KISIP

Ministry of Lands, Public Works, Housing
and Urban Development

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

SIPILI B 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 Sipili B Settlement Residents

CERTIFICATE

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

....

Signed Date

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Recommended

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Signed Date

County Director of Physical Planning

APPROVAL

Certified

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Signed **Date**

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C.E.C.M, Infrastructure, Lands, Public Works, and Urban Development

Approved

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Hansard No. **Date**

Laikipia County Assembly

Departmental Reference No.:.....R783/2025/02.....

Approved Local Physical and Land Use Development Plan No.: 02

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:

- The Public – The Residents and Property owners of Sipili B settlement: for voluntarily participating in various stages of the plan preparation process.
- The vibrant youth of Sipili B settlement - For being honest and reliable field assistants in physical mapping and collaborative generation of household socio-economic data.
- SEC/GRC leadership and memberships - For playing watchdog role in the project process, community mobilization, and sensitization, etc. The GRC provided alternative dispute resolution mechanisms that were community-based. This encouraged local settlement of disputes, averting the lengthy and resource-consuming litigation court processes.
- Area Member of County Assembly, local political leadership and administration - contribution in drafting Sipili B Settlement Plan and attendance of various stakeholders' meetings, etc.
- 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.

Special mention:

- H.E. Joshua Wakahora Irungu, EGH. – Governor, Laikipia County Government
- Reuben Kamuri Ngatia- Deputy Governor, Laikipia County
- Martin Ekwam Nabos- CECM, Infrastructure, Land, Housing, Energy, and Physical Planning
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KISIP NPCT under the Ministry of Lands, Public Works, Housing & Urban Development: Supervisory follow up role in the project process, advisory role, attending all stakeholders' meetings, technical support and ease access to available required data by the consultant etc.

Special mention:

- Mr. George Arwa – KISIP2 Project Coordinator
- Ms. Celestine Wanjala – KISIP2 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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FOREWORD

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, Sipili B Informal Settlement, located in Laikipia County, was selected for intervention. The Sipili B LPLUDP 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 Sipili B. 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 shall 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-connected economic and social hub characterized by paved and well-lit roads and sustainable sanitation systems.'***developed during a stakeholder meeting. This vision ensured that the proposals aligned with the aspirations of the Sipili B 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 departments, settlement beneficiaries, the local residents, 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 ensuring the successful implementation and achievement of the plan's vision and objectives.

.....

Hon. Martin Ekwam Nabos

CECM, Infrastructure, Land, Housing, Energy and Physical Planning
Laikipia County Government

EXECUTIVE SUMMARY

Project Highlights: This is the Second Kenya Informal Settlements Improvement Project (KISIP2), which is a national initiative implemented across all 47 counties. It builds on the achievements and lessons of the previous phase, KISIP1, which was limited to 15 municipalities in 14 counties. Supported by development partners and the World Bank, KISIP2 is a collaborative effort between the National Government and participating counties, with engagement formalized through participatory agreements initiated at the counties' request. KISIP2 draws on the experiences and insights gained from KISIP1 to enhance its approach to informal settlement upgrading, focusing on improved spatial planning and alignment with the National Land Policy and related legislation. The project supports both national and county governments in their efforts to create better-organized urban spaces and upgrade informal settlements.

The overall objective of KISIP2 is to improve access to basic services and tenure security for residents in targeted informal settlements, while also strengthening institutional capacity for slum upgrading in Kenya. This is achieved through four main components:

- **Component 1: Integrated Settlement Upgrading** – Supports tenure regularization (1.1) and infrastructure improvement (1.2) in informal settlements.
- **Component 2: Socio-Economic Inclusion Planning** – Promotes inclusion of eligible beneficiaries in government programs.
- **Component 3: Institutional Capacity Development for Slum Upgrading** – Enhances institutional and policy frameworks for slum upgrading and prevention at both national and county levels.
- **Component 4: Program Management and Coordination** – Facilitates effective implementation through support to the National and County Project Coordination Teams (NPCT and CPCT), providing oversight, supervision, and monitoring.

Informal settlements phenomenon: According to Kenya's National Land Policy of 2009, informal settlements are defined as 'spontaneous' or 'squatter' settlements that develop without secure land tenure or proper planning. These settlements can be found on public, private, or community land. Despite being in different locations, they often share common challenges such as insecure tenure, lack of infrastructure, and poor economic conditions for residents.

To address these issues, Paragraph 211 of the land policy outlines key interventions. These include: (i) supporting the planning of informal settlements located on land suitable for habitation, and (ii) regularizing existing squatter settlements on public land for upgrading or sustainable development. These policy directions directly support KISIP2's objective of formalizing land tenure in selected informal settlements through planning and surveying efforts.

The Consultancy: To operationalize the project's objectives at the settlement level, E&G Spatial Consultants Limited was contracted to undertake the consultancy services for Planning, Surveying, and Detailed Topographical Survey of 11 selected Settlements in Embu and Laikipia County, with Sipili B settlement being one of them. The key objective of this consultancy was to support the formalization of secure land tenure in selected settlements through planning and surveying, in line with the broader goals of KISIP2. The firm was selected based on its proven experience in similar assignments, having successfully implemented comparable projects in informal settlements across the country.

The participating county governments submitted proposed informal settlements to KISIP for consideration. These settlements were then evaluated for eligibility based on the criteria outlined in the Project Operations Manual (POM) and the Project Appraisal Document (PAD).

Project Scope: Sipili B Settlement is located in Ol Moran Ward, Laikipia West Constituency, and Laikipia West Sub-County in Laikipia County. The settlement measures 10.14 Ha and lies between latitudes 0.406726° N and 0.404788° N and longitudes 36.381590° E and 36.380381° E.

Approach and Methodology: To effectively implement this assignment, the following approaches and methodology were employed:

(i) **Stakeholders identification and mobilization**- The first step involved identifying and engaging all relevant stakeholders, including community members, local leaders, county officials, and government agencies. This was essential to ensure transparency and promote active participation throughout the planning and surveying process.

(ii) **Social and environmental screening** - The screening aimed to assess the suitability of the settlement to participate in tenure regularization against the criteria stated in the Project Operations Manual (POM).. In addition, the potential adverse environmental and social impacts of the proposed project are identified with a view to mitigating them.

(iii) **Due diligence-** This activity was conducted to verify the viability of the settlement for KISIP2 intervention, by establishing the history of land tenure, the ownership claims of the settlement to ensure it's situated on uncontested public land.

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

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

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

(v) **ESMP/RAP Preparation-** This activity succeeded the preceding stage of preparation of the Local Physical and Land Use Development Plan. This task outlined the positive impacts that should be enhanced, as well as the negative impacts and risks arising from this tenure regularization exercise, which should be mitigated. The plan proposals prepared under Stage V above may cause an impact/ involuntary relocation of people or their properties, to give way to the proposed projects/proposals. This forms the basis for the preparation of the ESMP/RAPs, to ensure that the beneficiaries of this settlement are left in a better position than they were before the project.

(vi) **Cadastral Surveying-** as one of the ultimate tasks of this project, cadastral survey is a significant activity that will involve the implementation of the approved plan prepared under stage V above. Demarcation of the boundaries of the resultant plots/parcels will be done as per the approved plan. This activity will result in approved survey plans, signed and sealed RIMs, which are key inputs into the subsequent stage of registration of land rights.

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

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 Sipili B 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 Laikipia for approval, thus becoming a legally binding document.

Planning Approaches: The KISIP2 project intervention in Sipili B Settlement was carried out within an already developed environment. While the residents lack legal ownership documents, notable development, including permanent and in some cases storey structures, had already taken place. Land ownership claims were based on informally recognized boundaries, typically marked by the extent of physical structures or agreed-upon 'beacon-to-beacon' markers. In the absence of formal planning guidelines or regulatory control, development within the settlement had occurred organically, resulting in an unstructured spatial layout.

Due to the lack of a formal land tenure system, there appeared to be general acceptance and normalization of informal ownership rights. Various informal methods were used to claim land, including visible demarcations like fences, handwritten sale agreements, correspondence with the county government, endorsements by local chiefs, and in some cases, documents drafted by lawyers. Despite lacking secure tenure, residents were actively engaging in land transactions through informal systems. This reflects the

adaptive, self-regulating mechanisms that often emerge in informal settlements where formal systems are absent. As a result of previous planning efforts carried out in the settlement, a significant number of residents had documentation to prove ownership of parcels. These included documents such as allotment letters and sale agreements, with only 5.06% of the structure owners lacking any form of documentation. Notably, however, none of the structure owners had title deeds.

In response to this situation, the preparation of the Local Physical and Land Use Development Plan (LPLUDP) aims to introduce spatial organization through integrated multi-sectoral proposals. The plan integrated multi-sectoral proposals, establishing guidelines and strategies for physical and land use development. The LPLUDP serves as a critical tool for guiding future developments, redevelopment projects, and land tenure regularization efforts, while establishing a structured spatial layout that supports systematic coordinated development. Other approaches employed included **(i)** the ***Adaptive Planning Approach***, a flexible, context-sensitive planning method that modifies standard planning regulations to suit the unique conditions of informal settlements. It aims at minimizing negative impacts such as displacements in line with the project's guidelines on zero or minimum impacts (where necessary) while enabling in situ upgrading. Considering the dense and haphazard nature of development in this settlement, this approach was highly valuable. ***(ii)*** **An *Integrated and Participatory Approach*** was employed throughout the planning exercise. Key stakeholders were engaged from the national government, county government, local community, and local area administration. The engagements were enhanced through direct participation and targeted consultations on key matters concerning the plan preparation. The stakeholders' engagements were done at the various stages, including the consultant's introduction meeting, project launch, environmental and social screening, basemap validation, socio-economic survey, community visioning and participatory planning, draft plans presentation (to county and community), and finally adoption of the final plan for approval. At all these stages, the stakeholders' inputs, in addition to the consultant's professional input, served as the foundation for the final plan in this report.

Settlement Highlights: During the participatory planning process, community members and stakeholders shared their aspirations for the future of Sipili B Settlement. These diverse inputs were synthesized into a unified vision, which served as the guiding framework for the preparation of the Local Physical and Land Use Development Plan (LPLUDP). This vision for Sipili B settlement was conceptualized as transforming Sipili B settlement into "**A well-connected economic and social hub characterized by paved and well-lit roads and sustainable sanitation systems'** with a planning horizon of 10 years (2025-2035).

The Plan was also founded on some of the proposals provided by the community as a priority. These included;

i. Having sustainable sanitation systems
ii. Promoting youth development through culture and sports
iii. Promote value addition of produce through industrialization

iv. Secure and well-lit environment

Similarly, the preparation of the LPLUDP was primarily based on the findings from the socio-economic survey, which are presented in a separate report volume of this consultancy. These findings were crucial in shaping various aspects of the plan, particularly in projecting demand and supply.

The various planning options considered were: (1) **Nil Intervention Option**—under this scenario, no planning proposals would be made, and the settlement boundary would simply be surveyed, with the entire area titled as a single block. (2) **Adaptive Planning Option**—this innovative approach, inspired by lessons learned from KISIP1, is a flexible planning model that accommodates existing development layouts by relaxing certain planning standards to minimize impacts. This approach was conceptualized to address the challenges of planning in already developed informal settlements. The two planning scenarios were presented to the community, with the consultant highlighting the strengths and weaknesses of each option. The Sipili B settlement community opted to go with the adaptive option but recommended some amendments.

The following were the key achievements from the final plan: key land uses (residential, industrial, educational, recreational, public purpose, commercial, public utilities, transportation, and mixed-use). Access networks attained ranged from 3-9m wide. Tenure options were based on the resultant parcel sizes, with the minimum parcel size for individual registration set at 100m^2. Individuals with uneconomical parcels were informed of the possibility of consolidating their parcels with the adjacent ones for joint titling (each beneficiary retaining a proportionate share of their parcel size). The Project Affected Persons were informed about further engagements in a separate meeting. Thus, as per the Land Registration Act, individual and group titling were viable options considered under this plan.

The plan formed the basis for the preparation of this planning report. As per the provisions of PLUPA 2019, a Notice of Completion was placed in two public dailies and the Kenya Gazette notice. The plan was submitted to county offices for comments and subjected to a 60-day mandatory public scrutiny period. Upon the elapse of the 60-day mandatory notice period, the final plan was presented to the community members, who validated and thereafter adopted it.

The final plan was prepared with the incorporation of comments from the community and inputs from both the KISIP2 NPCT, CPCT, and key experts. It establishes concrete strategies for implementing the proposals, driving redevelopment, and supporting the long-term transformation of the settlement. Implementation of this Plan through cadastral surveying will result in the formalization of the settlement's beneficiaries' tenure rights. It is envisaged that settlement redevelopment and transformation will be catalyzed through tenure regularization.

Report Structure

This report is organized into eight chapters:

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

Chapter 2 reviews the planning context; the history of the 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

ADRM	Alternative Dispute Resolution Mechanism
CBO	Community-Based Organisation
7Rs	Rethink, Refuse, Reduce, Repurpose, Reuse, Recycle, Rot/Recover
CECM	County Executive Committee Member
CPCT	County Project Coordination Team
CIDP	County Integrated Development Plan
CoG	Council of Governors
ECDE	Early Childhood Development Education
EIA	Environmental Impact Assessment
EMCA	Environmental Management and Coordination Act
ESMF	Environmental and Social Management Framework
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
LoBs	List of Beneficiaries
LPLUDP	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
OP	Operational Policies
PAP	Project Affected Person
PAD	Project Appraisal Document
PIDs	Preliminary Index Diagrams
POM	Project Operations Manual
PLUPA	Physical and Land Use Planning Act

PLWDs	People Living with Disabilities
RAP	Resettlement action plan
RIM	Registry Index map
SEC	Settlement Executive Committee
SMP	Social Management Plan
SOK	Survey of Kenya
SWM	Solid Waste Management System
TOR	Terms of Reference
UACA	Urban Areas and Cities Act
UN	United Nations
WB	World Bank
WC	Water Closet
WRA	Water Resource Authority

DEFINITION OF KEY TERMS

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

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

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

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

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

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

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

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

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

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

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

Participatory Planning: An inclusive approach to urban and community planning that actively involves residents, stakeholders, and marginalized groups in the decision-making process. It aims to ensure that planning reflects the needs, aspirations, and priorities of the community while fostering collaboration and ownership.

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

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

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

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

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

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

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

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

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

1 INTRODUCTION

1.1 Kenya Informal Settlements Improvement Project (2) Background

Informal settlements host a significant percentage of urban populations; however, no particular planning approach toward their upgrade can be applied at a significant scale. Understandably, the conventional planning frameworks that apply to green fields/new sites can hardly be adopted for informal settlements. Therefore, the current approaches are largely based on the case-to-case dynamics of each settlement along with the best practices.

This Second Phase of the Kenya Informal Settlements Improvement Project (KISIP 2), under which this Consultancy was conceived, was an initiative of the Government of Kenya with support from Development partners and the International Development Agency (IDA). The rollout of this phase was premised on the successful implementation and completion of the first phase, KISIP 1, which was done in 14 counties. The positive impacts, learnings, and experiences of KISIP 1 thus became benchmarks for the need to scale 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 lay 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 retention 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.

Therefore, following the uniqueness of each informal settlement's characteristics, it would not be possible to have a one-size-fits-all approach, and thus, the preference for a more flexible approach. Consequently, the project's pioneering of a workable approach for informal settlements upgrading was and is in line with the project's main objective of conferment of land tenure regularization. The responsive approach to prevailing settlement conditions minimized possible project-related displacements. In this specific project and settlement, the 'adaptive' approach was applied in the preparation of the LPLUDP under this report.

With the overall development objective of KISIP2 being to improve access to basic services and tenure security of residents in participating urban informal settlements in Kenya, the application of the approach 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 Vision 2030 social pillar 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, would help in the realization of the vision. The project is also enhancing socio-economic inclusion by linking vulnerable people (women, the elderly, orphans, the 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	Coordinate the regularization of tenure for people living on uncontested public lands through planning and surveying
Sub-component 1.2: Infrastructure Upgrading	Coordinate 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 the 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 done 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 in 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 focus of this report will enable the tenure security enhancement in Sipili B informal 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

To realize the project's overall project development objective referenced in the preceding section, the focus of this consultancy was to facilitate the conferment or formalization of secure land tenure for the Sipili B informal settlement in Laikipia County through planning and surveying activities. Achieving the tenure regularization target required carrying out a series of essential activities, with plan preparation now completed and a few remaining tasks to be finalized after plan approval.

Specific Objectives

The specific objectives guiding this assignment and the plan preparation process included:

a. **Desk Study/Literature review** – This involved reviewing relevant policies (e.g. the World Bank Operational Policies, the slum upgrading policy, the national land policy, the National Urban Development Policy, etc), legal frameworks (e.g. the Physical and Land Use Planning Act 2019, Land Registration Act, Survey Act etc), and past studies to inform the planning process. The legal and policy frameworks are discussed under section 2.3 of this report. These legal statutes and policies informed the planning process as well as the final plan.

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

c. **Environmental and Social Impact Assessment (screening)** –Similarly, this was another undertaking that was foundational to this project. The

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

d. **Due diligence** – At this stage, the history of land tenure, ownership claims, and legal considerations of all the parcels in this settlement were established. This ensured that the plan was prepared and implemented on land that met the project criteria (i.e., uncontested public land).

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

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

g. **Generation of a list of beneficiaries (LOBs)** – Generating the LoB involved identifying eligible beneficiaries for tenure regularization. The beneficiaries were identified with the help of the SEC, GRC, and the general community. They were enumerated, and key details such as name, ID No., KRA PIN, phone number, etc. obtained. The LoB was subjected to three community verification exercises, where 193 parcel owners verified their details. Other than the community, the list has been endorsed by the SEC chairman and submitted to CECM in charge of Infrastructure, Land, Housing, Energy, and Physical Planning, for adoption and endorsement. It will thereafter be submitted to the KISIP National Coordinator as one of the final documents of this consultancy to aid in the preparation of titles.

h. **Preparation of Local Physical and Land Use Development Plan (LPLUDP)** – This deliverable is the basis for preparation of this report, and

the basis upon which the land tenure rights were established and determined, among other important aspects of the settlement, including determination of the suitable uses of land; development control guidelines, settlement implementation matrix, as well as capital investment plan, that have been discussed in detail in this plan. The socio-economic findings and the basemap layout, prepared in the preceding stages, were key inputs to the preparation of this Plan. Central to the delivery of this output were stakeholders' input, and especially the participatory planning exercises with the Sipili B community.

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

j. **Cadastral surveying and survey plan preparation** – as one of the ultimate tasks of this project, it is a significant activity that will involve implementation of the plan, prepared under stage (h) above. This will involve demarcation of the boundaries of the resultant plots/parcels as per the approved plan layout. This activity will result in approved survey plans, signed and sealed RIMs, that are key input into the subsequent stage of registration of rights.

k. **Preparation of a detailed topographical survey for engineering designs** - providing detailed topographical data for infrastructure planning and design. This activity will be carried out alongside the cadastral survey and will also be informed by the approved LPLUDP.

l. **Land Information System (LIS)** -the LIS database for this project has continuously been populated with all primary data collected in accordance with the data dictionary provided by the Client. The data includes the name, acreage, and population dynamics of the settlement, land parcel details such as boundaries, sizes, and locations, ownership information such as names and identification numbers, and physical and social infrastructure. Additionally, the LIS database will be among the final deliverables of this assignment, which will incorporate the parcel numbers that will be issued by the director of survey (DoS) upon approval of the survey plan.

m. **Issuance of title documents to individuals or groups in the settlement as per the survey plan**- This will be the climax of this tenure regularization exercise, an activity that will entail the issuance of leases for all the beneficiaries identified and registered in the list of beneficiaries. This activity will be carried out by KISIP, in collaboration with the Departments of

Land Administration and Land Registration of the National Government. As such, the approved outcomes of this consultancy, which include the adopted list of Beneficiaries, Approved Local Physical and Land Use Development Plans, Approved and authenticated Survey Plans, as well as amended, signed and sealed RIMS, complete with area lists, will be submitted to KISIP.

Chapter 3 of this report provides a detailed discussion on the execution of these specific objectives and activities in the plan preparation process, along with an overview of the remaining tasks necessary for the project's completion.

1.3 Plan Vision

As part of the Local Physical and Land Use Development Plan (LPLUDP) preparation process, a participatory planning approach was adopted to ensure that the voices of the community and other stakeholders were incorporated into the plan. This is a collaborative method that actively involves the local residents and other stakeholders in shaping the vision and development priorities of the area. Through a series of consultative meetings and engagement forums, community members and stakeholders shared diverse perspectives and aspirations for the future of the settlement. These contributions were then synthesized into a unified vision, which served as the guiding framework for the development of the LPLUDP as discussed in detail in Section 3.8 of this report. All were integrated into a common vision of;

"A well-connected economic and social hub characterized by paved and well-lit roads and sustainable sanitation systems."

This consequently served as the guiding principle in the preparation of the settlement's development plan.

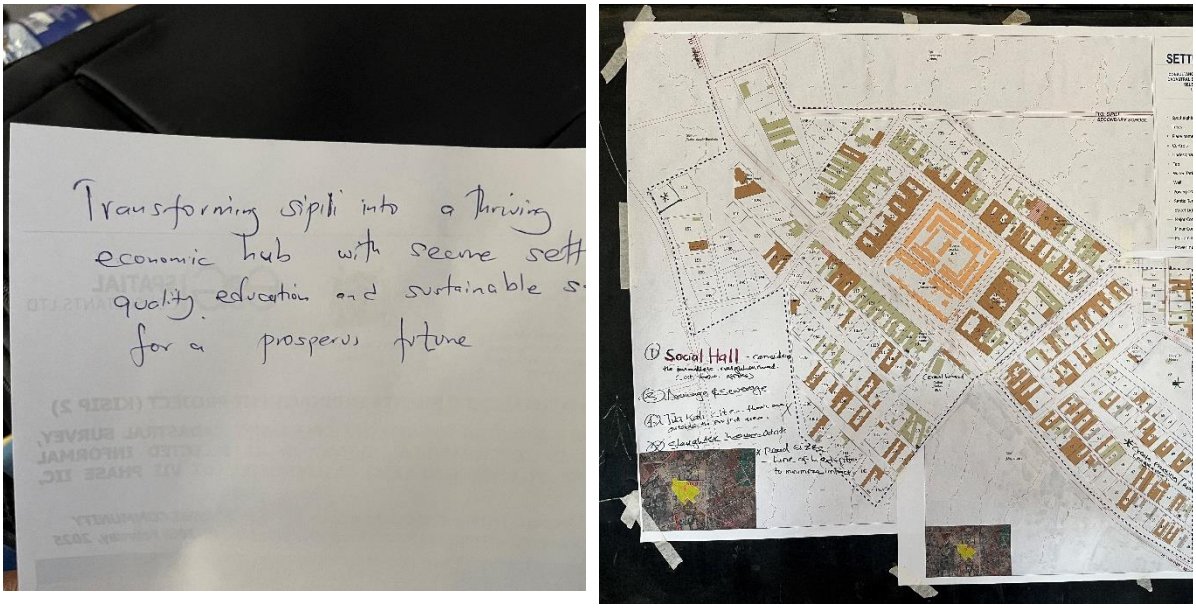


Plate 1: Vision of Sipili Settlement as Presented by the Community

1.4 Plan Preparation Basis

As highlighted in the earlier sections, tenure regularization was to be accomplished through planning and surveying activities. Among the specific objectives outlined in Section 1.2, the preparation of the settlement plan was explicitly recognized as a crucial component of this assignment. This, therefore, provided the foundation for the plan preparation, ensuring compliance with the project TORs while serving as a key phase facilitating subsequent activities, including cadastral surveying, topographical surveying for infrastructure development under the sister subcomponent 1.2 on as well as providing a spatial framework for issuance of ownership documents.

Legally, the plan is anchored on the Physical and Land Use Planning Act of 2019, which defines it as a framework for guiding the development of cities, municipalities, towns, urban centres, and trading or market centres. The Act further outlines the procedures for its preparation, which have been adhered to in this plan. The act also brings into focus the procedures for its approval and enforcement through development control by the County Government, the designated planning authority. This plan serves as a framework for promoting spatial organization within Sipili B informal settlement while strengthening tenure security, as developed in the KISIP2 intervention with the County Government. Ultimately, it will reinforce the County's capacity to upgrade informal settlements in line with the project's development objectives.

Specifically, this plan aims to:

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

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

1.4.1 Planning Period

This planning horizon covers a period of **10 years** from 2025 to 2035 with a 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. It is also expected that this Plan will be approved by the County Assembly of Laikipia within the shortest time possible, to enable implementation of the same within this planning horizon.

1.5 Purpose of this Planning Report

This planning report has been developed primarily to operationalize the Plan layout and establish a guideline and policy framework for implementing its various proposals. The guidelines provided are valuable to the planning authority (County

Government of Laikipia) and other stakeholders, including landowners, developers, and interested parties, by offering an interpretive framework for the Plan proposals and localized development standards within the settlement. Additionally, the report outlines the preceding activities that led to the formulation of the Plan, along with an analysis of planning alternatives—both nil and adaptive—and the rationale behind selecting the best alternatives, as detailed in Chapters 3 to 5.

In line with this project's main objective of tenure regularization, this report provides guidance on the applicable titling options, which include individual, joint, and/or group titling, and guides on the spatial framework that provides a layout of the parcel boundaries.

1.6 Project Undertakings

Through the project, the Consultant has adopted several key operational principles to ensure effective community engagement and involvement. These principles aim to promote inclusivity, transparency, and a sense of ownership among the community members, ensuring that the project aligns with their aspirations and addresses their needs. The following principles highlight the Consultant's approach to fostering collaboration and safeguarding the interests of all stakeholders throughout the project's stages.

i. ***Participatory Community and Stakeholder Engagement*** – The Consultant has and will continue to ensure meaningful engagement with local communities on project activities, fostering inclusivity and a sense of ownership over the project outcomes. Key to this planning process was the community participatory planning, where the Sipili B community participated in shaping their vision of the next 10 years and in the preparation of the spatial framework of their settlement. Some key proposals that were considered in the plan from this process included: the community's recommendation to designate most land uses as Mixed Land Use to allow for flexibility and accommodate diverse activities within the settlement, as described in detail under Chapter 5 of this report.

ii. ***Transparency and free/right to access project information to the community-*** All relevant project information, such as project processes and procedures, community benefits and expectations, project underpinnings, project outputs and deliverables, and respective timelines, stakeholders involved in the process, among other project aspects, have always been repeatedly disclosed to the community to promote transparency and informed participation. This will persist until the project comes to an end. This is largely enhanced by the mobilization strategies employed, which include sending phone messages to all the beneficiaries, placing adverts in strategic locations inviting the community to public participation meetings, door-to-door sensitization, open and transparent feedback mechanisms, as well as public announcements at religious and administrative facilities.

iii. ***Voluntary Participation*** – Several meetings have been held up to this stage of generating this Plan, including activities such as the introduction to the community, project launch, socioeconomic survey, environmental screening, presentation of socioeconomic survey findings, presentation of draft plans, and validation of the final plan. These meetings ranged from public meetings, meetings with community leadership, and beaconing, among others. During these meetings, participation has always been open, voluntary, and transparent. The community has always been encouraged to air its views freely, and in a language best understood by them. All interest groups (including the parcel owners, women, men, people living with disabilities, youths, and tenants) have always been encouraged to participate freely, which proved to be very instrumental in shaping this plan.

iv. ***Safeguarding of vulnerable groups' interests***- Special attention was given to vulnerable groups, including minorities, widows, persons with disabilities, and orphans. The community was always sensitized about the protection of the vulnerable groups, both in ensuring their participation and inclusion in the project activities as well as upholding their rights to ownership of their land and property. In Sipili B, for instance, out of the 193 enumerated structure owners, 74 (38.34%) were females, and their right to property was safeguarded despite the patriarchal nature of the community. As for orphans and underage beneficiaries, the community was well advised on how to go about such cases (including the use of trustees where applicable), in line with protecting the rights of these children. Also, key to note is that the project ensured deliberate representation of the minority groups in the leadership positions, such as the Settlement Executive Committee (SEC).

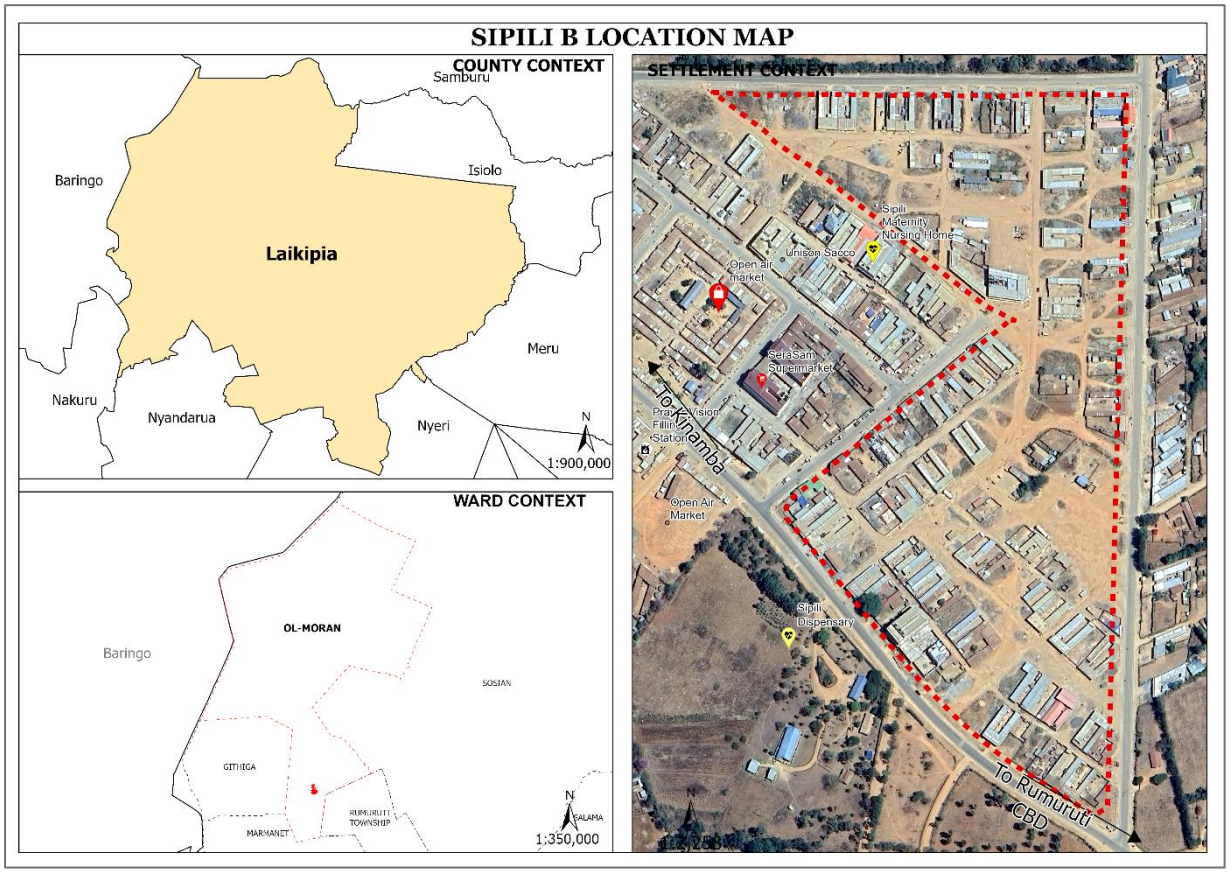
v. ***Embracing Alternative Dispute Resolution Mechanisms (ADRM)*** - Disputes related to the project were referred to the Grievance Redress Committee (GRC), promoting community-led conflict resolution. This was in line with the provisions of the POM and PAD, and experiences learnt in KISIP 1. In instances where the community members were unable to resolve disputes through the GRC, they were referred to the County Project Coordination Team and from there to the National Project Coordination Team. Despite encouraging the community to embrace ADRM, which was faster, cheaper, and practical to the realities of an informal settlement, communities were also informed that they remained free to pursue formal channels, including the courts of law. However, should their disputes remain unresolved at the close of the project, they were informed that their parcels would be recorded as disputed in the list of beneficiaries.

vi. ***Flexibility and Negotiation in Project Resolutions*** - The consultant emphasized that the residents of the settlement would play a central role in guiding the replanning process. In line with promoting community ownership and inclusivity, the affected community members were given the space to deliberate on the resultant impacts and collectively agree on the most appropriate way forward, ensuring that resolutions reflect the broader interests of the entire settlement.

