, ensuring that the infrastructure, social systems, and environment can withstand and recover from climate-related disturbances such as floods, from runoff water.

In the context of Kwa Mbuzi, climate resilience involves a multi-faceted approach that includes community education and awareness programs that aim to build local capacity by equipping residents with the knowledge and skills needed to respond effectively to climate emergencies. Training sessions on emergency preparedness, resource management, and sustainable living practices ensure that the community is well-prepared to face and adapt to climatic challenges.

Additionally, technological innovations such as early warning systems for weather events and climate monitoring tools are incorporated into the plan to provide timely information that aids in proactive decision-making. By leveraging data and technology, the community can better anticipate and mitigate the impacts of climate change, thereby enhancing overall resilience.

5.3.4 Inclusivity and Equitability

A key aspect of inclusivity and equitability is guaranteeing that all community members have equal access to essential services such as healthcare, education, transportation, and social amenities. The planning process actively ensured that every resident, regardless of their background or socioeconomic status, had equal access to services and opportunities. This involved a comprehensive approach where the needs and rights of vulnerable groups were prioritized. In this project, a special focus was given on land rights of women, PLWDs, youths, children, the elderly, and minority groups.

The concept of inclusivity has guided the allocation of spaces for non-motorized transport infrastructure along all roads, ensuring that all residents, including the vulnerable and minority groups, can navigate the settlement safely.

5.3.5 Futuristic

During the vision exercise held at the settlement on 21st February 2025, the vision of the settlement was stated as ***'A well planned and modern settlement characterized by improved infrastructure and modern housing'.*** Reflecting these aspirations, the plan elaborates on strategies designed to achieve the desired future goals for the community.

The planning horizon for the plan is 10 years. Within these 10 years, the plan has proposed specific achievable projects within the short term, medium term and long term as discussed in section 8.5 of this report. The short-term projects include the issuance of security of tenure, the planting of greenery for aesthetic purposes, the placement of solid waste receptacles in strategic locations within the settlement, and the removal of structures obstructing access paths. The medium-term ones include enhancements of infrastructure and utility services, such as sanitation, water, and drainage systems, and paving of internal roads using Cabro, and tarmacking the main roads. The long-term projects involve construction and infrastructure, necessitating substantial financial investments.

5.3.6 Nature based solutions

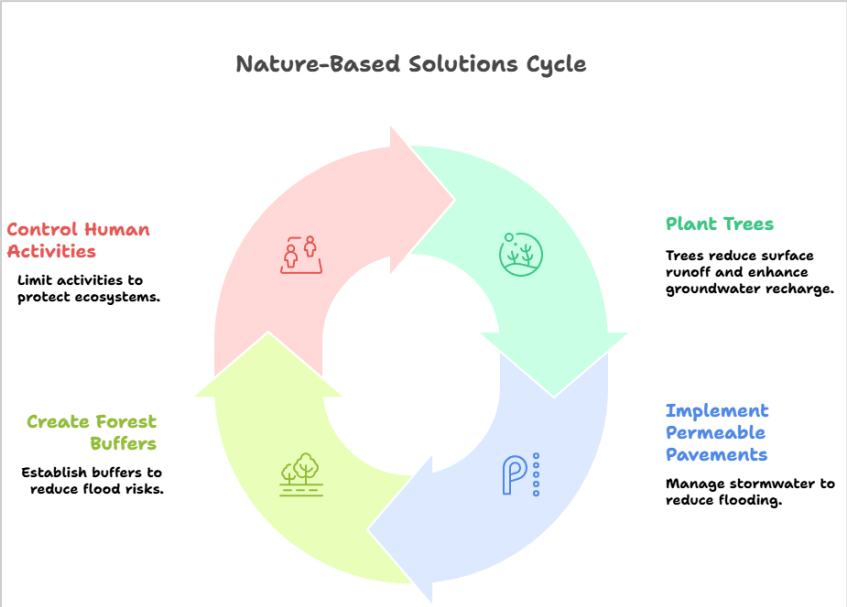


Figure 17: Nature based solutions cycle

Nature-based solutions refer to the incorporation of natural elements and processes into urban design and development projects, such as green spaces, trees, wetlands, and rain gardens, to address environmental challenges like flooding, heat waves, air pollution, and biodiversity loss, while simultaneously improving human well-being and resilience to climate change.[6] These innovative strategies harness the power of natural elements to create sustainable and resilient urban environments.

During the socio-economic survey, ground seepage was listed among prevalent challenges experienced in Kwa Mbuzi. A number of nature-based solutions have been proposed in the plan to mitigate this challenge including planting deep-rooted vegetation, such as grass, shrubs, and trees, which make the soil become stabilized, and its structure improves, making it more capable of absorbing water. This not only reduces seepage but also prevents soil erosion, creating a more sustainable landscape.

The plan has also proposed development of adequate drainage channels, and permeable pavements to manage stormwater, reduce flooding, and manage excess water during heavy rains.

[6] Hobbie, S. E., & Grimm, N. B. (2020). Nature-based approaches to managing climate change impacts in cities. Philosophical Transactions of the Royal Society B, 375(1794), 20190124.

5.3.7 Flexibility/ Adaptability

The principle of flexibility or adaptability is inherent to the plan, ensuring that it can respond efficiently to changing circumstances and unforeseen challenges. Recognizing that urban and environmental conditions are dynamic, the plan incorporates strategies that allow for modification and evolution over time. This approach ensures that the settlement remains resilient and sustainable as it grows, while addressing new needs and opportunities as they arise.

For example, the plan's proposals for infrastructure improvements include phased approaches that can be adjusted based on available resources and emerging technologies. The use of nature-based solutions like permeable pavements exemplifies adaptability, as these elements can be scaled or modified based on weather patterns and environmental changes. Additionally, community engagement in conservation efforts ensures that the plan can adapt to the residents' evolving needs and priorities, fostering a sense of ownership and ongoing stewardship.

Flexibility is also reflected in the plan's emphasis on mixed-use development, allowing spaces to serve multiple functions. Also, the plan has provided for change of user which allows developers to change use of their parcel to a preferred one that is in harmony with the neighboring areas. This will need approval of the Laikipia county government. Such prevents the rigidity that can stifle urban growth and ensures that the settlement remains vibrant and responsive to its inhabitants' diverse and changing needs.

5.3.8 Balance with Nature

The principle of balance with nature is a cornerstone of the plan, emphasizing the harmonious coexistence of human activities and the natural environment. This approach ensures that development projects not only meet the needs of the present population but also protect and enhance the ecological integrity of the settlement for future generations.

To achieve this balance, the plan proposes a range of nature-based solutions that integrate natural processes into urban infrastructure. For instance, the planting of native trees and vegetation is aimed at reducing surface runoff and enhancing groundwater recharge. Permeable pavements are incorporated into the design to manage stormwater effectively, reducing the risk of flooding and ensuring that rainwater is absorbed and filtered naturally. These solutions not only address the immediate challenges of water management but also create attractive green spaces that enhance the aesthetic value of the settlement.

The principle of balance with nature is further reflected in the plan's commitment to sustainable resource use and environmental education. Initiatives to promote recycling, reduce waste, and encourage the use of renewable energy sources are included to minimize the environmental footprint of the settlement. Additionally, community engagement programs are designed to raise awareness about the

importance of environmental stewardship and foster a culture of sustainability among residents.

5.3.9 Liveability

The principle of livability is central to the plan, ensuring that the settlement is a comfortable, enjoyable, and healthy place for residents to live and work. The plan incorporates various strategies to enhance livability, including the development of green spaces, promotion of active lifestyles, and provision of essential services.

One of the key aspects of improving livability is the creation of public parks and recreational areas. These green spaces provide residents with opportunities for relaxation, exercise, and socializing, contributing to their physical and mental well-being. Given the small size of the settlement, the plan proposes continued reliance on recreational facilities within the larger Nanyuki municipality.

In addition, the plan emphasizes the importance of walkability. By designing pedestrian-friendly streets and safe cycling paths, the plan encourages residents to adopt active modes of transportation, reducing reliance on cars and promoting healthier lifestyles. This not only improves individual health but also reduces traffic congestion and pollution, contributing to a cleaner and more sustainable environment.

Moreover, the plan prioritizes the development of mixed-use neighborhoods, where residential and commercial spaces coexist harmoniously. This approach creates vibrant, dynamic areas that cater to diverse activities and lifestyles, enhancing the overall livability of the settlement.

5.3.10 Accessibility

Accessibility in this plan encompasses both physical and socio-economic dimensions, aiming to create an inclusive settlement where barriers are minimized, and opportunities are maximized.

To achieve physical accessibility, the plan incorporates the development of well-connected transportation networks. This includes the realignment of roads to improve connectivity. Pedestrian-friendly streets and safe cycling paths designed to facilitate easy movement and promoting active transportation. These efforts not only enhance mobility within the settlement but also contribute to a cleaner environment by reducing carbon emissions.

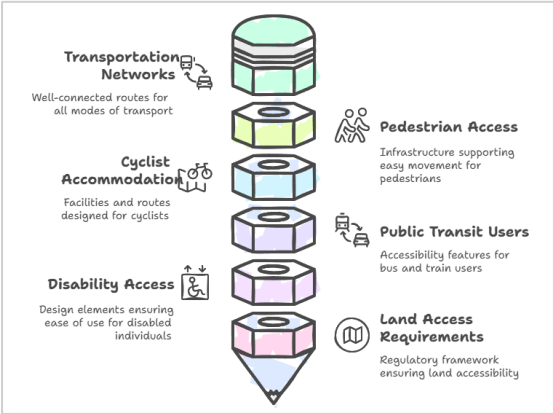


Figure 18: Principle of accessibility

Socio-economic accessibility is addressed through the creation of mixed-use neighborhoods. By blending residential and commercial areas, the plan promotes economic diversity and vibrancy. This approach ensures that essential services, such as shops and workplaces, are within walking distance for most residents, reducing travel time and enhancing quality of life.

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 on section 3.5.

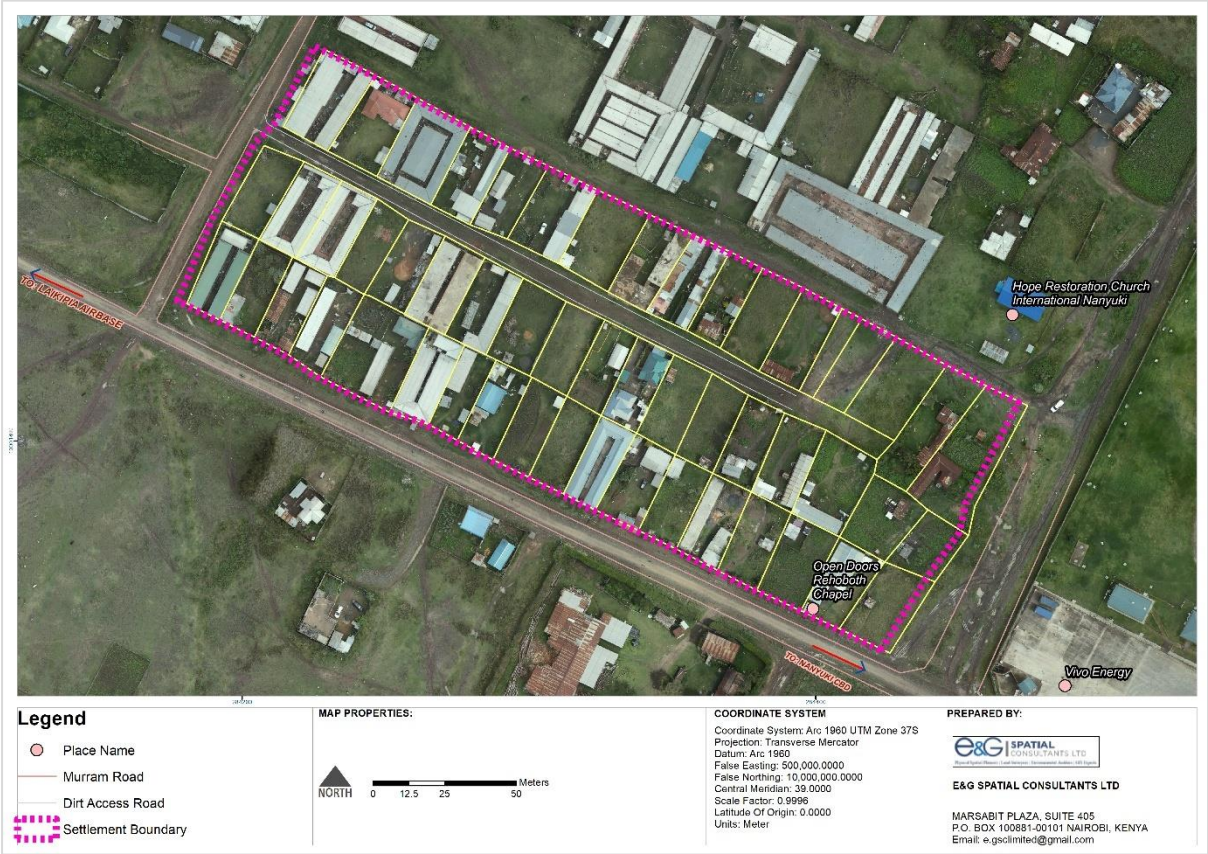
5.4.1 Existing settlement structure/layout

The settlement has a grid layout that serves as the backbone and significantly influences the organization of space as well as the functionality of the settlement.

The layout's impact on accessibility and connectivity cannot be overstated. The arrangement of roads and buildings shapes how residents interact with their environment, influencing mobility and the ease with which services can be accessed. For instance, road width realigning within the settlement can mitigate the challenges posed by irregular-sized dirt roads, enhancing overall connectivity.

5.4.2 Assigned project area boundary

The settlement boundary was determined by the client, measuring about 3 Ha, as discussed under section 2.1 of this report. Thus, the planning scope was confined within this boundary.



Map 10: Settlement boundary

5.4.3 Existing access networks

The Kwa Mbuzi settlement was defined by standard roads on all sides, ranging from 10m to the north, 30m to the east and 20m to the south and west. Within the settlement was one access road with all parcels besides one having access. The state concurs with the existing settlement PDP, with only a minimal alternation towards the eastern side where the access road was blocked, resulting in one parcel lacking access. Through the adaptive planning alternatives discussed in subsequent section of this report, the plan has made attempts to address the issue.

5.4.4 Current land uses within and in the immediate surrounding

The settlement was predominantly residential. The plan sought to build on this foundation by maintaining the predominance of residential use. Additionally, the plan emphasized expanding mixed-use developments to promote more dynamic and economically diverse land utilization. These strategic zoning proposals aim to address the settlement's needs for economic sustainability and community development.

5.4.5 Natural features

The only natural element of the settlement that had influence on the plan is topography and slope. The moderate slope of the settlement was leveraged to enhance natural drainage systems. This component will be more influential during engineering surveys, in the subsequent infrastructure improvement component.

5.5 Alternative Planning Scenarios

5.5.1 Overview

The preparation of these planning scenarios for Kwa Mbuzi settlement was anchored on the project objectives discussed in section 1.2 and approaches and principles discussed in section 5.2 and 5.3 respectively.

Firstly, the primary objective of this assignment is to facilitate the formalization of secure land tenure for Kwa Mbuzi informal settlement within the framework of KISIP2, through planning and surveying activities. Approval of the plan will pave way for surveying and beaconing. With the approved plan and amended registry index map, title deeds will 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 settlement structure and development status, including existing land use and road networks, influenced the plan alternatives as discussed in sub section 5.4 of this report. The needs and aspirations of the community, as dictated through socio-economic survey, community participatory planning exercises, and various stakeholders' meetings, played a crucial role as well in shaping the alternatives. The proposals by the community included: proposals for infrastructure such as streetlights, connection to sewer system, upgrading earthen road to bitumen, provision of waste collection receptacles, and provision of water supply system.

These plan alternatives were anchored on a number of approaches: adaptive planning approach, settlement upgrading approach, urban redevelopment, and urban regeneration. The adaptive approach 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, an adaptive planning options was prepared. Settlement upgrading approach acknowledges the phases used in KISIP2 in improving the status of informal settlements, with this phase, geared at tenure regularization. Thus, the prepared plan alternatives factored the possible titling options. The nil alternative will result in one community title, while the adaptive planning options will allow all parcels to be individually registered. Urban renewal informed proposals for road realignment and widening which has been achieved in the plan alternatives. It also emphasizes on infrastructure upgrading, whereby proposals have been made in these plan alternatives, but will be actualized in the sub sequent KISIP subcomponent on infrastructure improvement. Urban regeneration approach aimed at revitalizing areas that are in decline, informed the delineation of various land use zones to foster economic development in Kwa Mbuzi. Notably, 34% of the structures were semi-permanent and 16 % were temporary structures, thus presenting an opportunity for redevelopment, upon issuance of titles.

The preparation of this plan alternatives was guided by several principles, including sustainability, public/community participatory planning, climate resilience, inclusivity and equitability, adaptability, balance with nature, liveability, and accessibility as discussed in detail in section 5.3 of this report.

Sustainable planning informed thoughtful consideration of current land uses, optimizing available space, and anticipating future developments to accommodate growth without compromising 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 healthcare, education, transportation, and social amenities. This principle has informed location of proposals as discussed in the two planning alternatives. The principle of accessibility was applied through proposing road widening and realignment to ease movement and traffic flow within the settlement.

The planning approaches and principles provided a structured framework to ensure that the LP&LUDP for Kwa Mbuzi 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.

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 second alternative, 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. This alternative aimed at delivering 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 essentially allows for the settlement to remain as is, without any legislative or structural changes. 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 27th 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. This

approach would enable the community to preserve its traditions and daily routines without external interference.

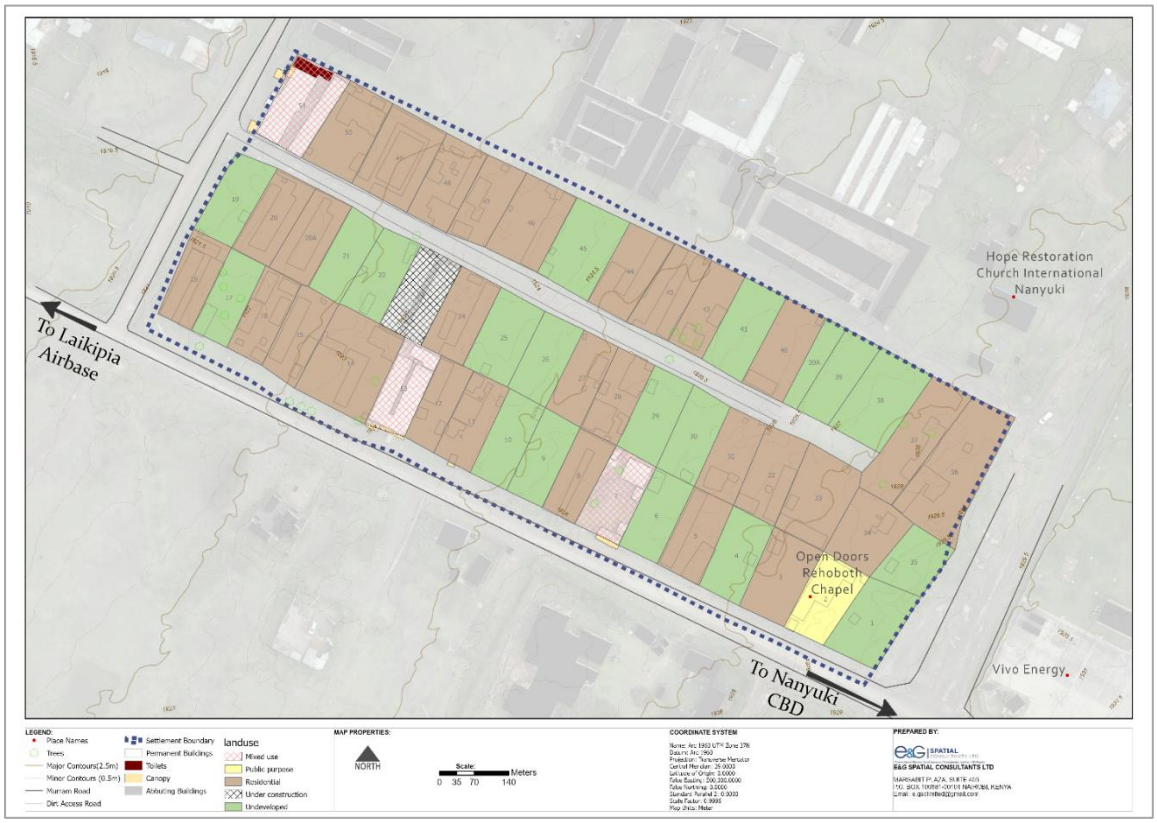
Nevertheless, the absence of intervention poses significant challenges. As the settlement continues to expand without structured planning, disagreements over land boundaries may become more frequent, and land use conflicts could intensify. Unchecked growth is likely to perpetuate disorganization and degradation, making it increasingly difficult to provide essential infrastructure and public amenities. In particular, the lack of coordinated improvements would hinder efforts to introduce vital services such as water, sanitation, and electricity, as installing these without disrupting existing dwellings would be problematic. The ongoing absence of proper waste management and urban oversight could also lead to environmental harm, while limited opportunities for investment and development may restrict economic advancement. Furthermore, without enhancements to public facilities or the provision of community support, residents' quality of life would remain stagnant, and issues such as crime could become more pronounced in the absence of comprehensive planning and community policing. Thus, the community turned down this alternative.

5.5.2.1 Land use budget for Nil intervention

Table 13: Existing land use budget.

Colour code	land use	Sum of Area	Percentage
	Mixed use	0.15	5%
	Public Purpose	0.05	2%
	Residential	1.47	49%
	Undeveloped	0.86	29%
	Transport	0.43	14%
	Under construction	0.05	2%

This alternative embraced continued spatial disorder and unorganized development of the settlement, thus risking further deterioration in living conditions, environmental health, and economic viability. It adopts the current land use budget, which indicates a severe limitation in addressing the challenges discussed in chapter 4 of this report. Table 13 shows the existing land use budget which entails 49% residential, 14% transport, 5% mixed use, and 2% public purpose, while 29% of the settlement were undeveloped parcels and 2% were under construction. While transportation accounts for 14%, these areas are not officially designated as roads. Instead, they are spaces that the community has gradually identified and used for transportation purposes. As a result, these pathways may eventually be lost due to changes in land use, since they lack clear boundaries and formal protection.



Map 11: Kwa Mbuzi Settlement Nil Intervention option

5.5.3 Alternative 2: Adaptive 1 planning option

Adaptive 1 planning option is a strategic approach that aims to ensure sustainable development while minimizing disruptions to the existing community structure. This option fosters resilience by adapting to changing circumstances and integrating various land uses effectively. It emphasizes the importance of maintaining the current settlement's spatial layout while introducing necessary improvements to the infrastructure. This adaptive planning option was based on the adaptive approach that endeavors to provide a balance between the needs of the community with the constraints and opportunities presented by the environment.

The planning interventions in this model include road widening and realignment to enhance accessibility and connectivity within the settlement, with minimal impacts. The access road was widened to uniform 9m and realigned to meet the 30m road. The option has also proposed an ECDE, a recreational site, a commercial zone, an industrial area, and mixed-use zone.

Notably, the adaptive 1 option did not tamper 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 will be awarded individual title deeds, providing them with legal ownership and security. Although the plan has achieved some level of intervention, the settlement will continue to rely on social facilities such as educational and health within the Nanyuki municipality.

The adaptive 1 planning option presents several notable advantages. Primarily, it ensures that there are minimal interruptions to the existing settlement structure and spatial layout, allowing the community to maintain its current form while accommodating necessary improvements. This approach incorporates some realignment of road sizes, which will enhance accessibility for all structures and establish improved connectivity throughout the settlement. Importantly, the intervention supports the preservation of existing social networks within the community, fostering cohesion and continuity. Another significant benefit is that all beneficiaries under this scheme will receive individual title deeds, granting them legal ownership and greater security over their parcels. Additionally, a mixed-use development zone is introduced, facilitating the integration of various land uses. The plan also addresses previously missing components by providing designated areas for an industrial zone, a recreational site, an early childhood development centre (ECDE), and a commercial zone.

However, the alternative does present certain disadvantages. A total of twelve structures will be impacted during the process of road realignment, potentially causing disruption to some residents. Moreover, the minimum planning standards will not be fully met, indicating that while the intervention achieves several improvements, there are limitations regarding compliance with established planning standards. Despite the multiple advantages of the adaptive 1 planning option, the community ultimately did not choose this approach.

5.5.3.1 Land use budget for adaptive 1 planning option

Notably, this adaptive 1 option has carefully balanced distribution of proposed land uses, with residential spaces leading the allocation while other uses are spread thoughtfully across the remaining area. It demonstrates strategic urban planning for small-scale development. Residential use dominates, accounting for 1.61 hectares, which translates to 53.62% of the total area. This reflects a primary focus on housing and living spaces within the region.

Industrial utilization is minimal, covering 0.09 hectares or 3.08%, indicating limited development geared toward development of light industries. Similarly, land assigned for educational purposes and recreational activities is identical in size, each occupying 0.04 hectares, or 1.44% of the total. These proportions suggest the presence of facilities such as schools and leisure areas, albeit on a modest scale.

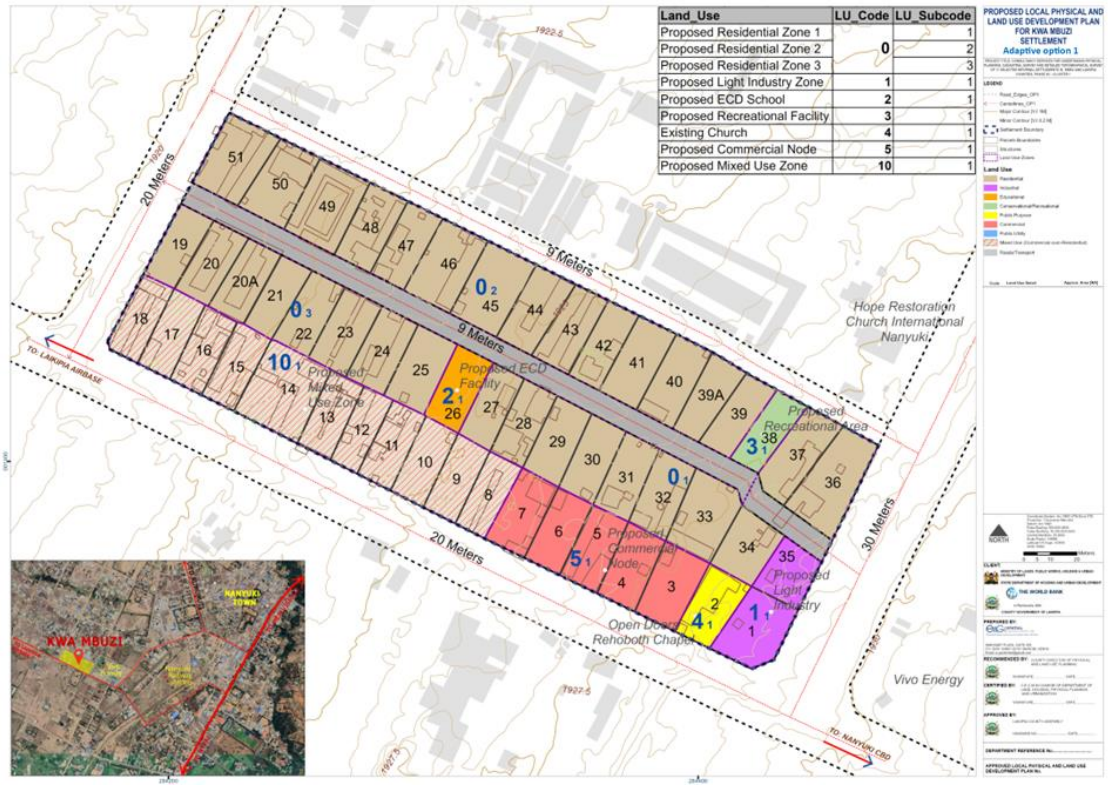
Commercial spaces take up 0.24 hectares, amounting to 7.84% of the total area. This allocation will cater to retail, business hubs, or trade. Transportation infrastructure accounts for 0.43 hectares (14.19%), offering connectivity and transit systems within the area. One of the achievements of this alternative is road designations, such that they are now well defined, and protected as rights of way. Mixed-use land, which integrates multiple purposes such as residential, commercial, or recreational uses, occupies 0.51 hectares, equating to 16.87%. This proportion highlights a thoughtful approach to blending functionalities for more versatile use of space. Table 14 shows

the land use codes, acreages and percentages for the various land uses including residential, commercial, transport and mixed use.

Table 14: Land use budget for adaptive planning option

Land use code Colour code	land use	Sum of Area (Ha)	Percentage
0	Residential	1.61	53.62%
1	Industrial	0.09	3.08%
2	Educational	0.04	1.44%
3	Recreational	0.04	1.44%
5	Commercial	0.24	7.84%
7	Transport	0.43	14.19%
10	Mixed use	0.51	16.87%
Total		**3**	**100%**

Map 12 shows the spatial illustration of the adaptive planning option.



Map 12: Adaptive 1 option map

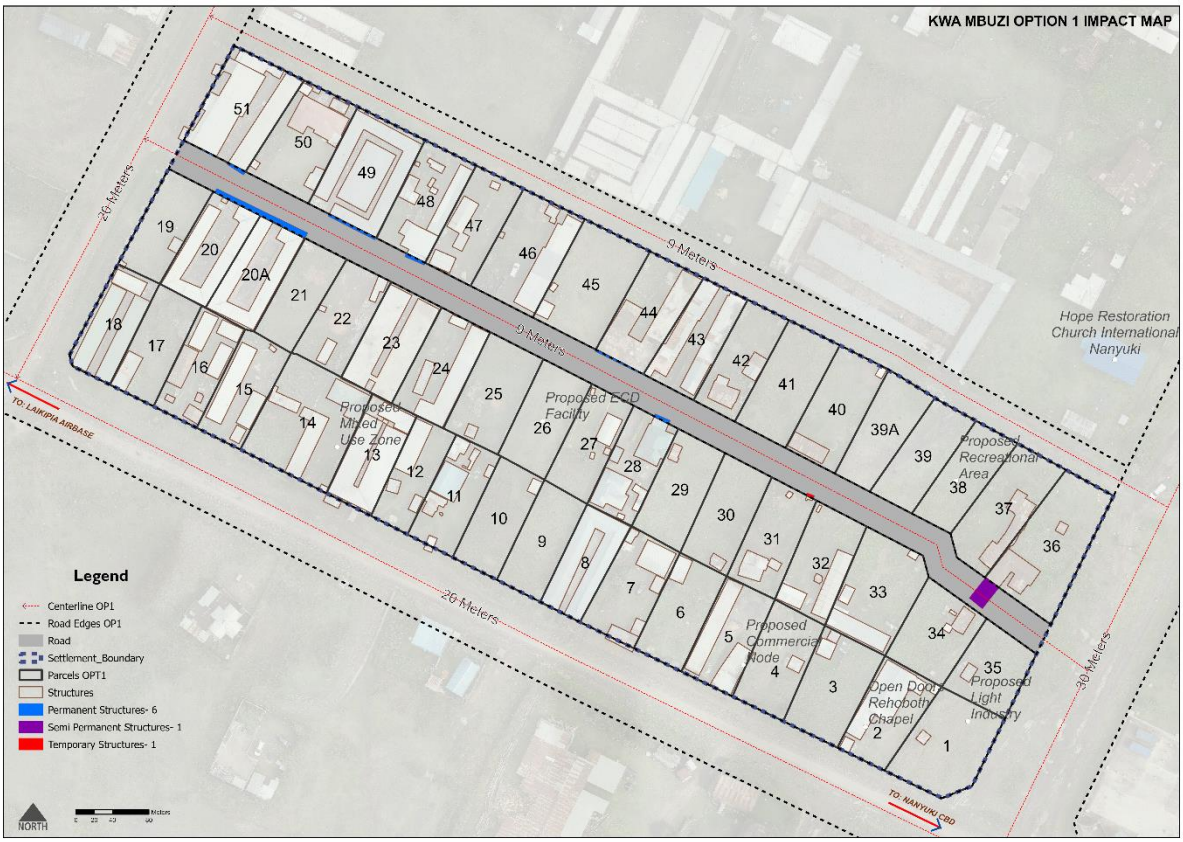
5.5.3.2 Impact analysis for adaptive 1 planning Option

To measure the success of this adaptive 1 planning option, a detailed impact analysis was conducted, focusing on the nature and extent of structures that will be affected by the proposed changes. This analysis categorizes the structures into three main types:

permanent, semi-permanent, and temporary, each with a distinct range of impacts measured in square meters.

Table 15: Impact analysis for adaptive 1 planning Option

Nature of structures	**No. of affected structures**	**Range of impacts m²**
Permanent structures	8	0.082 – 37
Semi-permanent structures	2	0.063 – 3.61
Temporary structures	2	0.0012 - 1.42
Total	**12**	



Map 13: Impact analysis for adaptive 1 planning Option

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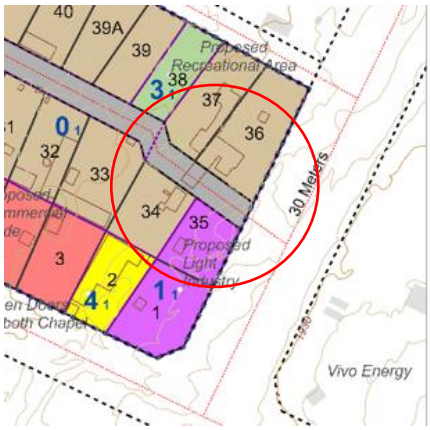
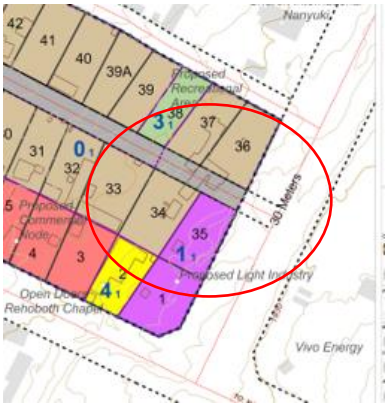
5.5.4 Alternative 3: Adaptive 2 planning option

This adaptive 2 planning option, just like adaptive 1 planning option was based on the adaptive approach that endeavors to provide a balance between the needs of the community with the constraints and opportunities presented by the environment. It bears much resemblance with the adaptive 1 planning option in terms of the proposed additional land uses; educational, recreational, commercial, mixed use and industrial use.





The only difference between alternative 3 and alternative 2 is the road realignment design. This road realignment has resulted in an increase in number of structures to be impacted from 12 to 13.

Adaptive 1 **Adaptive 2**

The alternative offers several advantages. It ensures that there are minimal disruptions to the existing settlement structure and spatial arrangement, while still allowing for some realignment of road sizes. Importantly, all structures will remain accessible, and connectivity throughout the settlement will be enhanced. The plan preserves existing community social networks, and each beneficiary will receive an individual title deed. Furthermore, the alternative introduces a mixed-use zone, facilitating opportunities for integrated land use. Essential land uses that were previously missing—such as an industrial zone, recreational area, an Early Childhood Development and Education (ECDE) centre, and a commercial zone—are now provided for.

However, this alternative is not without its drawbacks. The realignment of roads will impact a total of 13 structures, and it will not allow for the fulfilment of minimum planning standards.

This option was preferred over the adaptive 1 planning option because it achieves improved accessibility and connectivity within the settlement while providing for a broader range of essential land uses, all with only one marginal increase in the number of structures affected.

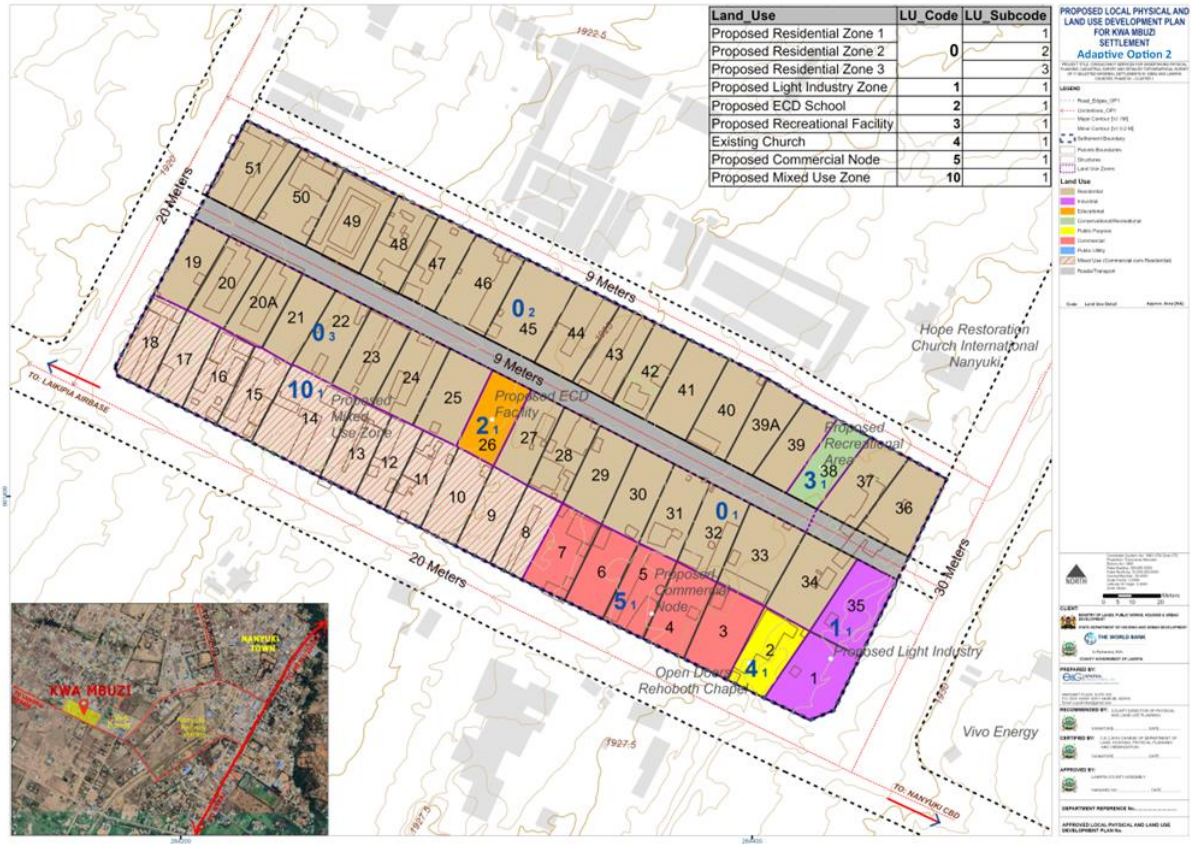
5.5.4.1 Land use budget for Adaptive 2 planning option

Land use budgeting plays a crucial role in the planning process. For the Adaptive 2 planning option, the distribution of land uses is similar to that of adaptive 1 planning option. Table 16 shows the acreage and percentage occupied by each of these land uses.

Table 16: Land use budget for Adaptive 2 planning option

Land use code	land use	Sum of Area (Ha)	Percentage
0	Residential	1.61	53.62%
1	Industrial	0.09	3.08%
2	Educational	0.04	1.44%
3	Recreational	0.04	1.44%
5	Commercial	0.24	7.84%
7	Transport	0.43	14.19%
10	Mixed use	0.51	16.87%
Total		**3**	**100%**

Map 14 is a spatial representation of Adaptive 2 planning option.



Map 14: Adaptive 2 planning scenario

5.5.4.2 Impacts Analysis Adaptive 2 planning Option

The analysis of the Adaptive 2 planning option revealed the extent to which distinct types of structures would be impacted. Table 17 provides a detailed breakdown of the nature and number of affected structures and their respective ranges of impacts in square meters. This data was crucial for understanding the spatial implications under the Adaptive 2 planning scenario.

Table 17: Impacts Analysis Adaptive 2 planning Option

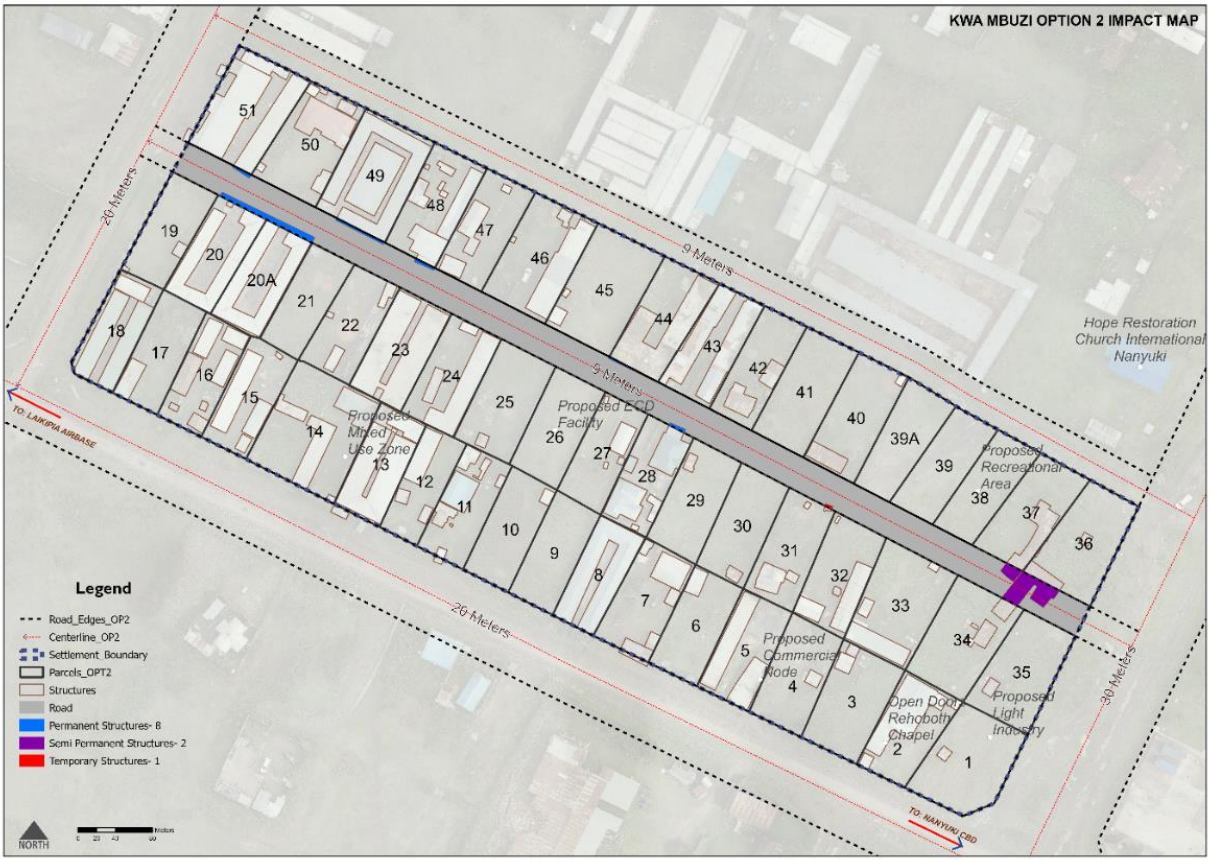
Nature of structures	No. of affected structures	Range of impacts m²
Permanent structures	8	0.08– 73.27
Semi-permanent structures	3	0.06– 14.6
Temporary structures	2	0.00121 - 1.42
Total	13	

Among the affected structures, 2 are houses, 1 kiosk, 4 rental units, and 2 toilets, bringing the total number of impacted structures to 13. This breakdown offers an immediate understanding of the scale of potential displacement and the variety of uses from residential to commercial. Such data was crucial for accurately mapping the implications of the preferred plan and serves as a foundation for targeted mitigation strategies to be detailed in the ESMP report.