2 PLANNING CONTEXT

2.1 Project Location and Scope

Administratively, Sipili B Settlement is located in Ol Moran Ward, Laikipia West Constituency, and Laikipia West Sub-County in Laikipia County. The settlement measures 10.14 Ha and lies between latitudes 0.406726° N and 0.404788° N and longitudes 36.381590° E and 36.380381° E. Sipili B is part of a larger settlement in Sipili Town that also includes Sipili A. The boundaries of both Sipili A and Sipili B were specifically determined by the project, distinguishing them as separate planning units while still being functionally connected to the broader urban area.



Map 1: Sipili B Location Context Map

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Physical/Spatial Planners | Land Surveyors | Environmental Auditors | GIS Experts

Map 2: Larger Sipili Settlement including A and B

2.2 History of the Sipili B Settlement

Sipili settlement (both A&B) is located on land that was once undeveloped bushland owned by a European settler, later acquired by the Mutukanio Farmers Company Limited in 1972. Despite the name "Mutukanio" meaning "a mixture of people" in Kikuyu, the Kikuyu tribe made up the majority of the residents. The company allotted three acres to each shareholder and reserved 200 acres for a trading center. This structured allocation of land for the trading center laid the foundation for the commercial growth that continues today. The trading center gradually emerged as residents erected makeshift carton sheds for shops, marking the beginning of commercial activities that would eventually form what is now known as the Sipili market.

In 1978, the trading center's ownership was transferred from Mutukanio Farmers Company Limited to the Laikipia District Council. Development accelerated in 1984

when the council employed surveyors to allocate plots averaging 50 by 100 feet to residents, allowing new parcel owners to begin constructing permanent and semi-permanent structures. Allotment letters were distributed between 1984 and 1987, with additional allocations continuing until 2002. Those who were allocated land after 1987 were issued Beacon certificates. To support further development, the Ministry of Lands, Settlement and Physical Planning prepared the Sipili Part Development Plan in 1999 (see Figure 1), which established the current layout of the settlement's parcels. Over time, many plot owners subdivided their parcels for sale, leading to increased densification as buyers were drawn from different parts of Kenya. This was a key planning effort that significantly determined the layout of the settlement and affected the current planning interventions.

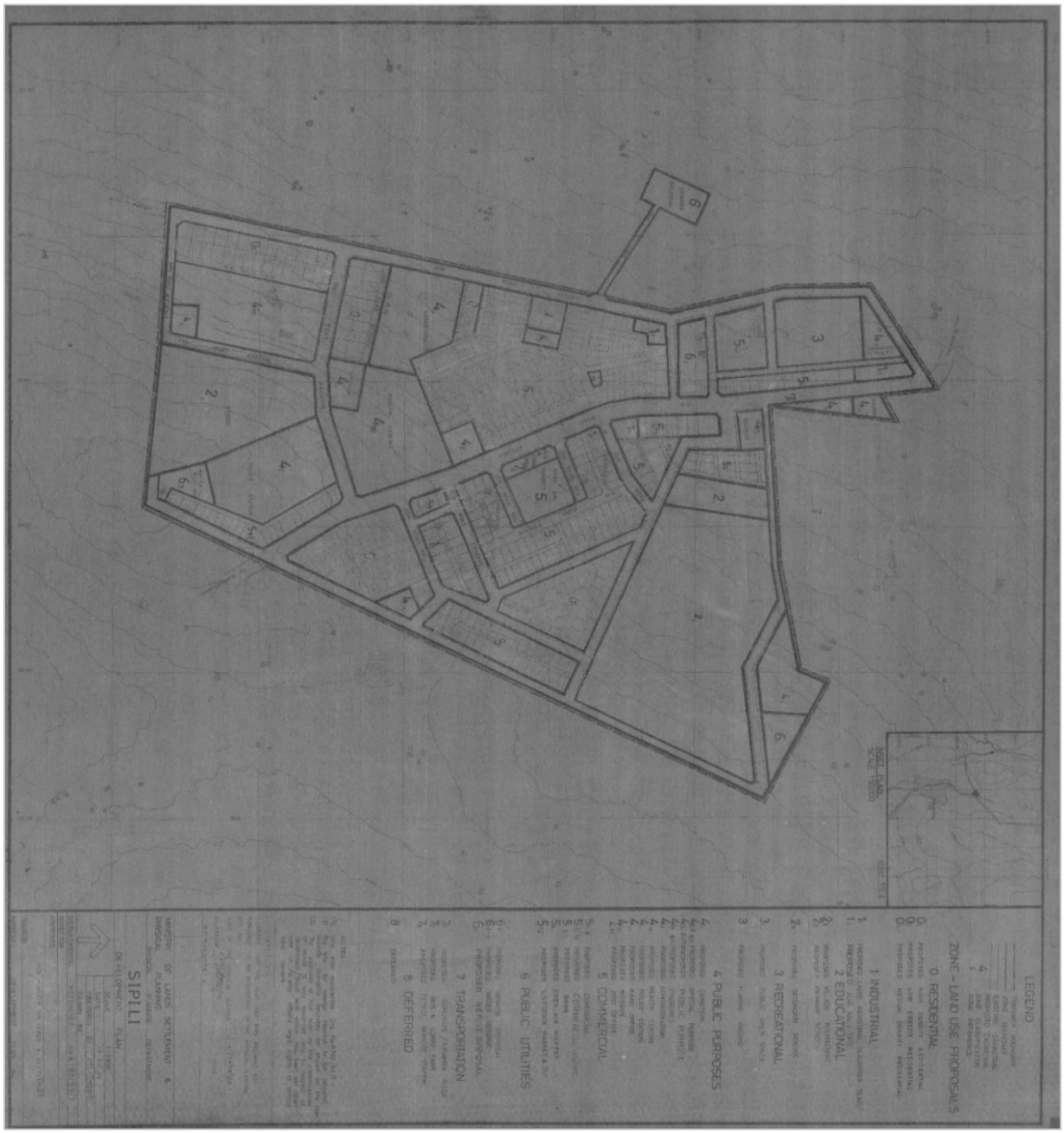


Figure 1: Sipili Part Development Plan (1999)

2.3 Policy, Legal, and Institutional Framework

The physical and land use planning process was guided by a range of legislations. This section entails relevant laws, policies, and regulatory frameworks reviewed forming the foundation for the preparation of the LPLUDP. The core aspects of this consultancy—physical planning and land survey services—were governed by national legal, policy, and institutional frameworks. These regulations were examined in the context of their implementation in complex urban settings, such as informal settlements, considering their relevance for both current and future planning needs.

For instance, whereas some planning standards may have fallen short of expectations, to avert displacements of these vulnerable communities, guidelines have been provided to guide future (re)developments. These include guidelines such as those provided under the Physical and Land Use Planning Handbook (2025), which allow for flexible and context-responsive planning standards in informal settlements. Incrementally and over time, adequate physical planning standards will be achieved, inter alia, through the application of development control instruments.

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

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

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

Table 2: Summary of the Policy and Legal Underpinnings Applicable to this Project

No	Policy/ Legal Statute	Provision	Relevance to the assignment
KISIP 2 Foundational Documents			
1.	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 operationalize this consultancy.
	Project Operational Manual	Operationalizes the PAD	▪ Provided the project implementation framework.

No	Policy/ Legal Statute	Provision	Relevance to the assignment
			▪ Outlined the overall settlement selection criteria.
WB Operational Policies			
2.	World Bank Operational Policies	Designed and prepared by the World Bank	Outlined the project safeguards to be factored into the undertaking of the project
International Policy			
3.	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	This project significantly contributes to the realization of Goals 5, 11, and 17 in its implementation. The Sipili B plan aims to achieve SDG 11 by making Sipili B a resilient and sustainable settlement.
4.	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 by: Providing access to affordable and decent housing to all in sustainable human settlements; Ensuring effective and territorial planning and land tenure, use and management systems; Ensuring balanced development of all human settlements while embracing a rural urban continuum; and Improving the livelihoods of the great percentage of the people working and living in slums and informal settlements.	KISIP2's main focus is to improve the livelihoods of people living and working in informal settlements through the regularization of land tenure, thus aligning with the collective vision of Agenda 2063. Additionally, the Sipili B plan brings the settlement closer to having a planned habitat, which is a vision for the Agenda 2063.
National Policy Documents			
5.	Kenya National Spatial Plan 2015-2045	Kenya's long-term plan, covering a period of thirty years (30) from 2015 to 2045, defines the general trend and direction of spatial development for the country.	The Sipili B plan aligns with the policy objectives and strategies in the Kenya National Spatial Plan 2015-2045 in advocating for land use efficiency, promotion of environmental management, among others.
	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
	National Urban Development Policy, 2016	Framework for the management of urbanization and urban development to ensure cities, towns, and	KISIP2 under Component 1 seeks to not only enhance tenure regularization but also upgrade infrastructure in informal settlements.

No	Policy/ Legal Statute	Provision	Relevance to the assignment
		metropolitan areas play a critical role in national socio-economic development.	
	National Land Policy, 2009	Formulated to provide an overall framework and define the key measures that were required to address the critical issues, among others: land administration, access to land, land use planning, unplanned proliferation of informal urban settlements, and security of tenure for all Kenyans	The principal anchor of this consultancy as it recognizes the need for tenure security for all Kenyans, including residents of informal settlements. This was a foundational document in the formulation of KISIP.
	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.	One of its key strategies is the promotion of informal settlement upgrading programmes as a means to strengthen and streamline the physical planning system.
	National Slum Upgrading and Prevention Policy	Formulated with the aim of producing a policy whose goal is to guide the country towards upgrading existing and preventing emergence of new slums in a coordinated and systematic manner.	Integrates the existing slums and informal settlements into the formal system whilst enabling them to enjoy reasonable basic amenities. In Sipili B, this is being realized through planning and survey of the settlement.
	National Environment Policy, 2013	Reviewed and formulated to meet the aspirations of the emerging issues in the management of the environment for posterity, after the promulgation of the Constitution of Kenya 2010	This was considered in the preparation of the Sipili B Plan, which made proposals that were meant to ensure that people live in safe, healthy, and dignified conditions with relatively easy access to amenities.
National legislations			
6.	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 shall 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.	It is the basis for all legislation in the country. It provides for the right to own property and enshrines the role of the State in controlling the use of land through land use planning. Enshrines rights for everybody to own property without discrimination. The constitution was the main anchorage of this project, through its dictates in Chapter 1 on the sovereignty of the people of Kenya, Chapter 4 on the Bill of Rights, Chapter 5 on Land and Environment and Chapter 11 on devolved governments, and other connected provisions. The attendant legislations that give effect to these chapters of the constitution have been discussed separately on this table, including the Physical and

No	Policy/ Legal Statute	Provision	Relevance to the assignment
		Article 53(2) states that a child's best interests are of paramount importance in every matter concerning the child.	Land Use Development Act, Land Act, Land Registration Act, EMCA, among others.
	Physical and Land Use Planning Act, 2019 (PLUPA, 2019)	It is the main statute that provides the legal basis for physical and land use planning, development control, and enforcement, and for the preparation of different physical development plans. The Act stipulates the planning, preparation, and approval processes.	It is the principal planning law in Kenya. The Act was very pivotal in the provision of the processes and procedures for the preparation and approval of the Sipili B Plan.
	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.	Defined the County units' roles as the planning authorities under devolution. They will be responsible for the approval and implementation of the approved Sipili B Plan under the project. Counties also included the CPCT, which plays a significant role in this project as detailed in Section 2.6.2.
	Land Act, 2012 [Revised Edition 2019]	It gives effect to Art. 68 of the Constitution to revise, consolidate, and rationalize land laws to provide for 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."	Outlines various land acquisition methods including settlement programs, allocation. Provides for procedures for conversion of public land to private. Also provided guidance on land tenure forms that were applied in this project, including individual, joint and tenants in common titling options.
	Land Registration Act, 2012 [Revised Edition 2020]	The Act consolidates and rationalizes the registration of titles to land. Section 15 of the Act states that the authority responsible for the survey of land shall prepare and thereafter maintain a map/ series of maps that will be known as cadastral maps for every registration unit. It also requires that the	This is the main law on land registration forms and requisite procedures and shall be applied to the registration of titles and or leases of the resultant parcels.

No	Policy/ Legal Statute	Provision	Relevance to the assignment
		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.	
	Land [Amendment] Laws, 2016	The amendments aim to provide for the sustainable and productive management of land resources and streamline any identified inconsistencies with the Constitution.	Have streamlined various clauses in the principal land laws, which shall be adopted in the land registration processes
	Survey Act, 1961 [Revised Edition 2020]	The Act guides land survey works and processes in Kenya.	Shall be the principal law that will guide 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 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.	In the context of this project, the provisions of EMCA were applied alongside the Environmental and Social Management Framework (ESMF) during the environmental and social screening of the Sipili B settlement. This screening, conducted at the outset of the project, assessed the suitability of Sipili B's participation in the tenure regularization programme and identified potential environmental and social impacts associated with the proposed plan interventions.
	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 redress 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 complainant was advised of their rights to lodge their complaints with the ELC for the determination of issues in contestation as a last resort.

No	Policy/ Legal Statute	Provision	Relevance to the assignment
	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.	In this project, the NLC provides for; The reservation of the settlement as a public land; this is done early into the project in collaboration with the 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
	UACA,2011 [Revised Edition 2019]	It enacts Art.184 of the Constitution that legislates on classification, governance, and management of urban areas and cities; criteria for establishing urban areas, and the principle of governance and participation of residents. The act calls for the institutionalization of active participation in urban areas and cities. Section 37 of this Act stipulates that a city or urban area integrated development plan shall be aligned to the development plans and strategies of the County governments. Every city and municipality established under this Act shall operate within the framework of integrated development planning.	Sipili B settlement falls within a classified urban area as defined by this Act. Therefore, the Local Physical and Land Use Development Plan (LPLUDP) prepared for Sipili B is not only a planning tool but also a governance instrument consistent with the Urban Areas and Cities Act. The plan contributes to structured urban management, informs development control measures, and aligns with the broader urban planning framework of the county.
	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	The Act was key in promoting gender equity in property ownership during the planning and tenure regularization process. It ensured that married women were recognized as equal co-owners of matrimonial property, leading to joint registration of parcels where

No	Policy/ Legal Statute	Provision	Relevance to the assignment
		same rights as a married man.	applicable. This helped safeguard women's land rights in a community with strong patriarchal norms and informed the community sensitization efforts.
County Specific Regulations			
7.	Laikipia County Disaster Risk Management Act, 2019	Provides for the effective organization of the mitigation, prevention, preparedness, response, and recovery from emergencies and disasters, and for related purposes.	The Act informed the assessment of disaster risks within Sipili B settlement, guiding the planning team to identify and avoid hazard-prone areas. This ensured that the proposed land use plan promoted safety, resilience, and sustainable settlement development.
	Laikipia County Climate Change Act, 2021	Advocates for mainstreaming climate change responses into development planning, decision making, and implementation Calls for promotion, support, and facilitation of community-based and community-initiated adaptation mitigation activities Calls for community-driven and bottom-up planning of response to climate change.	The settlements where the KISIP2 project is being carried out, if found to have been adversely affected by climate change impacts, then this regulation will be key in the plan preparation and implementation stages.
	Laikipia County Community Engagement and Resilience Act, 2022	Emphasizes the importance of community participation in service provision, particularly for vulnerable populations. Establishes forums for community engagement, fostering patriotism and a shared sense of responsibility among residents.	Implementing this Act's provisions can enhance social cohesion and ensure that development initiatives are community-driven.
	Laikipia County Integrated Development Plan (2023-2027)	Serves as the county's strategic blueprint, integrating economic, social, environmental, and spatial planning. Emphasizes public participation, ensuring that community needs and priorities are central to development initiatives. Outlines strategies for infrastructure development, resource allocation, and sustainable planning.	Serves as a strategic framework for guiding development projects across the county, and all the plans made in relation to the settlement will need to align with the CIDP

2.4 Planning Regulatory Framework

2.4.1 Physical and Land Use Planning Handbook (2025)

A planning handbook is a set of gazetted rules and regulations that guide the standardization of the physical planning process and practice. The purpose of Kenya's Physical and Land Use Planning Handbook is to provide supplemental guidance and standards on the process and practice of physical planning through the provision of guidelines, methodologies, standards, and planning considerations. In the preparation of the Sipili B Local Physical and Land Use Development Plan (LPLUDP),

the Physical and Land Use Planning Handbook was an instrumental reference material in informing land use zoning, density thresholds, infrastructure provision standards, and public facility allocation.

2.4.2 Building by-laws 2024 (Building code book)

The Building Code 2024, alongside the Physical and Land Use Planning Handbook, establishes the legal framework governing construction regulations. It outlines essential building standards, including siting requirements, spacing between structures, access to plots, building lines, and permissible construction materials. A key aspect of informal settlements is the prevalence of non-permanent building materials such as polythene, timber, mud, and tin. To address this, the Building Code 2024 sets specific standards for housing structures. Notably, the by-laws prohibit the use of second-hand construction materials and mandate that all materials used must be fire-resistant to enhance safety. In relation to this project, Section 42 of the Building Code requires a boundary inspection before any construction begins. This provision aligns with the project's objective of verifying survey beacons to clearly define plot boundaries, which is a fundamental step in formalizing land tenure and improving planning in informal settlements. Just like the Physical and Land Use Planning Handbook, the national building code was an important reference material in the preparation of the development control guidelines that are part of this report.

2.4.3 World Bank OP 4.12 on Involuntary Resettlement

This World Bank Operational Policy formed the foundation for the development of KISIP2's Resettlement Policy Framework (RPF), which outlines measures to prevent or minimize involuntary displacement resulting from proposed planning interventions. In line with this, the plan considered several alternatives, ultimately adopting the 'adaptive' option as the preferred approach due to its minimal impact and limited generation of Project Affected Persons (PAPs).

2.5 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 2 illustrates the various actors, namely: the national and county governments, and non-state actors.

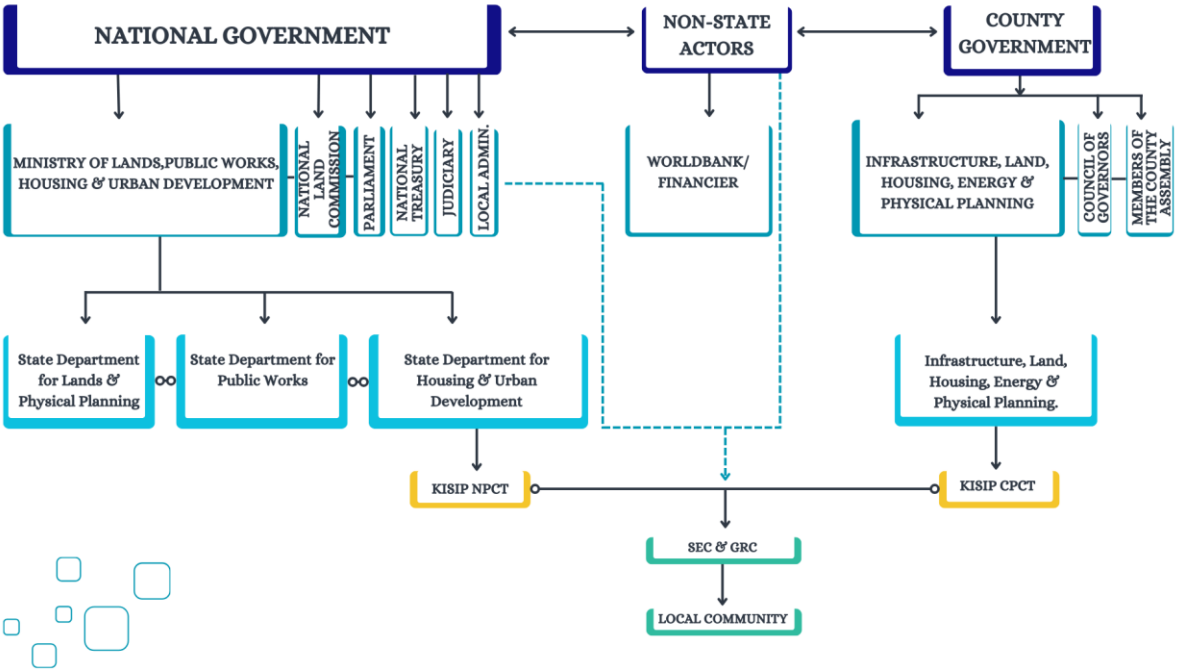


Figure 2: Institutional Framework

2.5.1 National Government

This institutional framework comprises the Ministry of Lands, Public Works, Housing, and Urban Development; the National Land Commission (NLC); Parliament; the National Treasury; the KISIP National Project Coordination Team (NPCT); and local leadership. The Ministry of Lands, Public Works, Housing, and Urban Development operates through three key State Departments: Lands and Physical Planning, Housing and Urban Development, and Public Works.

The State Department for Lands and Physical Planning has played a critical role in the KISIP2 project as it;

- Provided technical oversight to county teams on land use planning issues.
- Offered guidance on the interpretation and application of the Physical and Land Use Planning Act (PLUPA) 2019.
- Maintains and updates the Land Information System (LIS), which will support long-term land administration and monitoring in the settlement.

It is expected to continue playing a significant role in the upcoming project activities as it undertakes the following;

- Authenticating and approving the settlement survey plan
- Overseeing the processing and issuance of land tenure documents
- Serves as the approving authority for survey plans and the issuance of titles once the planning process is complete.

The State Department of Housing and Urban Development, under which KISIP2 falls, has been responsible for overall coordination, implementation, and monitoring of the project, including stakeholder engagement and integration of housing and settlement upgrading strategies. Meanwhile, the State Department of Public Works has provided technical input on infrastructure design standards and quality control, particularly in relation to access roads and drainage systems proposed under the plan.

The National Land Commission (NLC) complements these roles by executing its constitutional mandate under Article 67(2), which includes managing public land, recommending land policy, and overseeing land use planning. In the context of KISIP2, NLC has been instrumental in:

- Advising on land ownership regularization where public land is involved.
- Supporting redress mechanisms for historical or potential land injustices in the settlement.
- Providing input on traditional dispute resolution mechanisms adopted during the community engagement process.
- Monitoring the land use planning process to ensure compliance with constitutional and policy standards. As a key stakeholder, this plan was shared with NLC for their review and comments.
- The reservation of the settlement as public land; this is done early into the project in collaboration with the county government and KISIP. This safeguards the settlement from any possible interference/claims.
- Participation in project processes and procedures; like other key stakeholders, NLC were always invited to participate in community engagements, as well as technical meetings
- Managing parcels designated for public purposes by this plan, such as the existing cemetery.

Within this framework, the KISIP2 is coordinated by the National Project Coordination Team (NPCT) under the State Department for Housing and Urban Development. The NPCT serves as the central coordinating unit and is composed of a financial management specialist, a procurement specialist, a monitoring and evaluation specialist, a technical specialist in planning, surveying, engineering, and community development, a communication specialist, a social safeguards specialist, and an environmental safeguards specialist.

In accordance with the Project Operations Manual, the NPCT is charged with facilitating the coordination and implementation of the KISIP2 and ensuring that the project's activities are on schedule, offering technical assistance and capacity building to counties, coordinating stakeholder engagement, and tracking project progress, challenges, and impact. It also ensures inclusive community participation in all stages of the project, from planning to implementation.

Beyond the NPCT, KISIP also operates through County Project Coordination Teams (CPCTs), which serve as the link between the national and county governments, and Settlement Executive Committees (SECs), which represent communities at the settlement level. This multi-tiered structure enables seamless coordination across national, county, and community levels.

The National Treasury plays a crucial role in managing KISIP finances, including mobilizing donor and national government resources, facilitating financial agreements, and ensuring the timely disbursement of funds to counties and implementing agencies.

Parliament contributes to the project through its legislative and oversight roles, which include:

i. Enacting laws and policies related to land tenure, urban development, and upgrading informal settlements
ii. Approving the allocation of national budget resources to KISIP2
iii. Monitoring project implementation through relevant parliamentary committees
iv. Providing oversight over the executive to ensure transparency, accountability, and efficient resource use.

At the grassroots level, local administration, including the ward administrator, chief, and sub-chief, plays a vital role in community mobilization, information dissemination (through public 'Barazas'), safeguarding public utilities, and monitoring the implementation of the plan on behalf of the community. They act as intermediaries between technical teams and the public, ensuring smooth implementation and local buy-in.

These roles are summarized in the table below.

Table 3: Roles of State Actors

No	Category	Actor	Role of the Actor
1:	Ministry of Lands, Public Works, Housing, and Urban Development	KISIP NPCT	• Developed frameworks and guidelines for the project, • Has provided technical expertise to county governments, including capacity building, tracking progress, impact, and challenges in project implementation. • Has ensured community participation in decision-making. • Will take the lead role in processing and issuance of title deeds;
		National Director General of Physical Planning	• Undertake capacity building and technical support to the county on planning matters • Assisted KISIP in supervisory roles • Unbundling of PLUPA if and where needed

		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 cadaster - responsible for recording
		National Land Commission (NLC)	• The constitution mandates the National Land Commission to monitor and undertake oversight roles over land use planning in the country. This would include the planning area • In liaison with the county government of Laikipia, manage resultant public subplots on behalf of the County government.
	Ministry of Internal Security	National Government Administration (chief & assistant chief	• Maintained law and order during the project cycle • ensured local mobilization during the plan preparation process • Will ensure public participation and act as a watchdog in the implementation of the plan on behalf of the community

2.5.2 County Government

At the county level, various departments play a critical role in the planning and implementation of this LPLUDP. These include the Council of Governors (CoG), the Department of Infrastructure, Land, Housing, Energy, and Physical Planning, and the KISIP County Project Coordination Team (CPCT). The Council of Governors (CoG) plays a coordinating role among counties and provides a platform for inter-county consultation and policy harmonization on land and urban development matters. The Department of Infrastructure, Land, Housing, Energy, and Physical Planning is responsible for spatial planning, land administration, and development control. Under Sections 50 and 51 of the Physical and Land Use Planning Act (PLUPA), 2019, the County Executive Committee Member (CECM) for this department is mandated to:

- Formally adopt the proposed Local Physical and Land Use Development Plan (LPLUDP).
- Issue a notice of completion of the plan.
- Submit the plan to the County Assembly for approval.

Once the plan is approved, the department also undertakes:

- Implementation of the LPLUDP
- Communication of planning decisions made by the county
- Processing and issuance of development permissions and related planning applications as provided under Section 57 of PLUPA, 2019.

The KISIP County Project Coordination Team (CPCT), comprising physical planners, environmental officers, surveyors, and GIS technicians, supports the implementation of project activities at the county level. Its key roles include:

- Coordination and supervision of the KISIP project in Laikipia County
- Coordinating the implementation of the approved LPLUDP within the established timeframe
- Updating and managing the county's GIS-based land use database
- Supervising environmental compliance and ensuring adherence to environmental regulations
- Reviewing and advising on Environmental Impact Assessments (EIAs) and Environmental Audits, as required under Section 58 of the Environmental Management and Coordination Act (EMCA), 1999 (Amendment, 2015);

These roles are summarized below.

Table 4: Roles of County Actors

No	Category	Actor	Role of the Actor
1:	County Government	County KISIP Coordinating Team	• Delineation of settlements-The CPCT guided the delineation of boundaries for the settlements participating in the KISIP2 project in Laikipia, and in this regard, Sipili B. • Facilitated entry to the settlement-The CPCT in collaboration with the NPCT introduced the consultant to the community (Sipili B) for familiarization before project launch. • Community mobilization and sensitization- The CPCT supported in mobilization in collaboration with the ward administrator, chief, and sub-county administrator. • Participated in all activities -- planning and surveying. The CPCT participated in all project activities, hence ensuring the accuracy of the work through consultant supervision. • Implementation of ESMP/RAP- The CPCT will participate in the implementation of an ESMP for Sipili B, as there are PAPs generated as a result of access creation/alignment. • Dispute resolution-The CPCT intervened in settling contestations among the community members, GRC, and SEC on the established settlement boundary, hence paving the way for socio-economic survey, planning, and other subsequent activities • Implementation of the plan • Updating the plan on the GIS platform • Ensure the timeframe provided in the planning framework is adhered to
		County Executive Committee Member	• Published the notice of intention to plan • Published the notice completion of the plan • Forwarding the plan for approval by the county assembly • Responsible for amending and reviewing the plan.

		County Director of Physical Planning	• Ensuring adoption and implementation of the approved LPLUDPs by the County • Communicate the decisions of the county governments on development applications • Issuance of development permission and other development control permissions
		Sub County Planners	Implementation of the resultant LPLUDPs Vetting, verifying, and approval of development application plans (building plans, subdivisions); site inspection to establish the suitability of proposed development; development control. Facilitation and coordination of citizen participation in the development of policies and plans; responds to the relevant county chief officer (County Government Act, 2012, sec. 50).
		Sub County Environmentalist	Enforce environmental regulations within the settlement. Ensure protection of natural resources within the settlement Provide an enabling environment for implementation of the proposed environmental projects Supervise and advise on applications for environmental impact assessments and environmental audits as provided in EMCA, 1999;
2:	Area local leaders	Ward Administrator,	Took lead watchdog role of implementation of the plan on behalf of the community Ensured local mobilization for plan implementation. Safeguarding public land and public facilities Disseminate planning information to the locals through village Barazas;

2.5.3 Non-State Actors

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

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

The Grievance Redress Committee (GRC) and Settlement Executive Committee (SEC) form the community leadership. The committees comprise selected members who include youth, women, elders, and persons with disabilities. The GRC has been responsible for addressing complaints and resolving conflicts that have arisen at the settlement level over the project period, including such disputes as parcel boundary wrangles, ownership disputes, grievances by PAPs, among others. Some of these disputes have been outlined in Table 6. The existence of these institutions has ensured that project-affected persons (PAPs) and the community in general have a structured platform to voice their concerns. Additionally, resolving issues that do not require the attention of the authorities minimizes project delays, as authorities usually follow procedures when handling issues. The SEC serves as the primary link between KISIP NPCT, CPCT, the consultant, and the local community. It ensures that settlement residents are actively involved in decision-making and project implementation.

Though the GRC and SEC exist, the local community members voluntarily participate in making proposals/developing visions, and overseeing the plan implementation.

These roles are summarized in the table below.

Table 5: Role of Non-state Actors

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

As at the time of completion of the planning phase, the GRC had recorded a total of ten disputes, which had been resolved and concerned parcels enumerated as detailed in the table below.

Table 6: Matrix of Recorded Disputes in Sipili Settlement

NO.	Parcel No.	Nature of the case	Agreements made	Current status
1	SPA 98C and SPA 98D	The two were bought by five people who built structures; four have passed on. Members of the deceased families wanted to be incorporated in the registration.	Parcel owners were given letters ascertaining ownership.	RESOLVED
2	SPA/151A	Case between Paul Njoroge and Ann Warui. Ann claimed the parcel belonged to her deceased father.	Both produced documents, and the case was forwarded to the county	NOT RESOLVED
3.	SPA/50 SPA/51	Case between Shiphira Kiruthu and Bartholomew Gathu. Bartholomew, the husband, claims that the parcel should not bear the name of the wife.	Parties couldn't come to an agreement. They referred the case to the county government.	NOT RESOLVED
4.	SPA/84	The owner of the parcel is deceased.	Claimants are advised to come with the transfer letter that they produced.	RESOLVED

6.	SPA/152	Case between Shiphira Kiruta and Simon Ndirangu. The two claimed the same plot, claiming that they both had documents.	The parties were advised to share the plot to which they agreed.	RESOLVED
7.	SPA/77	The Original Owner Was Consolata Gitonga, who had sold the parcel to Lawrence Munuhe. Lawrence had passed, so ownership was claimed by the initial seller.	Since transaction documents were provided, the case was passed in favor of Munuhe's wife, Esther Njogu.	RESOLVED
8	SPA/3	The original owner had sold the parcel but claimed it back once the project was initiated.	The case was referred to the county	UNRESOLVED
9	SPA/107A	Albert Waigwa claimed the Parcel was his and not Catherine Nduta	Defendant didn't avail herself when summoned by the GRC. Thus, the case ruled in favor of the defendant	RESOLVED
10	SPA/6	Muciri Kiriro and Kuria both claim the parcel. Documents produced indicate that the parcel belongs to Joseph Muciri Kirio and not Kuria	The case ruled in favor of Jospeph Muciri based on documents produced.	RESOLVED

3 PLAN PREPARATION PROCESS

3.1 Overview of Methodology

The plan's preparation was guided by the practical realities of planning in informal settlements. In Kenya and many other regions, upgrading informal settlements usually takes place as a post-development intervention, which complicates adherence to conventional planning standards such as standard road widths and parcel sizes, plot coverage regulations, conventional land use zoning, and the distribution of adequate public facilities and open spaces. Therefore, while the plan seeks to establish a degree of spatial organization within the settlement, a flexible approach was implemented to reduce the number of Project Affected Persons (PAPs) arising from the planning process. This is further explored in the discussion on alternative planning options in Chapter 5 of this report.