Table 18: Type of affected structures

Structure affected	Count
Eave	4
House	2
Kiosk	1
Rentals	4
Toilet	2
Grand Total	13

Map 15 shows the spatial dimensions and impacts of the Adaptive 2 planning option, highlighting the various affected structures.



Map 15: Adaptive 2 Option Impact Analysis

5.6 Plan evaluation

5.6.1 Impact Analysis of the three scenarios

The three alternatives (nil scenario, adaptive option 1 and 2) were juxtaposed against each other and analyzed based on their impacts. Table 19 below highlights how each approach addressed security of tenure and the consequences for land allocation, particularly with respect to road creation and the provision of public utilities. This contextual linkage allows for a clearer understanding of the practical implications that arise from the structural impacts mapped in the Adaptive 2 scenario, effectively bridging the analysis of physical transformations with the evolving landscape of property rights.

Table 19: Impact analysis on the three alternatives

Sector	Nil Intervention	Adaptive 1 Planning Scenario	Adaptive 2 Planning Scenario
Security of Tenure	○ A Community Title will be preferred	Individual title deeds will be achieved for all parcels	○ Individual title deeds will be achieved for all parcels

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Sector	Nil Intervention	Adaptive Planning Scenario 1	Adaptive 2 Planning Scenario
Development control Guidelines	○ There are no existing guidelines for development control.	○ Guidelines given for the short to medium-term planning phase.	○ Guidelines given for the short to medium-term planning phase.
No of affected structures	none	12	13
Transportation	○ The settlement retains its current transportation network, with narrow ununiform roads. ○ One parcel will continue to be inaccessible.	○ All parcels within the settlement will be accessible ○ Realignment of the middle access road to join the 30m to the eastern side.	○ All parcels within the settlement will be accessible ○ Realignment of the middle access road to join the 30m to the eastern side.
Residential Options	○ The settlement is predominantly residential (49%)	○ Residential areas have been proposed to increase to 53.62%	○ Residential areas have been proposed to increase to 53.62%
Education	○ The settlement will continue depending on the nearby institutions like Ndururi primary school.	○ Apart from the existing nearby institutions, the plan has designated an area for a proposed ECDE facility	○ o Apart from the existing nearby institutions, the plan has designated an area for a proposed ECDE facility.
Commercial	Will continue relying on the few available commercial areas.	○ The plan has proposed a commercial zone, accounting for 7.84%.	○ The plan has proposed a commercial zone, accounting for 7.84%
Recreational	No recreational areas	0.04ha (1.44%) of the settlement has been proposed for recreation use.	0.04ha (1.44%) of the settlement has been proposed for recreation use.
Public Utilities	No public utility within the settlement	○ The 9m road through the settlement, and the abutting 9m, 20m and 30m roads will be able to accommodate ancillary services	○ The 9m road through the settlement, and the abutting 9m, 20m and 30m roads will be able to accommodate ancillary services such as drainage and waste receptacles.

	Sector	Nil Intervention	Adaptive Planning Scenario 1	Adaptive 2 Planning Scenario
			such as drainage and waste receptacles.	
	Public Purpose	○ The settlement will continue having only one public facility, a church – Open Doors Rehoboth Church.	○ The settlement will continue having only one public facility, a church – Open Doors Rehoboth Church.	The settlement will continue having only one public facility, a church – Open Doors Rehoboth Church.
	Mixed-Use Developments	○ No designated space for mixed use developments.	○ 16.87% of the settlement designated for mixed use zone along the 20m road.	○ 16.87% of the settlement designated for mixed use zone along the 20m road.
	Urban Agriculture	○ The settlement lacks agricultural areas, and such will persist.	○ No land has been designated for agricultural use.	○ No land has been designated for agricultural use.
	Industrial	○ The settlement lacks industrial areas	○ An industrial zone has been proposed, accounting for 3.08% of the settlement.	○ An industrial zone has been proposed, accounting for 3.08% of the settlement.
	Implementation cost effectiveness	○ No extra cost required	○ Cost effective	○ Cost effective

5.6.2 Goals Achievement Matrix

Besides impact analysis of the three alternatives (nil scenario, adaptive option 1 and 2), the alternatives were also analyzed using the Goal Achievement Matrix (GAM) to determine the most suitable alternative in line with the vision the community members proposed, 'A well planned and modern settlement characterized by improved infrastructure and modern housing'.

The Goal Achievement Matrix was developed by first identifying the critical project goals. Each goal was broken down into measurable criteria that would allow for objective evaluation. To maintain consistency in the evaluation process, clear definitions were established for each score level. This included specifying the indicators for a model's alignment with a goal, whether achieved or not achieved. This model provided a transparent and objective framework for decision-making.

The criteria considered in the Goal Achievement Matrix included the security of tenure, which aimed to ensure that residents had guaranteed and protected land rights. The matrix also targeted the improvement of living and working conditions for the inhabitants, seeking to enhance their overall quality of life. Compliance with World Bank safeguard provisions (discussed in section 2.5.3) was another criterion, ensuring that the project would result in zero or minimal displacement of people. Additionally, the framework considered the opportunities and constraints of the settlement, aligning the plan with the available resources and limitations. Community needs and aspirations were given significant weight, informed by socio-economic surveys, community participatory planning exercises, and various stakeholders' meetings. Lastly, adherence to planning standards was emphasized to ensure that the plan was in line with established guidelines and best practices.

Table 20: Goal Achievement Matrix

Evaluation Criteria		Planning Alternative		
		Nil Alternative	**Adaptive 1 Option**	**Adaptive 2 option**
1.	Security of Tenure	1	1	1
2.	Improved Living and working conditions of residents	0	1	1
3.	World Bank Safeguard provisions (Zero/Minimal PAPS)	1	1	1
4.	World Bank Safeguard provisions (Environmental and social screening)	0	1	1
5.	Factoring Opportunities and Constraints of the settlement	0	1	1
6.	Community needs and aspirations (as dictated through socio-economic surveys, community participatory planning exercise and through the various stakeholders' meetings	0	1	1
7.	Planning standards	0	0.6	0.7
8.	Requirements for land registration by the Ministry of Lands and Physical Planning	1	1	1
9.	Planning principles	0	1	1
TOTAL SCORE		**3**	**8.6**	**8.7**

Key	**1- Achieved**	**0- Not achieved**

Based on the evaluation of the performance of various planning alternatives against the project objectives and goals, the Adaptive 1 and 2 planning options emerged with the highest scores (8).

5.6.3 Selection of Best Alternative

On 27th March 2025 the three planning options (nil scenario, adaptive 1 option and adaptive 2 option) were presented to the community. The consultant explained the three plan scenarios to the community, detailing the proposals under each, their advantages and their weaknesses. An emphasis was put on the impacts of each alternative, through the impact analysis maps that were as well presented to the community. The community critically analysed the plan scenarios and raised several concerns as shown in table 21.

Table 21: Concerns raised during draft plans presentation

	Concern/comment/issue/question	Response
1.	A community member raised a concern regarding two of his parcels, which had been designated for public use in the proposed plan—one as an Early Childhood Development (ECD) Centre (Parcel MBZ/26) and the other as a recreational area (Parcel MBZ/38). He questioned why these parcels were selected for public purposes. The community member emphasized that the parcels in question, MBZ/26 and MBZ/38, are family properties and were originally intended for residential use. She expressed a desire for these plots to remain as residential properties, as initially planned, rather than being designated for public purpose zones.	In response, the Project Director clarified that the proposed public facilities—such as the ECD Centre and recreational area—are not final and remain open to community input. She emphasized that if the affected plot owner is not comfortable with his parcels being used for these purposes, the proposals can be revised. The community will have the opportunity to identify alternative suitable locations within the settlement boundary for the development of these public amenities.
2.	Another community member raised a concern regarding Parcel MBZ/1 and Parcel MBZ/35, which had been proposed as light industry zones in the draft plan. She expressed her disagreement with this designation and proposed an alternative use for Parcel MBZ/1, stating that she intends to develop a clinic on the parcel to serve the community.	The Project Director acknowledged the community's need for a clinic and expressed support for the proposal, noting that it was indeed a valuable addition to the settlement. She further encouraged the community to consider alternative locations within the settlement for the proposed light industry zones, inviting them to suggest appropriate areas where such developments could be placed.
3.	A community member inquired about the wide width of KURA-managed roads, asking why these roads are typically broader than usual.	The Project Director explained that KURA-managed roads are designed to be wider for several key reasons. These roads are built to accommodate future infrastructure needs, such as the addition of pedestrian walkways, drainage systems, and the possibility of public transport routes. The extra width also allows for easier traffic flow and better

		access for emergency services, which are crucial for improving safety and mobility in the community. Additionally, wider roads provide flexibility for future urban development and are in line with national road design standards.
4.	The Project Director asked the community to suggest alternative parcels within the settlement that could be designated for public amenities, such as the proposed ECD Centre and other facilities.	The community proposed three parcels—MBZ/41, MBZ/48, and MBZ/3—as potential sites for the ECD Centre and other public amenities. However, one community member raised a concern about Parcel MBZ/41, noting that it had an owner who had previously indicated that he was not interested in the project, as he already held a title deed for the parcel. In response, the Project Director instructed the County Planner to investigate whether there was an existing title for Parcel MBZ/41 and to approach the owner to inquire whether he or she would be willing to sell the land for use in the settlement's public projects.
5.	The SEC Chairperson asked if the area designated for mixed-use purposes could be extended to include Parcel MBZ/3 through to Parcel MBZ/7, to better accommodate the community's needs.	The Project Director acknowledged the request and stated that extending the mixed-use zone to include Parcels MBZ/3 to MBZ/7 could be considered.
7.	A community member asked if the Project Director could consider designating the entire residential area as mixed-use to accommodate both residential and commercial development in the settlement.	In response, the Project Director explained that while the idea of a mixed-use designation for the entire residential area is worth considering, such a decision required careful planning. It would need to be evaluated for its impact on infrastructure, community needs, and zoning regulations and the County Planner was tasked with conducting an assessment to evaluate the feasibility of such an extension, taking into account the overall settlement plan, zoning regulations, and any potential impact on the surrounding areas. The community would be consulted on any proposed changes before a final decision was made to ensure that such a change would align with the long-term vision for the settlement, maintaining a balance between residential spaces and essential services.

Besides the raised concerns, the community was given a chance to choose their preferred plan option where the adaptive 2 planning option was chosen although it had more impacts. This option not only improved accessibility and traffic flow within the settlement through road widening and realignment, but also strategically zoned a mixed-use area for integrated development. The option also achieved individual titling of each parcel.

Plate 10:Photos taken during presentation of draft plans

After addressing the comments raised during draft plan presentation, notice of completion was placed in line with the Physical and Land Use Planning Act, 2019. The notice welcomed the public for comments. Within the 60 days, 2 RIM sheets were acquired affecting parcels 14 - 23 and 39 – 41. Upon search, parcel 267 on the RIM, that was affecting parcels 14 to 23 on the plan, was found to have a lease to an individual. Due diligence is ongoing about the issue.

Consequently, the draft final plan was presented to the technical team, county executive and county assembly members. The comments raised included:

i. Incorporation of NMTs to support children's activities, e.g., skating and socialization in general.
ii. Recommendation for designating more spaces for public purposes, subject to space availability.
iii. Upon plan approval, the county to control/manage land subdivisions.
iv. Recommended appropriate greening measures and landscaping with consideration of indigenous trees.

The draft final plan was presented to the community on 26th June 2025 where the following issues were raised and responded to.

S/NO	COMMENT	RESPONSE
1	The owner of parcel 10 enquired about allocated use of their parcel.	The consultant clarified that the parcel was proposed for mixed use.
2	A member enquired about the proposed use of the parcel hosting the church, noting that she had just lent it out to the church.	The consultant responded that the issue had been noted in the previous meeting and the parcel proposed for mixed-use development.

3	A member enquired why the whole settlement could not be changed to mixed use development.	The consultant responded that mixed use was only permissible along the 20m road.
4	A member enquired if space could be allocated for security purposes.	The consultant remarked that the only limitation was availability of land.
5	A member enquired about a dispute of land transfer.	The consultant advised the member to solve the issue with GRC.

After the consultant responded to the raised concerns, the community adopted the draft final plan as evidenced in plate 11 below.

Plate 11: Adoption of draft final plan by the community

5.7 The Kwa Mbuzi Settlement Plan

5.7.1 Land use budget

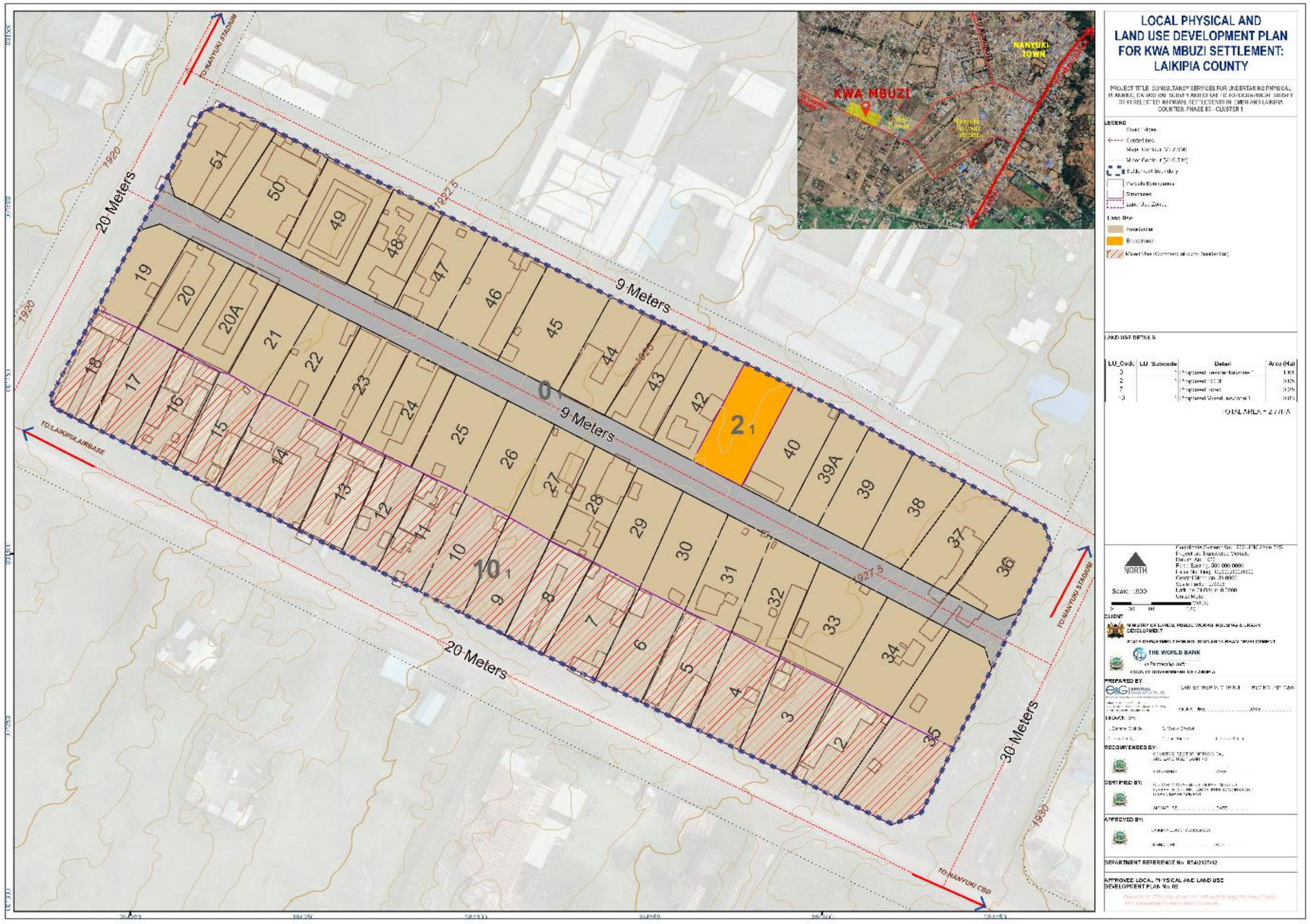
The community's preferred land use option reflected a thoughtful approach to development, balancing residential needs with other complementary land uses like educational and mixed use. The plan had retained residential as the dominant land use, with a coverage of 59.07%. This decision not only caters to the current population's demand for homes but also supports future growth and stability within the settlement. Notably the proposed ECDE covers 1.84% while the proposed mixed-use zone covers 30.11%. The plan has successfully widened and realigned roads to standard widths of over 9 meters, ensuring sufficient reserve space for infrastructure such as sewerage and internet cables, as requested by the community during participatory planning. Additionally, roads are now clearly designated and protected as rights of way.

Additionally, though the land use budget is limited to the settlement boundary, the plan proposes reliance on social facilities within the larger Nanyuki municipality, owing to the small size of the settlement that did allow such to be proposed within the Kwa Mbuzi settlement. Through such, the plan aims to create a well-linked, vibrant,

sustainable environment that enhances the quality of life for all residents. Table 22 shows the acreages and percentages of the various land uses within the preferred plan.

Table 22: Land use budget for the preferred option

Land use code	land use	Sum of Area	Percentage
0	Residential	1.64	59.07%
2	Educational	0.05	1.84%
7	Transport	0.25	8.98%
10	Mixed use	0.83	30.11%



Map 16: Preferred plan

5.7.2 Impacts Analysis of the preferred plan

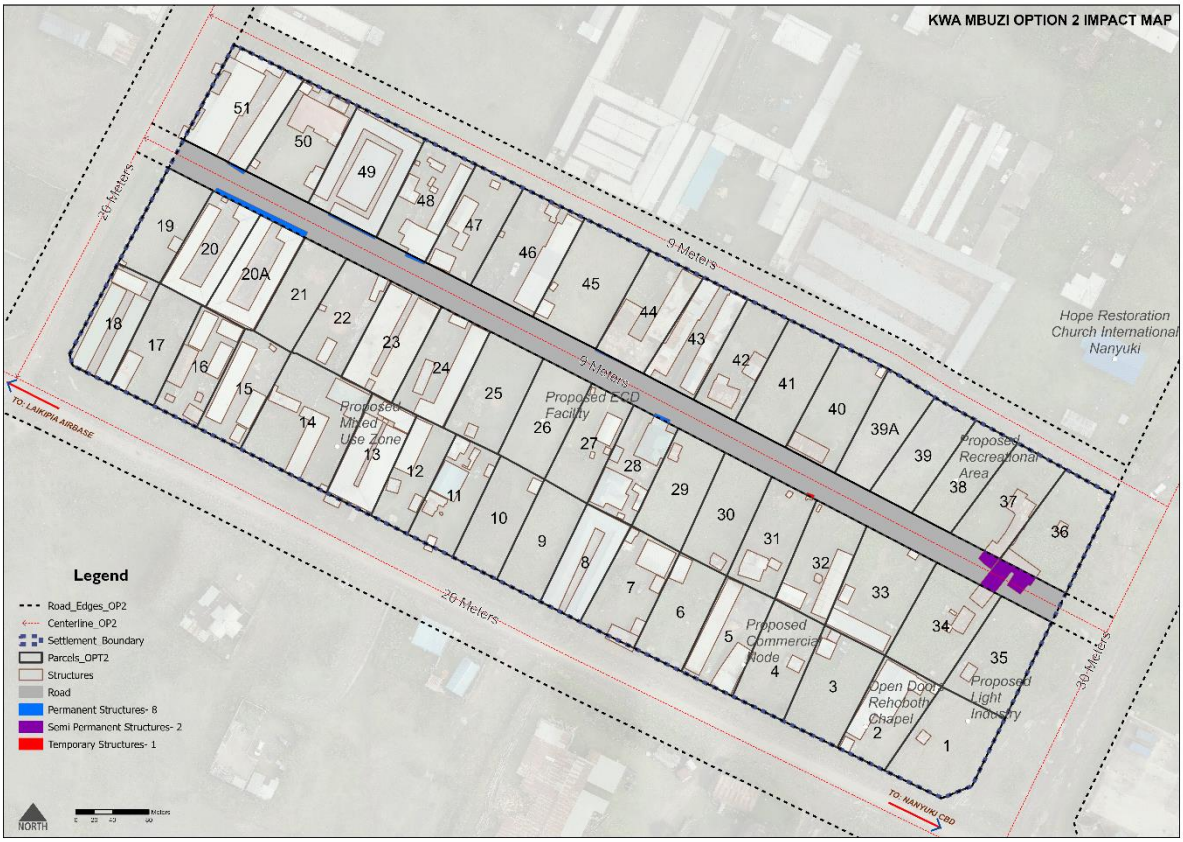
The preferred plan had equal number of impacts as the adaptive 2 planning option.

Table 23: Impacts Analysis of the preferred plan

Nature of structures	No. of affected structures	Range of impacts m²
Permanent structures	8	0.08– 73.27
Semi-permanent structures	3	0.06– 14.6
Temporary structures	2	0.00121 - 1.42
Total	13	

Among the affected structures, 2 are houses, 1 kiosk, 4 rental units, and 2 toilets, bringing the total number of impacted structures to 13. This breakdown offers an immediate understanding of the scale of potential displacement and the variety of uses from residential to commercial. Such data was crucial for accurately mapping the implications of the preferred plan and serves as a foundation for targeted mitigation strategies to be detailed in the ESMP report.

Structure affected	Count
Eave	4
House	2
Kiosk	1
Rentals	4
Toilet	2
Grand Total	13



Map 17: Impact map for preferred plan

5.7.3 Land use proposals under the plan

The proposed planning strategies for the settlement have been developed by integrating suggestions from the community, insights from key stakeholders, and contributions from the Consultant. Land is a vital resource in planning, as all activities require space. Consequently, this section outlines the allocation of different land uses within the preferred plan option.

5.7.3.1 Residential Land Use

The existing settlement has a peri-urban character, residential (49%). The preferred plan has significantly increased the residential area to 59.07% to pave way for development of more residential structures. Retaining residential dominance of the settlement is complementary to the neighboring land uses, industrial, as it will house the causal workers. This residential zone is marked as code 0 in the plan. Currently, the population density is 57 individuals per hectare, with a projected increase to 74 individuals per hectare by 2035. This plan anticipates that the settlement will continue to exhibit a low to medium density profile in the near future. As a result, the existing row houses and bungalows that support family living are expected to be retained and a few high rises, to approximately 4 floors, are expected to come up. Given the small

size of the settlement, the plan has only proposed one residential zone. Details on proposed plot coverage for the zone are discussed in section 6.2.1 of this report.

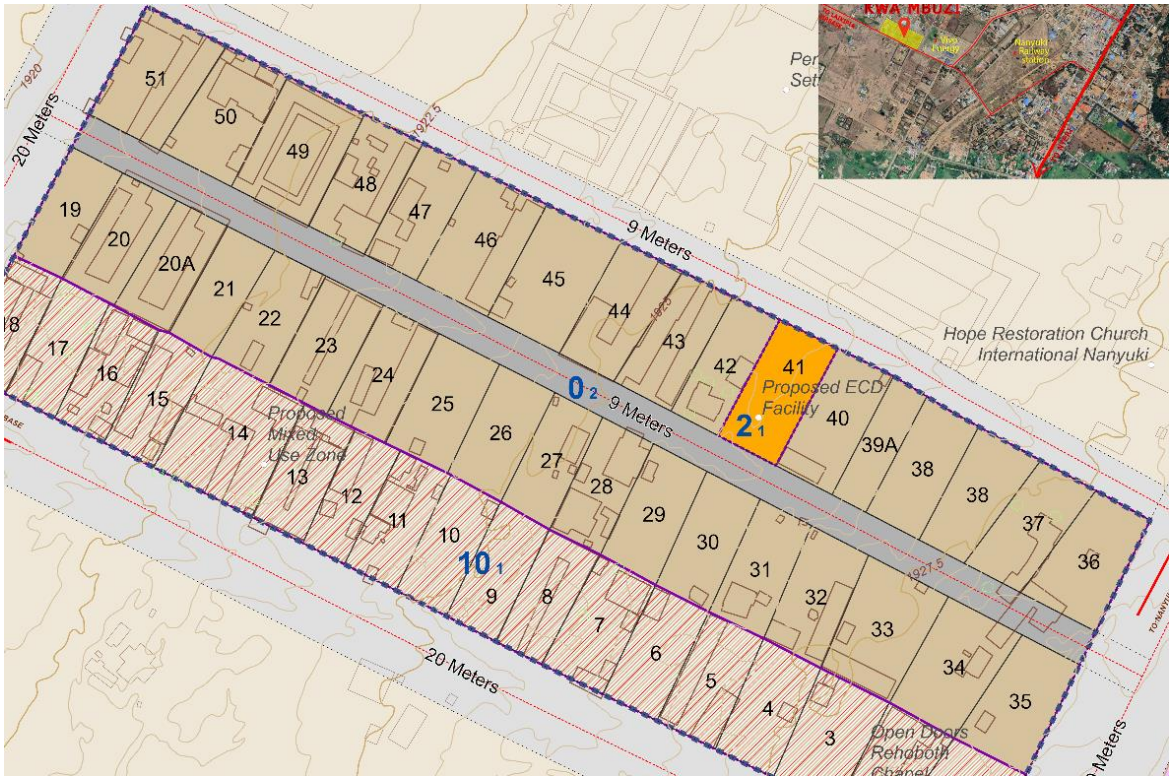


Figure 19: Residential zone

5.7.3.2 Educational land use

The community currently lacks essential educational facilities. An assessment of the surrounding educational amenities indicates that they are adequate and conveniently situated primary and secondary schools to benefit the community in the near future. Thus, the plan includes a proposed ECDE within the community, designated by land use code 2_1. This proposal aligns with the residents' desire for a preschool for their children in the area. The planned facility occupies 0.04 hectares, which represents 1.44% of the total land area. However, it is crucial to mention that the proposed site is privately owned. To move forward with this plan, it is recommended that the facility be developed privately or that the County government facilitates the acquisition of the land.

Figure 20: Educational land use

5.7.3.3 Public Purpose Land Use

Public purpose is a broad term referring to activities or projects that benefit the community and are aligned with the general welfare of the public. There is only one public social facility within Kwa Mbuzi: Open Doors Rehoboth Church, which is on rented land, thus the owner is at liberty to change its use. That said, the plan did not factor this facility during land use zoning. The plan has proposed the residents to continue relying on existing social facilities within the larger Nanyuki municipality.

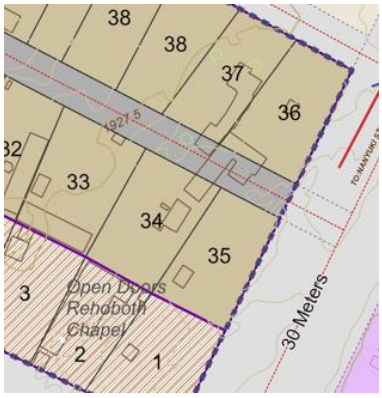
5.7.3.4 Public Utility Land Use

The settlement features a water reticulation system, evidenced by water taps within most homesteads as 83% had piped water connections. During the public participatory planning exercise, the community requested for a number of public utilities including streetlights, connection to sewer system, provision of waste collection receptacles, and provision of water supply system.

In response to this, the plan has proposed road widening and realignment, where conventional road widths were achieved for all roads with minimal impacts, thus paving adequate space for location of streetlights, sewerage system, and internet cables. The plan has also recommended strategic location of waste receptacles within the settlement and frequent and organized weekly collection by the Laikipia County Government to the nearest dumping site within the Nanyuki municipality.

5.7.3.5 Transportation Land Use

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) that support livability in the settlement.



The plan has achieved provision of access to all parcels. Notably, the plan has achieved realignment of the access road through the site to join the 30m road to the eastern side of the settlement. This was achieved with minimal impacts, 13 in total.

Figure 21: A snippet of one of the 6m connector roads

Road Network proposed under the plan:

The summary of the established access networks under the plan include;

OBJECTID	Road size	Shape Length (in meters)
1	9 meters	276.67

Roads not only serve as conduits for vehicular and pedestrian traffic but also inform the placement and development of essential utility services such as water, electricity, and sewage systems. The lengths and widths of these roads are critical in determining

the capacity and efficiency of these services, ensuring that they can adequately meet the needs of the settlement's growing population.

Moreover, road lengths influence the overall layout and design of the settlement. They help create an organized framework that supports effective zoning and land use planning. For instance, shorter roads might be more suitable for residential areas, promoting a sense of neighborhood and community. These road lengths will guide in determination of needed resources to pave them either with cabro or tarmacking.

5.7.3.6 Mixed Land Use

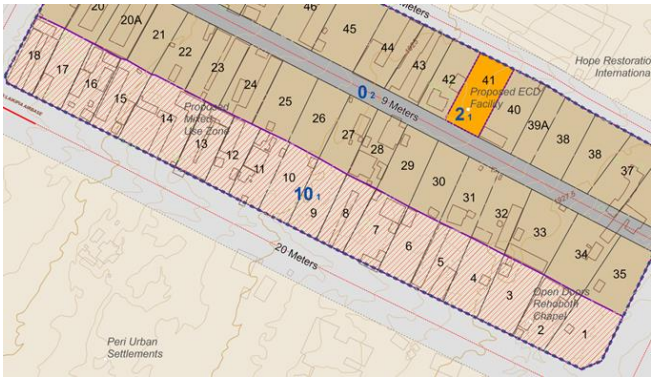


Figure 22: Mixed use area

The objective of mixed use is to enhance space utilization. It is crucial to guarantee that the land uses are compatible, whether at the structural, plot, or broader neighborhood level. At the time, the plan was being prepared, only 5% of the settlement was under mixed use development. However, the plan has proposed that one of the settlement strips be purely mixed use, thus accounting for 30.11% or 0.83ha.

6. DEVELOPMENT GUIDELINES

6.1 Overview

The approved settlement plan will be a binding document that must be followed and to bring this to effect, the development control guidelines have been prepared for the preferred plan option. To achieve the desired goals, development control guidelines play a vital role in advising the planning authority regarding development approvals. KISIP exemplifies a scenario where immediate implementation will begin with survey.

The development control authority, as stipulated by the Physical and Land Use Planning Act of 2019 along with the relevant regulations and legal frameworks, is assigned to the County Executive Committee Member responsible for physical planning. Key highlights from the planning Act or regulations will further shape the guidelines of this plan. It is important to note that other significant factors will be considered since the plan is based on an already established informal settlement, and the project is expected to have minimal impacts if necessary.

6.2 Zoning

Zoning refers to the process of dividing land into sections or zones, each designated for specific uses such as residential, commercial, industrial, or agricultural[7]. This regulatory framework helps manage land use, ensuring that development aligns with community goals and environmental considerations. In relation to this plan, zoning has been done in a manner that guides the development process by establishing clear guidelines for land use, and densification. Zoning ensures that different land uses are compatible, and that infrastructure can support the anticipated growth, ultimately leading to a well-organized and functional community.[8] The proposed zones will be subject to review after 5 years, during review of the plan to assess their applicability and necessary changes that will be key for the settlement development dynamics. Some of the zones that have been achieved in this plan include:

6.2.1 Residential zone

Once title deeds are issued to individuals, a gradual shift from the existing development conditions to more suitable developments is recommended, as ownership of the parcels will be legally established. Currently the settlement is characterized by low density residential buildings (row houses and bungalows). It is

[7] Fujita, M. | Tokunaga, S. (1993) Landownership and Welfare Impacts of Zoning Regulations
[8] Fujita, M. | Tokunaga, S. (1993) Landownership and Welfare Impacts of Zoning Regulations

plate 12: Sample low and medium density houses

expected that some residents could convert to medium density (apartments) to accommodate the increasing population. Consequently, beneficiaries should engage in more detailed planning at the site level, which should include the creation of site and building plans that must be followed.

The Physical and Land Use Planning Handbook (2025), recommends:

- Segregation of residential zones using roads, which the plan has observed.
- Development of ground coverages and plot rations for the specific area that all developers within the area will be subjected to. This plan has produced such guidelines as presented in table 24 below.
- Basic supporting facilities such as corner shops, shopping centre, parking spaces, health facilities, public open spaces, sanitary areas, basic educational facilities, ample supply of water, trunk sewer system, electricity, roads. This plan has proposed mixed use zone and a commercial zone to complement the residential zone.
- Ramps in buildings to enable access to the PWDs. The plan recommends developers to adhere to this.
- Residential developments within municipalities, like Kwa Mbuzi which is within Nanyuki municipality towns and cities have trunk sewer system. The plan has made a proposal for the development of a sewerage system.
- Setback lines to ensure the provision of open areas around structures for: visibility and traffic safety, access to and around structures, natural light, ventilation, and space for landscaping. The plan has addressed this as discussed in section 6.4.2 of this report.

The plan proposes the gradual application of these guidelines by the Laikipia County Government as local residents and potential developers begin to transform the settlement in the coming years.

Table 24: Residential zone guidelines

Plot Sizes – Residential Plots

Category	Minimum Plot Size (Ha) – Draft Physical and Land Use Planning Handbook (2025)	Proposed Minimum parcel Size (Ha) – Adaptive Planning Option	Proposed Ground Coverage	Proposed no of floors
Low Density	0.2	0.045	40	1
Medium Density	0.1	0.045	60	4

6.2.2 Educational zone

The aim of provision of educational facilities is to foster an environment that supports the spread of knowledge[9]. The essential criteria for establishing educational facilities are detailed in the Physical and Land Use Planning Handbook (2025), section 5.17. Kwa Mbuzi settlement lacks its own educational institution, owing to its small size. The Physical and Land Use Planning Handbook (2025) provides that a single stream day primary school should cover at least 3.9 hectares which is way large than the total size of Kwa Mbuzi settlement. Therefore, the settlement could only accommodate an Early Childhood Development Education (ECDE). The plan has proposed the establishment of an ECDE centre within the settlement, covering an area of 0.04 hectares, which represents 1.44% of the total land area. In addition, the plan proposes expansion of the nearby facilities within the Nanyuki municipality, to accommodate the expected increase in school going children. The proposed expansion should be informed by the following guidelines.

i. Adherence to the conditions outlined in the (Basic Education Act 2013 (including subsidiary registration).
ii. All the education institutions developments should be approved by the County Education Board. There will be issuance of operation certificates from Ministry of Education or County government as provided in (i) above.
iii. No educational institution will operate without the consent of the county government.

Table 25: Plot areas for Primary Schools

Facilities	Single Stream – Day (Ha)	Single Stream –Boarding (Ha)	Double Stream – Day (Ha)	Double Stream –Boarding (Ha)
Classroom Halls, administration	1.8	1.8	3.6	3.6
Playing fields gardens	2.1	2.1	2.1	2.1
Dormitories	-	0.4	-	0.4

[9] Higgs, G. | Langford, M. | Norman, P. (2015) Accessibility to sport facilities in Wales: A GIS-based analysis of socio-economic variations in provision

Staff Accommodation	-	0.8	-	0.8
Plot Area	3.9	5.1	5.7	6.9

6.2.3 Transportation Land Use

Effective transportation land use planning aims to create efficient, accessible, and sustainable transportation networks that support economic growth and enhance the quality of life for residents. The transport proposals in the plan include realignment and standardization of roads to ensure uniform widths, and minimal impacts. These proposals were based on:

i. **Connectivity** - refers to the density of connections within path or road networks and the directness of links. A network that is well-connected features numerous short links, many intersections, and few dead-ends, such as cul-de-sacs. As connectivity improves, travel distances shorten and the number of route options increases, facilitating more direct travel between destinations and fostering a more accessible and resilient system. Connectivity can be relevant both internally, concerning streets within a specific area, and externally, in relation to connections with major roads and other neighborhoods. The plan has proposed realignment of the internal 9m access road to connect to the 30m road to the eastern side.

ii. **Inclusivity in road or street design** - is an approach focused on creating environments that accommodate not just motorists but also provide essential features for all types of users, regardless of age, gender, ability, or other factors. There is only one 9m road within the settlement thus allow for proper design to accommodate all road users as shown in figure 22.

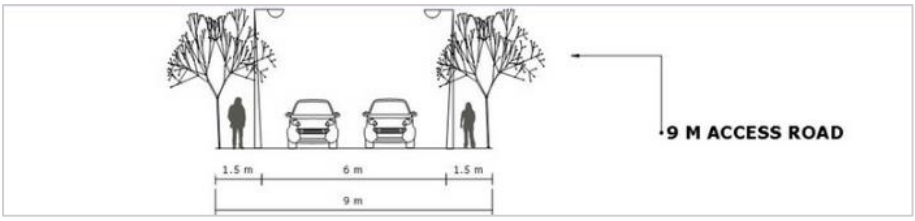


Figure 23: 9m, 12m and 15m road Cross section

iii. Road reserves

The Physical and Land Use Planning Handbook (2025), guides that local urban access roads should be from 9 – 15m wide to accommodate future road connections or changes in alignment, road carriage width, junction layouts, NMT paths, walkways, and utility wayleaves. The plan has provided such roads within the settlement. These road reserves will be clearly demarcated during the cadastral surveying, and it is expected that the County Government of Laikipia will observe the same standards during implementation of the plan.

6.2.3.1 Truncations

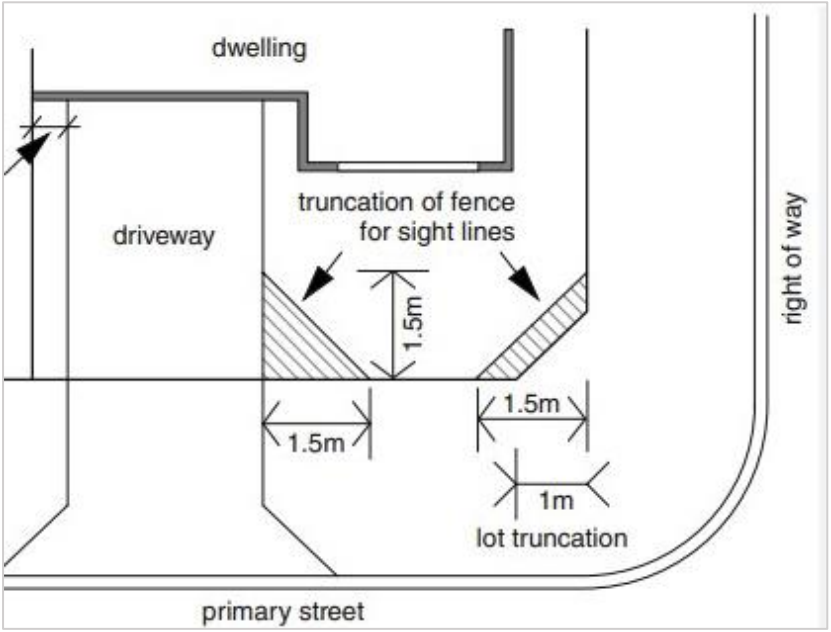


Figure 24: Illustrations showing truncations

The physical and land use planning (development permission and control) (general) regulations, 2021 provides that where public roads intersect, a truncation of half the width of the lower hierarchy road will be provided; the plan has truncated all roads within the settlements and will be implemented during the cadastral surveying exercise. The county government of Laikipia should ensure such are observed in the infrastructure implementation phase, which will follow after this tenure regularization phase. Property fence lines should also be truncated and have reduced heights to avoid obstruction. Figure 23 is a sample of a truncated plot and road.

6.2.3.2 Streets and Non-Motorized Transport (NMT)

Non-motorized Transportation is active Transportation which includes walking, cycling, and variants such as Small-Wheeled Transport (skates, skateboards, push scooters, and hand carts) and Wheelchair travel, according to the Physical and Land Use Planning Handbook (2025). NMT facilities will be provided within the road reserves of all the proposed standard roads as illustrated in plate 13.

Plate 13: NMT provisions

When designing non-motorized transport infrastructure, several key factors must be considered to ensure safety, accessibility, and usability. First, the layout should prioritize the needs of pedestrians and cyclists, providing clear pathways that are free from obstructions. Second, the integration of green spaces will enhance the aesthetic

appeal and encourage more people to use these facilities. Third, the infrastructure must be designed to accommodate various user abilities, ensuring that it is accessible for everyone, including those with disabilities. Additionally, safety features such as proper lighting, signage, and traffic calming measures are essential to protect users from potential hazards. These will be factored during the next KISIP2 component, on infrastructure improvement. Plate 13 below is an illustration of a well-designed road with enhanced NMT.

6.2.4 Mixed Uses

Mixed land uses approach promotes a more vibrant community by allowing people to live and work in proximity. Mixed land uses can enhance accessibility, reduce the need for transportation, and foster social interactions among residents. By combining various functions, these developments can lead to more sustainable urban environments through creation of dynamic neighbourhoods that cater to diverse needs and lifestyles. The plan recommends mixed residential and commercial zone, covering 30.11% of the settlement. Currently the settlement has only one mixed use parcel.

The mixed-use developments would be done horizontally having different plots hosting different land uses that are compatible or vertically where different building floors host different uses or at plot level where the non-storey buildings have commercial fronts and residential/different use at the rear. The Physical and Land Use Planning Handbook (2025) proposes the following guidelines for mixed use area, to which this plan concurs:

- Preparation of Local Physical Development Plans with standard plot sizes to accommodate low, medium and high-density buildings within blocks. This plan, in section 6.4.2 of this report, has outlined recommended plot sizes and ground coverages for the proposed developments.
- Preparation of Action Plans to guide development for properties larger than one hectare.
- Observation of flexibility by promoting various housing typologies; single units, semi-detached, row houses, and apartment.

6.3 Infrastructure and Service Utility

The guiding principles for infrastructure and public utilities encompass several key aspects that are essential for effective service delivery. These principles include accessibility, ensuring that all individuals can utilize the services provided; inclusivity, which focuses on integrating diverse populations into the planning and execution of services; equity, promoting fairness in the distribution of resources; and efficiency, aimed at optimizing operations to deliver the best outcomes. Together, these principles form a framework that supports the development of infrastructure that meets the needs of all community members.

6.3.1 Water Supply

When establishing a water supply system to a specific area, it is crucial for the supplier to consider several factors such as the size of the population that will be served, as well as the average water consumption per person. Additionally, the supplier must evaluate the proximity to water intakes, the ownership of land necessary for pipeline installation, the quality of the water in terms of pollution levels, the gradient of the water flow, and the diameter of the piping required for efficient distribution.

Connections to Public Water Mains

The socio-economic survey noted that 83.3% of the settlement had access to piped water by NAWASCO. For the remaining 16.7%, the plan recommends that public water main be made available for connection with the written approval by both NAWASCO, and Laikipia County Government. Table 26 shows the expected water demand for the settlement (as calculated in section 4.6.2 of this report), assuming all residents had connection. These figures should guide NAWASCO in ensuring that their water supply meets the demand. Additionally, the plan proposes frequent review of the water supply quality and quantity by NAWASCO to ensure sufficient and efficient water supply within the settlement.

Table 26: Water demand

Year	2025	2030	2035
Population	**171**	**196**	**221**
Daily Water Demand (m^3)	4.275	4.9	5.525
Monthly Water Demand (m^3)	128.25	147	165.75
Annual Water Demand (m^3)	1,560.375	1,788.5	2,016.625

Private/Community Water Sources

Besides piped water supply by NAWASCO, 16.7% relied on mobile vendors. Developers intending to establish their own water supply must obtain permission from the WRA and NEMA prior to the development of private water sources like boreholes and wells. The sale or distribution of water to the public from these private sources will be allowed by the Laikipia County Government, contingent upon approval from the WRA and NAWASCO, and in accordance with the drinking water guidelines outlined in the Water Quality Regulations of 2006.

6.3.2 Sewerage Systems

This section sets forth regulations for sanitary systems and wastewater disposal that must be adhered to. Any provisions that could negatively impact the waste management system are not allowed, and measures for addressing violations are included.