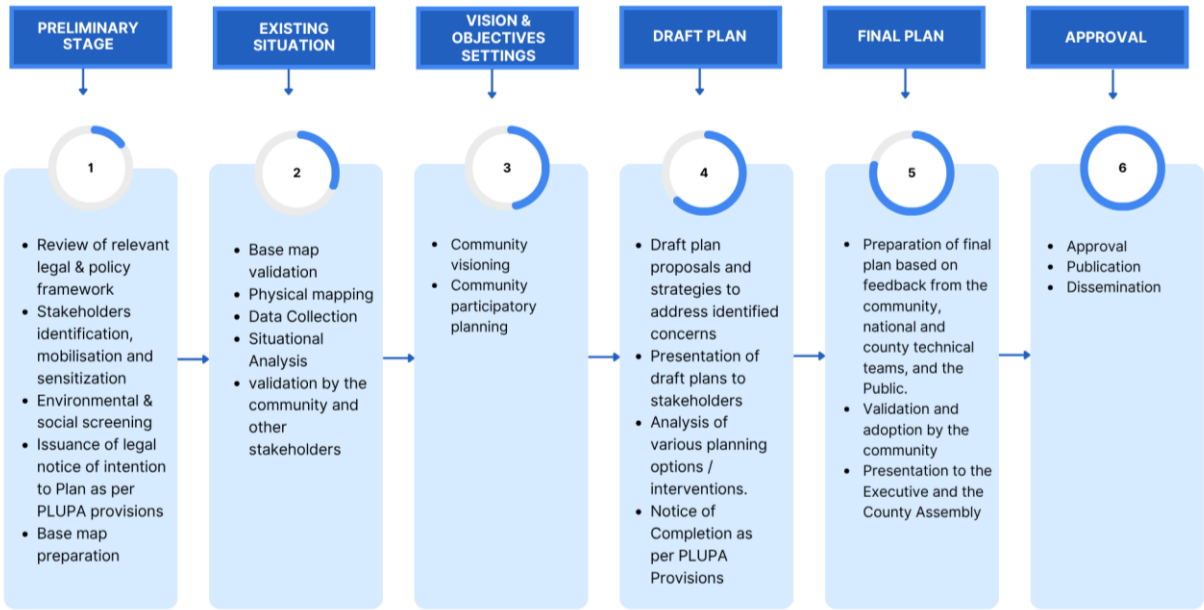


Figure 3: Summary of the Plan Preparation Process

A methodology specific to the plan was adopted for this exercise as detailed in the subsequent sections.

3.2 Stakeholders Identification and Analysis

At the outset of the project, it was essential to identify individuals, groups, or institutions that could directly or indirectly influence or be impacted by the project's activities and outcomes. Their involvement was crucial, as their participation influenced/contributed to the project's success while minimizing challenges. A

thorough stakeholder identification exercise was conducted to assess the relationship between various stakeholders and the project, enabling the selection of appropriate consultation methods for each group throughout the project's duration. The identified stakeholders were detailed in a separate report submitted as part of this consultancy deliverables (a comprehensive stakeholder identification and analysis report accompanies this deliverable).

Table 7 below outlines the key stakeholders and their respective roles in ensuring effective implementation.

Table 7: Key Stakeholders and their Respective Roles

Category	Name of Stakeholder	Role in the project
Primary Stakeholders		
Community members	Structure owners	• The primary beneficiaries of the project as they are the direct beneficiaries in the provision of tenure security. • The structure owners played a crucial role in parcel boundary picking, as the settlement lacked formalized boundaries. Therefore, this informed the basemap, plan preparations, and generation of the list of beneficiaries, which is key in the titling process. Consequently, they provided insights (vision and relevant proposals) during the plan preparation stage.
	Tenants	• Indirect beneficiaries who will benefit from the settlement planning and upgrading. • Important in determining the various social and physical infrastructural requirements in the long term.
	SEC members	• The SEC plays a critical role in linking the Consultant to the community. • The membership of the SEC is representative of the various interest groups within the settlement.
	GRC members	• Addressing conflicts/grievances arising from the project-related activities within the settlement.
Social institutions and facilities	• Worship centres • Social Halls	• Offering their facilities as venues for various project activities, e.g., Olivia Hall hosted the introduction, launch, socioeconomic presentation, and draft plans presentation meetings. It was also the meeting point for enumerators, supervisors, and SEC members during the socioeconomic survey exercise. • Worship centres were used to publicize community engagements, including details on(dates/venue/purpose) of various activities, namely, ground-picking, socio-economic survey, visioning, participatory planning, and verification of the list of beneficiaries, among others.
Secondary Stakeholders		
Local leadership (Elected representatives	Chief, MCA, women's rep, ward admin	• Ex officio members of the SEC • Assisted in the mobilization and sensitization of the project to the community by assuring the

and administrators)		locals of the administration's support of the project. • Provided political goodwill and ownership of the project. • Local administration can give support to the GRC in some dispute cases • The MCA supports the project • Champion the approval of the final settlement LPDLUPs at the County Assembly.
Government Agencies		
Ministry of Lands, Public Works, Housing, and Urban Development	National KISIP Coordinating Team	• Supervision of the Consultant and the project implementation
	The State Department for Lands and Physical Planning	• Provided technical oversight and guidance on land use planning and application of the PLUPA (2019). • Maintains and updates the Land Information System (LIS). • Authenticating and approving the settlement survey plan • Overseeing the processing and issuance of land tenure documents • Approving survey plans and facilitating title issuance after plan completion
	State Department of Housing and Urban Development	• Provides overall coordination, implementation, and monitoring of the KISIP2 project. • Leads stakeholder engagement efforts • Integrates housing and settlement upgrading strategies into the project.
	State Department of Public Works	• Offers technical input on infrastructure design standards. • Ensures quality control for proposed infrastructure, especially access roads and drainage systems.
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 the 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 any escalated dispute resolution in the settlements. • Facilitated access to available land ownership records from the land registry.
	Laikipia County Assembly	• Endorsement of the plan, effectively becoming a policy document for the county

3.3 Stakeholder Engagement

The project recognizes the importance of inclusive and participatory planning, ensuring that all relevant stakeholders are actively involved throughout the process. Given that Sipili B is part of the larger Sipili settlement, which also includes Sipili A,

the two settlements have been treated as distinct planning units while maintaining a coordinated approach to stakeholder engagement. Although the project established formal boundaries for each settlement, stakeholder participation was conducted jointly for Sipili A and Sipili B.

To ensure an inclusive and participatory planning process, a series of stakeholder engagement meetings were conducted for both Sipili A and Sipili B. Table 8 outlines the key details of these engagement sessions, including the issues discussed and participants present.

Table 8: Stakeholder Engagement Matrix for Sipili Settlement

S/NO	Stakeholder Meeting/Activity	Participants	Date	No of participants			Issues Discussed/Highlights
				Male	**Female**	**Total**	
1.	Introduction and Project Launch	• KISIP NPCT • KISIP CPCT • County departmental heads and/or technical representatives • Consultant • Community leaders • SEC & GRC • Community Members	20th January 2025	76	136	212	• The project and consultant were officially introduced to the community. • The community was urged to actively support the project. • The consultant outlined the steps of the project, including drone mapping, structure boundary demarcation, development of land-use plans, and eventual titling. • The community elected members for the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC)
2.	Environmental and social screening FGD	• Consultant • County social development officer • SEC & GRC	31st January 2025	13	8	21	• Community members actively participated in mapping out their settlement, identifying key features, boundaries, and resources. • Key environmental and social challenges identified included poor road conditions, inadequate drainage, water scarcity, groundwater seepage, solid waste mismanagement, lack of a sewer system, and social problems like insecurity, alcoholism, and gender-based violence. • The consulting team conducted a physical walkthrough, documenting environmental and social challenges, including poor waste management and infrastructure deficits.

S/NO	Stakeholder Meeting/Activity	Participants	Date	No of participants			Issues Discussed/Highlights
				Male	**Female**	**Total**	
3.	Presentation of socio-economic findings, visioning, and participatory planning	• KISIP CPCT • County departmental heads and/or technical representatives • Consultant • Community leaders, including Area Assistant Chief • SEC & GRC • Community Members	20th February 2025	122	80	202	•The community concurred with the presented socio-economic findings. •They listed their vision statements, which the consultant refined to one statement: **A well-connected economic and social hub characterized by paved and well-lit roads and sustainable sanitation systems'** •The consultant carried out a preliminary verification of the list of Beneficiaries.
4.	Presentation of Draft plans	• KISIP NPCT • KISIP CPCT • County departmental heads and/or technical representatives • Consultant • SEC & GRC • Community Members	26th March 2025	115	77	192	•Two options were prepared and presented to the community, that is the Nil option and the Conventional option. •The conventional option 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 111 structures. •Based on this option, all beneficiaries would get individual title deeds.

3.4 Environmental and Social Screening

Environmental and social screening in Sipili B was conducted on the 31st of January 2025, as indicated in Table 8. It involved assessing the potential environmental and social impacts of formalizing land tenure in the settlement to ensure that the regularization process would not result in negative effects on both the environment and the community. The areas considered when conducting this assessment included the assessment of natural resources, infrastructure and services, climate resilience, land degradation, waste management, livelihood, cultural heritage, social cohesion, access to services, gender equity, vulnerable groups, among others. This screening established that the settlement was suitable to participate in the project.

Upon completion of the plan, a detailed settlement screening will be carried out against the finalized plan to clearly assess its specific impacts and identify appropriate mitigation measures. The goal is to ensure that the project interventions will leave the

community better off than they were before the project began. In line with the project's Environmental and Social Management Framework (ESMF), any adverse effects identified will be addressed through the Environmental and Social Management Plan.

3.5 Due Diligence

The process began with determining the tenure and ownership status of the land where the settlements are situated, followed by verifying the physical boundaries. This was aimed at validating the project scope by assessing the terms of reference outlined in this consultancy against the actual conditions on the ground. This approach aligned with the project's provisions, which stipulated that tenure regularization efforts would only be undertaken for settlements located on public land. The due diligence exercise for Sipili B followed key steps:

(i) Engagement with the County Government of Laikipia- the county provided details on the scope of the settlement, which was further verified.

(ii) Consultation of the Community- This entailed meeting with the residents to obtain relevant information that would have an impact on the plan. It also included disclosures on existing proprietorships and historical perspectives of the settlements' existence/emergence.

(iii) Obtaining and Review of relevant survey and physical planning documents of the settlement, and/or abutting properties, including survey plans, RIMS, PIDs, Physical Development Plans- In the Sipili B settlement, the existing part development plan was obtained.

(iv) Undertaking drone mapping, which entailed aerial mapping of the settlement to establish the existing development status- The outputs were important in carrying out physical boundary verification & delimitation. The maps were also superimposed with the existing survey and physical planning data, and spatial analysis.

(v) Obtaining existing land registration documents, including titles & leases- This is an ongoing effort that will be carried out until the completion of the project. In this settlement, only 5.06% of the recorded structure owners lacked ownership evidence; structure owners had allotment letters, sale agreements, beacon certificates, and land rate receipts.

(vi) Carrying out field verifications of the scope - This activity was undertaken in collaboration with the KISIP National and County Team and the community members. This was undertaken through a transect survey of the shown settlement perimeter boundary whose extents were picked and plotted to confirm the contractual acreage against the established boundary.

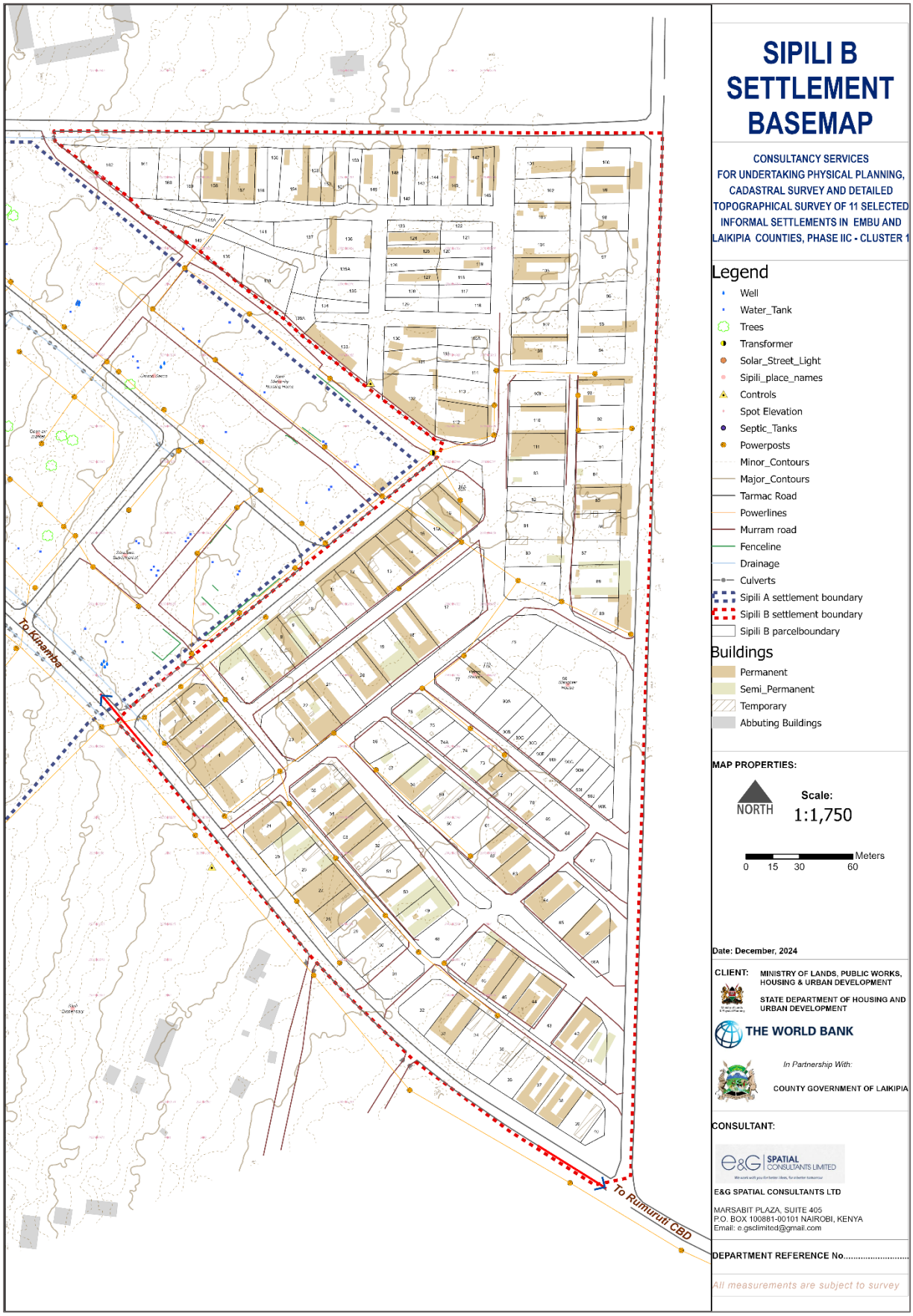
3.6 Basemap Preparation and Adoption

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 (Merriam-Webster, 2025). 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. In Sipili B, the basemap was prepared prior to the socio-economic survey and physical mapping exercise, incorporating drone mapping, ground surveys, and data processing. This was essential in defining parcel boundaries, identifying structures, and capturing key physical features of the settlement. Community members, alongside the Settlement Executive Committee (SEC) and Grievance Redress Committee (GRC), actively participated in this process by validating parcel ownership and boundaries, ensuring the accuracy and legitimacy of the data collected. The final basemap was reviewed and approved by the community, county government, and project stakeholders.

In the planning phase, the basemap served as a critical foundation for the planning process as it provided a spatial reference framework upon which the plan proposals were developed. It ensured that all planning decisions were grounded in accurate, up-to-date spatial data. This data was instrumental in guiding the integration of essential infrastructure, such as road alignments, sewer systems, and public amenities, while also informing key supporting plans, including the Environmental and Social Management Plan (ESMP) and the Resettlement Action Plan (RAP).
In addition to this, the settlement base map layout has been / will be used in the following contexts;

- Presenting spatial analyses in socio-economic findings and planning reports
- Acting as a reference layout during community participatory exercises
- Supporting the development of planning proposal layouts, especially on access and siting of proposed facilities
- The final updated base map layout (factoring in the planning proposals) will assist with final surveying implementation layouts, including beacon placement data generation
- Identifying and mapping project-affected persons/structures



Map 3: Sipili B Basemap

3.7 Socioeconomic Survey and Situational Analysis

A socioeconomic survey was conducted to determine the existing situation of the settlement. The primary goal of the socioeconomic survey was to gather household data that encompassed demographic data, economic activities, social aspects, access to public and utility services, community perspectives on priority areas for settlement upgrading, and financial status, among other factors. This information was essential in shaping various planning interventions aimed at enhancing the livelihoods of residents in the Sipili B informal settlement.

Prior to the socioeconomic survey, a physical mapping exercise was carried out, which involved systematically numbering all parcels/structures within the settlement using reference numbers from the basemap. This mapping process was crucial in assigning spatial identities to structures and facilitating the effective administration of questionnaires during the socio-economic survey. The findings from these exercises were compiled into a socio-economic survey report (submitted as a separate deliverable), which served as a key reference for the development of this planning report.

For purposes of ownership of the project outputs, the socio-economic findings were presented to the Sipili community at large on 20th February 2025, whereby the results were acknowledged to be a true reflection of the settlement's dynamics.

The meeting also provided a platform for residents to seek clarification, raise concerns, and offer context to some of the results. Some of the key issues and concerns raised by community members during the session included:

Table 9: Emerging Issues from the Socioeconomic Survey Findings Validation

Issue/Concern	Response
• A community member noted that Sipili had two slaughterhouses. He proposed that one could be converted into a social hall. Another member proposed that one of these two be converted into a space for *Jua Kali* sheds.	• The Chief Officer of Lands responded that there were already sections set aside for jua kali sheds within Sipili town.
• The Laikipia county planner noted that some roads were not of standard width, with a specific one ending in a large open area that was neither a road nor a plot.	• The Chief Officer also concurred that there was such an area and suggested that the specific part be converted into a bus park to decongest the town.
• Regarding these roads, the planner sensitized residents to the standard road widths with the merits and demerits/challenges of each.	• Residents expressed concerns about **15m** roads, especially in cases where permanent buildings had already been put up • The consultant was requested to take this into account and come up with options bearing these ramifications in mind
• The Chief Officer noted that there was an undeveloped space next to the Cereal Board building that was being utilized as a clothes market. He asked the community if it was comfortable demarcating that section for a social hall.	• The community unanimously agreed on the proposal.

• A resident suggested that the social hall needed a bigger space, as it ought to be a community center that, besides having a social hall it would encompass other social amenities, including a children's playground	• The Chief Officer responded that there had already been such services within Sipili town. Besides, he noted it would be possible for consideration for several services, such as the polytechnic, the library services, and other social amenities, to be considered for administration under the county government. • Besides that, the area that would have been sufficient for such a purpose was the plot adjacent to the slaughterhouse, and due to environmental considerations, a slaughterhouse and a community center wouldn't be compatible

These deliberations highlight the community's active involvement in the processes and activities that were undertaken in this project. Further, they helped shape the outcome of this process, especially in the determination of tenure rights through settlement planning.

Plate 2: Physical Mapping of Parcels

Plate 3: Enumeration of Beneficiaries

Plate 4: Presentation of Socioeconomic Survey Findings

3.8 Community Visioning and Participatory Planning

As stipulated by Kenya's Constitution, public participation is an enshrined principle in Article 10 and incorporated in various legislations that are applicable in the planning processes. Additionally, participatory planning was continuously utilized in this project to emphasize the direct involvement of the community and key stakeholders in the project area. This approach aims to enhance community-level planning processes, foster ownership of outputs, and facilitate implementation. In this context, the residents of Sipili B were given the opportunity to spatially represent their envisioned settlement as illustrated in Plate 6 below. The various hand-drawn options were subsequently digitized, with professional input incorporated to create multiple planning proposals. Similarly, all activities outlined in the methodology were conducted in collaboration with the community, which helped to strengthen the local people's sense of ownership in both the project and the plan-making process.

Plate 5: Community Participatory Planning Exercise

The visioning sessions for the community were designed for local residents to express their dreams and envisioned settlements, detailing how they would like these areas to appear in the near future. This phase of the planning process occurred after the socioeconomic survey and followed the presentation of findings to the residents of the planning area.

After conducting a community visioning and participatory planning exercise in the settlement, the residents came up with a vision of their ideal version of Sipili B. Concurrently, they suggested several planning interventions applicable to this area. These included;

i. The provision of sustainable sanitation systems
ii. Promotion of youth development through culture and sports
iii. Promotion of value addition of produce through industrialization
iv. Secure and Well-lit environment

The proposals from the community, combined with professional insights from the Consultant and other stakeholders, provided the foundational context for this planning exercise and the accompanying report.

The vision statements presented by the community were summarized into a comprehensive vision:

"Transforming Sipili into a thriving economic hub with secure settlements, quality education, and sustainable sanitation for a prosperous future."

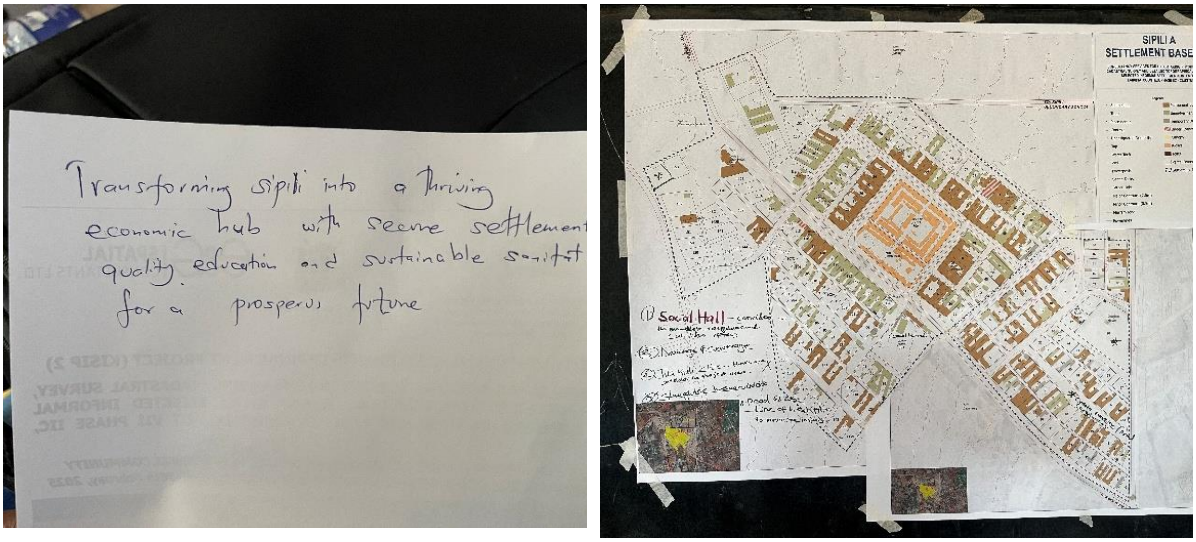


Plate 6: Vision Statement and Spatial Representation of Community Proposals

3.9 Verification of the List of Beneficiaries

Based on the socio-economic survey activities conducted in January 2025, a preliminary List of Beneficiaries was generated. The list identifying structure owners was thereafter subjected to a preliminary verification exercise in February 2025. The exercise was meant to confirm and update details on the LOB. A final verification exercise was conducted on the 24th of June during the adoption of the final plan by the community. This also entailed the issuance of project identification cards bearing the name, photo, National ID number, and the parcel ID details to the beneficiaries. However, the community was well informed that the cards were not proof of ownership of the parcels but rather a waiting document.

The LPLUDP lays the foundation for linking the LoB to the parcels by facilitating the planning and consequent survey of the resultant parcels. As indicated previously, the main objective of KISIP2's component 1.1 is tenure regularisation and issuance of ownership documents. The LoB will be annexed to the survey plan to facilitate the processing and issuance of ownership documents.

Plate 7: Sample ID Card and the Community Verification Exercise

3.10 Preparation of the Local Physical and Land Use Plan

The culmination of the preceding activities led to the development of the Final Local Physical and Land Use Development Plan, which forms the basis of this report. As previously noted, the settlement basemap served as the foundational reference for spatially aligning and contextualizing the proposed plan interventions. During the participatory planning exercise and community visioning, residents shared their aspirations for the settlement's future, which directly influenced the proposed land use framework. The community also provided input on improving access networks, particularly in areas with limited connectivity. In integrating these community contributions, the technical team considered additional planning factors, including existing development layouts, the feasibility of community proposals in relation to available space, and broader neighborhood dynamics, ensuring that existing facilities beyond the settlement could still serve its residents without requiring duplication. The planning process also carefully evaluated the potential impacts on affected persons (PAPs) to minimize displacement while optimizing land use efficiency.

Typically, after evaluating all relevant factors, three planning options are created: nil intervention, a conventional option that adheres to established planning standards, and an adaptive option that aligns with the developmental status of the settlement. However, in this instance, only two options were developed due to the presence of an initial Part Development Plan (PDP). These included a nil intervention option that demonstrated the structure of the settlement without any form of planning intervention, and an adaptive option.

The plan closely mirrored the structure of the Sipili settlement as outlined in the initial PDP, but in this case, the access and transportation networks were designed to conform to conventional standards.

A detailed analysis of the plan options is presented in Chapter 5 of this report.

3.11 Draft Plan Presentations

3.11.1 Presentation to the Technical Team

Upon completion of the draft plan, it was formally presented to the technical team for review on the 24th of March 2025. The team, comprising representatives from the KISIP National Project Coordination Team (NPCT), the County Project Coordination Team (CPCT), and other relevant county technical officers, examined the proposed layout and provided feedback, including observations and additional recommendations. Several key issues emerged during the review of draft plans for the Sipili B settlement, including:

i. It was observed that the settlement, originally designated as a commercial zone, has organically evolved into a predominantly mixed-use area.

Consequently, the recommendation was made to formally designate it as a mixed-use center.

ii. The siting and integration of the existing slaughterhouse within the broader land use framework raised concerns, prompting a need for further assessment of its compatibility with adjacent uses.

iii. While residents had generally adhered to building lines, it was noted that this had inadvertently resulted in irregular road widths, necessitating careful reconsideration of applicable road widths.

iv. A central strip along one of the main roads was identified, resulting in discussions on whether it should be developed as a green space or allocated for parking to better serve the community's needs.

3.11.2 Draft Plan presentation to the community

Following the completion of the draft plan, developed through a community participatory planning exercise and aligned with the most applicable standards given the settlement's prevailing conditions, two plan options were prepared. These are the nil and adaptive options, which are discussed in Chapter 5 and were presented to the community on 26th March 2025.

This presentation enabled the community to review the proposed plan options along with the advantages and disadvantages of each and the possible impacts. Along with the vision and their preferred outcomes in mind, the community was given the opportunity to select the best alternative. This consultation provided an open platform for residents to express concerns, seek clarification, and advocate for their preferred option. Some of the highlights from the community dialogue included:

Table 10: Emerging Issues from Draft Plan presentation to the community

CONCERN	RESPONSE
Variation in road alignment between the two draft plans	The discrepancy was due to a drafting oversight. The plan will be corrected to reflect the accurate road alignment.
Consultant's choice to create a new plan instead of using the existing PDP	The new plan is based on community input. While some structures may be affected, they will be minor (e.g., fences, verandas). If necessary, a RAP will be implemented to compensate affected individuals.
Concern that the new plan might negatively affect existing structures	The plan is designed to improve infrastructure with minimal disruption. Standard road sizes ought to be met for long-term functionality, but community feedback will be considered for adjustments.
Health and environmental concerns about the slaughterhouse's current location	The slaughterhouse was included in the 1999 PDP, but it may no longer be appropriate. Alternatives such as a food processing zone and green areas are being considered. Affected members were invited to a focused discussion.
Suggestion to exchange a plot outside the settlement with the one occupied by the slaughterhouse	The proposal is being considered as part of broader community engagement to ensure appropriate land use and minimize health risks.

Request for a designated cemetery within the settlement	The County Planner agreed with the suggestion. A cemetery will be established outside the settlement to serve both Sipili B and nearby areas.

Following these deliberations, the community voted in favor of the Adaptive Option as the preferred plan. However, the community was also informed that the selected plan may undergo minor adjustments based on inputs from other key stakeholders, as well as further analysis on the number of PAPs that would be generated.

A full record of the community dialogue, individual comments, and the voting outcome is included in Annex 2 of this report for further reference.

Plate 8: Presentation of Draft Plan in Sipili Settlement

3.12 Notice of Completion

It is provided in the Physical and Land Use Planning Act, 2019, that upon the completion of the Plan, a notice of completion is published for 60 days to enable the public and any interested stakeholders to present their comments on the plan. A notice of Completion was issued and printed in two national newspapers, that is, the Standard and Taifa Leo, on the 8th of April 2025. There were no comments received from the general public on the plan. The notices have been annexed to this report.

After publishing the notice of completion, several members of the public raised concerns regarding land use designations in the plan. Specifically, they recommended that the recreational areas designated as Plot 3(1) and 3(2), as well as the public purpose plots 4(1), 4(2), and 4(3), be re-designated for residential use.

Additionally, the SEC engaged in discussions with community members and relevant stakeholders, and they agreed to exchange the location of the slaughterhouse in the settlement (Plot SPB/90) with two plots in the neighboring Sipili A, namely, SPA 4(3) and SPA/153. This adjustment aimed at facilitating more effective waste management. All the above suggestions and changes were incorporated into the final plan.

3.13 Presentation of the Final Plan to the County Executive Committee and to the County Assembly Committee

In accordance with Sections 49 (3) and 41 (3) of the Physical and Land Use Planning Act 2019, the LPLUDP for Sipili B Settlement was presented to the County Executive Committee Member and the Members of the County Assembly on 19th June 2025. The meeting included the C.E.C.M., Infrastructure, Land and Physical Planning, Housing, Energy and Urban Development, the Governor, Deputy Governor, and several cabinet secretaries and members of the county assembly.

The following issues were discussed during the engagement.

- It was noted that the proposed slaughterhouse required further engagement.
- Slaughterhouse to be addressed by the county.
- Valuation to be done in time to avoid future unexpected facilitation expenses.
- Assembly to approve the plan, then thereafter focus on facilitation of PAPs, i.e., reaching out to respective individuals during infrastructure upgrading and other major development.
- Upon submission to the executive, the plan should not be modified as it has been subjected to public participation.
- The consultant to examine together with the county individuals on road reserves to minimize expenses on those encroaching on such spaces, as they do not legally qualify.
- Designation of a slaughterhouse outside the settlement

Plate 9: Presentation of the Plan to MCAs and CECM

3.14 Plan Validation and Adoption

Following the issuance of the notice of completion in accordance with the Physical and Land Use Planning Act, 2019, presentations to the County Executive Committee, to the MCAS, CPCT, and the respective technical officers, comments from these stakeholders were incorporated into the plan.

Subsequently, on 25th June 2025, the revised Sipili B Settlement Plan was taken back to the community for validation and adoption. This final engagement session offered the community an opportunity to confirm their support and raise any outstanding concerns. Notably, most of the earlier concerns had been adequately addressed during prior engagements with the community and stakeholders, resulting in minimal new concerns during the final presentation.

Some of the highlights of this engagement include;

1. General agreement by community members on the proposed location of the slaughterhouse.
2. Clarification that parcels SPA 149 to 152 were expected to be subdivided further, with the correct number of plots being 10 or 11 rather than what had initially been shown.
3. The SEC chairperson pointed out a case of double allocation in the same area, noting that after resolving the issue, the community had agreed there should be 10 plots, each measuring 41 by 100 feet.
4. A community member also sought clarification on the exact size and coverage of the proposed slaughterhouse.

Plate 10: Plan Validation and Adoption by the Community

3.15 Plan Approval

Upon adoption of the plan by the community, it was finalized by incorporating the final comments raised by the community in the plan validation meeting. Thereafter, this Plan was submitted to the CECM Infrastructure, Land and Physical Planning, Housing, Energy, and Urban Development for adoption, and onward forwarding to the county assembly of Laikipia for approval in accordance with Section 49 of the Physical and Land Use Planning Act, 2019.

3.16 Environmental Social Management Plan /Resettlement Action Plan Preparation

In line with the World Bank Operational Policy OP 4.12 and the Resettlement Policy Framework, the preparation of an Environmental and Social Management Plan (ESMP) or Resettlement Action Plan (RAP) is a key requirement of this consultancy. This requirement was triggered following the development of the Local Physical and Land Use Development Plan (LPLUDP), which identified project-affected persons (PAPs) primarily resulting from proposed road realignments and related

interventions. Consequently, ESMP preparation has been initiated, and its development will continue alongside the finalization of the planning outputs.

To ensure accuracy, ground-truthing will be conducted to validate the type, nature, and magnitude of the anticipated impacts on the ground. These findings will inform the final version of the ESMP/RAP. In addition, consultations will be held with the County Government, particularly to assess their capacity and readiness to implement the ESMP, as the designated implementing agency.

The aim of an ESMP will be to address/mitigate against the negative impacts that emanate from the physical planning exercise, including such issues as possible displacements or partial impacts on developed structures. The following are some of the negative impacts that were generated by the plan proposals:

Table 11: Negative Impacts generated from the plan

No	Potential Impact	Causes	Mitigation Options	Mitigation Instrument
1.	Partial loss of Land	– Road widening – Road realignment – Continued informal land transactions over the years – Haphazard, informal developments over time	Title to the resultant parcels after regularization.	ESMP
2.	Beneficiaries receive land that is viable but is too small for land registration for the purpose of titling.		– Amalgamation of parcels: shall document consultations with the PAPs for agreement for block title. – Allocation of appropriate land use, if amalgamation is not an option (e.g., low-scale commercial use, single dwelling residential use, recreational, etc.)	ESMP
3.	Total impact on land size – taken over by a public utility, or the remaining is not viable for residential and/or commercial purposes.	– Proposals by the community to have land for public facilities during the planning phase	– Alternative land for the PAP of comparable value – County to get into acquisition processes with the PAP post tenure exercise	RAP
4.	**Loss of structures** Complete/Partial loss of residential/ commercial buildings, toilets/soak pits/septic tanks, temporary/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 an adequate notice period for the affected to make necessary adjustments	ESMP/ RAP
5.	**Loss of livelihoods** Loss of temporal business premises (*vibandas)*, Loss of rental income	– Road widening – Roads realignment – Space reclaimed / repossessed by different claimants	– Give adequate notice period – Facilitate movement costs – Facilitate repair costs	ESMP

3.17 Cadastral Surveying

Section 12(7) of the Land Act 2012 requires that public land shall not be allocated unless it has been planned, surveyed, and guidelines for its development prepared. By this plan preparation, settlement development guidelines have been set. Therefore, approval of this development plan will pave the way for the cadastral surveying exercise. This exercise will be meant to formally establish the boundaries of the parcel pursuant to the generated development plan. 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, section 32, states that no land shall be deemed to have been surveyed until the survey plan thereof has been authenticated by the Director of Surveys. And in reference to the Land Registration Act, the cadastral map will be the basis for the amendment of a registry index map, which will pave the 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 a new/amended Registry Index Map for the settlement together with the area list.

3.18 Land Information System Creation

The Land Information System (LIS) is a GIS-based platform designed to capture, store, manage, manipulate, and visualize spatially geo-referenced, parcel-based cadastral data. As part of this project, the LIS has been continuously developed throughout the project, incorporating data from the basemap, socio-economic survey attributes (such as household size, age distribution and income bracket), the list of beneficiaries (key fields including national ID number, beneficiary name and tax registration number) and now the spatial and non-spatial attributes of this plan (such as plot boundaries and zoning codes). Subsequently, this accumulated data will be integrated with the approved survey data, including parcel numbers to be issued by the Director of Surveys (DoS) and the area list, to support easy access, querying, and visualization for efficient decision-making, particularly in relation to development applications. This comprehensive and accessible database will serve as one of the final deliverables of the project and will be very important in aiding land management and administration, development control processes by the county government of Laikipia, as well as supporting other components such as infrastructure planning, without the need for repeated fieldwork.

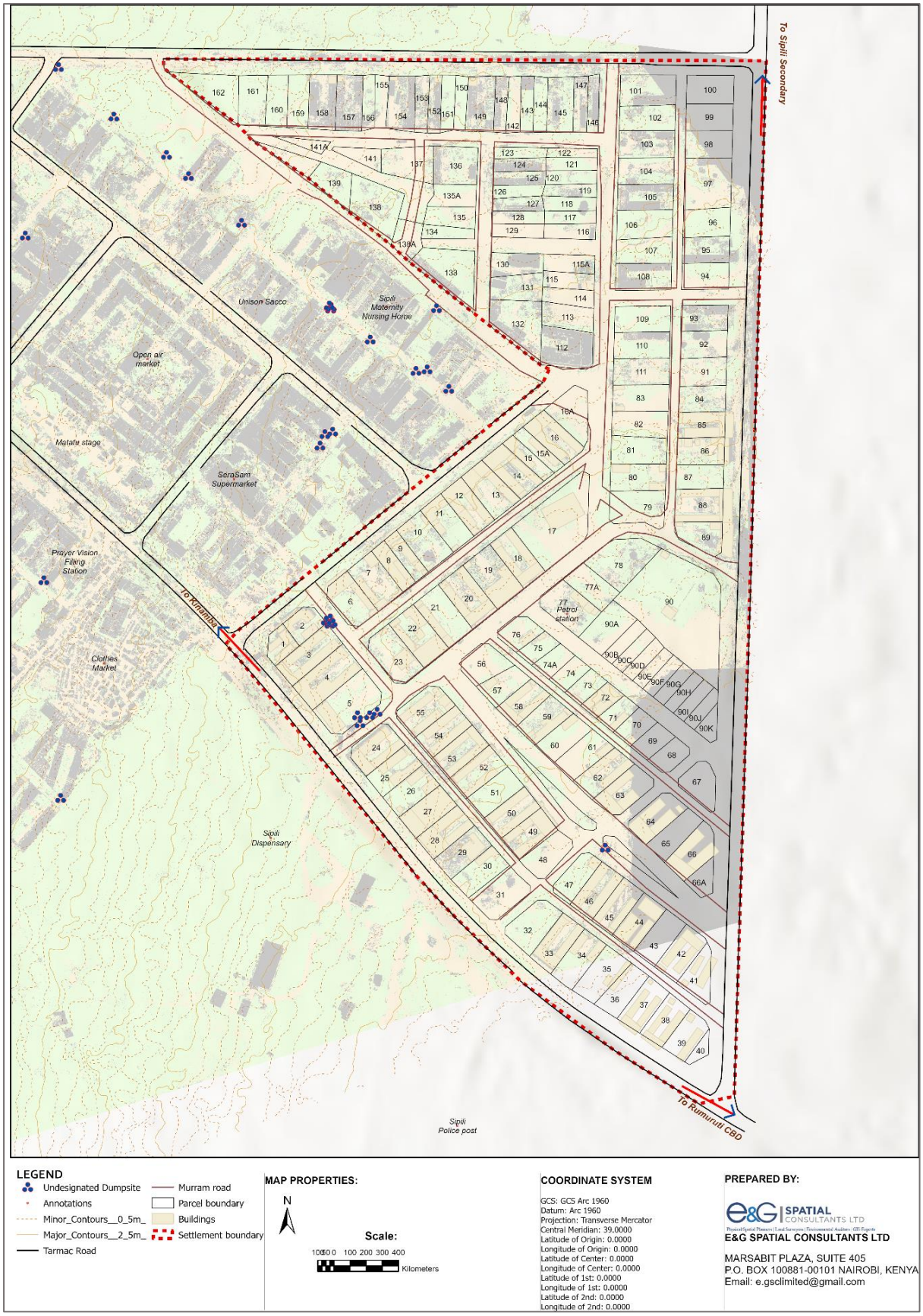
4 SITUATIONAL ANALYSIS

4.1 Overview

In accordance with Section 48 of the Physical and Land Use Planning Act, 2019, the preparation of this Local Physical and Land Use Development Plan (LPLUDP) for Sipili B settlement was preceded by a comprehensive situational analysis. This statutory requirement underscores the necessity of evaluating the physical, social, economic, and environmental context of the planning area to ensure that subsequent interventions are evidence-based and locally relevant. This chapter presents an overview of the key socio-economic characteristics of Sipili B settlement as derived from the socio-economic survey undertaken earlier in the project. While the detailed findings were documented in a separate deliverable under this consultancy, the current chapter selectively draws on that data to inform and support the planning proposals developed in this phase. By linking socio-economic realities to spatial planning considerations, the chapter underscores how aspects such as population dynamics, livelihood patterns, income levels, housing typologies, infrastructure access, and tenure systems directly influenced the formulation of the Local Physical and Land Use Development Plan (LPLUDP). The analysis offers both textual and spatial interpretations of the settlement's social and economic profile, emphasizing their implications on planning outcomes.

4.2 Physical and Environmental Characteristics

The physical and environmental characteristics of a settlement are essential in planning as the environment provides the foundational conditions that enable or constrain human activity, shaping where people live, the infrastructure they require, and the economic activities they engage in. Map 4 below presents the main environmental characteristics of the Sipili B settlement along with key features such as contour lines indicating elevation changes, tree cover distribution, water points, pit latrines, and undesignated dumping sites. Additionally, the map highlights key landmarks such as SeraSam Supermarket, a petrol station, a slaughterhouse, and the Sipili Dispensary. These characteristics have helped identify existing vulnerabilities as well as development opportunities. Additionally, a settlement suitability analysis was conducted through environmental and social screening, and the settlement was found viable for tenure regularization with appropriate mitigation measures. The plan also considered these environmental insights.



Map 4: Environmental Issues Map

4.2.1 Vegetation

Vegetation within Sipili B plays an important role in shaping the environmental quality and resilience of the settlement, influencing both ecological balance and long-term sustainability. As part of the environmental analysis, vegetation data was captured and further used to inform land use allocation and guide strategies for preserving and enhancing green infrastructure within the settlement. This approach not only supports the settlement's adaptation to climate change but also enhances its overall aesthetic and environmental quality, contributing to the well-being of current and future residents.

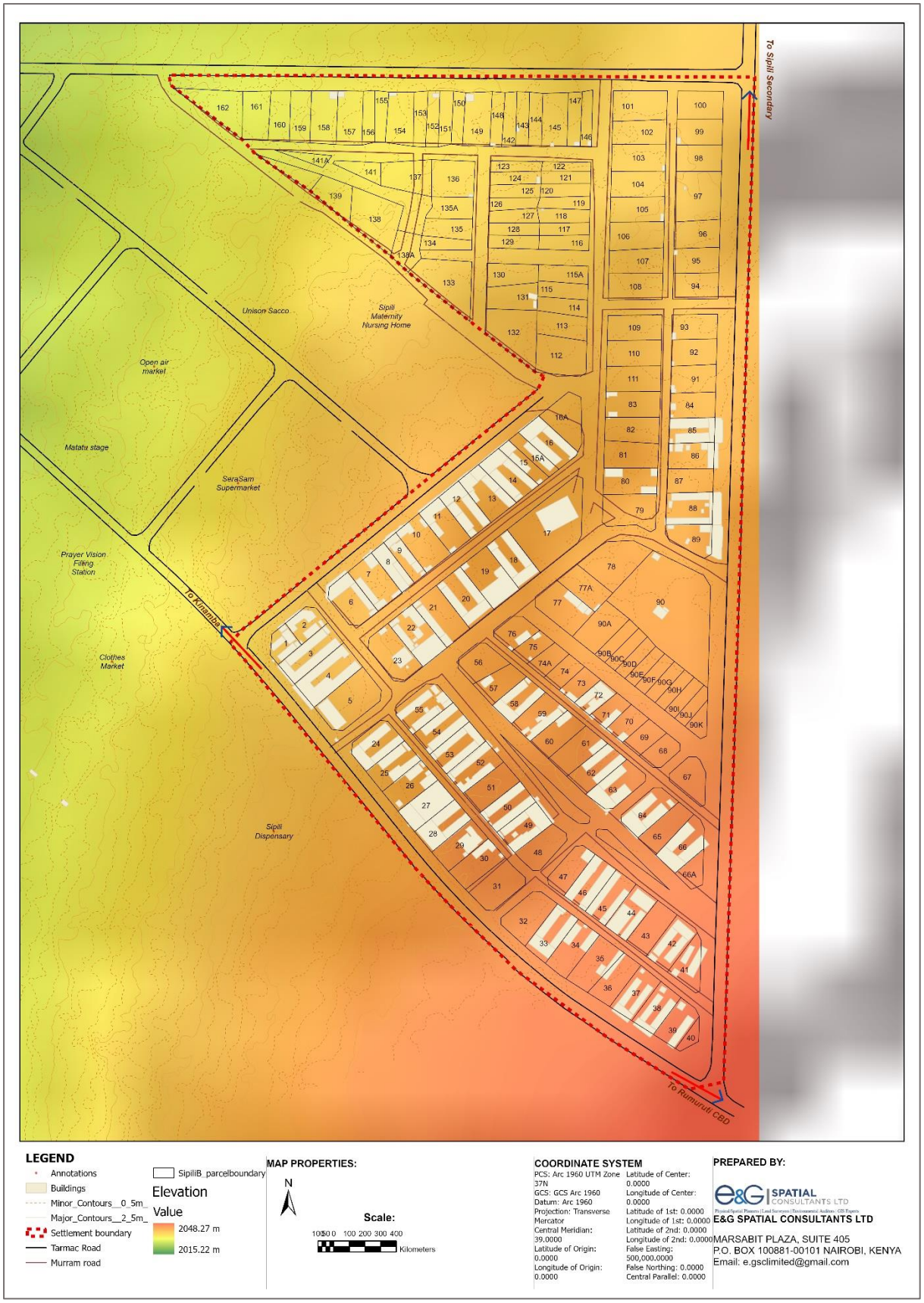
The predominant vegetation type in Sipili B settlement is grass cover, with the *Kikuyu* grass variety being most common. Additionally, other scattered vegetation types such as *Celastrus hindsii*, *Amaranthus retroflexus*, and *Camellias* were observed. These plant species contribute significantly to local ecosystem services such as air purification, carbon sequestration, temperature regulation, and rainwater filtration. Vegetation is primarily concentrated in open spaces within individual plots and along internal access roads, covering approximately 12.5% of the total settlement area. While this green coverage provides important environmental benefits, the plan recommended interventions aimed at increasing vegetation cover. Specifically, as an environmental protection strategy, the plan recommends increasing vegetation cover through landscaping along road reserves as detailed in Section 6.2 of this report. Similarly, this plan for Sipili B now incorporates three recreational spaces, covering 1.17% of the total acreage. These, together with the broader green space provisions in the overall Sipili settlement plan, will adequately serve the residents of Sipili B.

Plate 11: Sample Vegetation in the Settlement

4.2.2 Topography and Slope

The topography and slope of Sipili B are fundamental in shaping the planning approach, particularly in determining land suitability, infrastructure layout, and environmental risk mitigation. As illustrated in Map 5, the settlement lies on a gentle gradient, sloping from the southern end—its highest point at approximately 2044 meters above sea level (a.s.l.)—towards the northwestern section, which sits at around 2036m a.s.l.. This subtle elevation change reflects an average slope that is generally favorable for development, as it requires minimal need for extensive land grading or leveling.

However, the situation analysis of the settlement indicated that the gentle slope can lead to localized water stagnation, particularly on unpaved internal access roads and undeveloped plots, posing potential public health and mobility challenges during the rainy season. To address these concerns, the plan incorporates stormwater management strategies such as well-placed drainage channels and green buffer zones as detailed in Section 2 of this report. These interventions not only improve environmental resilience but also align with the community's vision of transforming Sipili B into a well-connected economic hub with sustainable sanitation systems and safe, inclusive infrastructure.



Map 5: Topography and Slope of Sipili B

4.2.3 Drainage

An understanding of the settlement's drainage characteristics was critical in the development of the plan, as effective stormwater management is essential not only for improving public health and environmental sustainability but also for supporting the community's broader vision of establishing Sipili B settlement as a well-connected economic hub with sustainable sanitation systems. Field surveys and GIS analysis revealed that Sipili B's natural drainage follows the broader topographical slope, flowing from the southern part of the settlement towards the northwestern side. However, in its current state, the drainage system faces multiple challenges that hinder effective water runoff. Internal earth roads lack proper drainage channels, causing stormwater to meander along informal open pathways during rainfall. This results in water stagnation, particularly in low-lying and undeveloped areas, where puddles often persist, relying solely on evaporation due to limited infiltration. Moreover, while there are some existing drainage structures along the main roads, they are often clogged with solid waste, significantly diminishing their effectiveness. This combination of inadequate drainage infrastructure and poor waste management increases the risk of localized flooding and contributes to poor sanitation and environmental degradation.

The plan has therefore recommended the inclusion of a proper drainage system to improve surface run-off management. This is detailed in Section 6.5.3 of this report.

Plate 12: Internal Access with Stagnated Water

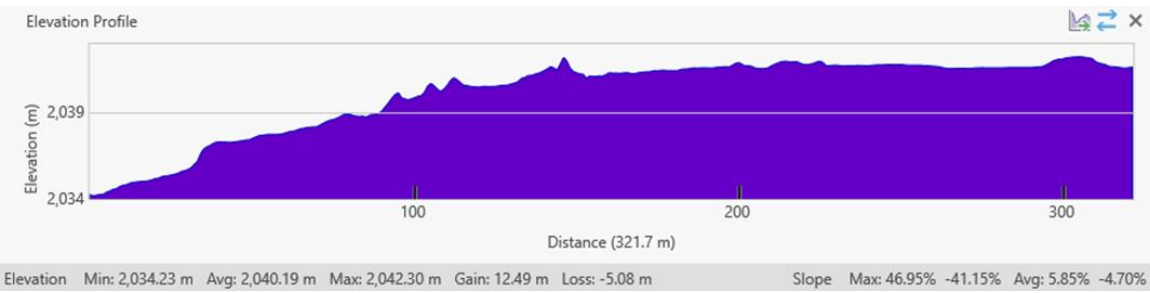


Figure 4:Settlement Elevation Profile

4.2.4 Soils

Soil analysis plays an essential role in the land use planning process, particularly in determining the suitability of land for various forms of development. The soils in Sipili B are classified as Phaeozems, which are characterized by diagnostic chromo-luvic properties. These soils possess a distinct dark reddish-brown hue, with a structure that ranges from friable to firm clay, and a humic topsoil layer rich in organic matter. According to the classification by RCMRD[1], Phaeozems typically exhibit good depth and fertility, making them particularly suitable for urban development and infrastructure installation. The evaluation of soil characteristics in Sipili B settlement was significant for this planning phase as it informed critical decisions regarding the location and intensity of proposed land uses, infrastructure development, and environmental conservation strategies.

4.2.5 Disaster Management

The disaster management analysis in Sipili B informed several key planning proposals aimed at building resilience against both natural and human-induced hazards. Based on community feedback, the most prevalent disaster risk was drought, accounting for 50% of reported incidents, followed by fires (25%), and disease outbreaks and conflicts (each 12.5%). To mitigate these risks, the community prioritized sanitation (26.92%), water (19.23%), employment (19.23%), and housing (3.85%) as key areas for upgrading. These priorities reflect the settlement's urgent need for improved infrastructure, public health measures, and economic opportunities, all of which play a crucial role in disaster preparedness and resilience.

Consequently, to mitigate the effects of drought, the plan has incorporated proposals for enhanced water reticulation systems as detailed in Section 6.5.1 of this report. The introduction of designated open spaces and green buffers will also support microclimate regulation, while promoting vegetation that can withstand dry periods. In response to the risk of fires, particularly in densely built-up areas, the plan has proposed improved access roads, which would not only enhance connectivity but also facilitate emergency response. Although conflicts and disease outbreaks ranked lower, their potential impact on community stability and well-being was considered. The planning process emphasized the importance of tenure regularization, as guided by Subcomponent 1 of Component 1 of KISIP 2, to reduce land-related disputes and promote peaceful cohabitation.

4.2.6 Environmental challenges

The following is a summary of the main environmental challenges observed in the settlement:

Stormwater Management and Drainage Infrastructure: The settlement experiences seasonal water stagnation, particularly on internal earth roads, due to the

[1] *Kenya Soils Map* (2025). https://opendata.rcmrd.org/maps/ed9efda1c6fa46b4b828db550be3355f/explore?location=1.324606%2C38.654050%2C9.03.

absence of adequate stormwater management infrastructure. This has resulted in environmental degradation and hindered accessibility.

The planning process has taken these challenges into account by proposing the development of stormwater drainage systems along existing roads and natural drainage paths.

Sanitation and Wastewater Management: A major concern in Sipili B is the lack of a liquid waste and sewer reticulation system, leading to widespread pollution and poor sanitation conditions.

To address this, the LPLUDP proposed the allocation of space for essential sewerage trunk lines, ensuring the future feasibility of a formalized sewage management system.

Water Supply and Accessibility: Residents lack access to a stable public water supply, relying primarily on two boreholes that are subject to rationing and potential groundwater contamination.

To mitigate these challenges, the LPLUDP has proposed the allocation of space for a piped water reticulation system along the transportation networks.

Solid Waste Management: The absence of an effective solid waste management system has led to widespread open dumping and burning, posing environmental and public health risks.

Green Spaces and Recreational Facilities: The settlement currently lacks designated green spaces and recreational areas, which are essential for community well-being. While land constraints may limit large-scale green space allocation, the plan proposal has recommended the integration of greenery within road reserves. Similarly, the plan proposal for the larger Sipili settlement includes proposed pocket parks, which can also serve the Sipili B settlement.

Sustainable Energy Use: The widespread use of charcoal as a primary cooking energy source contributes to deforestation and indoor air pollution. To promote cleaner energy solutions, this plan encourages the integration of alternative energy technologies, such as LPG, biogas, and solar energy, into future development initiatives. While full-scale adoption may require external investment and policy interventions, the planning framework supports efforts to raise awareness on sustainable energy use and explore the feasibility of community-level energy solutions.

4.3 Population and Demographic Characteristics

4.3.1 Population Size and Projection

The population dynamics of Sipili B played a fundamental role in shaping planning proposals, ensuring that the settlement's growth, infrastructure, and service needs align with both current and future demographic trends. The population size, based on household composition data, was estimated at 107 individuals, with a gender split of 72.73% male and 27.27% female. However, as there were unenumerated structures, an extrapolated estimate was preferred, which placed the total population at 170 persons. These figures informed the planning proposals, the allocation of land uses, and service needs.

Similarly, understanding the settlement's population growth rate was essential in determining long-term planning needs. Using an intercensal growth rate of 2.6% (as per the County's CIDP 2023-2027 estimates), the planning phase incorporated population projections for the next 5 and 10 years. This forward-looking approach ensured that planning accommodated future expansion to prevent resource strain.

Current Population (2025)	Intercensal Growth Rate	5-year Projection (2030)	10-year Projection (2035)
170	2.6%	193	219

Table 12: Population Projection

As mentioned, analyzing population projection is important in the planning phase as it helps plan not only for the current needs of the settlement but also the settlement's future needs. While the above population projection is calculated using an intercensal growth rate, it is also critical to note that the population of the settlement will be affected significantly by the formalization of land tenure. For instance, secure land tenure is likely to provide stability in the settlement and not only discourage people from leaving but also attract new settlers. Similarly, families with secure land tenure may feel more confident about their future, leading to higher birth rates compared to areas with insecure land tenure. This will, in turn, necessitate the provision of sustainable infrastructure to accommodate anticipated demographic changes. This plan has accounted for this by incorporating the needs of both the present and future populations.

4.3.2 Population Structure and Composition

Analysing the population structure of the settlement informed planning interventions, as it ensured the needs of the different demographics were considered in the plan proposal. The population pyramid of Sipili B showed a large number of children (0-4 years) and teenagers (10-17 years). This high number of young children indicated a need for early childhood education centers and play areas. While these needs have not been met within the boundaries of the settlement, they have been proposed within the larger Sipili settlement and can be accessed by the settlement's residents without difficulty.

Notably, there is also a significant working-age population (18-45 years), which calls for a settlement that promotes employment and economic growth. This has been addressed in the plan proposal through the provision of Mixed Land use (commercial and residential). The narrowing of the upper section of the population pyramid signified a reduction in the elderly demographic, likely due to migration or higher mortality rates. This demographic change implied that urgent focus on elderly care facilities and support systems was not as pressing, although future considerations may be required as the community develops.

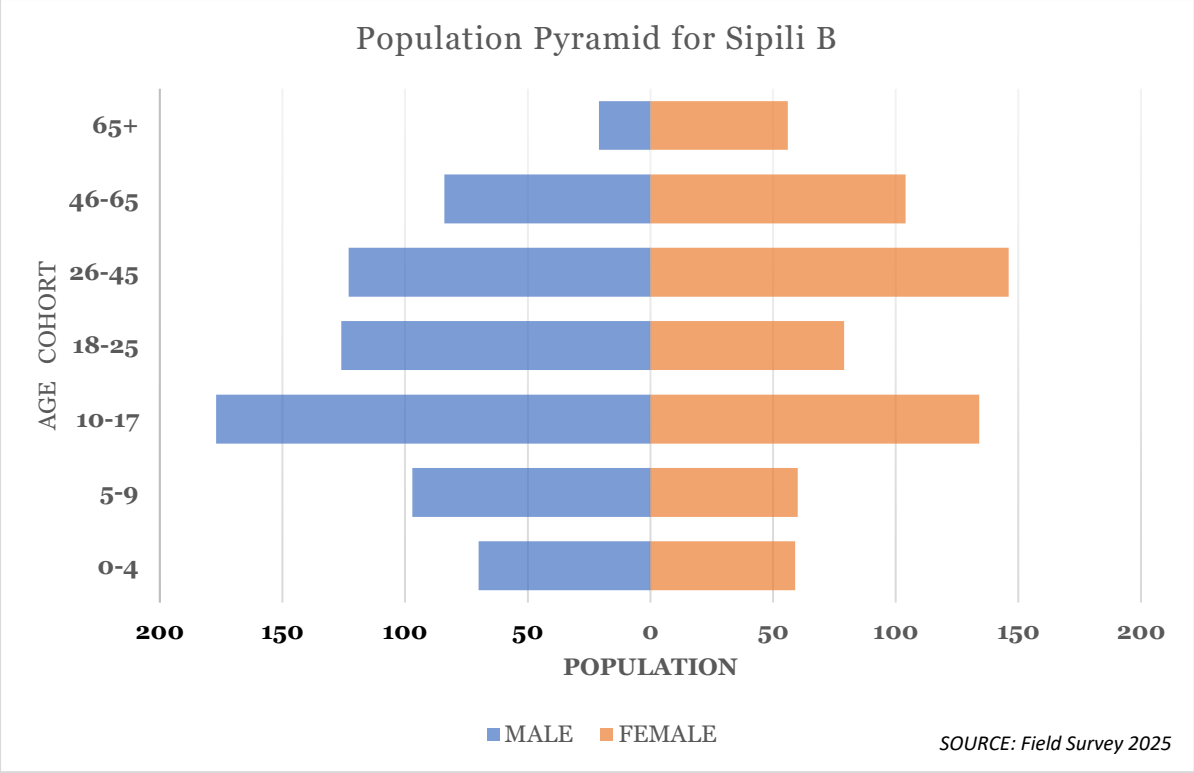


Figure 5: Sipili B population structure and composition

4.4 Structure Owners Split

Examining gender differences in structure/parcel ownership is crucial for ensuring equitable access to tenure security and property rights, particularly in the context of KISIP2. Gender-sensitive land regularization recognizes the historical marginalization of women in property ownership, which often results from socio-cultural norms, legal constraints, and economic barriers. Out of the 193 structure owners recorded, 61.66% are male, while 38.34% are female. This data reflects male dominance in structure/land ownership, a pattern consistent with the largely patriarchal nature of the community.

The gender imbalance highlights historical and structural inequalities in land access, where men are more likely to inherit, purchase, or control land, while women often face systemic barriers in claiming ownership. This project continues to encourage joint titling, which is expected to result in married women being recognized as co-owners of property. Additionally, it will also ensure that female-headed households receive tenure security. The Consultant and the client thus continue to raise awareness and sensitize the community members on the inclusion of women in the parcel ownership arrangements. By integrating gender considerations into the planning framework, the LPLUDP aims to foster a more balanced and socially responsive development trajectory for the settlement.

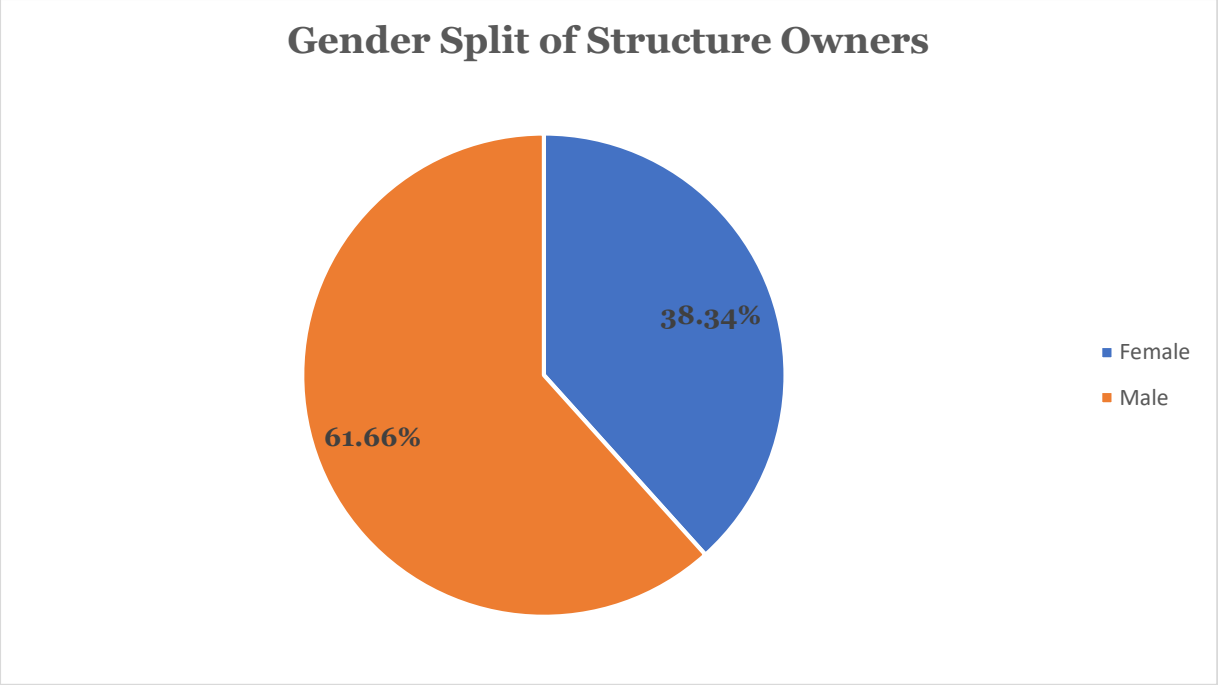


Figure 6: Ownership Representation

4.5 Local Economy

4.5.1 Occupation Types

The occupational categories of Sipili B residents directly influenced the development of the LPLUDP. Many residents engage in casual labor (42.31%) and self-employment (34.62%), indicating the dominance of small and medium enterprises and further highlighting the settlement's reliance on the informal economy. The existing local markets serve as key economic hubs, supporting small-scale retail shops, fresh produce stalls, and wholesale businesses. This economic structure necessitated the integration of proposed mixed-use development adjacent to commercial zones to support the livelihood of the residents.