On-Site Sanitation

The settlement currently lacks a public sewer connection; therefore, it is suggested that the disposal of sewage be included in the development approval application to the Laikipia County Government. The applicant must provide details about the proposed on-site treatment system and evidence demonstrating the site's suitability for this system as part of the planning application. The plan recommends the use of bio digesters and onsite waste storage tanks in the meantime before installation of a sewer system. Owing to the small size of the settlement, these bio digesters could be shared between neighboring households. For the long term, the plan has proposed road widening as discussed in section 6.2.4, that will provide space for conventional sewerage reticulation.

Bio Digester

A bio-digester is a system for treating waste that employs microorganisms to decompose organic materials in an environment devoid of oxygen. The Physical and Land Use Planning Handbook (2025) recommends bio digesters to be used for domestic and commercial wastewater management, as replacements for traditional soak pits, pit latrines and septic tanks that would require frequent emptying. This plan supports that and proposes the following guidelines be obeyed during installation of bio digesters:

i. Designed and certified by a licensed Wastewater Engineer.
ii. Situated away from areas prone to flooding.
iii. Built from concrete, metal, polyethylene plastic, or other appropriate materials.
iv. Equipped with an air-tight gas collection system that includes provisions for emergency fire situations.

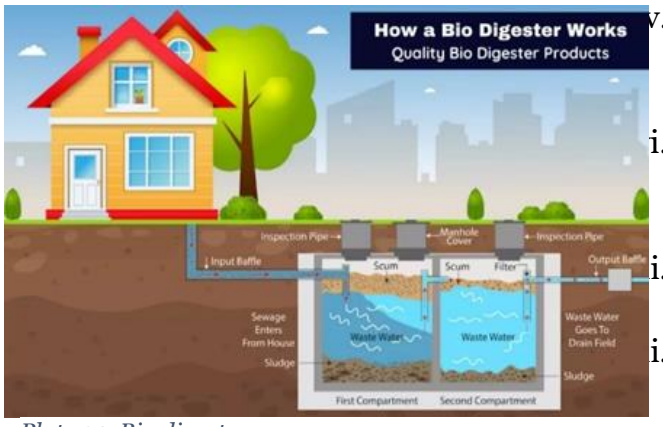


Plate 14: Bio digester

v. Has a clear plan for disposing of residual sludge and standby measures in case of system failure.
i. Locate on the sloping side of the property to allow the discharge of the sludge and the effluent.
i. Locate at the rear of the property where its free of activity.
i. Provide recycling plants within industrial and commercial establishments.

Waste Water Storage Tanks

Plate 15: Wastewater tank

Wastewater storage tanks are designed to temporarily hold wastewater before it undergoes treatment or disposal. These tanks help in regulating the flow of wastewater, ensuring that treatment facilities are not overwhelmed during peak times. Additionally, they play a crucial role in preventing environmental contamination by securely containing wastewater until it can be processed. Proper maintenance and monitoring of these tanks is vital to ensure their effectiveness and to comply with environmental regulations. Where approval is granted by the **Laikipia County Government** for wastewater storage in a premise, such a tank will be required to have capacity limited to 3000 litres unless a mixing mechanism or other approved means is available to prevent it from turning septic.

Evaluation of wastewater management options

When considering options for onsite wastewater management, both septic tanks (including biodigesters) and wastewater storage tanks offer distinct approaches, each with their own advantages and limitations.

Septic tanks and biodigesters treat wastewater on-site by allowing natural or engineered biological processes to break down organic matter. Biodigesters, in particular, create an anaerobic environment that not only treats waste but can also produce biogas for energy use. Both systems are designed to reduce risk of environmental contamination by treating effluent before it is discharged or reused. Properly managed and engineered, these systems can be sustainable, especially in areas where installation of a conventional sewer system is not yet feasible. However, they require careful site assessment, regular maintenance, and consideration of local soil and groundwater conditions.

In contrast, wastewater storage tanks are primarily designed to temporarily hold wastewater prior to further treatment or off-site disposal. These tanks do not provide any treatment themselves; instead, their purpose is to regulate flow and prevent overloading of existing treatment facilities. While relatively simple to install and operate, storage tanks demand strict capacity controls and frequent emptying to prevent health hazards, odors, and risk of overflow or tank failure.

Overall, while wastewater storage tanks can serve as a short-term solution for flow management, septic tanks and biodigesters provide a more permanent, localized treatment option with environmental benefits if designed and operated correctly.

6.3.3 Storm Water Drainage

Plate 16: Sample of a covered roadside drainage system

Stormwater drainage design is a critical aspect of civil engineering that focuses on managing the quantity and quality of stormwater runoff. Effective drainage systems are essential to prevent flooding as a result of run-off water. The design process involves analyzing the watershed characteristics, determining peak flow rates, and selecting appropriate materials and structures such as pipes, channels, and retention basins. Additionally, sustainable practices like green infrastructure can be integrated to enhance water absorption and reduce runoff.

The Roads Authority responsible for design and construction of road drainages should ensure compliance to design standards as stipulated in the ***Kenya Road Design Manual, 1987***. In addition, owing to the size of the proposed roads it is advisable that the designers adopt a covered drainage system which is safe and secure drainage for road users. Plate 16 is an illustration of a covered drainage system. This type of drainage is easy to clean in case of blockage as the covering lid is movable.

6.3.4 Electricity supply networks

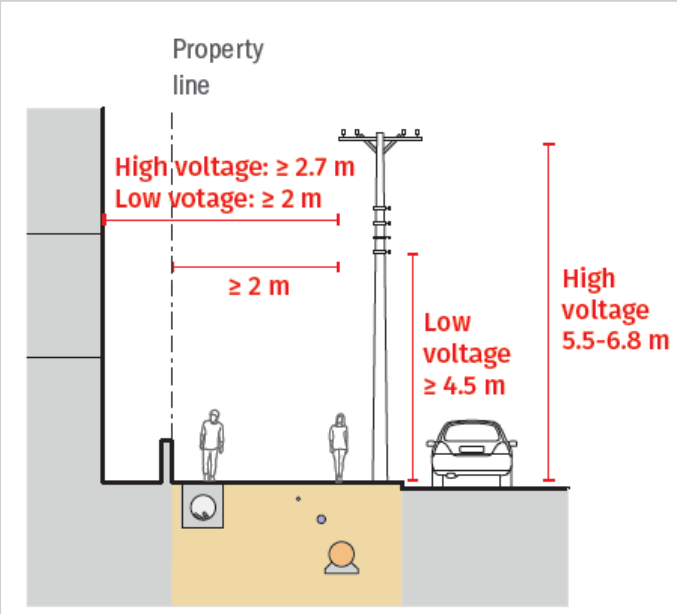


Figure 25: Placement of electricity poles on road reserve

As evidenced in the settlement, there are low and medium voltage lines of overhead cables. The electricity poles are placed along the road reserves, as is recommended in planning standards. After road realignment, the electricity poles will need realignment as well to ensure all fall within road reserves to avoid power network hazards. Figure 24 presents the prototype illustration. In the future, where wayleave will be needed for overhead cables, the width of the wayleaves will be based on topography, structure type, and span length. The Physical and Land Use Planning Handbook (2025) recommends the following minimum horizontal right-of-way for overhead power lines:

Table 27: Powerline way leaves

Voltage levels	Way leave trave widths (m)
11Kv – 33kV	10
66kV	20
132kV	60
220kV	60
400kV	60

6.3.5 Solid Waste Management

Plate 17: Waste sorting and collection bins at plot level and waste collection vehicles for the settlement

Solid waste management is a critical process that involves the collection, transportation, processing, recycling, and disposal of waste materials. Effective management of solid waste is essential for protecting human health and the environment. It encompasses various strategies, including waste reduction, recycling, and composting, aimed at minimizing the amount of waste generated and ensuring that the waste that is produced is handled in an environmentally friendly manner.

The plan proposes waste collection to be done at the plot level and waste collection receptacles be placed at strategic points within the settlement. In addition, the plan has proposed specific waste collection receptacles be used for the various kinds of waste. However, the overall responsibility for garbage consolidation, transportation, disposal, and solid waste management will be transferred to the County Government of Laikipia. No individual will be permitted to release any hazardous substances, chemicals, oil, or oil mixtures into any water bodies or other environmental segments unless it adheres to the Water Resources Regulations LN170_2021.

6.4 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.

6.4.1 Subdivision and Amalgamation

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. Under this plan, subdivision is permitted only in parcels where the resulting parcels will have a minimum size of 450m². Currently, only 25 parcels measure between 363- 450m² with the rest measuring above 450m². Amalgamation of the resulting parcels is permitted for all parcels involved in this project. The developer will be required to create a subdivision or amalgamation scheme in line with the provisions outlined in the Third Schedule (7) of the Physical and Land Use Planning Act, 2019.

6.4.2 Change of use

Since the plan has established various zones, it is expected that some beneficiaries may wish to alter the designated uses of the plan. Consequently, this will necessitate the submission of a change of use application to the County Government of Laikipia. The application will need to be considered in accordance with the provisions of the plan. It is important to ensure that the change of use process is completed, resulting in the issuance of a new lease certificate that reflects the new use. Notifications regarding the application and feedback from any interested parties will be crucial in the approval process for the change of use application.

6.4.3 Extension of use

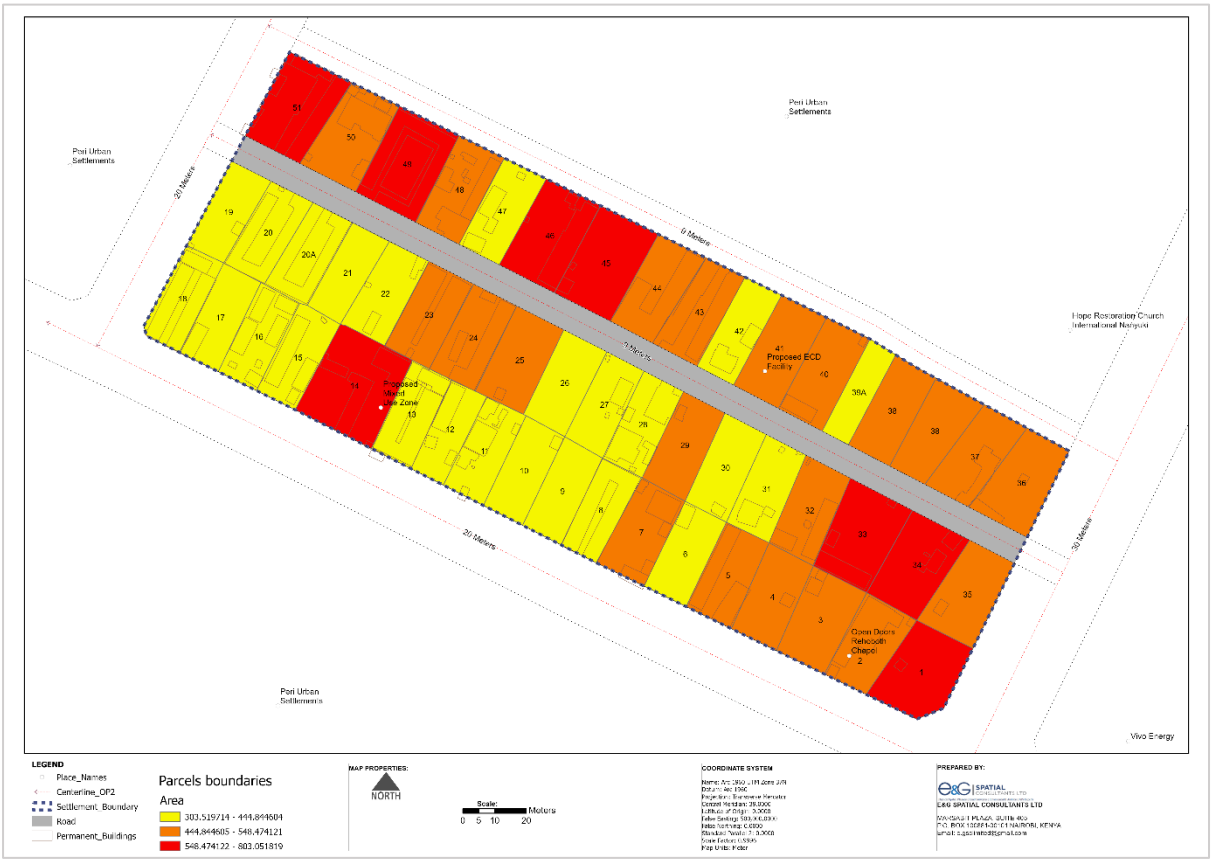
The extension of user of land refers to the process by which land use rights are expanded or modified to accommodate new activities or developments. This can involve changes in zoning laws, or the development of infrastructure that allows for more efficient use of land resources. As urban areas grow and populations increase, the need for effective land management becomes crucial. Stakeholders, including government agencies, landowners, and community members, must collaborate to ensure that land use extensions are sustainable and beneficial for all parties involved. This approach enhances land productivity. In this plan, this will be applicable within the residential area where some owners may want to extend use of their parcels to commercial. Such shall apply for approval from the County Government of Laikipia.

6.5 Tenure options

The plan is based on the adaptive approach as the optimal strategy for ensuring security of tenure in the Kwa Mbuzi settlement. This approach maintains the existing settlement framework and proposes physical enhancements, such as the realignment of the road network.

Given the informal nature of the areas where KISIP projects are done, like Kwa Mbuzi, the project allows for registration of parcels as small as 100 square meters, which is way below the recommended minimal plot size, 450 square meters. After road

widening and realignment all resulting parcels, 53 exceeded 100m2 as shown in map 18 below.



Map 18: Resultant parcel sizes map

In relation to tenure regularization in Kwa Mbuzi, the Land Act of 2012, Section 9, allows for the conversion of land categories from one type to another. The KISIP2 project aims to facilitate the transformation of this Public Land into Private land rights under Leasehold for individual owners.

Leasehold tenure grants occupants the right to utilize the land for a designated duration, typically long-term (up to 99 years), while also acknowledging their rights to transfer, sublease, or mortgage the land in accordance with the lease terms. This aligns with the provisions set forth in the Kenyan Land Laws, which emphasize the importance of secure land tenure and the rights of landowners.

Table 28: 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 of time • Comes with conditions such as the rent payment and land use permitted • The leaseholder retains the rights to renewal or extension of lease

6.5.1 Individual Titling

The Land Registration Act of 2012 outlines specific requirements for both individual and joint titling of land. For individual titling, the applicant must provide proof of identity, evidence of ownership, and any relevant documentation that supports their claim to the land. This includes land surveys, previous title deeds, and any agreements that may pertain to the property. For this project, this was established through preparation of list of beneficiaries, where they availed their national identity cards, KRA pins, phone numbers and were given unique identification numbers for their respective parcels. None of the beneficiaries had ownership documents or survey done, as this is the essence of this project; planning and survey to provide land tenure security through issuance of title deeds.

6.5.2 Joint titling

In the case of joint titling, the requirements are similar but include additional documentation to establish the relationship between the co-owners. This applied for marriage spouses, family members registration or individuals with common interests. In Kwa Mbuzi settlement, no parcel was registered under joint ownership. Notably, tenancy in common- that applies in cases of other types of relationships with divisible shares proportionate to one's contribution- was also not registered in Kwa Mbuzi. No tenant was entitled to land ownership within the settlement.

Table 29 has detailed the tenure options application in Kwa Mbuzi.

Table 29: Kwa Mbuzi Titling Options

Titling Option	Form of tenure	Number of Parcels	Remarks
Individual	Private Ownership	53	These will be registered to the respective individuals as per resultant LoB

7. STRATEGIC ACTIONS FOR REGULARIZATION

7.1 Immediate Strategic Actions

This chapter outlines the strategic actions to operationalize the Kwa Mbuzi LPLUDP. The plan was adopted by the community, the Executive Committee, and the Assembly committee in charge of lands and physical planning, the County Government of Laikipia. Consequently, the plan will be approved by the Members of the County Assembly of Tana River County. Each strategic action is aligned with relevant legal frameworks and policy guidelines.

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 January 2025, a preliminary list of beneficiaries was generated. This list has undergone preliminary and final verification processes as discussed in sections 3.10 and 3.16, respectively. During the final phase, verified beneficiaries were issued project identification cards containing their name, national ID number, and corresponding structure number. Consequently, independent verification will be done by KISP and NLC, upon completion of the project to authenticate the beneficiaries who will be issued with land rights.

7.1.2 Cadastral Survey

This exercise will be meant to implement the approved Kwa Mbuzi plan through cadastral surveying process which will involve beaconing of the resultant plots. This will be a crucial exercise towards tenure regularisation through titling process.

The cadastral survey process will begin with the placement of beacons on the resultant parcels and proposed roads within the settlement. This is to ensure that all boundary markers are accurately positioned in compliance with the approved plan. Beneficiaries will participate in the verification of the beacon placements through physically inspecting the locations and signing beacon certificates to confirm acceptance and accuracy of the fieldwork. Survey field notes, computations, and survey plans will be carefully compiled after the beaconing process so as to ensure that all relevant data is organized for submission and further processing.

The compiled survey data will be submitted to the Department of Surveys (DoS) for authentication. This will involve review and validation in accordance with the provisions of the Survey Act and its regulations. Once authenticated by the DoS, the survey plans will

be integrated into the Registry Index Map (RIM). This amendment will solidify the updates, ensuring all parcels and roads are officially recorded as per the approved plan.

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

KISIP2 project aimed at creating zero or minimal number of PAPs. However, with the project taking place post development (unregulated), 13 structures will be affected during road widening and realignment. The owners of the structures affected by the prepared plan will became the Project Affected Persons (PAPs). An ESMP and/or RAP report will be prepared to highlight mitigative measures.

7.1.4 Valuation of Structures and Evaluation of Losses

A comprehensive evaluation of the affected structures will be undertaken including assessment of the viability of the remaining structure after impact and the nature of losses that will be caused to the structure owner. All factors being considered, facilitation budget will be prepared within the ESMP/RAP report that will be handed over to the county Government of Laikipia for implementation as stipulated in the KISIP2 participatory agreement.

7.1.5 Facilitation of Project Affected Persons

Given that the initiative is taking place on public property, reimbursement for land worth is voided. Nevertheless, the assessment outlined regarding the assistance amount needed by those impacted will cover the expenses for modifying the affected structure or completely relocating it. This will encompass the costs of materials for rebuilding the structure along with labour expenses and, where relevant, compensation for lost income.

7.1.6 Recession of Affected Structures

During the cadastral surveying, beacons will be placed as per the approved Kwa Mbuzi LP & LUDP. Therefore, following the payment of the necessary facilitation as outlined in the ESMP/RAP recommendation, the PAPS will be required to complete all required readjustments as advised.

7.2 In-situ upgrading

As much as possible, the plan has adopted the existing settlement structure. It will be expected that subsequent improvements will be undertaken gradually as per 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, through realignment and expansion of the access roads.

7.3 Incremental redevelopment

The plan supports the gradual redevelopment of the settlement through incremental improvements , targeting the achievement of specific standards over time, especially in areas where initial planning criteria were not met.

The plan does not envision blanket, one-off redevelopment, rather, it will take place gradually on a case-by-case basis, with each developer required to obtain development permission from the appropriate authority before proceeding. In such instances, the approving authority, specifically the CECM responsible for Physical Planning in Laikipia County, should require developers to strictly follow the development guidelines outlined in chapter 6 of this report.

7.4 Environmental Protection Strategy

This strategy seeks to promote sustainable urban environmental management in Kwa Mbuzi 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).

The plan recommends for proper onsite liquid waste management strategy such as installation of biodigesters, provision of on-site sanitation and wastewater storage tanks to discourage the predominant use of pit latrines that pose pollution challenge to underground water sources. It also proposes proper solid waste management from the plot level to curb the indiscriminate waste disposal in the settlement. The plan also proposes planting of trees along transport corridors to make them walkable. The plan discourages beacon to beacon development and proposes specific ground coverages for various land uses like residential and commercial (as discussed in section 6.4.1) and recommends incorporation of vegetation cover at plot level.

Notably, a section of the settlement on the northwestern side experiences ground seepage as discussed in section 4.2.2. This presents challenges such as water accumulation, potential structural damage, and impaired land usability. The plan proposes installation of trenches or pipes designed to redirect seepage away from affected areas to prevent water from pooling. Combining this with permeable surfaces, such as gravel or porous paving, will enhance water absorption and reduce runoff. Secondly, soil stabilization techniques such as compacting the soil, adding stabilizing agents like lime or cement, or using geotextiles to reinforce the ground could help mitigate seepage. Thirdly, the plan proposes planting vegetation with deep root systems, such as indigenous trees and shrubs, to help absorb excess moisture and improve the soil's water-retention capacity. Green spaces not only address seepage but also contribute to aesthetic enhancement and environmental sustainability.

For long-term resilience, the plan proposes constructing barriers such as retaining walls or embankments that can help block seepage from spreading further into the residential zone. Conducting regular land surveys and hydrological assessments will also enable early identification and intervention in any emerging issues. Lastly, the plan proposes community awareness and engagement. Educating residents about the signs of seepage

and encouraging them to report changes in land conditions promptly will create a proactive approach to managing such challenges.

7.5 Housing Strategy

The plan suggests that once tenure regularization occurs, beneficiaries will have the freedom to redevelop their parcels either individually or collectively, depending on the tenure option for each parcel. Section 6.2.1 of this report outlines potential building densities for vertical housing projects. This approach will increase the number of housing units vertically, allowing the settlement to accommodate more individuals without impacting other land uses. During the redevelopment process, developers must ensure that onsite parking is available within their parcels and adhere to the set guideline in section 6.2.1 of this report. Further developers must adhere to the environmental protection strategy discussed in section 7.2 of this report.

In addition, based on the settlement soil properties as discussed in sub section 4.2.4 of this report, the plan proposes developers to observe the following before/during development:

Proper drainage system: Design and install drainage solutions, such as subsurface drains or slope grading, to prevent excessive water retention that leads to expansion.