Another critical consideration was the presence of farming and livestock-keeping activities, reported by 15.38% of the population. Given the relatively small plot sizes in Sipili B and its dominant existence as a commercial center, as indicated in section 4.6.3 of this report, these activities are likely carried out on a subsistence level rather than as commercial ventures. From a planning perspective, this raises concerns about the compatibility of agricultural activities within a primarily urban setting. As the settlement undergoes redevelopment, it will be important to assess whether farming and livestock-keeping can coexist with increasing residential and commercial land uses. Alternative solutions, such as designated farming spaces outside the settlement or the promotion of urban agriculture techniques like vertical farming, should be explored to sustain these livelihoods without conflicting with urban expansion.

The proposed improvements in road networks and connectivity to larger urban areas are particularly significant for economic growth. Enhanced transport infrastructure

will facilitate the movement of goods and services, benefiting small businesses and traders who depend on market accessibility. Moreover, improved roads and formalized land tenure will attract investment into the settlement, potentially diversifying employment opportunities beyond casual labor and informal trade. The alignment and widening of roads will be able to accommodate the high level of commercial activities within the settlement. Similarly, these strategies will result in the realization of the settlement's vision of having a well-connected economic hub with paved roads.

4.5.2 Places of Work

The economic dynamics and employment distribution in Sipili B settlement significantly influenced the planning interventions aimed at creating a well-connected economic hub characterized by paved and well-lit roads. The socioeconomic survey findings indicated that 62% of Sipili B's workforce is employed within the settlement, while 38% work in nearby economic centers such as Ndururumo, Sipili Center, Kinamba, Wangwachi, Kagaa, and Kahuruko. This distribution of employment had critical planning implications, particularly regarding economic development, transportation infrastructure, and land use zoning within the settlement. The fact that most of the residents work within Sipili B underscores the need for a robust local economy. The proposed mixed-use land development, which integrates residential and commercial areas, aligns well with this reality.

For the 38% of residents working outside the settlement, improved transportation networks and connectivity are essential. The proposed expansion and alignment of roads should facilitate easier and faster movement between Sipili B and nearby economic hubs. Similarly, the existing strategically located bus stage in the larger Sipili settlement will support daily commuting and complement the improved transportation network. Additionally, enhanced road infrastructure is likely to attract investors and businesses, creating more job opportunities within Sipili B and potentially reducing the need for residents to seek employment elsewhere.

4.6 Settlement Land Tenure, Structure, and Housing

4.6.1 Settlement Land Tenure

Land tenure refers to the system by which land rights are allocated, used, transferred, and managed. In the context of the KISIP2 project, the aim is to enhance the tenure security of local residents living on public land owned by the County Government of Laikipia. Therefore, understanding existing tenure dynamics was essential in the preparation of the Local Physical and Land Use Development Plan.

While tenure in Sipili B is largely informal, the majority of structure owners have some form of documentation to support their ownership claims. Only 5.06% of the recorded structure owners lacked any proof of ownership.

Out of the 165 enumerated parcels, 85.45% were under individual ownership, while 13.94% were jointly owned. One of the parcels is publicly owned. Notably, among the

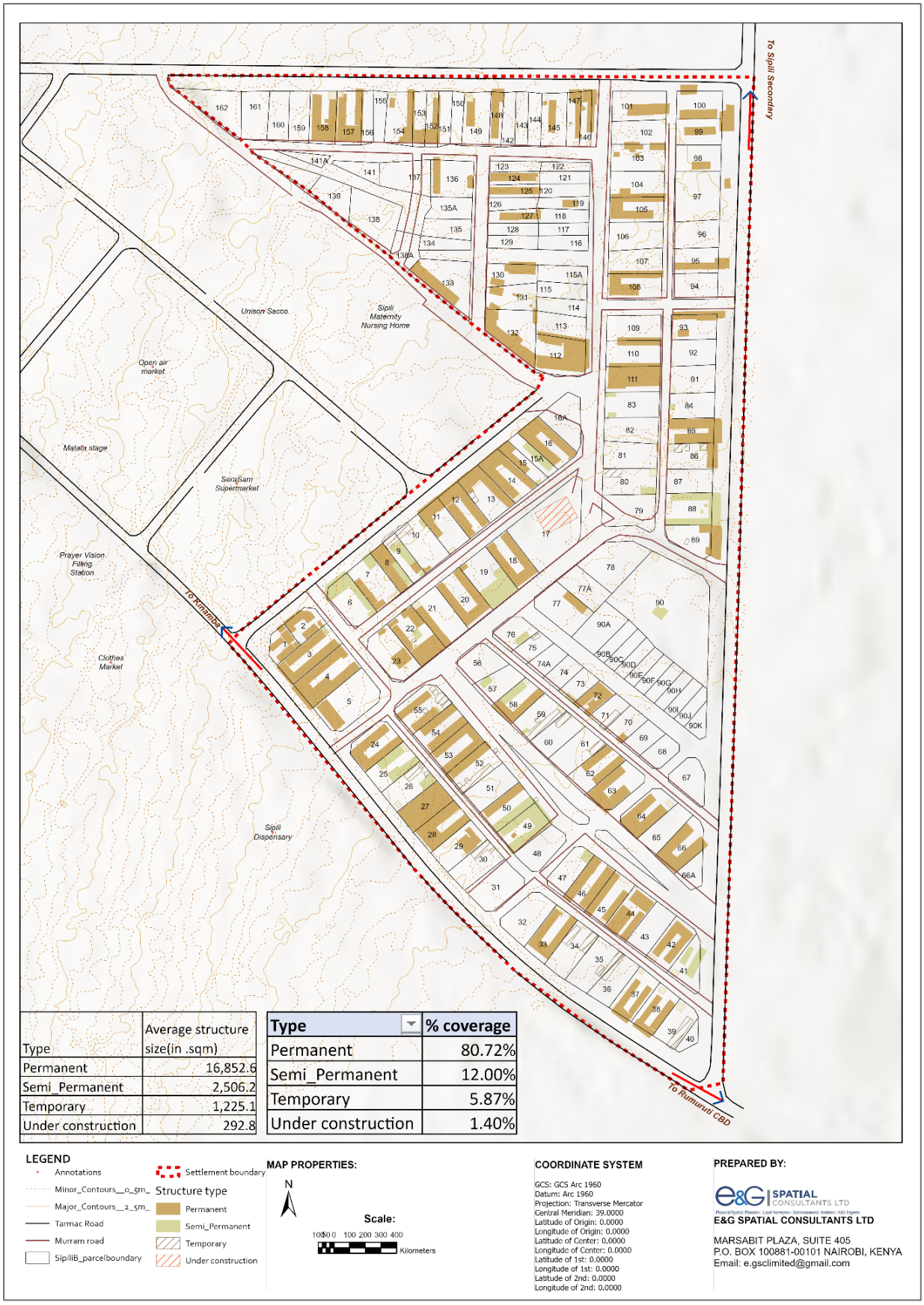
jointly owned parcels, there was evidence of gender inclusive ownership as fourteen of the joint ownerships were male-female, four male-male, and two female-female. This reflects the positive progress towards the project's emphasis on promoting joint titling as a tool for advancing equitable tenure rights, especially for women.

While most structure owners perceive themselves as landowners due to long-term occupation and community recognition, their claims are not yet formally registered. This informal system has produced a de facto land administration structure, where plot boundaries are defined by physical features or informal layouts. This planning stage provides an opportunity to acknowledge these realities, integrate them into the spatial framework, and pave the way for tenure regularization through subsequent cadastral surveying. In this way, the LPLUDP acts as a strategic tool for translating informal tenure into secure, legally recognized land rights.

4.6.2 Settlement Structure

The spatial organization of Sipili B reflects a fairly structured settlement form, shaped by both historical planning interventions and organic development patterns. One of the key influences on this structure has been the 1999 Part Development Plan (PDP), which, although not fully implemented, laid down the initial framework for subdivision and infrastructure layout within the settlement. This plan introduced defined roads and plot configurations that guided early development, many of which have been retained or informally adjusted over time by residents through subdivisions and reconfigurations. This plan builds on the existing spatial pattern by retaining functional road corridors, reinforcing existing land use patterns, and aligning new planning proposals with current realities on the ground. This approach ensures that the plan responds to the existing development of the settlement while at the same time introducing interventions that support future development. Similarly, by grounding the plan layout in the existing spatial framework, the planning process minimizes disruption and Projected Affected Persons (PAPs).

Consequently, the KISIP2 project has established guidelines to direct any future redevelopment of the settlement. This plan outlines development control guidelines that will oversee development approvals in this area for the next decade, with a review period set for every five years. Map 6 below illustrates the current structure of the settlement.



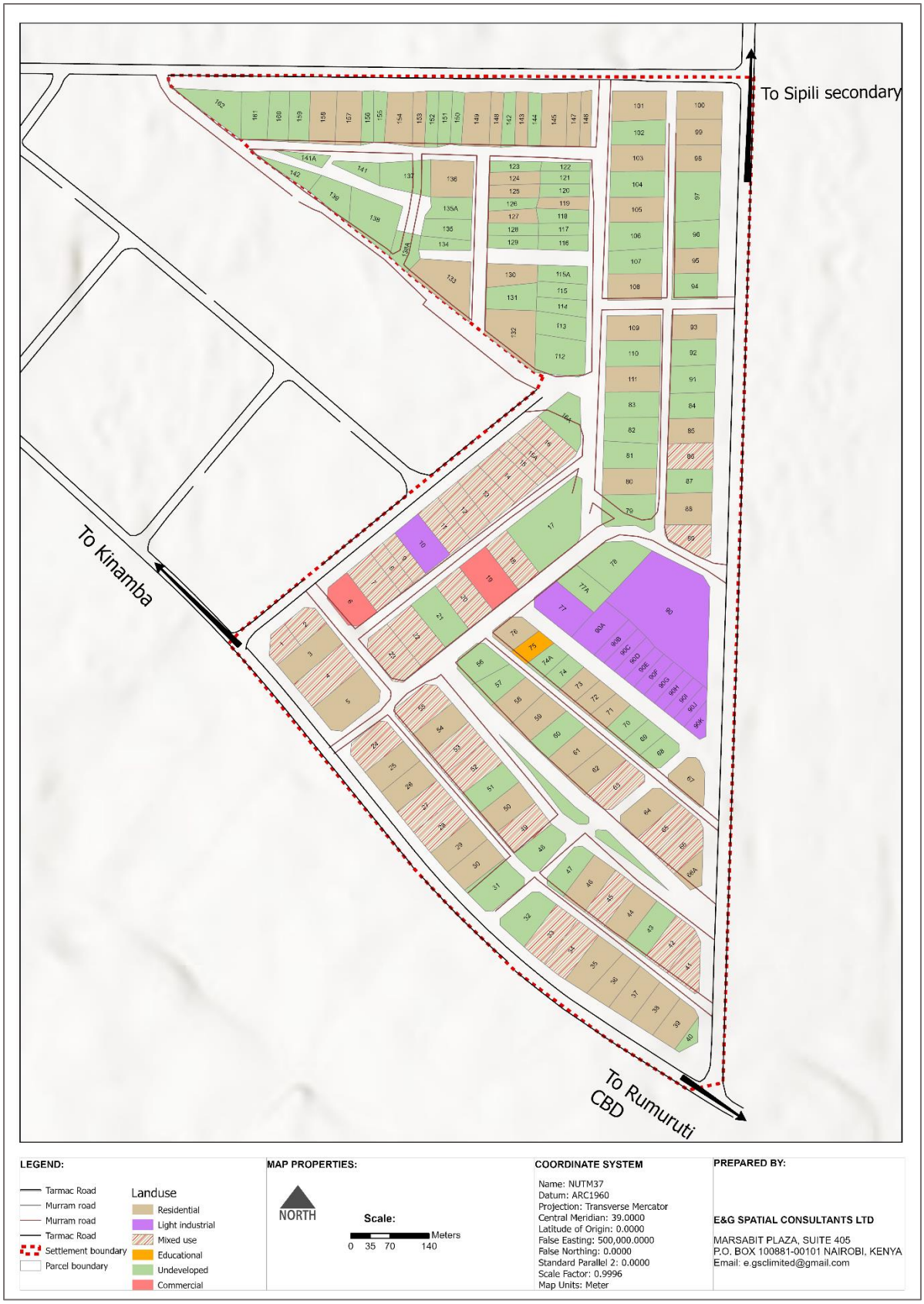
Type	Average structure size(in .sqm)
Permanent	16,852.6
Semi_Permanent	2,506.2
Temporary	1,225.1
Under construction	292.8

Type	% coverage
Permanent	80.72%
Semi_Permanent	12.00%
Temporary	5.87%
Under construction	1.40%

Map 6: Sipili B settlement Structure

4.6.3 Existing Land Use Patterns

The existing land use pattern in Sipili B significantly influenced the planning approach and interventions proposed. Transportation in the settlement accounted for 25.78% of the total acreage, indicating an already established framework for movement. While the plan has preserved this network, it has also aligned it and widened it to improve internal circulation and linkages to surrounding areas. Mixed-use areas, combining residential and commercial land use, are the second most dominant land use. Their prevalence reflects the community's socio-economic structure, where small-scale businesses operate alongside homes. This pattern necessitated planning proposals that accommodate economic activities while ensuring compatible and organized land use. The LPLUDP has thus proposed the development of the settlement as a mixed-use zone. Residential land use also makes up a significant portion of the land, underscoring the settlement's role as a residential hub. This guided the plan's focus on improving living conditions and upgrading infrastructure to support housing needs. The location of light industrial uses, particularly the slaughterhouse occupying a substantial parcel, raised important considerations around land use compatibility and spatial integration. Thus, the plan builds upon the existing land use structure while proposing strategic adjustments that promote orderly and functional urban development.



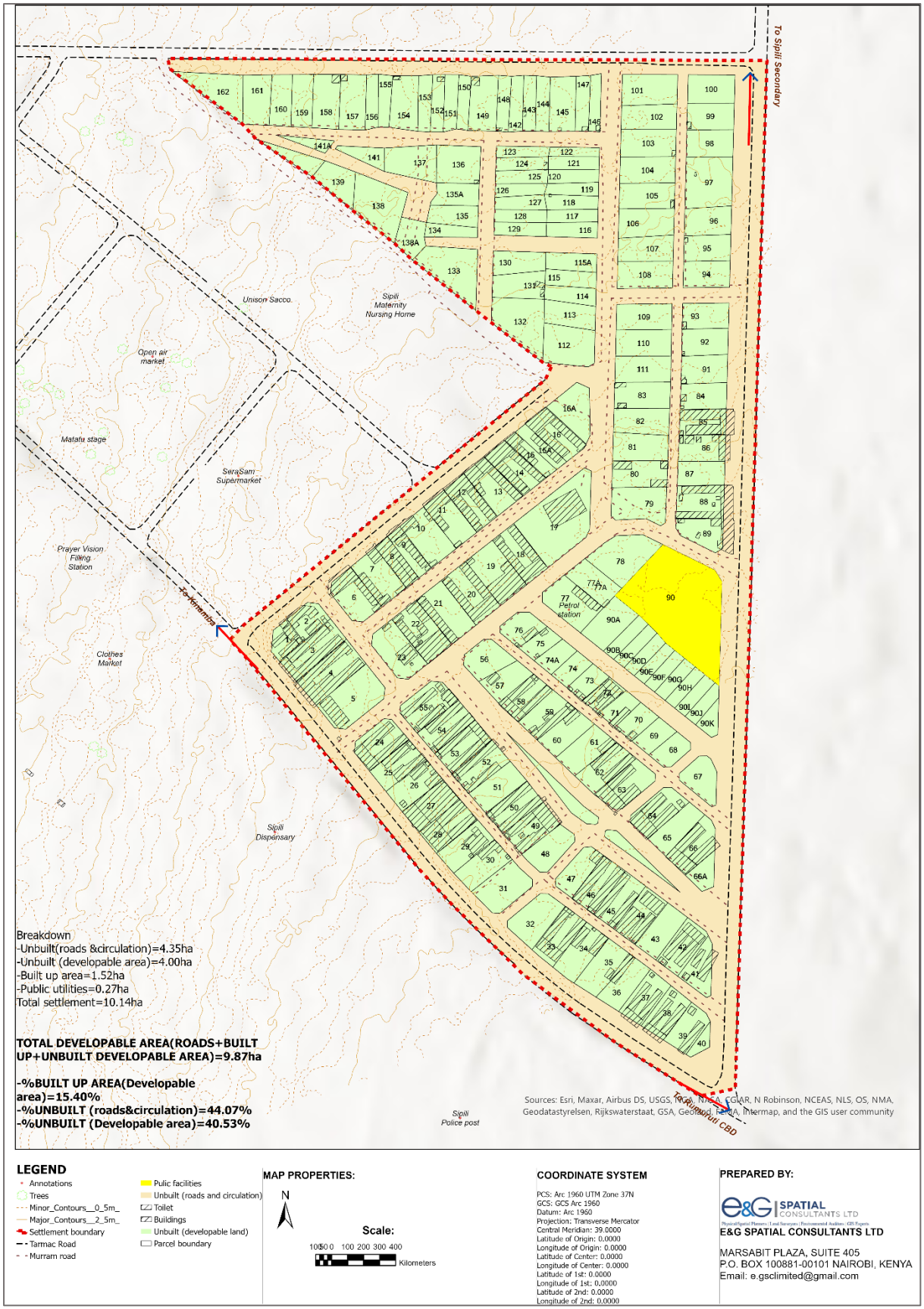
Map 7: Existing Land Use Map

4.6.4 Built vs Unbuilt Up areas

The concept of the adaptive plan is founded on the fact that the KISIP2 project advocates for the protection of the built form of informal settlements. The built and unbuilt-up areas of the Sipili B settlement, as shown in Map 8, thus present opportunities for development and redevelopment after issuance of titles. The built-up area occupies 1.52 hectares, constituting 15.40% of the total settlement area (10.14 hectares). This includes both permanent and semi-permanent structures. Even though preliminary analysis from the socio-economic survey and ground mapping indicated that a significant proportion of the structures are permanent structures (80.72%), there still exist semi-permanent or temporary structures, constructed with materials such as timber, iron sheets, and mud. These two categories of housing represent an opportunity for future redevelopment, particularly once tenure security is assured through title issuance. The formalization of ownership is expected to catalyze investments in improved housing and densification.

Roads and circulation spaces take up 4.35 hectares (44.07%) of the settlement. This high percentage, influenced by the original layout derived from the 1999 Part Development Plan (PDP), provides an already structured framework for movement and access. The existing spatial configuration has guided the plan layout, which enhances connectivity, albeit with some necessary alignments. Similarly, the width and unbuilt space occupied by transportation networks could facilitate multi-functional uses such as sewerage, street lights, and green strips.

Notably, the slaughterhouse occupies 0.5 hectares (4.936%) and can be said to be underutilized relative to the size of the land it occupies. Its integration into the broader land use framework and its location warrant further discussion with stakeholders regarding optimization and land use efficiency. Its size can also be taken advantage of to realize the community's vision of having a settlement that promotes value addition through industrialization. Approximately 4.0 hectares (40.53%) of the land remains unbuilt and suitable for future development. This includes vacant plots, open spaces, and areas under construction. These spaces offer substantial opportunities for the provision of public utilities and social amenities, as prioritized during the community participatory planning sessions. Residents expressed the need for facilities such as educational hubs and a social hall. These needs have been addressed in the larger Sipili settlement as outlined in Chapter 5 of this report, with specific parcels earmarked for public purposes.



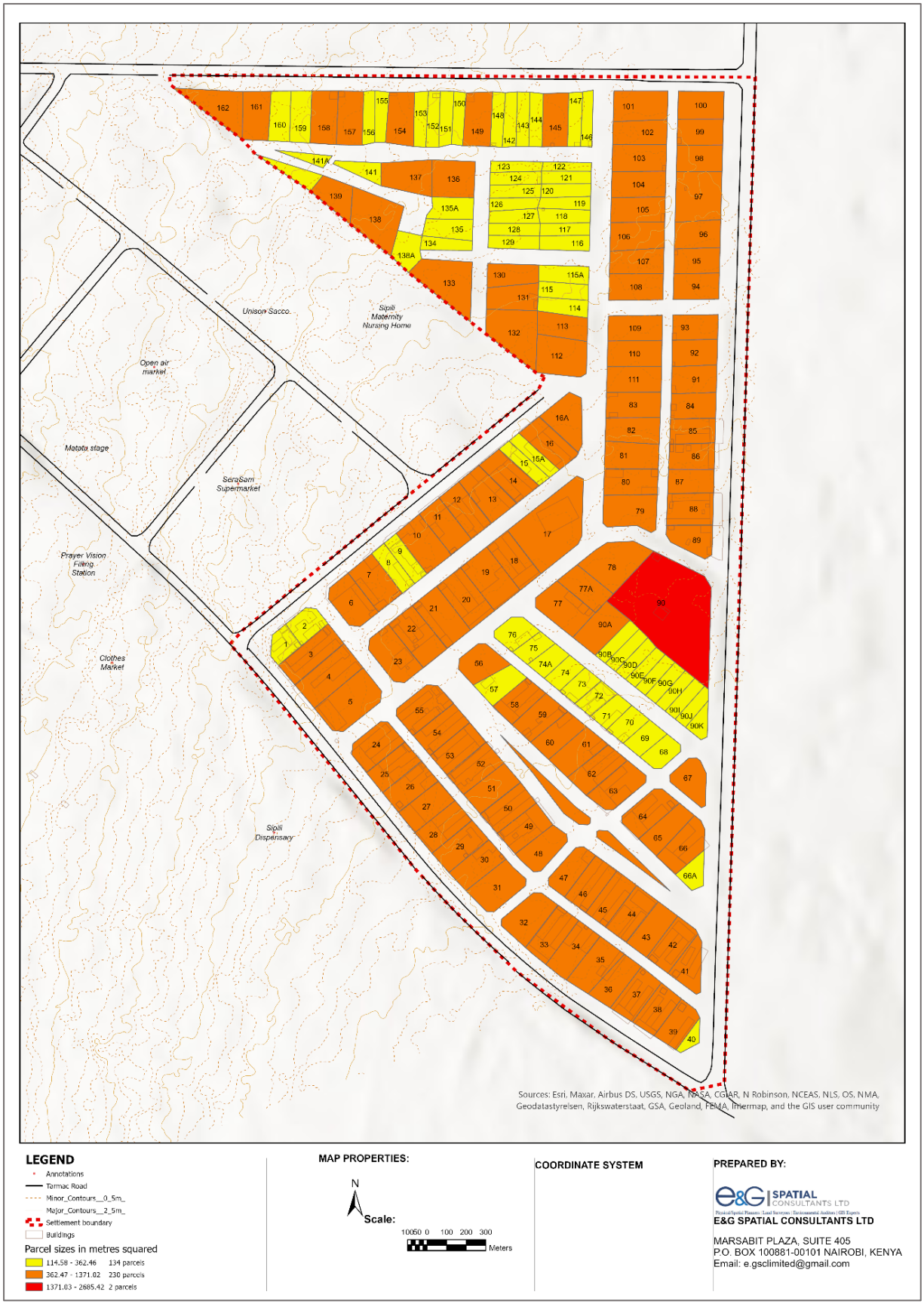
Map 8: Built-up vs unbuilt-up areas

4.6.5 Parcel Size

Minimum plot sizes that are registrable vary significantly depending on location, influenced by factors such as parcel location, land uses, and development control guidelines established by the respective county governments. There are no uniform country-wide guidelines regarding minimum or maximum land holdings. In informal settlements, where development conditions are likely to deviate from conventional standards, parcel sizes as small as 100 square meters may be eligible for titling, although this requires negotiations with relevant stakeholders, including county and national government officials. Additionally, ownership rights in informal settlements are often determined by the informal boundaries of a parcel or plot, and in some instances, they are based solely on the extent of developed structures.

In Sipili B, ownership rights are claimed based on parcel sizes, which help define plot boundaries and perceived ownership limits. While best planning practices suggest that an eighth of an acre (50 ft x 100 ft) is the minimum plot size considered viable for the issuance of a title deed, this can vary by location, as dictated by the development control guidelines set by county governments. In Sipili B, the plot sizes picked range from 224m² to 5470m²; therefore, no parcel is less than 100 square meters, which alleviates potential challenges for individual titling. Tenure regularization will formalize property rights, offering security to residents and supporting structured future developments.

Notably, while 100m² as a minimum acceptable parcel size is informed by practical realities of informal settlements, parcels of this size can support limited development. This may include low-rise or single-dwelling units, as such small plots may not accommodate multi-units or high-rise structures without compromising spatial quality, access, or building regulations. If further subdivisions below this threshold were to be permitted, it could result in possible overcrowding or substandard housing. To avoid this, the Local Physical and Land Use Development Plan (LPLUDP) has proposed development control guidelines that provide a framework for development in relation to density and height in Section 6.4 of this report. This guidance supports the county government in regulating future land use decisions, particularly in controlling further subdivisions and preventing unplanned densification.



Map 9: Sipili B existing Parcel Sizes

4.6.6 Housing Typologies and Structure Types

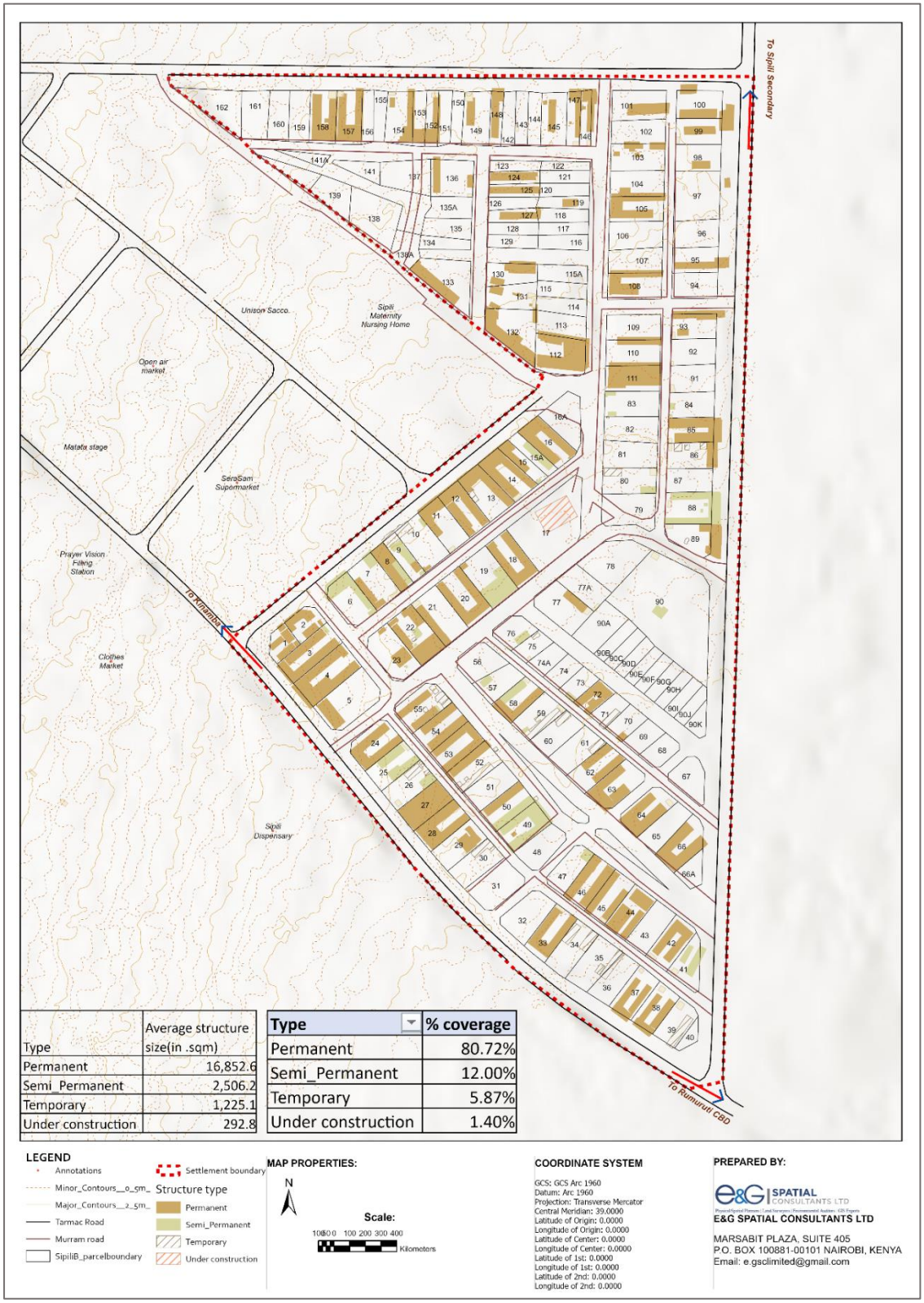
During the socio-economic survey, an analysis of housing typologies was undertaken to assess both the economic status of the Sipili B community and their associated vulnerability levels. This analysis also aimed to identify the nature of housing structures that could potentially be impacted during the implementation of the planning proposals. While the community actively participated in the planning process—putting forward proposals aimed at enhancing livability and overall quality of life—it is essential to underscore that KISIP2 advocates for improving community conditions without causing harm. In line with this principle, destructive or displacement-inducing interventions are discouraged. Therefore, understanding existing housing typologies was a critical step in ensuring that planning proposals are responsive, sensitive to local conditions, and minimize any adverse impact on current structures.

Plate 13: Various Housing Types within Sipili B

Despite the absence of formal tenure, the settlement is predominantly characterized by permanent structures (80.72%), 5.87% are temporary, while 12% are semi-permanent structures. This indicates varying levels of vulnerability and economic capacity. Row houses account for 72.15% and are used either for commercial or mixed purposes, reflecting the mixed-use character of the settlement. The settlement also has several story buildings (5.06%), which indicates potential for vertical development. 22.78% of the land remains undeveloped, indicating room for further development

upon tenure regularization. Other than informing the plan proposal, this data was also significant in the development of the Environmental and Social Management Plan (ESMP).

The distribution of these structures is shown in Map 10



Type	Average structure size(in .sqm)
Permanent	16,852.6
Semi_Permanent	2,506.2
Temporary	1,225.1
Under construction	292.8

Type	% coverage
Permanent	80.72%
Semi_Permanent	12.00%
Temporary	5.87%
Under construction	1.40%

Map 10: Sipili B structure type spatial presentation

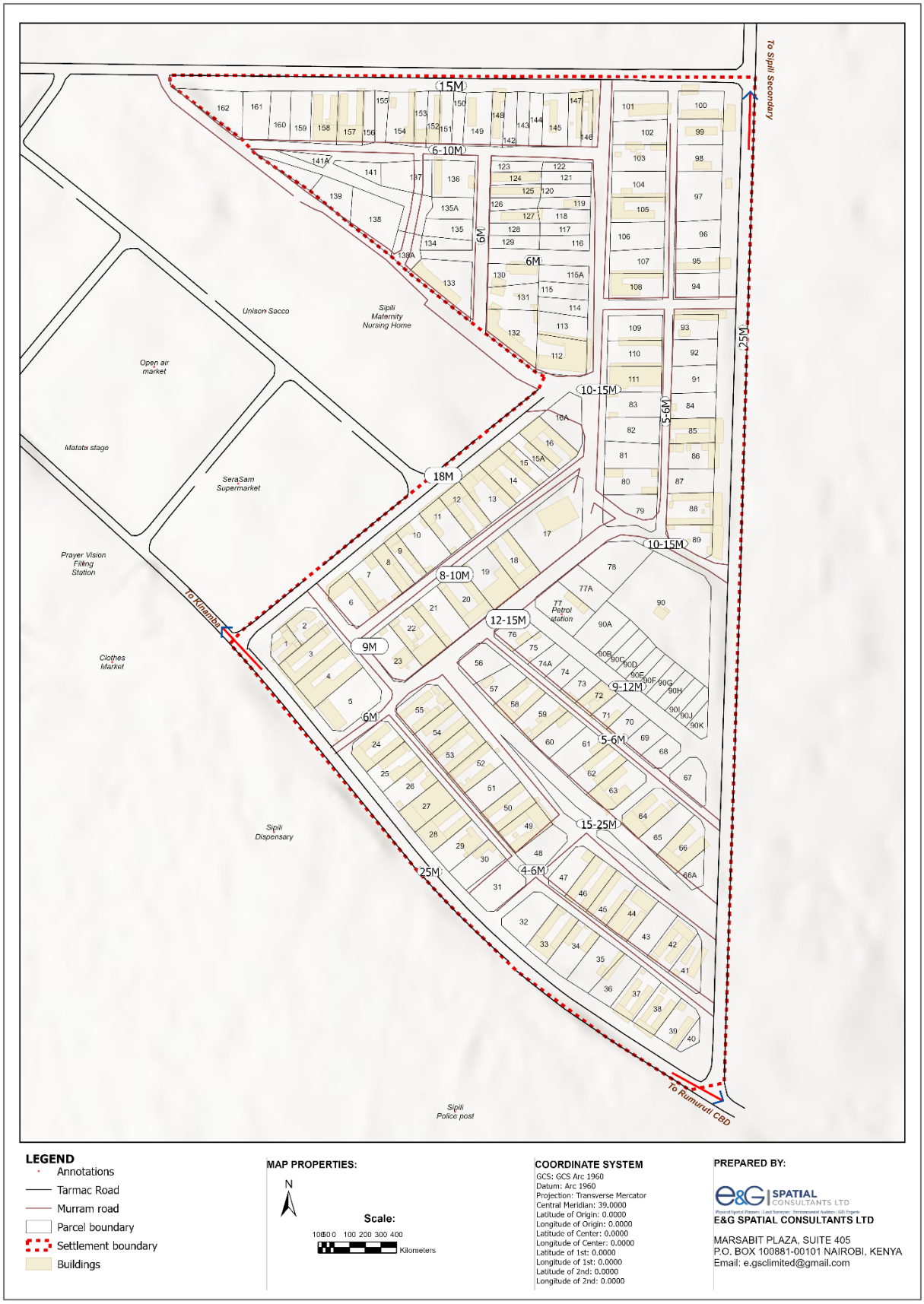
4.7 Infrastructure and Utilities

4.7.1 Transportation Networks

Provision of infrastructure is a key objective of this consultancy as it falls under Component 1, Sub-component 2 of this KISIP2. The primary access road to Sipili B settlement is Rumuruti-Sipili-Kinamba road, whose width is approximately 30m. The settlement features both abutting and crossing tarmac roads that connect to Rumuruti town, Kinamba market, and Nyahururu town. These roads vary in width from 4 m to 6 m (service lanes) to 9 m to 25 m (main accesses). Some service lanes are unpaved (earth) roads in poor condition due to the lack of stormwater drainage systems, which leads to water accumulation, particularly during the rainy season.