Foundation design adjustments: Developers to opt for deep foundations (such as piers or piles) that extend beyond the active soil layer to prevent heaving forces from affecting the structure.

Use of stabilizing materials: Improve soil properties by mixing stabilizers like lime, cement, or geotextiles to reduce swelling potential.

Compacted fill material: Use engineered fill in construction zones to control soil movement and ensure a stable foundation base.

flexible structural Design: Incorporate flexible joints and reinforced materials to accommodate minor soil movements without causing structural damage.

7.6 Transportation Improvement Strategy

The transportation network forms a primary structuring element for Kwa Mbuzi Informal Settlement LPLUDP, 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.

Although the settlement had standard roads (over 9m), the roads had ununiform widths. Thus, the plan has proposed road realignment to achievable uniform widths with minimal impacts. Notably, the nature of the roads was earthen that made them impassable during

rainy seasons, presenting significant challenges for mobility and access. The plan has proposed phased upgrading of the roads through tarmacking. This will be actualized during the subsequent KISIP 2 subcomponent on infrastructure upgrading. In addition, the plan proposes inclusion of NMT infrastructure during road design and implementation as all the roads met the minimum standard, 9m, thus allow such designing, as per the Physical and Land Use Planning Handbook (2025).

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.

7.7 Physical and social Infrastructure Strategy

Infrastructure provision is key for ensuring a liveable settlement. Given the small size of the settlement, the plan has proposed one ECDE within the settlement and recommended the settlement to continue relying on social infrastructure within the larger Nanyuki municipality. The plan has proposed standard roads, paving adequate land for laying of the physical infrastructure needed by the community such as drainage system, sewerage system, internet cables and streetlights. This as well will be actualized in the subsequent KISIP 2 subcomponent on infrastructure upgrading.

7.8 Livelihood Improvement Strategy

The socioeconomic survey findings for this settlement revealed that the residents rely on uneconomical and unsustainable income sources. 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.

To provide avenues to enhance improved living standards, the plan has proposed a mixed-use development zone, covering 30.11%, with preference leaned towards residential and commercial user. However, the permittable commercial uses should be compatible with residential function. This would include supermarkets, wholesale and retail shops, salons

& barber shops, grocery shops, milk bars among others. This would enable integration of commercial with other compatible land uses in order to revitalize the economic activities within the settlement. Users that are incompatible with residential function such as bars, and other noise generation businesses are considered to be in conflict with the social and human well-being of the residents and should therefore be prohibited/ restricted through zoning controls, consistent with the Physical and Land Use Planning Regulations (2021) and Public Health Act (Cap. 242).

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 Kwa Mbuzi.

8. IMPLEMENTATION FRAMEWORK

8.1 Overview

The execution of this settlement's LP & LUDP has been assigned to the Laikipia County Government as the legally designated county planning authority. Nevertheless, the effective execution of the LP & LUDP and its related strategies will also require close cooperation between the County Government and various stakeholders, including plot owners, developers, and other entities such as service providers and governmental bodies (national/county). This will depend on the necessity for all relevant parties to comprehend and comply with the plan provisions, as well as mobilizing resources for the overall execution of the plan. This chapter outlines the goals of executing the plan, potential opportunities, and challenges for implementation, details of the actors necessary for the execution of the plan, and the roles each would fulfill. Finally, the chapter presents an implementation matrix with a specified timeline for the execution of the proposed projects and programs.

8.2 Implementation Objectives

i. To create a robust system for implementing the proposed projects and programs.
ii. To designate responsibilities to various stakeholders, including National and County government departments, community-based organizations, the community, and other parties involved in executing the plan.
iii. To lay out clear measures for dissemination of plan information, capacity building, public participation and Monitoring & Evaluation.

8.3 Implementation Opportunities

i. Providing tenure security would draw in potential investors.
ii. The key stakeholders, including the National Government, Laikipia County Government, local political and administrative leaders, and the Laikipia settlement community, support the project's objectives.

8.4 Possible Implementation Challenges

i. The project has occurred after development, which means that the established characteristics of the settlement restrict planning interventions.
ii. Availability of resources and funding considered for any 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 catalysing factors 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 the cadastral surveying.
ii. Implementation of the ESMP and RAP
iii. Opening up of roads and accesses to properties
iv. Issuance of ownership documents (titles) to the beneficiaries.
v. Setting up plan implementation committees within the settlement.
vi. Training of staff on the details of the plan for decision making.
vii. Sensitizing the public on the plans.
viii. Enhancing neighbourhood security through quick measures as stipulated in the implementation matrix.
ix. Formulation of waste collection schedules.
x. Provision of sizable waste receptacles within the settlement.
xi. Youth, CBOs, and NGOs to participate in programmes and waste management activities.
xii. Preparation and maintenance of updated water, sanitation, and energy demands and supply inventories.
xiii. 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

Ongoing projects encompass those activities that are routine and thus necessitate continuous execution. This includes:

i. Monitoring and assessing the progress of plan implementation.
ii. Raising awareness and educating the community about the plan and planning in general.
iii. Reviewing building applications.
iv. Conducting daily street cleaning, emptying of waste receptacles, and sweeping in the settlement.
v. Ensuring that developments receive approval in accordance with the designated land use zones.

8.5.3 Short-term projects

Short-term projects consist of those intended to be executed within one to three years. These initiatives are grounded in the expressed preferences and significance identified

during the situational analysis. Typically, these projects serve as catalysts, facilitating the implementation of more extensive mid-term and long-term projects. The short-term projects mentioned here will encompass:

i. The planting of greenery for aesthetic purposes
ii. Placement of waste receptacles in strategic locations within the settlement
iii. Removal of structures obstructing access paths.

8.5.4 Midterm Projects

Medium-term projects refer to initiatives expected to be completed within a span of three to five years. These projects necessitate greater time, financial, human, and material resources for execution compared to short-term plans. The three-year maximum duration serves as a benchmark, indicating the lifespan of single-term projects under county government authority, prior to any significant changes in management structure, as outlined in the Constitution of Kenya (2010). Consequently, many projects categorized as short and medium-term can be carried out within a single term of a county government. In this context, medium-term projects will encompass:

i. Installation of flood and streetlights to enhance security.
ii. Construction of storm water channels.
iii. Development of water infrastructure
iv. Construction of the ECDE

8.5.5 Long Term Projects

As per this plan, the long-term projects are expected to extend beyond five years until the conclusion of the planning period, which will last until 2035. These projects primarily involve construction and infrastructure, necessitating substantial financial investments. These activities include:

i. Planning, budgeting, conducting feasibility studies
ii. Designing, and securing funding
iii. Development of sewerage system
iv. Tarmacking of the 9m road through the settlement.

8.6 Mechanisms for Implementation

8.6.1 Creation of Awareness

The development and execution of the plan necessitate public awareness to encourage its adoption and acceptance. Thus, raising awareness about the Kwa Mbuzi Settlement Plan will serve as a strategic approach to communicate, disseminate information, promote the plan, and ensure it is accessible to the public for reading, reviewing, and providing feedback. Since the beginning of the plan project, community mobilization has been consistently carried out to enhance awareness throughout all phases of this plan (detailed discussion of the stakeholder engagements is in section 3.2 of this report).

The law mandates that the CECM responsible for physical planning within the county government publicizes the plan in local media prior to its preparation and after its completion for public comments. These were duly done, and copies of the notices are annexed in this report.

The following strategies were employed during this process:

i. Promoted and ensured access to public platforms or meeting venues - from the outset, community mobilization was conducted to raise awareness at every stage of this plan through posters, public announcements in the settlement, door-to-door outreach by the SEC team, SMS, direct phone calls, and emails to the technical teams.
ii. Conducted public meetings through "Barazas" and workshops for information dissemination - several public Barazas were organized with the community during presentation of socio-economic findings, visioning, participatory planning, presentation of draft plans and the plan adoption. In addition, numerous technical meetings with county officials were held at every phase of the planning process.
iii. Utilized Media Coverage to promote the plan; the CECM in charge of Physical Planning ensured that notices of intention to plan and of the plan's completion were published in at least two local newspapers with national circulation and in the Kenya Gazette.

As a posterity measure:

i. Plans will be shared with the community for continued reference and safe keeping.

8.6.2 Participatory Plan Implementation

This requires the engagement of stakeholders to support professional in executing the plan. It emphasizes sustaining stakeholder participation and facilitating collaborative decision-making during the entire delivery process of policies and action plans, ensuring the effective implementation of the Kwa Mbuzi settlement plan, and fostering collaboration with the monitoring and evaluation process. Also entails ensuring accountability and transparency in resource mobilization for the proposed projects and establishment of partnerships for plan execution.

8.6.3 Capacity Building

Capacity building entails the course of 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 polish them in enabling achievement of measurable and sustainable results from plan proposals.

8.6.3.1 Measures of approach

Individual level: sensitizing, creating awareness and public education to the Kwa Mbuzi community to educate them more about the importance of the plan and proposals therein. So far, from the project inception phase to the presentation of the LP & LUDP, the Consultant organized approximately 5 meetings (project launch, environmental

screening focus group discussion, presentation of socio economic findings, visioning, participatory planning, presentation of draft plans and plan adoption) to ensured that the process was very transparent, consultative and participatory by all the stakeholders, and especially the community. Details about these meetings are discussed in chapter 3 of this report.

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. Consequently, around 6 technical meetings were held with the county team, KISIP CPCT and NPCT as discussed in chapter 3 of this report.

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 Planners
C. Policy sector – CEC and CEO

8.7.1 Land Information System

This entails storage and management of digital land information of the settlement. The LIS prepared and packaged 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.

The LIS also contains an updated physical address system in the settlement to enhance revenue collection which can be reinvested into community programs and services, fostering socio-economic growth and development within the settlement. The LIS will facilitate access to accurate land information, empower community members with clear insights into land ownership, usage, and development opportunities. Moreover, this system simplifies processes such as land applications and dispute resolutions, helping residents navigate bureaucratic hurdles with greater ease.

8.7.2 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. Ensure adherence to the land use plans and any other regulations.

vi. Inspection of buildings.
vii. Coordinate land and development related dispute resolutions.

8.7.3 Policy sector

This sector will oversee the following aspects in the settlement:

i. Undertake research and development in land use matters.
ii. Undertake internal monitoring and evaluation.
iii. Formulate / update settlement specific policies in land use planning.
iv. Preparation and implementation of action plans.
v. Coordinate formulation of settlement specific land use laws and by-laws.

8.8 Actors and their roles in Implementation

This section outlines the roles, responsibilities, and coordination mechanisms among various stakeholders involved in the implementation of the KISIP 2 in Kwa Mbuzi settlement. Further, it highlights the governance structure, and partnerships essential for project execution.

Table 30: Actors and their varied roles

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. • Take a lead role in the plan implementation through cadastral survey and oversight on ESMP/RAP implementation
		National Director 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	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
		County Director of 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	• Will enforce environmental regulations within the settlement. • Will ensure protection of natural resources within the settlement. • Will provide an enabling environment for the implementation of the proposed environmental projects. • Will supervise and advise on applications for environmental impact assessments and environmental audits as provided in EMCA, 1999.
		County department of public works	• Will oversee infrastructure projects such as roadworks and public transport systems
		County department of	• Will manage housing developments • Will act as facilitators, linking resources and expertise to the implementation of the plan

		housing and urban development	
3:	Area local leaders	Ward Administrator, Chief and Sub-chief	• 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 • Safeguarding parcels designated for public use

8.9 Capital investment plan

The Capital Investment Plan (CIP) is designed to guide the allocation of resources towards infrastructure and development projects that will drive economic growth and improve the quality of life for residents of Kwa Mbuzi. The plan prioritizes projects that align with the county's long-term vision of sustainable development, with a focus on enhancing public services, expanding economic opportunities, and promoting environmental sustainability. The CIP aims to lay a solid foundation for the settlement's future prosperity by systematically investing in key areas.

The CIP entails the proposals made within this plan and discussed throughout this report. These projects are in line with the community's desired vision, ***'A well planned and modern settlement characterized by improved infrastructure and modern housing'.***

In order to implement these projects effectively, the CIP recommends resource mobilization and strategic partnerships. Recognizing that the available county funds may be insufficient to fully realize the proposed projects, the plan advocates for leveraging additional funding sources, including Public-Private Partnerships (PPPs), grants, and donor funds. This approach will help bridge the resource gap and ensure the successful execution of the CIP, ultimately leading to the achievement of the settlement vision. The projects include:

Table 31: Capital investment plan

Sector	Project	Project Location / Site	Project Unit / Quantity	Estimated Total Costs (Ksh.)	Actors

Public utilities	Procurement and placement of waste receptacles	Designated areas within the settlement	1 receptacle	50,000	County Government of Laikipia
	Installation of security lights	Along the main roads	5 posts (At an interval of 50m)	250,000	County Government of Laikipia
	Construction of storm water drains	Along the main roads	276.67m (total length of the 9m road)	4,150,050	County Government of Laikipia
	Development of water infrastructure	Along the main roads	276.67m (total length of the 9m road)	332,000	County Government of Laikipia
Transport	Removal of structures obstructing access paths.	Along the proposed roads	276.67m (total length of the 9m road)	100,000	Kwa Mbuzi community County Government of Laikipia
	Tarmacking of the 9m road	Along the proposed 9 road	276.67m (total length of the 9m road)	26,000,000	County Government of Laikipia
Educational	Construction of the proposed ECDE	The proposed ECDE site	0.04 hectares	750,000	County Government of Laikipia Private investor
Total				**31,632,050**	

8.10 Plan Implementation Matrix

The Plan Implementation Matrix is a structured framework designed to guide the systematic execution of proposed initiatives. It provides a clear overview of the challenges to be addressed, the objectives set, and the strategies and projects required to achieve desired outcomes. The matrix ensures that all aspects of the plan are coordinated, and progress can be effectively monitored and evaluated through detailing the roles of various actors, the phasing of activities, and associated timelines. Thus, this matrix allows for transparent tracking of achievements, and timely adjustment of strategies to optimize results.

1. Residential						
Problems	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Settlement	-To upgrade and improve		-Issuance of title deeds	KISIP NPCT Plot Owners	Quick win/	0-3 years

Informality	the living conditions -To enhance liveability in the settlement	-Enhancing security of tenure -Preparation and implementation of a LP & LUDP		Donors Laikipia County Government Community	Short term	
			Improve infrastructure (sanitation, water and drainage connections)		Medium to long term	3-10 years
Low rise and dilapidated developments	-To improve the living conditions of the inhabitants	Incremental housing -Settlement redevelopment	-Building of new houses (Adopt better housing typologies). -Mixed use developments	-Plot Owners/ Developers -Laikipia County Government	Long term	5-10 years
2. Transportation Sector						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Ununiform road widths	To enhance accessibility and circulation in the settlement	Realignment of the road widths.	-Realignment of the road widths. -Removal of structures on these accesses	– Local Community – Laikipia County Government	Short Term	0-3 years
Unpaved roads	To upgrade the road infrastructure	-Upgrading of the roads	-Paving of the internal roads with Cabro -Tarmacking of major access road -Improve roadside drainage system -Integration of NMT -Installation of street lighting	– Local Community – Laikipia County Government – Kerra – KURA	Medium-long term	3-10 years
3. Economic Sector						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Dormant economy	To improve the community livelihoods	Creation of employment and income generating opportunities	-Mixed use developments	Investors/Business community Laikipia County Government Community groups	Short-long term	2-10 years
4. Physical Infrastructure						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**

Lack of sewerage system	To enhance wastewater disposal mechanisms	Encourage the use of sustainable onsite sanitation	-Installation of onsite sanitation mechanisms such as bio digesters	Developers Community groups Laikipia County Government	Short - medium term	0-5 years
		Development of trunk sewer system	-Layout sewer network to plot levels	Laikipia County Government Community groups	Medium-long term	5-10 years
Poor solid waste management	To sustainably manage solid waste	Apply Reduce, Reuse and Recycle methods of waste management	-Siting of waste collection receptacles within the settlement -Using community groups for waste collection	-Community -Laikipia County government -Youth groups	Short - medium term	0-5 years
Inadequate piped water supply	-To ensure availability and sustainable water supply	Augmentation of the existing water supply	Water reticulation to plot/household level	-Community/ developers -Nanyuki Water and Sewerage Company (NAWASCO) -Laikipia County government -Donors	Short-medium	0-5 Years
Inadequate stormwater infrastructure	To ensure sustainable stormwater management	Management of stormwater	-construction of stormwater drains -Planting more trees to curtail speed of runoff and increase soil infiltration	-KISIP NPCT -Community -Laikipia County government -Youth groups	Medium-long term	5-10 years
5. Land use Management						
Problem	**Objectives**	**Strategy**	**Projects**	**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 LP & LUDP Observation of building codes (building lines, plot ratios and coverages)	– Laikipia County Government – Community – Donors	Medium-long term	5-10 years

		- Participatory planning				
6. Environmental						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
The prevalent use of charcoal and firewood for cooking contributing to deforestation	To conserve and protect the environment	Advocate and educate the community on alternative sources of cooking energy such as biogas	-Installation of biogas plants at household level. -Planting trees along the road reserves to increase vegetation cover and carbon sinks.	Laikipia County Government -Community NGOs NEMA	Medium-long term	0-5years

8.11 Monitoring and Evaluation (M&E)

This is a project management tool to ensure that the developed LP & LUDP 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 32 highlights the main objectives expected to be realized with M&E tools:

Table 32: Monitoring and Evaluation Matrix

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

Table 33: Monitoring and Evaluation Framework for Kwa Mbuzi

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
Public Utilities	• Designation of onsite solid waste collection points.	KISIP/County Government of Laikipia, NEMA	• Improved hygiene. • Improved waste management/ hygiene.	• Reduced levels of indiscriminate dumping
	• Installation of more water connections. •		• Enhanced water access.	• Increased levels of access to water services
	• Installation of streetlights/flood lights.		• Improved security. • Boost local economy.	• Enhanced road safety • Advancement of the 24-Hour Economy
	• Installation of storm drains.		• Stormwater management (Flood control).	• Effectiveness of stormwater drainage system
Transport	• Upgrading the 9m access road to bitumen standards.	KISIP/County Government of Laikipia, KURA	• Enhanced accessibility/connectivity. • Economic boost- transportation of goods to and from the market.	• Ease of traffic circulation • Improved quality of transport services • Adequacy of road connectivity in the settlement
	• Greening measures (transport corridors- boulevards).		• Environmental sustainability. • Aesthetics enhancement.	• Number of landscaping features installed
Educational	• Development of the proposed ECDE	• Ministry of Education • County director of planning	• Ease access to early childhood education by children within the settlement	• Improved literacy level within the settlement

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Annexes

Annex I: Statutory Notices

Notice of Intention to Plan

Taifa Leo and Standard Newspaper dated 19th December 2024

Mbunge sasa ataka usaidizi zaidi kwa waliohama makazi

NA KITAVI MUTUA

MBUNGE wa Kinango, Gonzi Rai, ameitoa 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

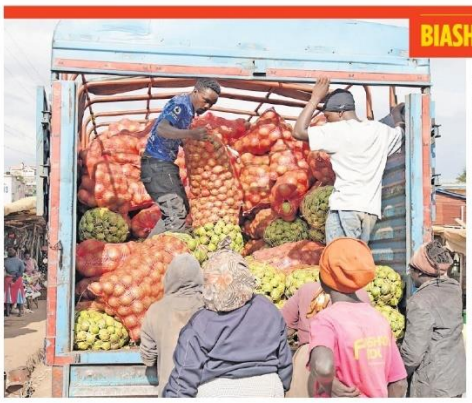
MWANAHARAKATI pamoja na kundi la kutetea haki wameishtaki Mamlaka ya Bandari za Kenya (KPA) kuhusu zabuni ya utupaji wa magurudumu yaliyotumika, wakidai ilitolewa bila kufuata sheria.

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: Viijiji vya Maina (Nyahururu), African Location (Rumuruti), Kanyoni na Kwa Mbuzi (Nanyuki), Viijiji 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, tnamuia kuandaa mipango ya miundo na matumizi ya ardhi ya maeneo yaliyotajwa hapo juu, ikiwa ni awamu ya pili ya mradi wa kitaifa wa kuboresha vitongoji visivyo rasmi (KISPZ).

Mradi huu unaniia kuhalalisha na kimarisha hudumaza 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 uthibiti 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 mukazi, 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 mataake, viwanja na utayarishaji wa mipangoyo ya upimaji, maandalizi ya uchunguzi wa kina wa topografia kwa miundo ya kihandisi na utayarishaji wa mfumo wa kutaarifu 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.

Maandalizi 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 i shirini 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

Elkeem 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.

Total units purchased from hydropower plants with capacity equal to or above 1MW = 279,364,836 kWh.

Total units generated and purchased (G) excluding exports in December 2024 = 1,171,676,722 kWh.

DANIEL KIPTOO BARGORIA,
Director-General.

MR/6520389

GAZETTE NOTICE NO. 507

ENERGY AND PETROLEUM REGULATORY AUTHORITY

SCHEDULE OF TARIFFS 2023 FOR ELECTRICITY TARIFFS, PRICES, CHARGES AND RATES

INFLATION ADJUSTMENT

PURSUANT to Clause 3 of Part III of the Schedule of Tariffs 2023, notice is given that all prices for electrical energy specified in Part II of the said Schedule will be liable to an Inflation Adjustment of plus 40 Cents per kWh for all meter readings taken in Jan-June, 2025.

	INFA Kengen	*INFA IPP*	*INFA KPLC*	*Last Half-Year Period Inflation Costs Under/Over Recovery*	*Total*
Escalated cost	531,563,873.10	704,972,052.05	1,158,361,978.40	(32,276,839.10)	2,362,621,064.96

Total Projected Units Generated or Purchased by the Company (Gp) = 7,201,974,843 kWh

DANIEL KIPTOO BARGORIA,
Director-General.