The planning of the settlement adapted the existing road network layout due to its connectivity and proposed realignment, widening, and tarmacking of all service lanes. The proposed network now consists of 6 m-wide service lanes, 9m and 18 m-wide main access roads, and a 25m corridor for the upgraded primary road linking to Rumuruti. The planning also took into consideration the predominant modes of transport within the settlement, which included walking (38.46%), motorcycles (30.77%), public transport (19.23%), and bicycles (11.54%). Given the high number of pedestrians and cyclists, it was therefore necessary to widen and realign roads that could accommodate the needs of the community in internal circulation. Similarly, to complement transportation needs, the existing matatu stage within the larger Sipili settlement will serve the needs of the commuters in Sipili B.

The realignment and widening of roads was also significant in achieving the settlement's vision of becoming "a well-connected economic and social hub characterized by paved and well-lit roads and sustainable sanitation systems." However, road realignment often results in social and economic disruptions, particularly where structures encroach on proposed roadways. To minimize such disruptions and other negative impacts, the project will integrate an Environmental and Social Management Plan (ESMP).



Map 11: Sipili B existing Transportation network

4.7.2 Water Supply

The socio-economic survey indicated that a majority of the community (57.69%) relied on piped water from a community tap, and this was followed by 26.92% who had piped water into the compounds. Approximately 3.85% had water connections directly into their houses, and a similar percentage used shallow wells, while 7.69% relied on mobile vendors.

The Sipili water supply project, initiated in 2017 and funded by the Water Sector Trust Fund, serves as the primary water supplier for Sipili B. The project relies on two boreholes as its main water source, distributing it throughout the settlement. However, residents have reported significant challenges with water availability due to an insufficient supply to meet all household needs. Additionally, power shortages often hinder pumping operations, forcing residents to seek alternative sources outside the settlement at an expense. To address these issues effectively, the Sipili B LPLUDP includes a framework for water reticulation.

According to UN standards[2], the minimum daily water requirement per person is 0.025m^3. Using this benchmark, the current daily water demand in Sipili B is 4.25 m^3, with projections indicating an increase to 5.475 m^3 by 2035, aligning with population growth. The settlement water demands are expected to increase as shown in Table 13, with the projection providing significant insight in calculating the future water needs of Sipili B residents.

Table 13: Water Demand up to 2035

Year	2025	2030	2035
Population	**170**	**193**	**219**
Daily Water Demand (m^3)	4.25	4.825	5.475
Monthly Water Demand (m^3)	124.5	144.75	164.25
Annual Water Demand (m^3)	1,494	1,737	1,971

4.7.3 Stormwater Drainage

In Sipili B settlement, stormwater drains are present along the tarmac roads within and abutting the area. However, these drains face challenges such as siltation and overgrowth of vegetation, with some also containing solid waste that causes blockages. The internal access roads within the settlement lack proper stormwater drainage systems, leading to water stagnation on the roads during the rainy season.

To address these issues, the plan has incorporated key interventions aimed at improving both drainage and overall accessibility, further discussed in Section 6.5.3. One of the primary strategies is road widening, which will create the necessary space to accommodate both transport infrastructure and stormwater drainage systems. In areas where the road width is currently less than nine meters, property owners will be

[2] United Nations (2020) Kenya: Assessment of access to water in informal settlements. https://www.ohchr.org/en/documents/infographics-and-posters/kenya-assessment-access-water-informal-settlements.

required to recede their developments to allow for adequate space. Specifically, in sections where the existing road is six meters wide, a 1.5-meter setback on either side will be enforced, while for roads that are only three meters wide, a three-meter setback on both sides will be required. These measures will ensure sufficient room for the construction of properly designed drainage channels to effectively manage stormwater runoff.

Plate 14: Existing drainage within the settlement

4.7.4 Sanitation and Hygiene

From the Socio-economic survey, it was identified that 100% of the survey respondents had access to toilets. However, a majority of the residents (53.85%) used pit latrines while the remaining (46.15%) used VIP toilets. While the fact that 100% of the enumerated population has access to a toilet is a positive indicator of sanitation coverage, the type of toilet available raises concerns about sanitation quality, environmental health, and long-term infrastructure sustainability. Additionally, high reliance on pit latrines (53.85%) indicates basic sanitation access, but these facilities often lack proper waste containment, ventilation, and safe disposal mechanisms, increasing the risk of contamination of groundwater sources and disease outbreaks.

In response, a key component of the LPLUDP is the proposal for a sewerage system, which will be integrated along the planned road network. This intervention aims to provide an alternative to on-site sanitation methods, ensuring a more structured and efficient waste disposal system. By aligning sewer lines with road networks, the plan optimizes space utilization while improving accessibility to sanitation services. The introduction of a sewer system will also facilitate future infrastructure developments, addressing the community's proposal of having a sustainable sanitation system.

4.7.5 Liquid Waste Management

In Sipili B, the primary method of liquid waste disposal was through pit latrines and along nearby pathways. This situation arose due to the absence of proper drainage systems to manage wastewater. According to the data presented in Table 14, 80% of

the water used by each individual daily is classified as wastewater. Consequently, the projected wastewater amounts will be detailed in the following table.

Table 14: Sipili B Wastewater Projection

Year	2025	2030	2035
Population	**170**	**193**	**219**
Daily Wastewater (m^3)	3.4	3.86	4.38
Monthly Wastewater (m^3)	102	115.8	131.4
Annual Wastewater (m^3)	12,24	1,389.9	1,576.8

As mentioned, the LPLUDP includes the provision of a sewer network along the roads and improved drainage infrastructure, which will provide an efficient way of managing wastewater as discussed in Section 6.5.

4.7.6 Solid Waste Management

In Sipili B settlement, solid waste generation primarily occurs at the household level. The area lacks an effective solid waste disposal system, leading to the predominant practice of burning waste. According to a study by the World Bank on global trends in solid waste management, the average waste generated per person per day is 0.74 kilograms, with a wide range from 0.11 to 4.54 kilograms. Additionally, the National Sustainable Waste Management Policy for Kenya estimates that individuals in urban areas produce approximately 0.5 kilograms of waste daily. Given that Sipili B is situated in an urban region of Kenya, it will adhere to the guidelines set forth in the policy document, which indicates a daily waste generation of 0.5 kilograms per person, as shown in Table 15 below.

Table 15: Solid Waste Generation Projection

Year		2025	2030	2035
Population	**Daily waste generation per person 0.5Kgs**	**170**	**193**	**219**
Projected Daily Solid Waste Generated (Kgs)		85	96.5	109.5
Projected Monthly Solid Waste Generated (Kgs)		2,550	2,895	3,285
Projected annual Solid Waste Generated (Kgs)		30,600	34,750	39,420

The National Sustainable Waste Management Policy estimates that 60% to 70% of waste generated is organic, 20% plastic, 10% paper, 1 % medical waste, and 2% metal. Thus, the projections for solid waste segregated by type in Sipili B is as shown in Table 16.

Table 16: Waste Generation projection per waste type

Type of waste	Segregated Waste Generation Projection (annual Projection (Kgs)		
	2025	**2030**	**2035**
Organic (68%)	20,808	23,630	26,805.6
Plastic (20%)	6,120	6,950	7,884
Paper (10%)	3,060	3,475	3,942
Metal (2%)	6,12	695	788

This settlement plan suggests 7R's management strategy to ensure sustainable management of this waste. The plan also proposes setting up designated waste collection points to ensure orderly disposal and minimize indiscriminate dumping. Where government intervention is limited, a decentralized system that empowers communities to lead waste recovery and recycling, while working with local authorities, offers a practical alternative. Encouraging waste recovery and recycling is expected to create economic opportunities while reducing environmental risks.

4.8 Energy

Energy plays a crucial role in sustainable development. In Sipili B, electricity supply is relatively well-established, with 88.46% of households relying on electricity as their primary source of lighting and the rest using kerosene. The main electricity provider in the settlement is the Kenya Power and Lighting Company (KPLC). In addition to providing lighting energy, electricity is used for other purposes in the settlement, the main one being charging electronics (73.91%). Some of the other uses include 13.04% for radio or television, 8.7% for cooking, and 4.35% for lighting. The electricity usage patterns in Sipili B highlight the community's dependence on power for essential digital needs while revealing significant gaps in broader energy use. The limited use of electricity for cooking and entertainment suggests barriers related to cost and accessibility, emphasizing the need for affordable, stable, and expanded electricity infrastructure. KISIP2's focus on infrastructure upgrades provides an opportunity to enhance energy access and improve the overall quality of life within the settlement. Furthermore, recognizing the importance of renewable energy, the plan encourages the adoption of alternative energy sources such as solar power, especially for households without electricity connections. This aligns with sustainable energy goals and enhances resilience against power outages.

4.9 Social Infrastructure

Social infrastructure plays a vital role in supporting community well-being by providing essential services such as education, healthcare, and places of worship. In Sipili B, existing social facilities are within a 1km radius, making them relatively accessible. The closest public school is Lariak Primary and Secondary School, located approximately 0.34 kilometers away from the settlement, as shown in Figure 7**Error! Reference source not found.**. Additionally, residents take their children to Sipili

Secondary School, which is about 0.47 kilometers from the settlement. These educational institutions are able to serve the needs of Sipili B residents comfortably.

The majority of Sipili B residents (80.77%) rely on public healthcare facilities, with Sipili Health Center, located approximately 200 meters northwest of the settlement, being the primary medical facility. Private medical facilities that residents use include Sipili Maternity and Nursing Home, which is adjacent to the settlement, and High Field Medical Centre, located within the Settlement. This also indicates that the residents are well served by the existing social infrastructure, both in the larger Sipili settlement and its proximity.

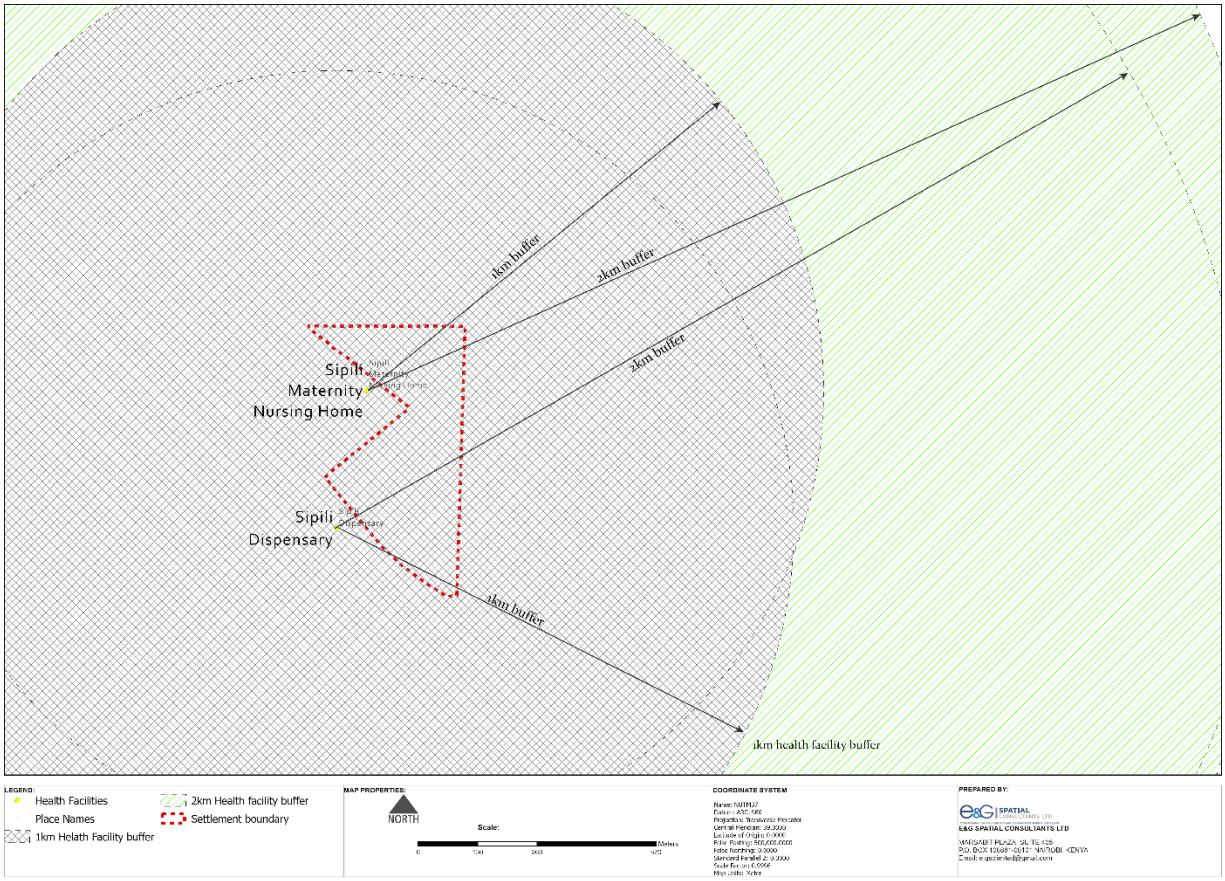


Figure 7: Distribution of Social Facilities in Proximity to the Settlement

4.10 Summary of Emerging Issues

Table 17 below is a summary of emerging issues as identified from the socioeconomic survey findings

Table 17: Summary of Emerging Issues

No.	Section/Settlement element	Key issues	Planning implications

1.	**Population & Demographic characteristics**	• The settlement population is expected to continue increasing. • Males constitute a slightly larger proportion than females. • A significant percentage of residents have attained primary-level education. • The settlement has a youthful and working-age population, providing a potential labor force.	• Population size and structure informed planning proposals, including infrastructure and service needs. • Gender split was factored to ensure planning proposals are gender sensitive in serving all the residents. • The presence of an educated population facilitates engagement in planning processes. • As part of giving back to the Sipili B community, the youths have been engaged in this project in a number of activities, including: data collection during socio-economic surveys, PAPs interviews, facilitative role during community engagements, and shall be engaged during cadastral surveying to assist in the installation of beacons and bush clearing wherever necessary
2.	**Local Economy**	• The economy is predominantly informal, with self-employment being the main source of income. • There is a high reliance on low-productivity economic activities, including small-scale businesses and casual labor. Unemployment remains a challenge.	• The plan has integrated economic spaces within the settlement through the provision of mixed-use development zones. • Improved access roads, footpaths, and drainage systems will facilitate the movement of goods and services, boosting local businesses.
3.	**Settlement Structure**	• Sipili B follows a semi-structured layout due to the influence of an existing Part Development Plan (PDP). • There is evidence of unplanned modifications and subdivisions affecting the original spatial structure.	• Planning efforts balanced existing layouts with necessary adjustments to improve accessibility and service provision. • Safeguard measures were incorporated to minimize disruption to existing residents during tenure regularization.
4.	**Housing**	• The majority of structures are single-story, with only a few multi-story buildings. • A mix of permanent, semi-permanent, and temporary structures exists, with some appearing dilapidated.	• Tenure security and planning interventions are expected to encourage investment in permanent housing. • Long-term strategies for vertical densification are explored to optimize land use.
5.	**Transportation**	• The settlement has a well-defined transportation	• Planning prioritized provision of access.

		network, but some areas remain non-motorable. • Internal access routes consist of narrow dirt footpaths, limiting vehicular movement. • No dedicated non-motorized transport (NMT) facilities exist.	• Consideration of NMT infrastructure, including pedestrian walkways, to improve mobility. • Realignment of access roads may impact adjacent structures, necessitating mitigation strategies.
6.	**Infrastructure and utility services**	• Solid waste management is poorly coordinated. • Overreliance on pit latrines, which is unsustainable in the long term. • Lack of motorable access limits the ability to empty septic tanks.	• Exploration of sustainable sewerage management options suitable for the settlement. • Infrastructure improvement will ensure service delivery, including accessibility for waste disposal trucks.
7.	**Social Infrastructure**	• The settlement lacks a health facility, with residents relying on Sipili Health Center located outside the settlement. • There is no designated recreational space.	• Opportunities to secure recreational space for the community were explored.
8.	**Current Settlement tenure system**	• Residents lack legal ownership documents, though some hold allotment letters with unclear parcel locations. • Some parcels have been informally subdivided into sizes too small for standalone registration.	• The ultimate goal of the project (currently underway) is to confer tenure rights to the beneficiaries. • A due diligence process verified and authenticated existing land claims. • Strategies provided to mitigate the effects of uneconomical subdivisions.
9.	**Environment**	• Stormwater Management and Drainage Infrastructure. • Sanitation and Wastewater Management • Water Supply and Accessibility • Solid Waste Management • Green Spaces and Recreational Facilities	• Proposed development of stormwater drainage systems along existing roads and natural drainage paths. • Proposed the allocation of space for essential sewerage trunk lines. • Proposed allocation of space for a piped water reticulation system • Proposed green spaces and integration of greenery within road reserves.

5 PLAN PROPOSALS

5.1 Overview

Building on the situation analysis presented in Chapter 4, this chapter outlines the planning approaches, principles, and structuring elements that informed the development of the settlement's plan. It translates the key issues and opportunities identified in the situational analysis into concrete proposals and strategies. The chapter further details the alternative plan options considered, provides an analysis of each, and presents the preferred plan selected for implementation, along with the corresponding proposals that align with and respond to the findings of Chapter 4.

5.2 Planning Approaches

The preparation of the Local Physical and Land Use Development Plan for Sipili B settlement was guided by a strategic selection of planning approaches that reflect the unique challenges and opportunities of informal settlements. While Sipili B has experienced a degree of organic growth, its development has also been shaped in part by a previously existing Part Development Plan (PDP). As such, the adopted planning approaches were designed to respect the current built environment, minimizing disruption to existing structures, while enhancing the settlement's livability, accessibility, and economic potential.

Central to this was the adoption of the adaptive planning approach, which allowed for the preparation of the plan in line with the existing infrastructure and plot boundaries, with significantly minimized negative impacts. The informal settlement upgrading approach was particularly instrumental as it aligned with the goals of KISIP2 Component 1, which integrates both tenure regularization (sub-component 1.1) and infrastructure improvement (sub-component 1.2). Elements of urban regeneration were also applied in key sectors, such as transport and housing, where infrastructure was restructured without resorting to the disruptive nature of urban redevelopment or clearance-based renewal. While urban renewal and redevelopment approaches were reviewed, they were ultimately deemed unsuitable due to their potential for extensive displacement.

5.2.1 Informal Settlement Upgrading

Informal settlements play a crucial role in accommodating the urban poor, primarily due to the lack of adequate conventional housing and basic services. However, these settlements often develop outside planning regulations, resulting in substandard living conditions and infrastructure deficiencies. Various strategies have been employed globally to address informal settlements, ranging from forced evictions and resettlement to formalization and integration. However, given that the land is already

occupied and developments have occurred in contravention of planning standards, there has been recent adoption of the informal settlement upgrading approach which seeks to enhance settlement conditions while maintaining community stability[3]. This incremental upgrading strategy is considered more affordable, practical, and adaptable than traditional demolition and relocation models. By integrating basic infrastructure, tenure regularization, and improved service delivery, the planning phase can facilitate equitable development while ensuring that informal settlements evolve into more livable and resilient urban spaces.

This upgrading can be managed through different means, one of them being comprehensive government-led upgrading. In this form, legal land title to plots are provided along with a full range of infrastructure and services for both homes and enterprises. This is done in consultation with the residents[4]. Consequently, this is the approach adopted by the KISIP2 under component 1 on integrated upgrading, where the tenure aspect, which is this project's focus, is under sub-component 1.1 while the infrastructure intervention will be done under sub-component 1.2 after the tenure intervention.

5.2.2 Urban renewal

Urban renewal is a strategic process aimed at redeveloping and rehabilitating deteriorated urban areas, particularly those affected by severe blight, slum conditions, and inadequate infrastructure. It is a multifaceted approach that addresses poor housing, inadequate sanitation, outdated transport networks, haphazard land use, and social issues such as crime[5]. Urban renewal is closely linked to housing reform, revitalization.

Historically, urban renewal initiatives have often prioritized slum clearance and redevelopment, sometimes leading to the displacement of low-income populations to make way for more profitable commercial, office, or luxury residential developments. However, modern urban renewal efforts have evolved to incorporate housing rehabilitation, environmental improvements, and comprehensive economic renewal strategies. In early planning movements, such as Britain's garden city and new-town concepts, urban renewal was tied to slum clearance and decentralization, relocating people and industries from congested areas to better-planned communities.

Today, urban renewal is understood as a balanced and inclusive process that not only seeks to modernize urban spaces but also to preserve social equity and sustainability. It integrates rehabilitation, renovation, and redevelopment in a way that prioritizes

[3] Ono, H. and Adrien, U. (2024) 'Community-driven informal settlement upgrading as an everyday practice: The role of urban and governance policies,' *Land Use Policy*, 146, p. 107318. https://doi.org/10.1016/j.landusepol.2024.107318.

[4] https://www.iied.org/upgrading-informal-settlements-global-south-transforming-relations-government-transforming-lives

[5] Zheng, H.W., Shen, G.Q. and Wang, H. (2013) 'A review of recent studies on sustainable urban renewal,' *Habitat International*, 41, pp. 272–279. https://doi.org/10.1016/j.habitatint.2013.08.006.

public health, infrastructure upgrades, and economic revitalization while ensuring that affected communities are not marginalized in the process.

Despite its benefits, this approach was unfit for this exercise as it resulted in much impact on structures and consequently the displacement of several residents.

5.2.3 Urban regeneration

Urban regeneration is a strategic process of revitalizing underutilized or deteriorating urban areas to enhance their economic, social, and physical environments. Unlike isolated redevelopment efforts, urban regeneration is a comprehensive and sustainable approach aimed at unlocking economic potential, improving infrastructure, and enhancing residents' quality of life[6]. It integrates physical renewal with socio-economic revitalization, ensuring long-term benefits for both the urban environment and its inhabitants.

At its core, urban regeneration stimulates economic growth by attracting investment, creating job opportunities, and fostering innovation. By repurposing and reinvesting in neglected areas, this process unleashes untapped potential, making urban areas more competitive and livable. The redevelopment of infrastructure, housing, and public spaces plays a key role in enhancing urban functionality, addressing challenges such as traffic congestion, insufficient public spaces, and inadequate service delivery.

5.2.4 Urban redevelopment

Urban redevelopment is the process of rebuilding or rehabilitating sections of urban areas that have become blighted, involving activities such as acquisition, replanning, clearance, rehabilitation, or complete rebuilding for residential, recreational, commercial, or industrial purposes[7]. While urban renewal focuses on reestablishing the usability of existing structures, urban redevelopment entails demolishing and reconstructing buildings or infrastructure to create new, modernized spaces. Blighted areas should not be equated solely with informal settlements, though they often form a significant part of blighted zones. A blighted area is characterized by unsafe, unsanitary, and inadequate dwellings, a lack of air, light, and open space, or overcrowded and poorly designed layouts. Additionally, economically and socially undesirable land uses contribute to declining land values, business stagnation, and population shifts, making such areas a liability to the community.

Urban redevelopment often involves demolition and reconstruction or substantial renovation within urban infill areas or existing urban service zones. However, this approach can have severe consequences, including significant displacement of residents and disruption of existing structures. Due to these impacts, redevelopment was not considered suitable in this context, considering that minimizing negative impact and preserving the existing built environment was a priority.

[6] *Urban Regeneration | UN-Habitat* (no date). https://unhabitat.org/topic/urban-regeneration.
[7] Weil, A.L. and Scigliano, A., 1947. Urban Redevelopment. *U. Pitt. L. Rev.*, *9*, p.74.

5.2.5 Adaptive approach

Based on previous projects, KISIP2 intends to apply the use of adaptive planning to minimize the displacement of residents. This is an approach that lays out infrastructure and plots in close alignment with the existing layout of the settlement. This approach has reduced displacement by up to 85% in some settlements, compared to what would have occurred had the normal standards been applied.

This is the best fit approach for this plan as it involves the use of flexible planning standards to minimize displacement and resettlement and maintain the existing social fabric in informal settlements because of their morphology that does not allow for plans to conform to conventional planning standards without significant displacement. With regard to Sipili B Settlement, the adaptive approach was the best fit because it was found to cause minimal impacts.

5.3 Planning Principles

The planning process for the Sipili B settlement was anchored on key principles designed to promote sustainability, inclusivity, and practicality in the proposed interventions. These principles informed not only the physical planning process but also guided the subsequent surveying and tenure regularization efforts. By grounding land use decisions in these guiding values, the plan aims to ensure efficient use of resources, enhance livability, and deliver long-term benefits to the community. The following planning principles guided the preparation of this plan:

5.3.1 Public/Community participatory planning

Public participation is a fundamental principle enshrined in the Constitution of Kenya, 2010. Article 10(2) (a–c) highlights national values such as democracy, inclusiveness, transparency, and accountability, while Article 174(d) recognizes the right of communities to manage their own affairs and drive their development. In relation to land, Article 61 affirms the public's role in decisions concerning land acquisition, management, and ownership—whether public, private, or community land. These constitutional provisions establish public engagement not just as a legal requirement, but as a cornerstone of good governance and inclusive planning.

In Sipili B, this principle was actively applied throughout the project. From the project's inception, the community was engaged through a series of consultative forums aimed at fostering transparency and promoting shared ownership of the outcomes. Public participation was central to key stages such as the socio-economic survey, visioning, and the community participatory planning sessions.

Most critically, during the plan preparation stage, community members were directly involved in identifying priority needs and proposing land use changes that reflect their aspirations for improved infrastructure, accessibility, and quality of life. This input shaped the proposals and informed decisions on interventions such as road realignment. Additionally, representatives from county and national government

offices, along with local administrators, were engaged to ensure cross-sector alignment and institutional support.

5.3.2 Land-use integration and Effective Land Management

Effective land management is central to sustainable development and balancing the settlement's development needs with the long-term goals of environmental conservation, spatial organization, and socio-economic improvement. Given the existing informal nature of land occupation and uncoordinated development patterns, the planning process for Sipili B incorporated a comprehensive analysis of land characteristics, demographic trends, and infrastructure gaps to inform practical and sustainable land use interventions. As an application of this principle, the planning process of Sipili B critically evaluated the efficiency and compatibility of existing land uses, a notable case being the existing slaughterhouse, which occupies a relatively large parcel of land yet remains significantly underutilized. Given Sipili B's identity as a commercial and service center for the surrounding region, it was essential to assess whether the current location, scale, and use of the slaughterhouse aligned with the economic and spatial aspirations of the community. While livestock farming remains a key livelihood activity in the broader Laikipia area, the size and underuse of this particular facility present an opportunity for reevaluating the land use.

5.3.3 Environmental Protection and Investment in Green Assets

Sipili B, like many urban settlements, faces increasing pressure on its natural environment due to population growth and expanding economic activities. These changes can lead to challenges such as waste accumulation, pollution, and loss of natural space if not managed well. To address this, the plan emphasizes environmental protection and the development of green spaces as key elements of sustainable urban development. This includes the inclusion of green corridors along the proposed roads and the establishment of other green spaces. These efforts aim to create a healthier living environment while supporting the settlement's vision of becoming a clean, organized, and resilient commercial center. Applying this principle in Sipili B will require collaboration between the county government, the local community, and development partners to ensure that conservation efforts are integrated into ongoing and future development activities.

5.3.4 Inclusive Governance Systems

Effective governance is crucial for the successful implementation of the plan. Given the informal nature of the settlement and the presence of both traditional and formal land tenure systems, an inclusive and collaborative approach was essential to ensure that all voices were heard, especially those of vulnerable groups. Throughout the planning phase, stakeholder engagement was prioritized, involving community members, local leaders, and institutional actors. This helped shape a development plan that reflects the community's aspirations while balancing technical standards with lived realities. This principle will also guide the coordination between Laikipia County Government and other relevant agencies in the implementation of this plan.

5.3.5 Enhanced Economic Potential

The principle of enhancing economic potential is especially relevant to Sipili B settlement, which has organically developed into a commercial node within Laikipia County. The settlement's strategic location along the Rumuruti-Sipili-Kinamba road, coupled with the high proportion of mixed-use developments and active trading activities, makes it a key area for targeted economic growth. The planning process recognized this potential and integrated proposals that strengthen existing livelihoods, support local enterprises, and improve access to markets. This included specific planning interventions such as an increase in mixed land use percentage. Additional proposals such as realignment and widening of access roads, provision of commercial zones (in the adjacent Sipili A settlement), and improved infrastructure like street lighting and sanitation, are geared toward enabling a more conducive environment for business and mobility as they have a direct connection as illustrated by Figure 8 .

Figure 8: Factors Affecting Economic Potential

5.3.6 Enhanced Disaster Risk Management

At the planning stage, enhancing disaster risk management has been central to ensuring the long-term safety and resilience of Sipili B settlement. This principle focuses on the early identification and mitigation of risks that could adversely affect the community. Through the planning process, key hazards specific to the settlement, such as drought, conflict, fire outbreaks, and diseases, were identified.

In response, the plan incorporates strategies aimed at reducing vulnerability through improved infrastructure layout. For instance, proposed road realignments enhance emergency access, while the inclusion of open spaces can serve as assembly points during emergencies. Additionally, the plan promotes community awareness and preparedness through targeted engagement, laying the groundwork for the development of localized early warning systems and disaster response mechanisms in future implementation phases. This principle ensures that the settlement not only addresses current risks but is also better equipped to manage and recover from potential future disasters.

5.3.7 Promotion of Connectivity and Sustainable Mobility

Sustainable connectivity and mobility refer to the efficient, secure, safe, affordable, and accessible movement of people and goods in a manner that is environmentally friendly. These principles are fundamental to advancing sustainability within inland transport systems, including road networks. Well-developed transport infrastructure and services are critical to the effective functioning of any economy, as they enhance connectivity both within and beyond the borders of the settlement, facilitating the movement of people and goods. The proposed strategies for enhancing connectivity and sustainability are guided by the principles of efficiency, affordability, accessibility, safety, security, and environmental stewardship[8].

This principle is central to the transformation of Sipili B settlement into a well-connected, accessible, and economically viable area. In line with the community's vision of becoming a social and economic hub, the planning process prioritized improving internal and external mobility through the improvement of infrastructure. The planning phase involved realignment and widening of roads to accommodate multiple forms of transport while enhancing access. It also included the accommodation of pedestrians and cyclists, seeing as they constitute a significant percentage of the settlement's population.

By embedding principles of connectivity, affordability, and environmental soundness, the plan not only supports local movement and trade but also strengthens links with neighboring towns like Rumuruti, Kinamba, and Nyahururu. This holistic approach positions transport as a key enabler of economic and social activity, aligning mobility solutions with broader goals of resilience, accessibility, and accessibility within Sipili B.

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

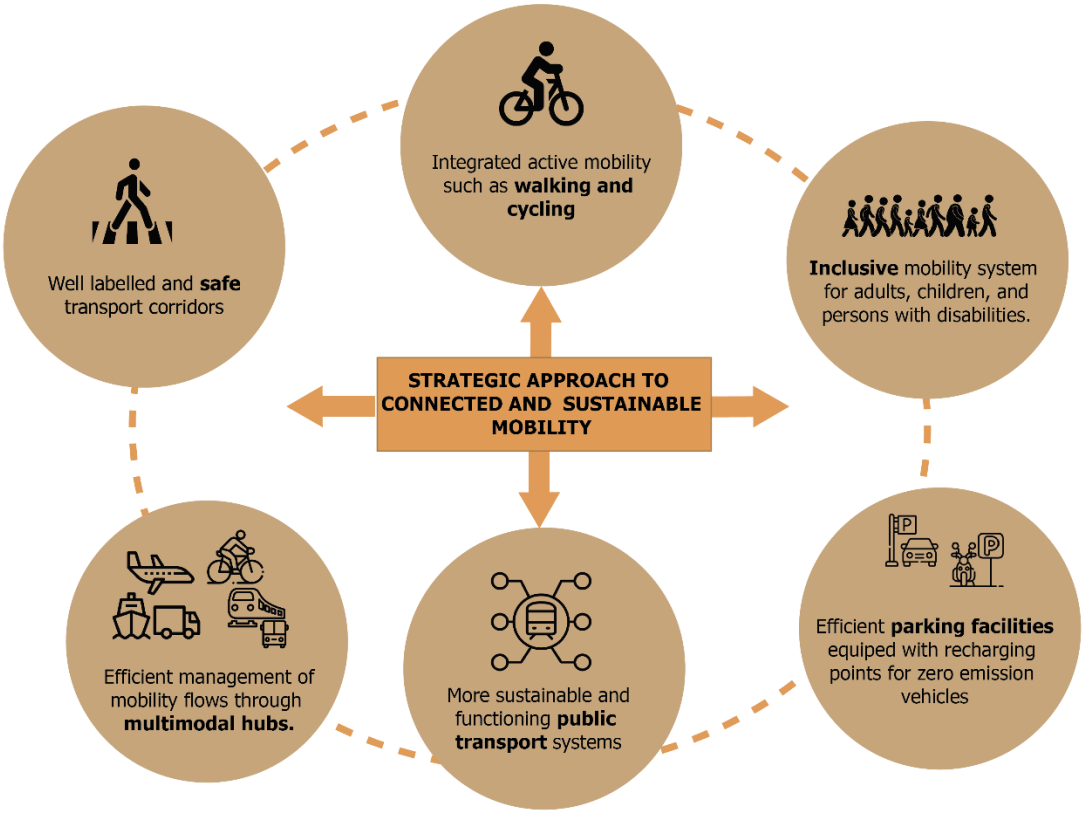


Figure 9: Linkage of Connected and Sustainable Mobility

5.3.8 Develop a System of Public Facilities and Services

This principle emphasizes that all residents, regardless of their physical condition or financial status, should have equal opportunities to access and utilize public amenities and services. These services include public administration, education, healthcare facilities, law enforcement, emergency services, immigration, customs, and consumer protection. It focuses on creating a system of public facilities and infrastructure that is universally accessible. Considering that KISIP 2 takes into consideration the needs of vulnerable populations, the plan aims to promote public projects that prioritize accessibility, enhance service quality, support independent mobility, foster social integration, and uphold the dignity and rights of individuals with disabilities.

5.3.9 Equitable and Enhanced Utilities Provision

The provision of basic services is vital for all residents, ensuring they are easily accessible to every member of society, regardless of geographical location, socioeconomic status, or physical ability. This principle acknowledges that services such as clean water, sanitation, and transportation are essential for promoting human development, reducing inequality, and fostering social inclusion.

Planning facilitates the strategic placement and efficient operation of these basic services to address disparities, enhance quality of life, and empower marginalized communities. The plan supports these goals through infrastructure development, the implementation of inclusive policies and regulations, the use of technology to bridge gaps, and the active participation of local communities in decision-making processes.

5.3.10 Promote Heritage, Cultural, and Natural Preservation

This principle is founded on the recognition of the inherent value of cultural assets and the need to preserve them for both current and future generations. It involves the protection, conservation, and promotion of both tangible and intangible cultural heritage, including historical sites, artifacts, traditions, languages, and customs. The goal of heritage and cultural preservation is to ensure the transmission of cultural knowledge and identity, promoting a sense of continuity and belonging within communities. This approach integrates legal frameworks, conservation methods, and active community involvement.

5.3.11 Gender Equity and Social Inclusion

Gender inequality and social exclusion are prevalent in Kenya, particularly in matters of land ownership. The KISIP2 project seeks to ensure that the rights of vulnerable and marginalized groups are protected and that no discrimination occurs during the planning and implementation phases of the project. Vulnerable groups identified in Sipili B included widows. This principle has been, and will continue to be, central in ensuring that their views and concerns are included in the plan and that they are not denied the legal right to own the land they claim.

5.4 Plan Structuring Elements

The structuring elements of the prepared plan include the settlement boundary, which is primarily defined by the surrounding roads. These include the road to Rumuruti and the road to Kinamba, both of which connect the settlement to the broader township and the adjacent Sipili A settlement. Other key features within the boundary are the slaughterhouse and the petrol station. The layout of the proposed internal access roads network was largely influenced by the previous part development plan and the existing structure of the settlement. These elements are further discussed below.

5.4.1 Project area boundary

The project boundary was defined by the Laikipia County government and served as a crucial structuring element for the LPLUDP. Based on the project boundary provided, it was established that the project area spans approximately 10.14 Ha. This boundary provided a clear spatial framework, guiding the allocation of land for various uses such as residential, recreational, and mixed-use spaces. It ensured that all the proposed development activities were coordinated and managed within a well-defined area. By setting these limits, the boundary helped prevent further unplanned expansion and protect the open spaces. Additionally, the boundary also facilitated effective stakeholder engagement and regulatory compliance, ensuring that the plan aligned with national and local planning standards.

5.4.2 Existing access networks

In the preparation of the LPLUDP, access networks played a significant role as structuring elements. The main access network is the Kinamba-Sipili-Rumuruti road that serves as a primary entry point into the settlement. Internally, the settlement

features a well-structured transport network comprising main access roads ranging from 9 to 25 metres wide and rear service lanes about 6 metres wide. These networks were crucial in shaping the connectivity and accessibility within the settlement. They influenced the allocation of transport networks and other land uses, ensuring that development was coordinated and accessible.

5.4.3 Existing settlement development layout

The existing development layout of the settlement served as a key structuring element in the plan. Given the main objective of regularizing tenure, many of the current settlement features were retained to minimize potential negative impacts that could lead to displacements. However, proposals for road realignments were included to enhance accessibility and connectivity. The settlement's existing distribution of land uses formed the basis for determining the proposed land-use zones, ensuring that the plan aligned with the existing character of the area while promoting sustainable development.

5.4.4 Natural features

Natural features played a significant role as structuring elements in the preparation of the LPLUDP for the settlement. Key natural features include:

- Terrain: The gently sloping nature, with elevations ranging from 2015 to 2046 meters above sea level, affects drainage patterns and land use suitability.
- Vegetation Cover: Accounting for about 12.5% of the total area, it impacts biodiversity and aesthetic appeal.
- Phaeozems soils: Guided the allocation of land uses that benefit from good drainage, easy root penetration, and stable terrain, such as residential and agricultural zones.

These natural features guided the allocation of land uses and informed strategic actions such as installing drainage channels to prevent water stagnation and greening accessways to enhance environmental sustainability.

5.4.5 Abutting Features

The abutting facilities, such as Sipili secondary school, Lariak primary and secondary schools, and the Sipili Maternity Nursing Home, were key in defining the boundaries.

5.4.6 Project Guidelines on PAPs

Project guidelines prioritized minimizing impacts on PAPs (Project-Affected Persons), with road width specifications and realignments identified as the primary impact sources. Consequently, these factors critically shaped the design of proposed access roads, pathway networks, and, more broadly, the overall spatial layout of the plan. The emphasis on zero or minimal disruption ensured that road dimensions and alignment adjustments were central to balancing development needs with community welfare.

5.5 Alternative Planning Scenarios

5.5.1 Overview

This plan considered two planning alternatives (Nil Intervention and adaptive planning scenario) towards the delivery of the key objective of this assignment. The development of the alternatives was largely informed by the existing spatial structure as illustrated on the base map, along with the following considerations;

1. Objective of the project– Improving the living and working conditions of people living and working in the informal settlements, through the provision of security of tenure
2. Compliance with World Bank Safeguard provisions (O.P. 4,12) that require minimal impact generation.
3. Opportunities and constraints of the settlement
4. Settlement structuring elements as discussed under Section 5.4 above.
5. Community needs and aspirations as identified through socio-economic survey, community participatory planning exercise, and through the various stakeholders' meetings.
6. General planning principles as discussed under Section 5.4 of this chapter.
7. Requirements of land registration by the Ministry of Lands and Physical Planning
8. Applicable planning standards

An analysis of the three plan options/alternatives is explored below:

5.5.2 Alternative 1: Nil Intervention

This planning alternative explores the scenario where no physical planning interventions are undertaken in Sipili B settlement, and the existing settlement structure is retained as-is. Under this option, tenure regularization would proceed through the issuance of a single community title covering the entire settlement, without adjustments to the current layout or infrastructure. While this approach minimizes disruption to existing developments, it also results in the continuation of prevailing land use patterns and access networks. The implications of this option are examined below, highlighting its potential advantages and disadvantages.

Advantages of the Nil alternative

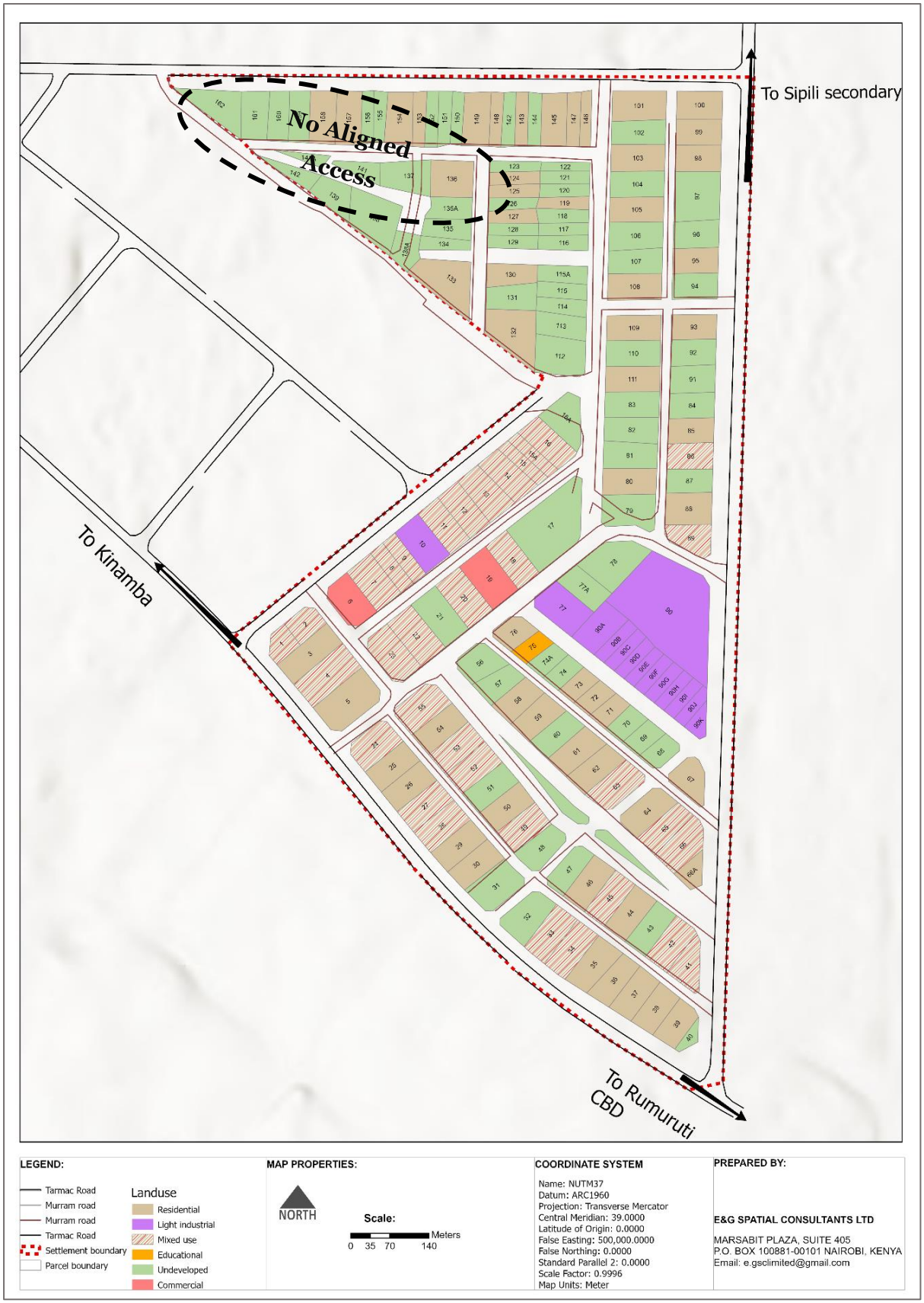
i. The community appreciated the advantage that this option would avoid the demolition of existing structures or relocation of individuals.
ii. The community also perceived the maintenance of the existing social network as an advantage.
iii. Some community members felt more comfortable knowing ownership would remain with them collectively.

Disadvantages of the Nil alternative

i. It was clarified to the residents that pursuing this option would render their participation in the project purposeless, since no interventions would be implemented to improve living conditions.
ii. Sipili B community members were similarly informed that, without intervention, the transport network would remain undefined and haphazard and would only get worse with time, with possible continued encroachments on the available roads.
iii. Residents were informed that the absence of intervention or formal planning could result in land boundary disputes, given that current demarcations are only informally recognized.
iv. It was highlighted that without planning intervention, the settlement would likely deteriorate further into spatial disorder.
v. The community was made aware that unaligned accesses would not meet surveying requirements, leading only to one collective settlement title. The community members strongly opposed the idea of having grouped title ownership, even for two neighbours, let alone grouping them as an entire settlement for a single title.
vi. Residents were informed that the Nil option could increase the likelihood of encroachment beyond the boundary, especially into the flood-prone eastern side.
vii. The planning team explained that without intervention, incompatible land uses could emerge, leading to conflicts.
viii. It was also clarified that the settlement would continue to face deficits in infrastructure and community facilities. Residents recognized this as a serious limitation.
ix. The difficulty of laying water, sewer, and electricity infrastructure without passing through existing structures was explained, and Sipili B community understood this challenge.
x. The community was informed that this option would limit the attractiveness of the area for redevelopment and investment, since people rarely invest in places with unplanned development order.

Table 18: Land Use Budget for NIL Intervention

Land Use Name	LU_Code	Colour code	Sum of Area	Percentage
Residential	0		2.43	23.92%
Industrial	1		0.62	6.14%
Educational	2		0.02	0.22%
Commercial	5		0.11	1.11%
Transportation	7		2.61	25.78%
Mixed Use	10		1.52	15.04%
Undeveloped			2.82	27.81%



Map 12: Sipili B Settlement Nil Intervention option

5.5.3 Alternative 2: Adaptive Option

The adaptive planning option builds upon the existing structure of Sipili B settlement by employing flexible planning standards that respect the current built environment while introducing strategic improvements. As outlined in Section 5.2.5, this approach seeks to minimize displacement and retain the organic character of the settlement by aligning new planning proposals closely with what already exists on the ground.

This option recognizes that earlier planning efforts, particularly the Part Development Plan (PDP) prepared in 1999, provided an initial framework for the settlement's development. However, it also acknowledges that the PDP was only partially implemented, and over time, informal subdivisions and varied development patterns have led to misaligned roads and inconsistent road widths. While the adaptive plan draws from the general structure introduced by the PDP, it goes further to formalize access and provide land use allocations to meet the current needs of the settlement.

Key to this option is the provision of accessible internal roads ranging from 6 to 25 meters in width, ensuring that each plot is served without significant disruption to existing structures. The advantages and disadvantages of this option are analyzed below.

Advantages of the Alternative

i. It was clarified that this option would cause minimal interruptions to the current settlement structure and that the existing spatial layout would largely be retained.
ii. Residents were informed that road provision and realignment would be achieved, with some roads widened up to 25m. This was acknowledged as a positive development.
iii. The community was made aware that accessibility to all resultant plots would be ensured, which they agreed would greatly improve movement within the settlement.
iv. It was explained that the proposals emphasized accessibility rather than full motorability, while still maintaining internal connectivity in line with planning principles.
v. Participants were assured that existing community social networks would be preserved, which they valued highly.
vi. Residents were informed that this alternative would allow for individual titling of plots, aligning with their preferred model and respecting the principle of public participation.
vii. It was clarified that compatible land use zones (e.g., commercial and mixed-use areas) had been proposed to reflect community visioning and align with the principle of land use integration.
viii. The planning team explained that existing community facilities would largely be retained, with appropriate land use assignments and future planning guidelines to support sustainable redevelopment.

Disadvantages of the Alternative

(i) The community was informed that immediate implementation of this option would be challenging owing to the scale of major proposals, particularly road development, and the facilitation required for affected people

(ii) It was clarified that 43 structures would be partially affected due to access realignments. Residents understood and accepted that mitigation measures would be required.

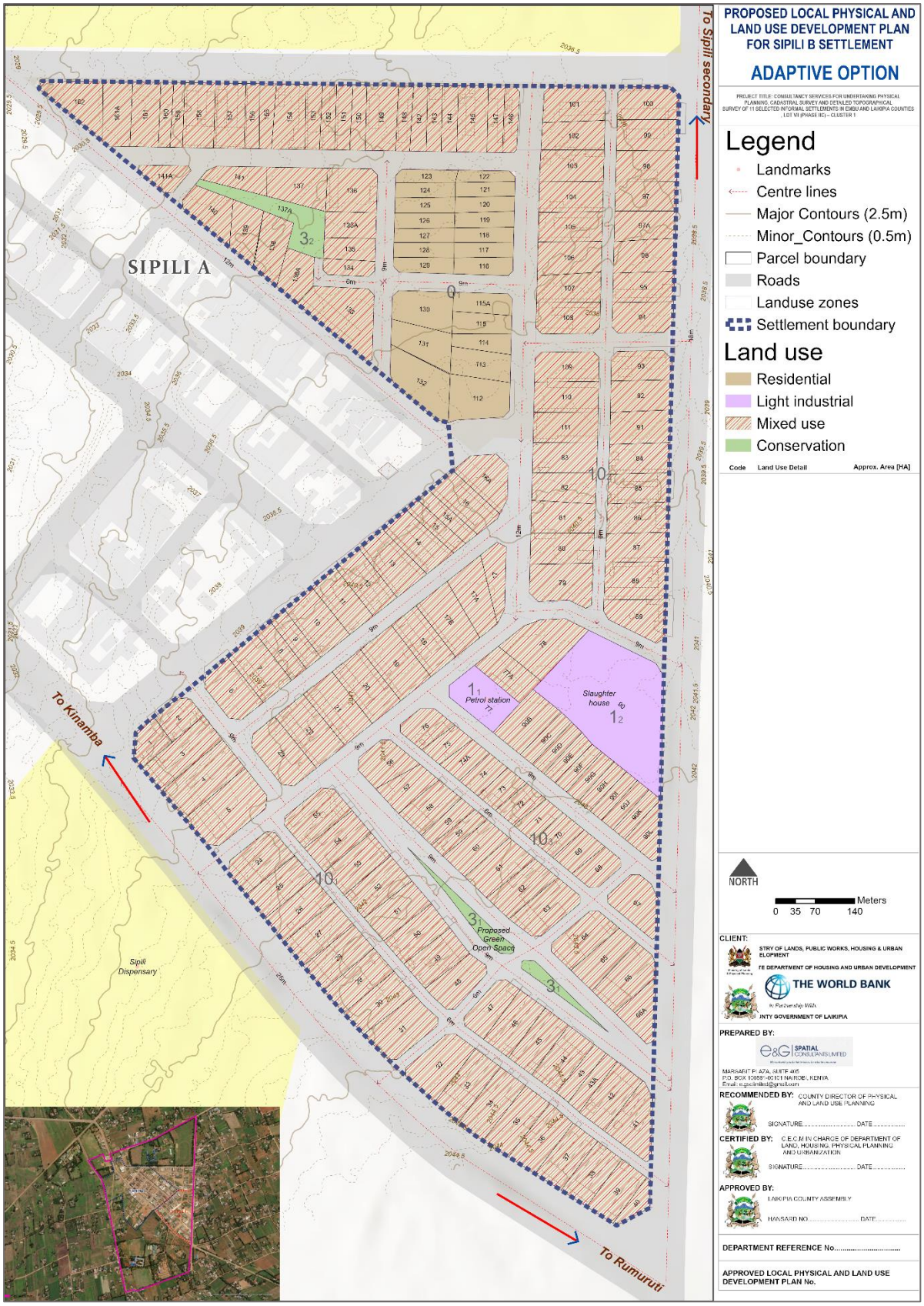
5.5.3.1 Land Use Budget for the Adaptive Option

The table below illustrates the percentage and acreages of the various land uses achieved for Sipili B settlement under the adaptive option.

Table 19: Adaptive option land use budget

Land Use Name	LU_Code	Colour code	Sum of Area	Percentage
Residential	0		0.65	6.41%
Industrial	1		0.35	3.45%
Recreational	3		0.12	1.18%
Mixed Use	10		6.75	66.57%
Transportation	7		2.27	22.39%

Map 13 is a spatial representation of this option.



Map 13: Adoptive Planning Scenario

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

5.5.3.2 Impact Analysis of the Adaptive Option

While the adaptive planning option aimed to strike a balance between improving infrastructure and minimizing adverse impacts on existing structures, there were still some impacts that resulted from the realignment and creation of roads. A total of 43 structures were impacted by the adaptive scenario, as detailed in Table 20 below and presented in Map 14 below. Most impacts were on permanent structures, which are the most prevalent in the settlement; these were 32 structures, followed by 10 semi-permanent structures and 1 temporary structure. Within the project guidelines, the number of impacts, particularly the permanent structures, would have cost implications arising from the need to facilitate the PAPs and preparation of a Resettlement Action Plan & / Environmental and Social Management Plan.

Table 20: Impact Analysis on Adaptive Scenario

Impact Generated	43 Structures
Permanent	32
Semi-permanent	10
Temporary	1

Map 14 spatially portrays the impacts.

Map 14: Adaptive Option Impact Analysis

5.6 Evaluation and Selection of Plan Alternatives

5.6.1 Impact Analysis of Scenarios

	Criteria	Nil Intervention	Adaptive Planning Scenario
a.	Security of Tenure	○ Some parcels will remain landlocked ○ Settlement living conditions shall not have been improved ○ Community Title will be issued	○ Implementable in the short to medium term horizons with minimal negative impacts to beneficiaries. ○ Tenure security will be attained at an individual level. ○ Reduced parcel sizes owing to space allocations towards roads creation and realignments, and public utilities.
b.	Development Control Guidelines	○ No development control guidelines exist	○ Guidelines provided for short -medium term planning period
c.	No of PAPS generated	No PAPs are generated	○ 43 structures were affected largely by road creation and alignment. ○ More PAPs because roads generated under this option are wider and more symmetrical.
d.	Transportation	○ The settlement retains its current transportation networks, consisting of haphazard, uneven, and undesignated paths, which offer minimal accessibility and connectivity.	○ Accessibility, connectivity, and symmetry of roads achieved, ranging from 6-25 metres. ○ Road designation and symmetry. ○ Access to all parcels achieved
e.	Residential Options	The existing situation is characterized by residential houses and mixed-use	The settlement has been zoned primarily for mixed land use with integration of other compatible land uses, including public purpose and recreational spaces.
f.	Education	○ The settlement will continue to rely on the neighbouring institutions	○ The settlement will continue to rely on the neighbouring institutions.
g.	Commercial	Will rely on the available undesignated commercial areas	○ More commercial spaces can be integrated to achieve optimal land use under the proposed mixed-use zones.
h.	Recreational	No recreational space	Provision of recreational spaces, including parcel 137A.
i.	Public Utilities	The existing water tank/point in the larger Sipili settlement will be retained.	○ Existing water tank/point will be retained ○ The 9m and above circuits will be able to accommodate ancillary services such as drainage and waste receptacles
j.	Public Purpose	No existing public facilities.	○ A Community Social Hall is proposed on Parcel 90, the site previously occupied by the slaughterhouse. ○ Access to existing public purpose facilities in the larger Sipili Settlement.
k.	Mixed-Use Developments	Scattered undesignated space for mixed-use developments.	The settlement is zoned as mixed-use to maximize its commercial potential.

5.6.2 Evaluation of Alternatives through Goals Achievement Matrix

To evaluate and compare the alternative planning scenarios proposed for the settlement, a **Goal Achievement Matrix (GAM)** was formulated. This tool provided a structured and systematic method for assessing how well each scenario aligned with the overarching goals and objectives of the project.

The development of the matrix began by clearly defining the key project goals, which reflected both planning principles and stakeholder expectations. These goals included:

1. Security of tenure.
2. Improved living and working conditions of residents.
3. Compliance with World Bank safeguard provisions (particularly the principle of minimal or zero displacement of Project Affected Persons - PAPs).
4. Consideration of the settlement's existing opportunities and constraints.
5. Responsiveness to community needs and aspirations, as captured during socio-economic surveys, participatory planning sessions, and stakeholder engagements.
6. Adherence to applicable planning standards.

Table 21: Goal Achievement Matrix

Evaluation Criteria		Planning Alternative	
		Nil Alternative	**Adaptive-Option**
1.	Security of Tenure	1	1
2.	Improved Living and working conditions of residents	0	1
3.	World Bank Safeguard provisions (Zero/Minimal PAPS)	1	1
4.	Factoring Opportunities and Constraints of the Settlement	0	1
5.	Community needs and aspirations (as dictated through socio-economic survey, community participatory planning exercise, and through the various stakeholders' meetings	0	1
6.	Planning standards	0	0.6
7.	Requirements for land registration by the Ministry of Lands and Physical Planning	0	1
8.	Planning principles	0	1
TOTAL SCORE		**2**	**7.6**

5.6.3 Selection of Best Alternative

As previously discussed in Section 3.11 and in line with the principle of public participation, two planning options were presented to the community on the 26th of March 2024: the Nil Intervention and an Adaptive Option. The community unanimously opted for the Adaptive Option but raised several comments, as did the

technical team. These included, among others, the relocation of the slaughterhouse and the designation of a cemetery within the settlement. After reconciling both sets of comments and subjecting the plan to further evaluation using tools such as the Goal Achievement Matrix, as shown in Section 5.6.2, a final Plan was developed.

This Plan ensures the achievement of individual registration of all parcels while minimizing the number of Project Affected Persons. Specifically, the realignment and enhancement of transportation networks under this option will impact 38 structures, reduced from the initial 43 structures affected by the Adoptive Option. These include a mix of permanent and semi-permanent structures, some affected only on the eaves.

The final Plan was subsequently presented back to the community on 25th June 2025, where it was unanimously validated and adopted as shown in Plate 18. For the resultant impacts, mitigation measures will be applied in line with the provisions of the World Bank OP 4.12 and the project's Environmental and Social Management Framework (ESMF), which requires preparation of an Environmental and Social Management Plan (ESMP).

Plate 15: The Community presented with the Nil Intervention and Adaptive Option

Plate 16: The Community Unanimously Choosing the Adaptive Option

Plate 17: Community Presented with the Plan for Sipili B Community

Plate 18: Validation of the Plan by the Sipili B Community

Advantages

a) A clear road hierarchy has been achieved
b) Allowed for efficient accessibility and connectivity within the settlement

c) Other than tenure regularization, the settlement would benefit from well-defined infrastructure layouts
d) Has achieved green spaces and pocket parks and recommended them for recreational use
e) Optimal space utilization by eliminating the existing haphazard organization that has led to space underutilization
f) Allowed for intensification and densification of developments
g) Best for futuristic development dynamics
h) Vertical developments and horizontally aligned layouts would enhance economies of scale in utilities reticulation and space use
i) The option was acceptable to the community members as it will largely open up the settlement for development

Disadvantages

a) Possible resistance by those who will be affected to create access ways
b) Would result in more, however, manageable project affected persons-58 structures

5.7 The Sipili B Settlement Plan

The proposed planning strategies for Sipili B settlement have been developed through a participatory and inclusive process that involved community members during visioning and planning forums, consultations with key stakeholders, and professional input from the Consultant. As land is a critical resource in planning, forming the foundation upon which all physical and socio-economic activities occur, this section explains how various land uses have been allocated within the preferred plan.

Beyond allocation, the plan introduces significant improvements for the settlement, such as enhancing accessibility through an organized road network, providing adequate space for social amenities and green areas, promoting mixed land uses to support livelihoods, and guiding orderly future growth. In addition to presenting the land use budget and specific proposals, the section highlights the advantages and disadvantages of the plan, reflecting how community priorities, professional expertise, and stakeholder perspectives, including those from KISIP NPCT/CPCT, were reconciled in shaping the final layout.