MR/6520389

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

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

Notice of completion

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 Hiribao
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

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 PLANNING 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 (s.10)

COUNTY GOVERNMENT OF LAIKIPIA

DEPARTMENT OF INFRASTRUCTURE, LAND & PHYSICAL PLANNING, HOUSING, ENERGY & URBAN DEVELOPMENT

P.O Box 1271-104.00, 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 25th 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

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

GAZETTE NOTICE NO. 8907

THE PROCEEDS OF CRIME AND ANTI-MONEY LAUNDERING ACT

(*No.* 9 *of* 2009)

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. KMEN 060F Bajaj, Boxer Model, Engine No. PFZWJA71646 Chassis No. MDA2A21BY4WJWA94824 Registered in the name of Geofrey Monyancha Nyabira.

BETWEEN

ASSETS RECOVERY AGENCY—(*Applicant*)

VERSUS

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

Annex II: Minutes

Minutes of the presentation of final draft plans

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2) PLANNING, CADASTRAL, AND TOPOGRAPHICAL SURVEY OF eleven (11) SELECTED INFORMAL SETTLEMENTS IN LAIKIPIA AND EMBU COUNTY: PHASE IIC– CLUSTER 1

By

E&G Spatial Consultants Ltd

MINUTES FOR PRESENTATION OF DRAFT PLANS HELD AT OPEN DOORS REHOBOTH CHURCH, KWA MBUZI SETTLEMENT ON THE 26TH OF JUNE 2025

Members present.

See the attendance lists attached.

Agenda

Introduction and Opening Remarks

Presentation of Final Draft Plans

Deliberations of the Meetings

Adoption of Final Draft Plan

Closure and Adjournment of the Meeting

MBZ/MIN/001: Introduction and Opening Remarks

The Chairperson of the SEC called the meeting to order and welcomed a community member to lead a prayer. Following the prayer, the meeting began with remarks from the stakeholders in attendance.

SEC Chairperson

The SEC Chairperson welcomed the community members to the meeting and expressed appreciation for their patience while waiting for the visitors. He extended a warm welcome to both the KISIP National Team and the Consultant Team. He then invited members of the SEC and GRC to introduce themselves, noting that the two committees have played a vital role in disseminating information about the KISIP Project to the community and in resolving most disputes through the GRC.

County Planner

The County Planner took a moment to thank everyone in attendance and encouraged the community members to continue supporting the consultant through the remaining stages of the project. He emphasized that this was the final meeting and invited the community to ask as many questions as possible for clarification. He noted that the draft plan had incorporated most of the views raised in previous meetings and urged the community to give their final input. He then invited his colleagues who had accompanied him to introduce themselves.

MBZ/MIN/002: Presentation of Draft Plan

The Consultants Planner opened the meeting by appreciating the community's patience and acknowledging the presence of the KISIP National and County teams. She invited the consultant team to introduce themselves before beginning the presentation.

The Project Director explained that the project had started in November 2024 and was set to conclude by June 2025, giving the consultancy just eight months to deliver. She noted that Kwa Mbuzi was one of the smallest settlements and credited the community's strong support for the smooth progress.

Key milestones achieved included the formation and training of SEC and GRC, drone mapping, parcel identification, socio-economic surveys, and participatory planning. She reminded the community that the main objective was tenure regularization and noted that the World Bank might conduct unannounced visits for verification.

She emphasized that parcels with unresolved disputes would not receive title deeds. Drone mapping had defined the settlement boundaries, and surveys had established parcel limits. The draft Local Physical and Land Use Development Plans (LPLUDP) had already been displayed for public comments and were ready for community adoption. Once approved, the plans would guide beacon placement and updates to the Registry Index Map (RIM), with beacon tampering strictly prohibited.

The planner also highlighted that road realignments could affect some structures, and a Resettlement Action Plan (RAP) would ensure fair handling of affected properties.

The planner reported that 53 parcels had been identified, but only 50 were enumerated. Two were unclaimed, and one owner was unknown, meaning these would revert to the County. He noted the settlement's grid layout, with internal roads 6–9 meters wide, and that parcel MBZ/34 had been connected to the road network in the final plan. Drainage and waste management remained key concerns. While the community had proposed infrastructure improvements like drainage, solid waste systems, water supply, and lighting, only the dumpsite location remained unresolved, and residents were asked to help identify suitable land for it.

Residents were invited to confirm that their inputs were reflected in the final plan. The Director concluded by stating that the plan would lead to title deeds, better infrastructure, and greater access to government services. Eleven structures were identified as affected by road realignment, including eight permanent, two semi-permanent, and one temporary.

In terms of land use, 8.82% was allocated to transportation, 59.54% to residential areas, 1.80% to education, and 29.84% to mixed-use development, ensuring improved access and orderly growth within the settlement.

MBZ/MIN/003: Deliberations of the Meetings

S/NO	COMMENT	RESPONSE
1	The owner of parcel 10 enquired on allocated use of their parcel.	The consultant clarified that the parcel was proposed for mixed use.
2	A member enquired about the proposed use of the parcel hosting the church noting that she had rented it out.	The consultant responded that the issue had been noted in the previous meeting and the parcel proposed for mixed-use development.
3	A member enquired why the whole settlement could not be changed to mixed use development.	The consultant responded that mixed use was only permissible along the 20m road.
4	A member enquired if space could be allocated for security purposes.	The consultant remarked that the only limitation was availability of land.
5	A member enquired about a dispute of land transfer.	The consultant advised the member to solve the issue with GRC.

MBZ/MIN/004: Adoption of Final Draft Plan

To conclude, the KISIP representative led the community in officially adopting the Final Draft Plan and asked them to pose for a photo as evidence of their endorsement. He informed them that the plan would be submitted to the County Assembly for approval. He also mentioned that final verification of the List of Beneficiaries (LOBs) would follow the meeting, and that remaining activities—such as survey and beaconing, ESMP, and RAP preparation—would be carried out at a later date to be communicated.

MBZ/MIN/007: Adjournment

The meeting ended with a pastor from the settlement giving a final prayer. The meeting ended at 10:30am.

Minutes Confirmed by:

Consultant

Name: ..... Designation: .....

Signature: ..... Date: .....

KISIP National Representative

Name: ..... Designation: .....

Signature: ..... Date: .....

County Representative

Name: .....Designation: .....

Signature: .....Date: .....

SEC Representative

Name: .....Designation: .....

Signature: .....Date: .....

Minutes of the presentation of draft plans

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2) PLANNING, CADASTRAL, AND TOPOGRAPHICAL SURVEY OF eleven (11) SELECTED INFORMAL SETTLEMENTS IN LAIKIPIA AND EMBU COUNTY: PHASE IIC– CLUSTER 1

By

E&G Spatial Consultants Ltd

MINUTES FOR PRESENTATION OF DRAFT PLANS HELD AT OPEN DOORS REHOBOTH CHURCH, KWA MBUZI SETTLEMENT FROM 3:00 P.M.

Members present.

See the attendance lists attached.

Agenda

1. Introduction and Opening Remarks
2. Summary of presentation of Socio- Economic Findings
3. Community Vision and Proposal
4. Presentation of Draft Plans
5. Deliberations of the Meetings
6. Final Resolution
7. Closure and Adjournment of the Meeting

MIN/MBZ/001: Introduction and Opening Remarks

The Chairperson of the SEC called the meeting to order and welcomed a community member to lead a prayer. Following the prayer, the meeting began with remarks from the stakeholders in attendance.

SEC Chairperson

The SEC Chairperson welcomed the community members to the meeting and expressed appreciation for their patience while waiting for the visitors. He extended a warm welcome to both the KISIP National Team and the Consultant Team. He then invited members of the SEC and GRC to introduce themselves, noting that the two committees have played a vital role in disseminating information about the KISIP Project to the community and in resolving most disputes through the GRC.

Representative from the Office of the Chief

The Chief's representative welcomed the Consultant Team to the community and urged residents to offer their full cooperation. He expressed gratitude for the support provided by the County Government in advocating for the implementation of the project in the area. He then invited the KISP National Team to deliver their remarks.

KISIP National Official

The KISIP National Liaison Officer expressed gratitude to all attendees and began the meeting by apologizing for keeping the community waiting for a long time, citing poor weather and road conditions as challenges that made navigation difficult. He then emphasized that the main agenda for the day was the presentation of the community's proposals in a draft plan, which was based on their vision for their settlement. Following this, he invited his colleagues to introduce themselves before welcoming the consultant team to give their presentation.

Director E&G Spatial Consultants

The Director of E&G Spatial Consultant began by thanking the community for their patience while waiting for the visitors. She acknowledged the presence of the KISIP National Team and the NLC Team, who were already in attendance. However, she expressed hope that the County Team and the remaining members of her consultant team, who had not yet arrived, would join as the meeting progressed. She then invited the consultant team members who were present to introduce themselves before proceeding with the presentation.

The Project Director noted that the project had gone through various stages since its inception in November 2024. She informed attendees that the consultancy had been allocated only eight months to complete the KISIP Project, with a deadline set for the end of June 2025. She highlighted that Kwa Mbuzi Settlement is one of the smallest settlements and expressed gratitude for the community's support toward the SEC, GRC, and the Consultant Team. This support, she stated, had enabled the project activities to progress swiftly and collaboratively, allowing most deliverables to be met within the set timelines.

She then presented a summary of the milestones achieved so far. Emphasizing the importance of community awareness, she reminded members to remain familiar with key aspects of the KISIP Project—its purpose, mandate, the stages undertaken, and its ultimate goal: the issuance of title deeds to parcel owners. She also noted that these elements were of particular interest to the World Bank, which might conduct impromptu visits to the settlement.

The stages she outlined were as follows:

- Formation and Training of the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC) to support project implementation. The GRC plays a critical role in resolving project-related disputes at the local level. The Project Director emphasized that any parcel of land with unresolved disputes will not be included in the project area, and no title deeds will be issued for such parcels until all disputes are fully resolved.
- Drone mapping was carried out to capture an accurate aerial view of the entire settlement boundary, forming the basis for planning and boundary verification.
- Ground picking and marking of parcel boundaries to physically identify was done and confirm the limits of each structure and plot within the settlement.
- Socio-Economic Survey conducted to collect detailed information on all residents, including structure owners and tenants, to inform planning and ensure inclusive project benefits.
- Presentation of Socio- Economic findings, visioning, community participatory planning and verification of preliminary list of beneficiaries

- Preparation of Local Physical and Land Use Development Plans (LPLUDPs). The Plans to be developed in a participatory manner with the community.
- The law requires that these plans be placed on public notice and it will remain active for 60 days, during which the public can provide comments. The comments deemed relevant by the Minister for Lands and Physical Planning in the County will be given to the consultant to revisit the community for further discussion.
- Once the plans are finalized, they will be submitted to the county assembly for discussion, amendments, and adoption, ultimately becoming law. The approved plans will guide the cadastral surveying process and the placement of beacons within the settlement.
- Beacon certificates will be issued to each parcel owner, confirming the agreed boundaries for their structure. She further emphasized that it would be unlawful to build outside the beacon-marked boundaries or to remove or tamper with the placed beacons.
- Plans will be submitted to the Survey of Kenya for amendments to the Registry Index Map (RIM).

The Project Director informed the community that the proposed road network expansion within the settlement may affect some existing structures. To address this, a Resettlement Action Plan (RAP) Expert will be engaged to evaluate the potential impact of the infrastructure development on affected residents. The RAP Expert will assess how the proposed expansion may affect individuals whose structures lie within the planned road alignment and will conduct appropriate valuations. This process is designed to ensure that all affected persons receive fair compensation or necessary support, in line with the project's commitment to minimizing negative impacts on the community.

MBZ/MIN/002: Summary of Presentation of Socio- Economic Findings

The planner began the presentation by stating that the parcels that were picked during ground picking were 53 and out of this only 50 were enumerated during the socio-economic survey. The planner asked the SEC Chairman if they have managed to get the three-parcel owner who have not been enumerated, the chairman stated that two of the three are seemingly not interested in the KISIP project while the other one parcel owner is unknown person to the community members. The planner thereby stated that unclaimed parcels will be returned to county for them to decide if the parcels will be designated for public facilities or if the owners will follow them up with the county to get their title deeds at their own cost.

The planner noted that two roads within the settlement fall under the jurisdiction of KURA (Kenya Urban Roads Authority). He informed the community that the consultant team is not permitted to interfere with such roads, as they are maintained by government institutions like KURA. He further explained that the settlement follows a grid layout, with parallel main roads connected by short cross-lanes, creating a well-organized network. These internal access roads are clearly defined and range from 6 to 9 meters in width. The plots in the settlement are arranged in single strips, providing access from both sides, while the blocks are regular and rectangular, each measuring approximately 290 by 100 meters. The planner also pointed out that parcel number MBZ/34 currently lacks access to a road. However, he confirmed that the draft plan prepared by the consultant team has addressed this issue, ensuring that the parcel will be connected to the road network.

The planner noted that while the standard minimum parcel size eligible for titling is 460 square meters, the KISIP project allows a reduced minimum of 100 square meters for informal settlements. He further stated that 25 parcels measured between 363 and 450 square meters, while 28 parcels were above 450 square meters. As such, all parcels in the settlement met the minimum requirements for titling under the KISIP project guidelines.

The planner noted that some areas within the settlement remain undeveloped and emphasized the importance of having a proper plan in place to prevent haphazard construction, including the encroachment of structures on road reserves.

He further stated that the settlement lacks a clear drainage system and emphasized to the community the need for a functional drainage network. He highlighted the importance of ensuring that road spaces are wide enough to accommodate both vehicular access and proper drainage channels.

The planner mentioned that the only social facilities within the settlement are churches, primarily Hope Restoration International Church and Open Doors Rehoboth Church. Other essential services, such as schools and health centers, are located outside the settlement but remain within accessible distance. The planner emphasized

the importance of planning for social facilities within the community, including a hospital no more than 2 kilometers away and a nursery school within 500 meters from the settlement.

The planner noted the lack of proper solid waste management strategies and highlighted the use of unsustainable liquid waste management mechanisms in the settlement.

MBZ/MIN/003: Community Vision and Proposal

Community Vision

To make Kwa Mbuzi ***'A well planned and modern settlement characterized by improved infrastructure and modern housing.'***

Community Proposals

- Erecting of streetlights.

MBZ/MIN/004: Presentation of Draft Plan

According to the Planner, the majority of community proposals were incorporated into the draft plan. However, the only outstanding issue was the location of the proposed dumpsite. He urged community members to either identify a suitable site within the settlement or for a willing member to donate a parcel that could be designated for this purpose.

Community members were then invited to review the draft plans to confirm whether their proposals had been adequately addressed. It was highlighted that most of the plots within the settlement are residential in nature, with a few exceptions including:

- Proposed ECD Facility- MBZ/26
- Proposed Recreational Center- MBZ/38
- Proposed Light Industry- MBZ/35
- Proposed Commercial Zone- MBZ/3- MBZ/7
- Proposed Mixed Zone- MBZ/8- MBZ/18

The Project Director also mentioned that mixed-use plots do not necessarily have to be used for both residential and commercial purposes. She explained that for such plots, it is easier for a structure owner to obtain permission from the county to convert the use entirely to either residential or commercial, without having to go through many approval stages.

The options were:

Nil Intervention

Retaining the status quo. No plan proposals and letting the settlement development continue without any regularization guidelines.

Advantages

- Zero PAPs (Project Affected Persons)
- Existing social ties will be maintained.
- Disadvantages
- Possible erosion of the current structured layout
- Lack of tenure ->disinvestment ->potential urban decay
- Continued inadequacy of infrastructural services
- Potential land use conflicts (incompatible land uses) within the settlement
- Livelihoods and living conditions will deteriorate.
- Overstretch of available facilities and resources over time.

Conventional/Ideal option

This option is a presumed plan development with strict application of conventional planning standards.

Advantages

- 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 (Project Affected Persons)
- Costly implementation
- Might require institutional realignment
- Full Implementation is not immediate- takes time.

The Planner noted that the draft plan included various roads, some of which are maintained by the Kenya Urban Roads Authority (KURA). He highlighted the road located between Zone 2 and Zone 3, as well as the proposed road adjacent to Zone 2 with which the road dimensions have been revised, with road widths increased to 9 meters to align with planning standards. These realignments also made it possible to strategically plan Parcel MBZ/34, ensuring that a proposed road is conveniently situated adjacent to it.

The Project Director emphasized that, as a result of the road realignment and the increase in proposed road dimensions, a small number of parcels will be affected. Specifically, a total of 11 structures are expected to be impacted—comprising 8 permanent structures, 2 semi-permanent structures, and 1 temporary structure. The extent of the impact on these structures varies, ranging from 1.4 to 73.2 square meters.

The Project Director stated that the plots likely to be affected by the proposed increase in the internal road width to 9 meters include: MBZ/37, MBZ/36, MBZ/31, MBZ/28, MBZ/20, MBZ/20A, MBZ/48, and MBZ/49. However, she noted that plots MBZ/37 and MBZ/36 would be significantly affected by the road expansion. As such, the government plans to hold a meeting with the affected households and conduct an assessment to determine how best they can be supported in relocating their structures.

The Director also pointed out that some plots—specifically MBZ/13, MBZ/11, and MBZ/7—have encroached onto roads managed by the Kenya Urban Roads Authority (KURA), which are designated with a width of 20 meters, and it has a survey plan. She emphasized that these roads fall outside the KISIP project boundary, and as such, the responsibility lies with the County Government to determine how the affected individuals can be assisted in vacating the government road reserve. She also mentioned that the consultancy will only note in the report that there are parcels encroached on to government-managed roads.

In terms of land use, transportation coverage will account for 8.82%. Other land uses include residential areas (59.54%), educational facilities (1.80%), and proposed mixed-use zones (29.84%). These adjustments are intended to ensure standard road access to all parcels within the settlement.

MBZ/MIN/005: Deliberations on the Draft Plan Presentation

	Concern/comment/issue/question	Response
1.	A community member raised a concern regarding two of his parcels, which had been designated for public use in the proposed plan—one as an Early Childhood Development (ECD) Centre (Parcel MBZ/26) and the other as a recreational area (Parcel MBZ/38). He questioned why these parcels were selected for public purposes. The community member emphasized that the parcels in question, MBZ/26 and MBZ/38, are family	In response, the Project Director clarified that the proposed public facilities—such as the ECD Centre and recreational area—are not final and remain open to community input. She emphasized that if the affected plot owner is not comfortable with his parcels being used for these purposes, the proposals can be revised. The community will have the opportunity to identify alternative suitable locations within the settlement boundary for the development of these public amenities.

	properties and were originally intended for residential use. She expressed a desire for these plots to remain as residential properties, as initially planned, rather than being designated for public purpose zones.	
2.	Another community member raised a concern regarding Parcel MBZ/1 and Parcel MBZ/35, which had been proposed as light industry zones in the draft plan. She expressed her disagreement with this designation and proposed an alternative use for Parcel MBZ/1, stating that she intends to develop a clinic on the parcel to serve the community.	The Project Director acknowledged the community's need for a clinic and expressed support for the proposal, noting that it is indeed a valuable addition to the settlement. She further encouraged the community to consider alternative locations within the settlement for the proposed light industry zones, inviting them to suggest appropriate areas where such developments could be placed.
3.	A community member inquired about the wide width of KURA-managed roads, asking why these roads are typically broader than usual.	The Project Director explained that KURA-managed roads are designed to be wider for several key reasons. These roads are built to accommodate future infrastructure needs, such as the addition of pedestrian walkways, drainage systems, and the possibility of public transport routes. The extra width also allows for easier traffic flow and better access for emergency services, which are crucial for improving safety and mobility in the community. Additionally, wider roads provide flexibility for future urban development and are in line with national road design standards.
4.	The Project Director asked the community to suggest alternative parcels within the settlement that could be designated for public amenities, such as the proposed ECD Centre and other facilities.	The community proposed three parcels—MBZ/41, MBZ/48, and MBZ/3—as potential sites for the ECD Centre and other public amenities. However, one community member raised a concern about Parcel MBZ/41, noting that it has an owner who has previously indicated that he is not interested in the project, as he already holds a title deed for the parcel. In response, the Project Director instructed the County Planner to investigate whether there is an existing title for Parcel MBZ/41 and to approach the owner to inquire whether he or she would be willing to sell the land for use in the settlement's public projects.
5.	The SEC Chairperson asked if the area designated for mixed-use purposes could be extended to include Parcel MBZ/3 through to Parcel MBZ/7, to better accommodate the community's needs.	The Project Director acknowledged the request and stated that extending the mixed-use zone to include Parcels MBZ/3 to MBZ/7 could be considered.
7.	A community member asked if the Project Director could consider designating the entire residential area as mixed-use to accommodate both residential and commercial development in the settlement.	In response, the Project Director explained that while the idea of a mixed-use designation for the entire residential area is worth considering, such a decision required careful planning. It would need to be evaluated for its impact on infrastructure, community needs, and zoning regulations and the County Planner was tasked with conducting an assessment to evaluate the feasibility of such an extension, taking into account the overall settlement plan, zoning regulations, and any potential impact on the surrounding areas. The community would be consulted on any proposed changes before a final decision is made to ensure that such a change would align with the long-term vision for the settlement, maintaining a balance between residential spaces and essential services.

MBZ/MIN/006: Final Resolution

After the draft plan presentation and deliberations, the KISIP Liaison guided the residents of Kwa Mbuzi Settlement in selecting the most suitable option for their area, thoroughly explaining each alternative. Community members were given the opportunity to express their views and preferences. The majority overwhelmingly chose Option 2, which supports the adoption of strict planning standards, including the development of 9 to 12-meter-wide roads.

The community cited several reasons for selecting Option 2, including:

- A planned settlement will pave the way for employment creation.
- Increased consideration in the case of proposed government projects.
- All plot owners will be duly issued with their respective title deeds.
- The development of a proper and modern road network will significantly improve accessibility throughout the settlement.

The KISIP Liaison Officer requested the residents of Kwa Mbuzi to take an oath affirming their agreement to adopt Option 2 as their preferred choice. Community members were then asked to raise their hands as a show of support and a photograph was taken as evidence of their collective agreement.

MBZ/MIN/007: Adjournment

The meeting ended with a pastor from the settlement giving a final prayer. The meeting ended at 5:09 pm.

Minutes Confirmed by:

Consultant

Name ..... Designation: .....

Signature:.....Date.....

KISIP National 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 EIGHT (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES PHASE IIC CLUSTER 1

County Laikipia **Settlement** KWA MBUKI **Venue** Open door Church

Meeting/ Activity Draft Plan Validation **Date** 27/03/25

No.	Name	Sex		Project Designation	Phone No.	Signature
		Male	Female			
1.	Julius Nabwera	✓		GIS - OFFICER - CGL	0790420855	
2.	BRIAN KIMANI	✓		GIS - OFFICER - CGL	0758845854	
3.	FIONA WACHIRA		✓	ENV. SAFEGUARDS OFFICER - CGL	0724073685	
4.	Diana Wangari		✓	Social Supt Officer - CGL	0700634753	
5.	JOSEPH GITHINJI NDUNGU	✓		PHYSICAL PLANNER - CGL	0717242109	
6.	DICKEN MUNYI	✓		GIS - OFFICER - CGL	0757190432	
7.	Mark Nalgelle	✓		NLC - OFFICER	0723021899	
8.	James mbuthia	✓		M.L.C Staff	0724365408	
9.	Michael Mulengo	✓		County Coordinator	0703448963	
	Sub -totals Male/female	07	02			

No.	Name	Sex		Project Designation	Phone No.	Signature
		Male	Female			
10.	Gertrude Mbogo		✓	KISIP - NPCT	0722-438044	
11.	Samuel Mburu	✓		KISIP - NPCT	0724292612	
12.	JOAN MBUGUA		✓	CGL - INFRA SURVEYOR	0712377331	
13.	FREDRICK GACHAGUA	✓		CGL - Physical Planner	0700404929	
14.	Victor Sub	✓		KISIP - NPCT	0722829950	
15.	John M. Gakundi	✓				
16.						
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	Sub Totals Male/Female	04	03			

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 EIGHT (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES PHASE IIC CLUSTER 1

County: Laikipia Settlement: KWA MBUZI Venue: OPEN DOORS

Meeting/ Activity: PRESENTATION OF ADAPT PLANS Date: 27/03/25

No.	Name	Sex		Project Designation	Phone No.	Signature
		Male	Female			
1.	MARY WAMBUI NGANGA		✓	Youth	0743466051	
2.	CHRISTINE GIKONYO		✓	women.	0792703478	
3.	CATHERINE W. Wachira		✓	DISABLED	0722594208	
4.	SAMUEL GIAO	✓		TENANTS	0701906999	
5.	JOSEPH GATERU	✓			0722279823	
6.	CATHERINE WANJIKU KAMAU		✓	Vice chair	0720991359	
7.	Zainab A. Hussein		✓	Organizing Secretary	0722768572	
8.	Adijah Abdi	✓		GRC	0724583651	
9.	Amina Edin	✓		Caretaker	0714831305	
	Sub -totals Male/female	04	05			

No.	Name	Sex		Project Designation	Phone No.	Signature
		Male	Female			
10.	ABSHIRO ABDI ALI	✓		Chairman SEC	0721702640	
11.	JANE WANGARI MUNDERY		✓		0725668011	
12.	GLADYS NGINA GATHECHA		✓		0721300813	
13.	Amina Njeri Mathenge		✓	groups	0702108609	
14.	Margroad Nyaruai		✓		0710336319	
15.	Ann Nyaruai		✓		0724311190	
16.	Anna Mureki Wanjiku		✓		0711848095	
17.	Rose Wanjiru Njogu		✓		0702430032	
18.	Damaris Kiiwo Kebu		✓	Minority Rep	0726428154	
19.	Sarah Kambui Wakini		✓		0724563481	
20.	Truman Kigamuguna	✓		Chief's Rep.	0720670673	
21.	Alice Wangui		✓		0713761068	
22.	Patrick Ole Pore				0719119213	
23.	RACHAEL WAMBU GITAHI		✓	Group	0700763015	
24.	Patrick Muruki Gitahi	✓		group	0722428241	
25.	Francis Mwangi	✓		group	0726444256	
26.	Marchouo Alexander	✓			0711263207	
27.	MUGAMBI KARIUKI	✓			0723318797	
28.	CLEOPAS GATHARA W.	✓			0733424111	
29.	Daniel Cacholi	✓		Secretary	0705202367	
30.	GRACE KAMIWI		✓		0798176478	
	Sub Totals Male/Female	08	12			

No.	Name	Sex		Project Designation	Phone No.	Signature
		Male	Female			
31.	Veronica Wanjiru		✓		0704363590	
32.	Priscilla Wangari		✓		0701116935	
33.	Samuel Wachira	✓				
34.	Abdimasir Guleed	✓			0728739649	
35.	Juma Izombo	✓			0721370141	
36.	ALICE WACHIRA		✓		0713761068	
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	Sub-Totals Male/Female	03	03			

Socioeconomic Presentation Minutes

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING, AND URBAN DEVELOPMENT
KENYA INFORMAL SETTLEMENT IMPROVEMENT PROJECT (KISIP)

PLANNING, CADASTRAL AND TOPOGRAPHICAL SURVEY OF ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER 1

Project by:

E&G Spatial Consultants Ltd

Minutes for the Presentation of Socio-Economic Survey Findings, Visioning and Participatory Planning For Kwa Mbuzi Informal Settlement Held At Rehoboth Church On Friday 21st 2025

Agenda

1. Introduction(s) and preliminaries
2. Presentation of socio-economic Survey findings
3. Community Visioning and Participatory Planning
4. A.O.B
5. Meeting Adjournment

Members Present

Find the attendance List attached

MIN. KMZ 001: 21/2/2025: Introduction(s) and preliminaries

The meeting was called to order at **9.58am** by the SEC Chairman; followed by prayers that were led by a community member. This was then followed by remarks by various stakeholders as follows:

SEC Chairman: The chairman introduced the Settlement Executive Committee which is the local level project steering committee. He then briefly summarized the phases that the project had gone through up to this point, beginning with the formulation of SEC as a preliminary of the project. He noted that this SEC formulation was later followed by the introduction of the consultant to the community by KISIP County and National Teams. This was followed by ground picking and drone mapping exercises and launching of the project in the settlement. The community also acknowledged that they were also involved in the most recent exercises to be conducted mainly, socio-economic survey and Environmental and Social Impact Screening. He then noted that the activities of the day would include the initial verification of ID Number, KRA PIN, parcel Number and their photos as captured during the socio-economic survey exercise. He insisted on the need of each individual to personally verify rather than sending someone else to it on their behalf.

Area Assistant Chief: The assistant chief offered apologies from the chief who wasn't able to attend due to work related commitments. He then expressed his gratitude to the government for picking Kwa Mbuzi Settlement as one of the beneficiaries of KISIP project. He also suggested that the settlement's name could be changed from Kwa Mbuzi to a more appealing name once the planning and titling exercise was completed.

County CPCT Team: The county government of Laikipia was represented by the County Environmental Officer, Socio-Development and Safeguards Officer and the communication officer. On their behalf, the Environmental Officer reinstated the support of the county government of Laikipia; without which the

project wouldn't have been possible. The Social Development Officer commended the community noting that besides Kwa Mbuzi settlement being the one with the highest enumeration coverage, it as well did not have any unresolved grievances. Generally, they noted that the settlement was very organized and thus creating a chance for easy and uninterrupted project implementation.

This team was later joined by the Laikipia County KISIP Coordinator who also emphasized on the support that the county government was offering and commended the Kwa Mbuzi community for being organized to the extent of having all their disputes cleared by that particular time.

MIN. KMZ 002: 21/2/2025: Presentation of socio-economic Survey findings

a. Consultant Presentation preliminaries

The session begun with introduction of the consultant's team. Each member of the team reminded the residents of his/her role in the project. The team at the settlement consisted of the project planner, assistant planners, the Community Development Officer, the GIS Expert and the SMP/RAP Expert. The RAP expert took the opportunity to remind community his role, specifying that he would be specifically handling the Social Management Plan; dealing with the situation of Project Affected Persons (PAPs). He requested them to be flexible in case they were requested to adjust their structures where there would be roads.

This presentation was led by the project planner. The community was reminded the name of the consultant handling the project – E&G Spatial Consultants Ltd.-, and the other key stakeholders specifically the World Bank, the Kenya National Government and the County Government of Laikipia and finally, the Kwa Mbuzi Community who would be the beneficiaries of the project. She reiterated the earlier stated project stages and activities that had already been conducted and further emphasized the purpose of the meeting as presentation of the socio-economic survey findings, community visioning and participatory planning and later, verification of structure/parcel owner details as contained in the Lists of Beneficiaries. She further elaborated what visioning and participatory planning would entail. The former being projecting how the community wanted the settlement to be in future and, participatory planning as the exercise of decision making regarding the settlement to achieve the proposed vision. She noted that in this process, there was a probability that there are those that would be affected by the project. She therefore requested residents to be flexible when it comes to proposals especially in creating spaces for infrastructural projects.

b. Presentation of socio-economic Survey findings

The planner noted that the enumeration had not been 100% and advised those that had been left out during the initial enumeration exercise to take advantage of the opportunity lest their parcels get registered under the county government which would make transferring of such parcels back to the owners a difficult task. 53 parcels were mapped out of which, 49 were enumerated. This accounted for 92%. The remaining parcel/structure owners were advised to be vigilant to ensure they were enumerated.

She outlined key metrics and/or elements that were captured during socio-economic survey exercise as follows:

Key Socio-economic element	Characteristics
Demographic characteristics	• The total population in the settlement was 171 persons. The ten year projection was 221 persons by 2034. The average household number was 2.8 persons per household.

	• Of these persons, 20% were tenants, 20% occupiers and the rest (60%) being structure/parcel owners. The planner noted that the statistic of the tenants were also crucial as they needed to be factored in as residents during the planning exercise • 6% of the population was persons living with disability (PWDs). This was noted also to be a necessary statistic since planning needs to consider their needs and also, to ensure that this population is not taken advantage of or discriminated against
Economic Profile	• Majority of the people have an income of not more than 10,000 • Unemployment level is very high at 38.9% • Only about 16% of the population has formal employment with 11% being employed by private companies and about 5% being under government employment
Settlement tenure status	• The enumerated parcels were 49 out of 53 accounting for 92% coverage. Owners were however notified that the enumeration was continuous until the submission of the final List of Beneficiaries • More parcels (53%) were found to be owned by women with male owned parcels accounting for 47%. The planner commended the community on this statistic noting that it was an indicator that women were not disenfranchised as in most other settlements where patterns indicate more men owning land compared to women • Inheritance and purchase were the main mode of acquisition. Majority of the people had documents as proof of ownership. About 73.5% had allotment letters with an extra 12% having sale agreements. Only about 14% of the population lacked any documentation as proof of ownership • Many among those that had inherited possessed ownership documents (mainly allotment letters) belonging to their deceased relatives. This was a pointer to the lengthy duration that the inhabitants of Kwa Mbuzi occupied the land without tenure security; a duration that went down for at least a generation
Settlement Structure	• The planner noted that Kwa Mbuzi settlement would not have a lot of hindrances to planning neither too many Project Affected Persons due to what appeared to be previous planning efforts and thus, somewhat organized development • It was noted that Kwa Mbuzi area is characterized by grid development pattern, with parallel main access roads dotted by crossing short-lanes connecting the parallel main access roads through the settlement • Parcel layouts are organized in single strips thus the two-faced access frontages (from main access roads and on the service lanes). • The settlement exhibits a regular rectangular block layout (spanning approx. 290m x 100m).
Parcel Sizes	• The planner noted that all parcels in the settlement met the minimum requirements for titling • While the normal minimum area eligible for titling is 460 square meters, for informal settlements under KISIP the minimum size was 100 square meters • On this, she commented that had there been parcels smaller than 100m squared, then owners of such parcels would have been required to own joint parcels

	• The planner also noted that there are several empty spaces consisting of undeveloped parcels. Such parcels, she noted, would be good options to consider if there would be need for public utilities such as a nursery school
Building typology and guidelines	• There are about 50% of the houses being permanent. 34% are semi-permanent and 16% are temporary houses • The planners sensitized the community that once plans are in place and are approved, there would be guideline on land use
Land Use	• Generally, the settlement is dominated by residential developments • There were few pockets of complementary land uses which include churches and convenience shops
Transportation	• The *Kwa Mbuzi* settlement is accessible via C77 road (Nanyuki-Maralal road). • Internally, there were well defined and sizeable access roads that measure between 5m - 9m wide. • The plot layouts are organized in grid pattern, along the existing access roads • Despite there being clear roads, the planner noted that their widths were not uniform. The residents were thus advised that such roads would need to be of the same width and thus, this was an issue they needed to put into consideration during the participatory planning phase of the meeting • She also went on the sensitize the community on the road sizes (width) and how each width was significant on road usage such as inclusion spaces for road infrastructure such as sewage, internet cables and electricity transmission lines
Water Supply	• Majority of the residents stated that they have piped water (either into the houses of in the compounds) but the water supply is not regular
Sanitation and Hygiene	• 94.4% of the people had access to toilets • Pit latrines were predominant- On this, the planner noted this not sustainable • Pit Latrines also may be a health hazard where there are water wells too as they may contaminate such water • There were broken sewer lines in some parts of the settlement
Energy use	• It was noted that 77.8% of the residents have access to electricity with majority using it for lighting • Liquid Petroleum Gas and Charcoal were predominantly used for cooking (36% and 48% respectively) • A few people (12%) use firewood for cooking and a further 4% used electricity as their cooking energy source
Waste Management	• Paper, plastic and organic wastes were the main types of waste generated in the settlement • Organic waste is pre-dominant at 50% • Waste disposal means is equally divided between burning and collection (50% each)

Drainage	• The settlement doesn't have a clear drainage system • Residents were sensitized on the need to have a functional drainage system and thus, to consider wide enough road spaces that would also accommodate drainage channels
Social facilities	• The social facilities in the settlement were only churches – Mainly the Hope Restoration International Church and Open Doors Rehoboth church • While there are no other social facilities such as schools and health centers within the settlement, these amenities are within reachable distance • This includes schools such as Ndururi and Bungoma schools which are nearby. The same with Nanyuki Hospital which is not far from the settlement either • Residents were also sensitized about planning for social facilities such as a hospital being not more than 2km away, a nursery school being within 500m distance, a primary school being within 2km and a secondary school at 4km at most
Land Tenure	• Residents were also briefly sensitized about land tenure options. The titling options were also elaborated including individual, joint, and community titles with merits and demerits of each being noted. As earlier noted, all parcels in the settlement were of at least 100 sq. meters thus meeting criteria to be issued with titles under KISIP considerations

c. Summary of emerging Issues

i. While Kwa Mbuzi settlement is generally well served by road networks, they are not of uniform width. One parcel, close to VIVO Energy lacks access.

ii. Other than churches, there are no other social infrastructures. It was however noted that the settlement is too small to accommodate any

d. Upgrading Priorities

The residents' preferred upgrading options included: (i). Security (ii). Health (iii). Roads; in that order.

MIN KMZ 003: 21/2/2025: Community Visioning and Participatory Planning

The community was then informed that the planning aspect that they were about to be engaged in was not anything new since planning starts right from the homestead. To guide the planning process, the community was introduced to the Big Stone Theory where bigger problems are worked on first. If smaller problems are tackled first, chances that the bigger problems would be hindered from being tackled then would be high.

The Planner/GIS expert also explained in detail what visioning is. Summarily, it is coming up with things needed to be accomplished and the methods to be used to accomplish them. A plan, he noted, has a timeframe. Then he gave the Kenya Vision 2030 as an example of a plan where the goal was to have the country reaching Middle Income Status by the year 2030 through industrialization. Some of the mechanisms that the country was to employ was opening up areas through creation of road networks and industrialization. For informal settlements such as *Kwa Mbuzi*, the timeframe for plans is usually 10 years. Coming from this understanding, the residents raised issues that they wanted to tackle through their planning of the settlement as follows:

	Issue to plan on/Problem	Community's Proposed solution /Intervention
1	**Insecurity** especially at night due to lack of street lighting	Erection of street lights
2	**Liquid waste management** –Mainly there were latrines but they were not sustainable in the long runs. Besides, the community noted that there was no functional sewer line	Connection to sewer system
3	Access - Road quality	Community suggested opening up roads to **9m** within the settlement and upgrading to bitumen standard
4	Solid waste management - on this, community members noted that solid waste was not collected despite them making payments to facilitate the same	Regular waste collection
5	***Security of tenure*** –Most community members had allotment letters and/or sale agreements but not title deeds, making them uncertain on whether their parcels would at some point be taken by the government be pushed further. This, it was noted, had earlier happened during the construction of VIVO Energy oil depot when the residents were made to move to create space. There remained uncertainty thus that made it impossible to erect permanent, high value buildings	Being issued with title deeds Besides the security of tenure, they also noted that there would be more benefits such as improved access to credit, improved housing
6	***Water scarcity*** - The community noted that despite there being piped water, water supply was not regular especially during the dry season	Water supply and connection

Overall, the community came up with the following overall vision statement for the settlement:

A well planned and modern settlement characterized by improved infrastructure and modern housing

MIN KMZ 004: 21/2/2025: A.O.B

The Community Development Officer called upon any parcel owners that had not been enumerated during the socio-economic survey exercise to ensure that they were enumerated. He also explained that the exercise that would follow was verification of structure/parcel owner details as contained in the List of Beneficiaries. He listed the requirements for the exercise as I.D copy, KRA PIN and enumeration certificate. He also requested parcel owners to take care of their enumeration certificates as they would be required to surrender them later on when being issued with project I.D cards.

MIN KMZ 005: 21/2/2025: Meeting Closure and Adjournment

There having no other business, the meeting was brought to an end at 12.27p.m with a word of prayer from a community member. The activity that followed was verification of the list of beneficiaries (LOB).

Minutes Confirmed by:

Consultant's Representative

Name: HEZRON KAGIA GATHURA Designation: PHYSICAL PLANNER

Signature: ..... Date: 27/3/2025

County Representative

Name: Michael Mulenyo Designation KISIP Coordinator

Signature: ..... Date: .....

SEC Representative

Name: Abshiro Abdi Designation Chairman

Signature: ..... Date: 27/3/25

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** KWA MBUZI **Venue** Rehoboath church

Meeting/ Activity PRESENTATION OF SOCIO-ECON SURVEY FINDINGS **Date** 21/2/2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Muinde Sammy	E&G – GIS Expert	0714244500	mindesimu@gmail	
2.	FIONA KACHIRA	ENV. SAFEGUARDS OFFICER.	0740736085	fionakoangui7@gmail.com	
3.	HEZRON KAGIA	E&G – PLANNER	0724692721	hezronkagia@gmail.	
4.	Mercy Chebet	E&G -> GIS	0745382981	chebetcheruiyot8@gmail.com	
5.	Michael Mulenyo	County Coordinator	0743448963	Mulemike94@gmail.com	
6.	Julius Mgundo	RAP/SMP Expert E&G	0722237317	Julmugunda2013@gmail	
7.	Diana Wangari	Social Dev Officer	0700634753	dwangari42@gmail.com	
8.	JUNE YATOR	Communication Officer	0713094195	yatorjune@gmail.com	
9.	RICHARD N. MUHOTTO	ASSISTANT CHIEF	0723671539	njogu ree@gmail.com	
10	JOHN MUCHIRI GACHUHI	COMMUNITY D. OFFICER E&G	0728 884797	Gachuhijohn@gmail.com	

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	ROSE WANJIRU		✓		0702430032	
11	SAMUEL WAITHIRU MUCHINA	✓			0725348499	
12	LYDIA WANJIRU WANGOMBE		✓		0720230377	
13	KHADIJA MONGORI		✓		0	
14	ZAINAB ABDI		✓		0722768572	
15	CHRISTINE GIKONYO		✓		0792150348	
16	CATHRINE WANJIKU		✓		0720991359	
17	MARY WAMBUI		✓		0743466051	
18	MUGAMBI KARIUKI	✓			0723318797	
19	DANIEL GICHOHI	✓			0705202367	
20	ABDINASIR GULLED	✓			~~0723779~~ 0728739649	
21	ALICE WANGUI		✓		0713761068	
22	JOYFORG NDWIGA	✓			0718810148	
23	ABSHIRO ABDI ALI	✓		SEC CHAIRMAN	0721702640	
24	GRACE KANINI MURUGI		✓		0798176478	
25	ANN NYARUAI		✓		0724311190	
26	MAGRETE NYARUAI MUCHIRI		✓		0710334319	
27	KARIUKI OLERERE	✓			0719119213	
28	JAMILA WAMAITHA JUMA		✓		0721604687	
29	FATUMA CHEGE		✓		0722943929	
30	HALIMA EDIN ROBA		✓		0716895336	
	Sub-totals Male/Female	07	14			

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
31	RAMADHAN GITHAIGA	✓			0790716315	
32	VERONICA WANJIRU		✓		0704363590	
33	BRICILLA WANGARI		✓		0701116935	
34	ZAKAYO ZAKAYO	✓			0790471476	
35	PETER CHOMIRE	✓			0790471476	
36	PATRICK MURIUKI	✓			0722628249	
37	PETER KARIUKI	✓			0757764586	
38	JANE WANGARI		✓		0725668019	
39	MOSES MUGO	✓			0716219326	
40	ANNA MURUGI		✓		0711848095	
41	ALI MOHAMED ALI	✓			0723955438	
42	GEORGE MAINA	✓		Bishop - O.D.R.C	0722672894	
43	JOSEPH MURIUKI	✓		Pastor	0727066668	
44	STELLAMARIS NYAMBURA		✓		0748227103	
45	AMINA BAHATI		✓		0790469484	
46	ABDULATIF JUMA WAGEMA	✓			0724269330	
47	ESTHER MUCHEMI		✓		0728543670	
48	ROBERT MUCHEMI	✓			0722616158	
49						
50						
51						
	Sub-totals Male/Female	11	07			