Advantages

j) A clear road hierarchy has been achieved
k) Allowed for efficient accessibility and connectivity within the settlement
l) Other than tenure regularization, the settlement would benefit from well-defined infrastructure layouts
m) Has achieved green spaces and pocket parks and recommended them for recreational use
n) Optimal space utilization by eliminating the existing haphazard organization that has led to space underutilization

o) Allowed for intensification and densification of developments
p) Best for futuristic development dynamics
q) Vertical developments and horizontally aligned layouts would enhance economies of scale in utilities reticulation and space use
r) The option was acceptable to the community members as it will largely open up the settlement for development

Disadvantages

c) Possible resistance by those who will be affected to create access ways
d) Would result in more, however, manageable project-affected persons-38 structures

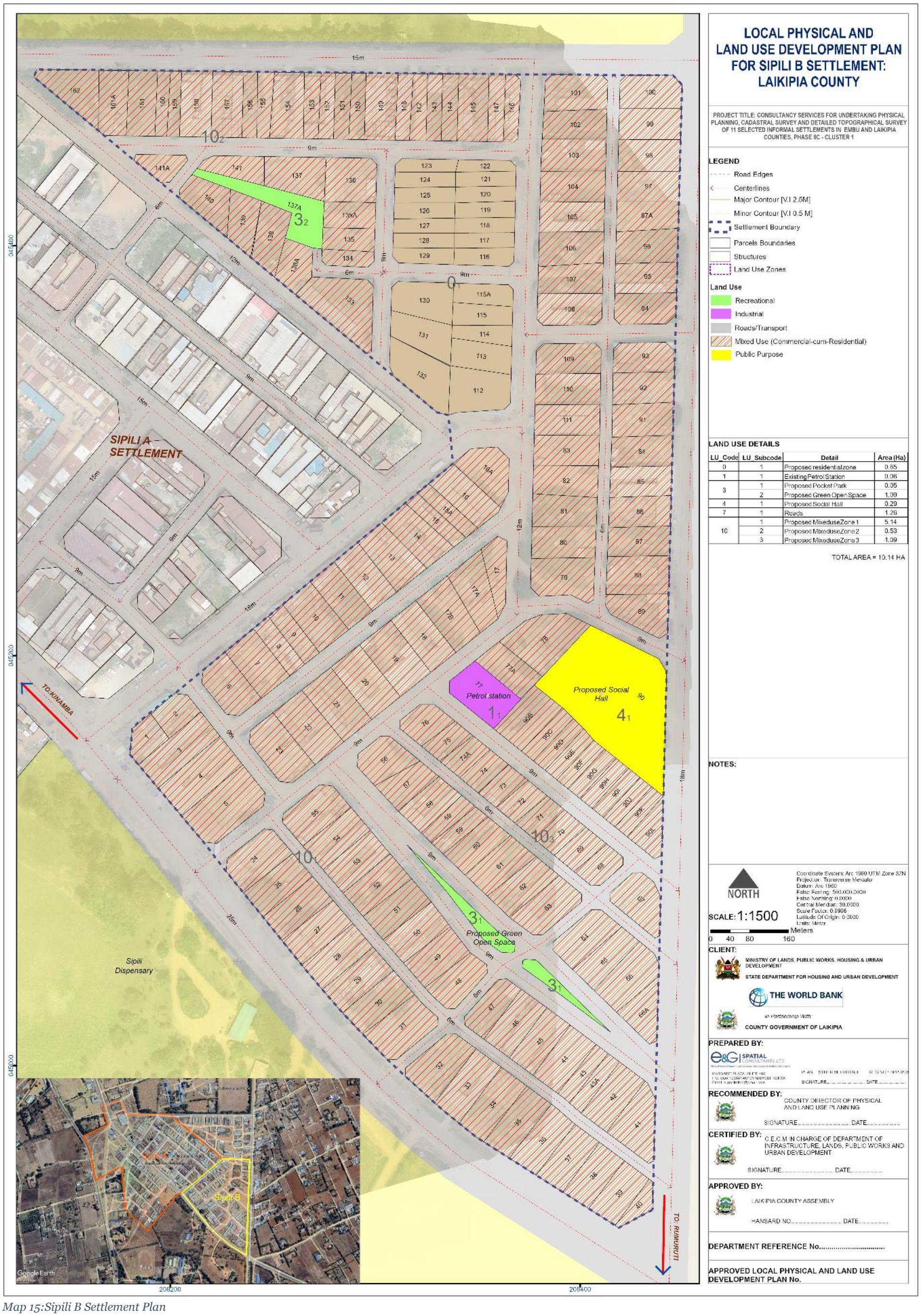
5.7.1 Land Use Budget

The land use budget for the Sipili B Settlement Plan provides a detailed breakdown of how the available land within the settlement has been allocated to various uses in the preferred plan option. It serves as a critical tool for assessing the efficiency, balance, and equity of land distribution, ensuring that adequate space is reserved for residential, commercial, public utilities, social amenities, circulation, and open spaces. This section presents the land use budget, illustrating how competing needs have been reconciled within the limited land resource, while aligning with planning standards, community priorities, and long-term sustainability goals.

It is important to note that a significant percentage of some land uses, such as residential zones, commercial zones, and additional public facilities, have not been proposed within Sipili B itself. This is because such amenities already exist within the adjacent Sipili A settlement and are within convenient reach of Sipili B residents. This approach ensures that land is used efficiently without duplicating services and therefore optimizes the available space. The land use proposals under the plan are outlined below.

Table 22: Land Use Proposals Under the Plan

LU Code	LU Subcode	Details	Area (Ha)	Percentage
0	1	Proposed residential zone	0.65	6.40%
1	2	Existing petrol station	0.06	0.59%
3	1	Proposed pocket park	0.049	1.17%
	2	Proposed pocket park	0.07	
4	1	Proposed Social Hall	0.29	2.87%
7		Transportation	5.74	22.39%
10	1	Proposed mixed-use zone	2.79	66.58%
	2	Proposed mixed-use zone	2.88	
	3	Proposed mixed-use zone	1.09	
Total Area			**10.14**	**100**



Map 15:Sipili B Settlement Plan

5.7.2 Land Use Proposals of the Plan

5.7.2.1 Residential

Situated along roads connected to larger towns such as Rumuruti and Kinamba, Sipili B can be considered a strategic transit town and local urban centre. Therefore, residential land use, which initially accounted for 23.92% of the total settlement area, has been significantly reduced to 6.40% under the plan. This reduction reflects the deliberate shift towards mixed-use zoning, in recognition of Sipili B's growing role as a commercial and service hub.

Public participation outcomes confirmed this direction, with residents advocating for the area to be predominantly zoned as mixed-use in order to promote enterprise and create opportunities for local livelihoods. The plan, therefore, prioritizes frontage plots and activity corridors for commercial-cum-residential development, ensuring that business and residential functions are well integrated.

While most of the existing residential structures are expected to persist in the short term, the regularization of land tenure is expected to encourage property owners to invest in modern, permanent buildings. Over time, this is anticipated to drive a transition from single storey to multi-storey structures, supporting gradual vertical densification. This approach is consistent with planning principles, promoting efficient land use while maintaining the settlement's livability and social fabric.

Figure 10: Residential Land Use in the Settlement

5.7.2.2 Mixed Land Use

Given that Sipili B is situated within a town center and was already characterized by a significant level of mixed land use (15.04%) at the initial stage, the plan increases this proportion to 66.58%. This proposal aims to reinforce the town center function of Sipili B by promoting integrated land utilization. Mixed-use development, where multiple land use types such as residential and commercial are combined either vertically within buildings or horizontally across plots, offers a practical approach to optimizing limited urban space.

To ensure orderly growth, compatibility of these uses has been a key planning consideration at various scales: building, plot, and neighborhood levels. Furthermore, the designation of mixed-use areas was influenced by the capacity and hierarchy of access roads. Roads fronting these zones are of sufficient size to accommodate the anticipated increase in both human and vehicular traffic typically associated with such environments, this includes roads with widths ranging from 9-25 metres, as shown by Figure 11.

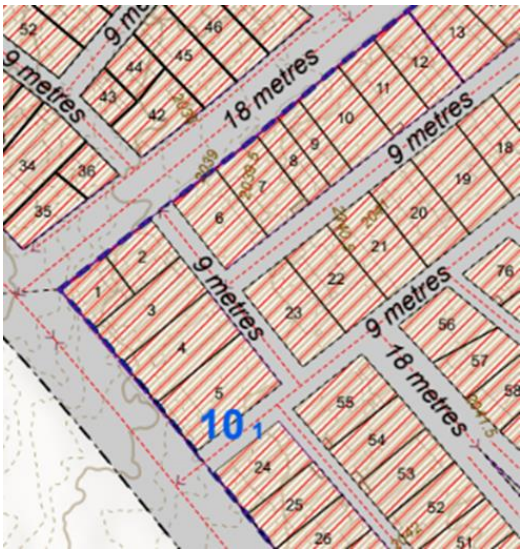


Figure 11: Mixed Use Zone Block Expert

Figure 12: Example of Vertical Mixed-Use Development

5.7.2.3 Light Industrial

In the current spatial structure of Sipili B, light industrial land use was largely defined by a slaughterhouse occupying a 0.5-hectare parcel, which significantly contributed to the initial industrial land use share of 6.14%. Under the adopted plan, however, industrial coverage has been reduced to 0.59%. This change stems from the proposed relocation of the slaughterhouse to two designated parcels within the neighbouring Sipili A (SPA 4(3) and SPA/153), as well as the rezoning of a largely undeveloped parcel that had previously accommodated a garage. The garage site, functioning more as open space, was deemed more suitable for mixed-use development. At present, the only remaining industrial use within Sipili B is the existing petrol station.

In line with the planning principle of land use integration outlined in Section 5.3, the site formerly occupied by the slaughterhouse has been earmarked for a Community

Social Hall. This proposal, emerging directly from community and stakeholder input, reflects the principle of public participation.

Figure 13: Initial Light Industrial Land Use

Figure 14: Proposed Light Industrial Land Use

5.7.2.4 Recreational/conservation land use

Recreational land use, represented by land use code 3 in the development plan, now accounts for approximately 1.17% of the total settlement area, distributed across two designated green spaces. Although limited in scale, this represents a significant improvement, as Sipili B previously had no recreational areas.

The inclusion of these spaces reflects the plan's commitment to the sustainability principle as discussed in Section 5.3 of this report. Green areas provide multiple benefits, including improving air quality, enhancing the settlement's aesthetic appeal, and offering residents opportunities for relaxation, social interaction, and physical activity. They also play an important role in environmental management by mitigating urban heat, supporting biodiversity, and assisting with stormwater regulation.

In addition to the two designated spaces, the plan proposes the integration of green corridors along wider roadways, which is further discussed in Section 6.2.3 of this report. These measures aim to reinforce Sipili B's livability while promoting environmental sustainability. Furthermore, residents continue to have access to larger recreational spaces within the greater Sipili settlement.

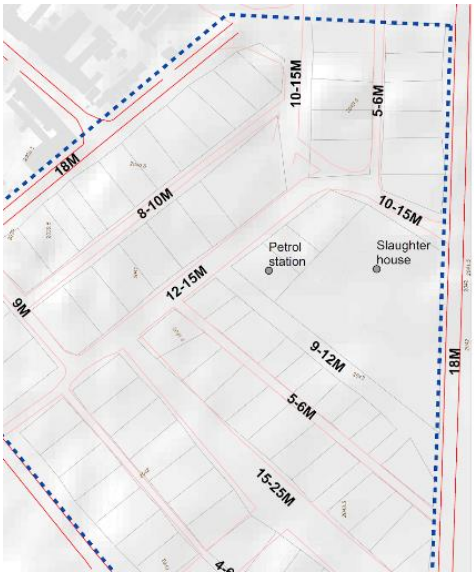
Figure 15: Proposed Recreational Spaces in the Settlement

5.7.2.5 Transportation Land Use

Transportation land use in Sipili B is primarily defined by the road network and supporting infrastructure such as drainage, water, and sewer lines. Roads play a critical role in enabling the movement of people and vehicles while also serving as corridors for essential utilities that support livable settlements.

Before the KISIP2 intervention, the settlement had no structured road network. Existing dirt paths were wide but irregular in width, even though they covered approximately 25.78% of the total settlement area. In the plan, significant improvements have been made through the realignment of roads and enhanced connectivity, resulting in transportation land use now covering 22.39% of the area. The road widths achieved range between 9 and 25 meters.

This reduction in land coverage for transportation is due to the need to balance road development with minimal disruption to existing structures. Despite these constraints, the plan successfully ensures access to all plots and internal connectivity.



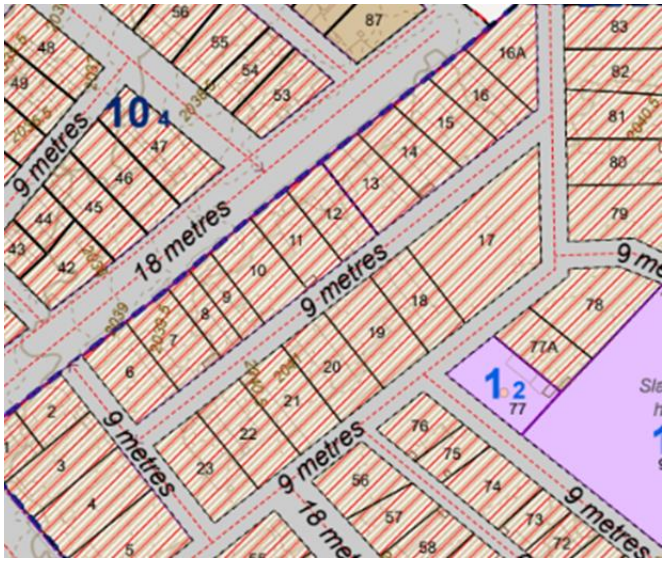


Figure 16: Realigned Roads and internal access

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

Road width size (Meters)	Road Length (Meters)
25	370.22
18	943.65
12	395.18
9	1604.08
6	930.46
Total Length	4243.599

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5.7.3 Impacts Generated by the Preferred Alternative

The impacts resulting from the preferred hybrid plan were primarily attributed to access creation, realignment, and road widening. Notably, the integration of community inputs and technical guidance from KISIP NCPCT/CPCT and planning experts led to a refinement of the original scenarios, reducing the total number of affected structures from 43 to 38 and 22 Project-Affected Persons. This reduction demonstrates the hybrid model's success in minimizing displacement while maintaining functional access improvements.

The affected structures were categorized to guide appropriate mitigation: 16 are permanent structures, 16 are semi-permanent, and 6 are temporary. Of these affected structures, 5 were affected on fences and 2 on eaves. Notably, the number of PAPs does not directly correspond to the number of affected structures, since in some cases a single PAP owned multiple structures or a structure was affected in more than one way. These distinctions are essential in identifying PAPs who may require more comprehensive support and immediate facilitation measures.

Importantly, most of the beneficiaries, if not all, contributed portions of their land towards the creation, realignment, or widening of access roads. They were continuously sensitized during a series of public engagements that while the project would facilitate the restoration of affected developments, such as houses, it would not compensate for land, as the land remained public. Through intensive public participation, the community came to understand and accept this position.

Table 23: Impacts Generated from the Preferred Plan Alternative

Impact Generated	38 Structures
Permanent	16
Semi-permanent	16
Temporary	6

Map 16 spatially portrays the impacts.

Map 16: Impacts Generated from the Plan

6 DEVELOPMENT CONTROL GUIDELINES

6.1 Overview

The development control guidelines have been prepared for the preferred plan option, considering the practical limitations within informal settlements and incorporating more pragmatic and context-sensitive upgrading approaches. Following its approval, the preferred plan has become a legal document that must be adhered to. To ensure that the plan is implemented in line with its intended objectives, these development control guidelines have been prepared to guide the planning authority in evaluating and approving proposed developments. Whereas in past cases, plan preparation and implementation were done in piecemeal or not implemented at all. This plan presents an ideal case where its immediate implementation through surveying will be conducted immediately upon its approval. Subsequently, it will be expected that the various proposals highlighted will be subject to the guidelines set out in this section.

Development control authority, as per the Physical and Land Use Planning Act of 2019, as read together with the respective regulations, is vested in the County Executive Committee Member in charge of physical planning. Effectively, any other applicable written laws also inform planning decisions. Highlights of key sections of the Planning Act or regulations will also inform the guidelines under this plan. It is notable that other salient considerations will prevail, given that the plan is based on an informal settlement that is already developed, and the project is expected to cause minimal impacts if necessary. Therefore, the guidelines for this plan are a culmination of various consideration factors.

6.2 Plot Coverages

Whereas there are no legal provisions on the minimum or maximum land sizes, in best planning practices, an eighth of an acre (50 ft x 100 ft) is considered the ideal minimum parcel size for development. Table 24 presents the plot sizes, ground coverage, and plot ratios permissible for development as provided in the Physical and Land Use Planning Handbook (2025) and the KISIP2 minimum acreage for titling.

Table 24: Minimum Land Sizes for Various Densities

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

Mixed Density	0.1-0.045	50-70%	1:3-1:8	Max: G+5 Min: G+3
Adaptive option (KISIP2 provision)	**0.01**	70%	1:7	Max: G+4

Upon plan implementation, the County Government of Laikipia will enforce development control guidelines on the resultant parcels. All parcels in Sipili B are above 100sqm and can accommodate high to medium-density developments. However, they will be limited to a maximum of 4 floors and a maximum ground coverage of 70% for residential developments.

6.3 Zoning Ordinance

Zoning is a planning tool applicable in guiding and controlling the development and growth of a planning area. This was applied in the plan through dividing the settlement into specific sections to establish clear development restrictions in those Zones. Zoning guidelines have been proposed to determine the use of buildings, location, size, and development densities. The key zones under this plan included mixed-use, recreational, and light industrial. Practically, however, with the settlement already developed/settled on, these zones were largely proposed as per the existing settlement layout with slight modifications as per the community planning and visioning input. Therefore, the zoning provisions will only be achieved through incremental adjustments over a period of time. Additionally, due to the slight modification of the existing settlement layout in the proposal of the zones, some existing developments do not conform to the new zones. Therefore, it would be expected that the existing occupant can continue its previous use. However, if a new development application is made to the county, conformity with the new zone guidelines will be required.

Whereas the zones will apply in the near future, review of the plan will be required after 5 years, as per PLUPA provisions, to assess their applicability and necessary changes that will be key for the settlement development dynamics. All the permissible, restricted uses, and prohibited uses shall be applicable accordingly. Some of the zones that have been achieved in this plan include:

6.3.1 Residential zone

The following land use standards have been proposed for residential plots within Sipili B settlement. The Laikipia County Government is expected to gradually implement them as the area residents or potential developers begin to redevelop the area over time. Following the issuance of title deeds at the individual level, this plan recommends a gradual transition from the current development status to more improved and decent developments, as legal ownership of the parcels will have been secured. The beneficiaries should, therefore, undertake further detailed planning at site level. This should entail the preparation of site plans and building plans, which should be adhered to.

The following are proposals for redevelopment in the settlement;

- High density (apartments up to 6 floors) – Permitted along primary and secondary access roads measuring 12m and above in width. Such developments will be encouraged where adequate infrastructure exists or has been planned, including upgraded road networks, drainage systems, and reliable water and sewer connections. To manage livability, higher densities should incorporate landscaped courtyards, open spaces, and adequate setbacks.
- Medium density (row houses and apartments up to 4 floors) – Allowed along 9 m wide roads, with a transition to higher densities possible following road upgrading and infrastructure expansion. These areas act as a buffer between high-density zones and low-density areas.
- Low-density (1-2 floors) on 6 m roads and single dwelling houses along 3 m roads.
- Off-street parking – Required for all high-density developments, with parking provided on-site or through shared parking courts to avoid congestion on narrow settlement roads.

During plan implementation, the County Government should enforce development control guidelines that ensure all resultant parcels above 100m² can accommodate high-density residential development, subject to a maximum of 6 floors, a ground coverage of 60%, and provision of open spaces. These guidelines aim to optimize land use, support population growth, and enhance the efficiency of service provision within the settlement.

Table 25: Proposed Residential Standards

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

Plate 19: Medium-Density Residential Buildings Prototypes

Setbacks and Building Lines for Residential Developments

The Physical and Land Use Planning Handbook (2025) notes that a building line means a limit beyond which a house must not extend to a street, while a setback means the distance between the building and the property boundary. Setbacks in buildings are important for reasons of privacy, amenity, health and safety. The recommended building lines and setbacks for residential development are provided in Table 26 below

Table 26: Minimum Setbacks and Building Lines

	Low Density (m)	Medium Density (m)	High Density (m)	Allowable Use
Front	6	6	6	Parking and Greening
Side	3	2	2	Landscape greening
Rear	6	4	2	Parking and landscape greening

6.3.2 Recreational/Multi-purpose ground area

The adopted plan incorporates a green strip measuring approximately 0.0623 hectares, alongside a newly proposed green open space of about 1.09 hectares. According to the Physical and Land Use Planning Handbook (2025), urban neighbourhoods or high-density areas require parks of at least 0.4 Ha, while residential areas should have playgrounds of 0.15 Ha to serve every 1,000 people. In line with this standard, the Sipili B LPLUDP proposes that the 1.09 Ha green space in Sipili B be developed as both a park and open space, using strategies such as tree planting to showcase demarcation. This approach addresses the settlement's need for a multi-functional green area, particularly given its large child population aged 10–17 years, as discussed in Section 4.3.2.

Previously, the limited land availability and designation of Sipili B as a mixed-use center restricted the possibility of accommodating large recreational grounds within the settlement. The inclusion of the 1.09-hectare space significantly addresses this gap, complementing the pocket parks planned in the adjacent Sipili A settlement.

6.3.3 Mixed Land Uses

The concept of mixed land use has emerged as a modern trend to address the growing societal need to optimize land utilization through multifunctional space integration. With the realization of the mixed-use value, the plan has provided such a zone in the settlement. While conventionally, mixed-use developments are only recommended along 9m road frontages, a significant part of Sipili B settlement (66.58%) has been zoned as mixed-use primarily due to its strategic location within a town center.

Mixed-use development may occur in various forms: horizontally, with different plots hosting complementary land uses; vertically, with different building floors accommodating different functions; or at the plot level, where ground-floor commercial activities are paired with residential or other uses at the rear or upper sections. Given the anticipated impact of the mixed-use zone, such as high traffic volumes, this use has been designated an area served by 9 - 25m roads. Roads below 9m should accommodate only low-intensity commercial uses such as retail shops, kiosks, or services that do not require heavy vehicle offloading.

Permissible combinations include commercial-cum-residential uses, restaurants, small-scale offices, and public services, subject to approval by the County Government through formal application and in accordance with applicable planning laws and regulations. However, land uses that pose a nuisance or are incompatible with the town center environment, such as heavy industries, garages, and waste disposal sites, are strictly prohibited.

The County Government, as the designated planning authority, retains discretionary power to assess and condition any proposed mixed-use development to ensure compatibility with surrounding land uses and orderly urban growth.

6.3.4 Public Purpose

The proposed social hall, measuring 0.29 hectares, is the sole allocation for public purpose land use within Sipili B. According to the Physical and Land Use Planning Handbook, 2025, social halls and community centres should occupy between 0.2 and 0.4 hectares, depending on settlement size and population. The proposed facility, therefore, falls well within the recommended range, making it both adequate and compliant with planning standards. Given Sipili B's small population of approximately 170 residents and its designation as a mixed-use centre with limited land availability, the social hall will serve as a crucial civic and community space.

6.3.5 Transportation Land Use

Planning principles guiding transportation infrastructure include:

i. Hierarchy- An efficient transport system is a key requirement for any well-planned area. Town and transport planning must take into consideration a hierarchical approach, creating a sense of order and enhancing functionality. Hierarchy is guided by the required function of a street or road, and the movement needs of the users. Subsequent speed, carriageway widths, as well as other functions, are adapted to suit the way they work. This principle has guided the proposal of roads in Sipili B, where roads have been categorized based on width and expected usage. For instance, the 25 m wide roads act as primary movement corridors that support higher traffic volumes and link the settlement to adjacent areas.

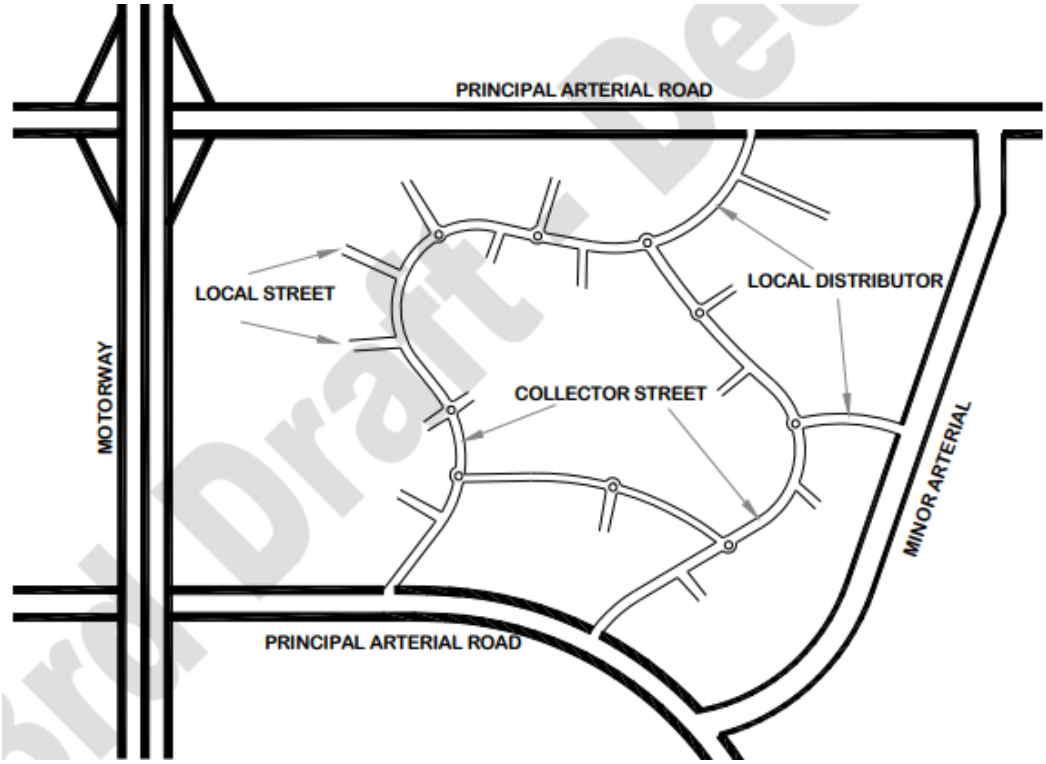


Figure 17: Example of Typical Urban Road Classification

ii. Connectivity - This is the density of connections in path or road networks, and the directness of links. A well-connected network has many short links, numerous intersections, and minimal dead-ends (cul-de-sacs). As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations, creating a more accessible and resilient system. Connectivity can apply both internally (streets within that area) and externally (connections with arterials and other neighborhoods). In the settlement, connectivity has been prioritized through the realignment and upgrading of the internal road network to create a more interconnected grid.

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

should aim to accommodate all users, that is, pedestrians, cyclists and vehicles in a safe and accessible manner.

iv. Relationship with land use- Effective integration ensures transportation networks align with other land uses as they are interdependent and can ensure efficiency. For instance, locating transit hubs near high-density areas reduces car dependency. Poor coordination risks sprawl, traffic congestion, and inequitable access to services. By prioritizing mixed-use zoning and transit-oriented development, planners foster walkability, lower emissions, and create resilient, inclusive communities.

6.3.5.1 Road reserves

The physical and land use planning (development permission and control) (general) regulations, 2024 provides that a minimum road width of 12m shall be provided for a road reserve for a public through road; However, since the planning of Sipili B settlement is happening post development, the settlement plan has achieved road sizes of between 9-25m, and foot paths of 6m. These road reserves will be clearly demarcated during the cadastral surveying, and it is expected that the County Government will observe the same standards during the implementation of the plan. The 9M access is able to accommodate vehicle carriage way and other support infrastructures on the shoulder, as demonstrated by the illustration below.

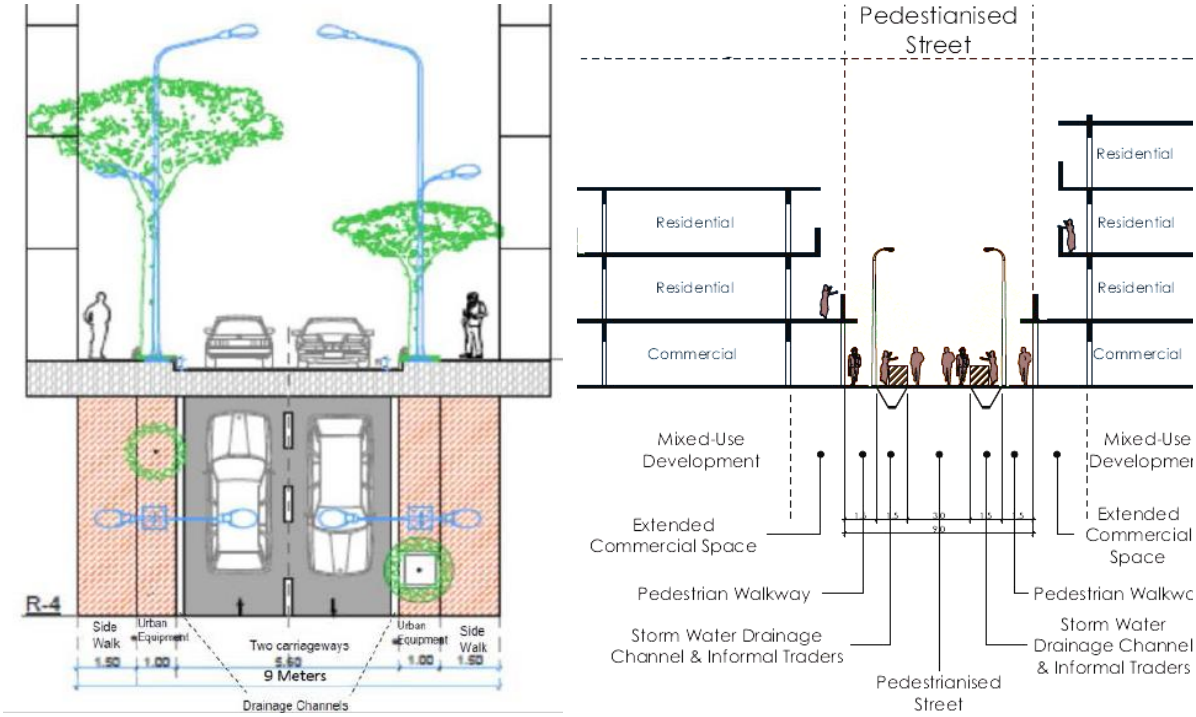


Figure 18: A 9m road cross-section

6.3.5.2 Truncations

Visual truncations are required for reasons of safety to ensure that adequate sight lines are maintained when a vehicle enters or egresses from a property onto a roadway. These will be necessary to avoid black spots within the settlement.

The Physical and Land Use Planning (development permission and control) (general) regulations, 2024, provide that where public roads intersect, a truncation of half the width of the lower hierarchy road shall be provided; the preferred planning option has truncated all roads within the settlement and will be implemented during the cadastral surveying exercise. The county government should ensure that such are observed in the infrastructure implementation phase and during the settlement redevelopment phase. Property fence lines should also be truncated and have reduced heights to avoid obstruction. However, in instances where truncations result in significant impacts, particularly the generation of Project-Affected Persons (PAPs), their implementation may be deferred to a later phase, such as during future redevelopment, provided the absence of immediate implementation does not pose a risk to the community. Nonetheless, all survey beacons should be erected in accordance with the proposed truncations to ensure long-term spatial alignment. The figure below is a sample of a truncated plot and road.

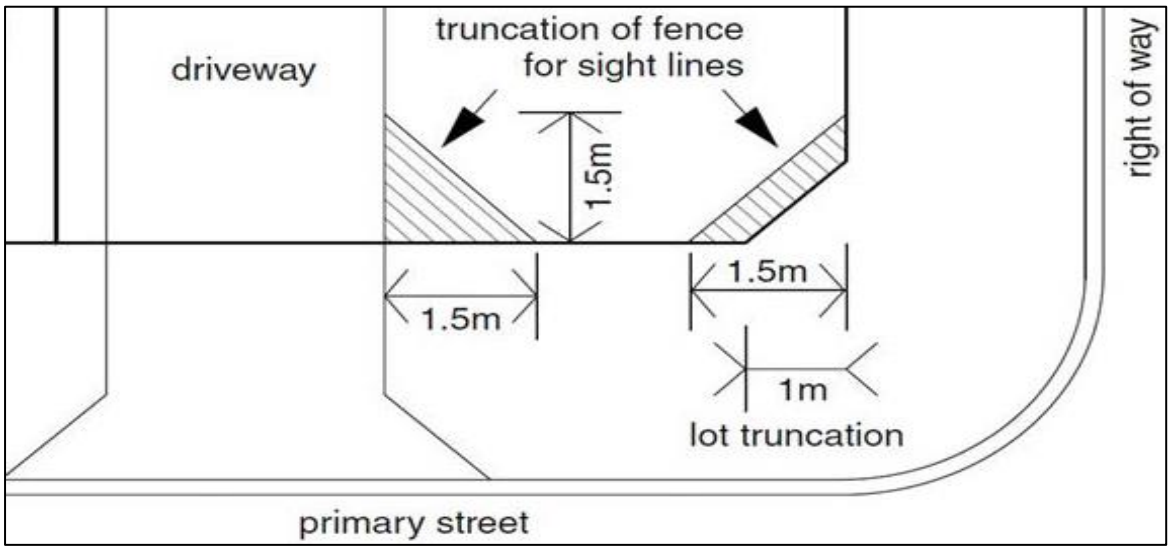


Figure 19: Illustrations showing truncations and reduced fence height

6.3.5.3 Streets and Non-Motorized Transport (NMT)

Sipili B settlement is currently served by a mix of abutting and crossing tarmac roads, with widths ranging from 4m to 6m for service lanes, and 9m to 25m for the main access roads. However, some of the service lanes remain unpaved, with earth surfaces in poor condition due to the absence of stormwater drainage infrastructure. The core objective of this plan is to enhance accessibility across the settlement by adapting the existing road layout and upgrading all service lanes through tarmacking. While motorized transport is preferred on wider roads (6m and above), some narrow footpaths within the settlement measure approximately 4m and can only accommodate non-motorized transport (NMT) modes such as bicycles and pedestrian traffic. In these instances, promoting NMT is both practical and necessary for maintaining access.

Furthermore, the design of 6m and 9m roads should intentionally support NMT by incorporating elements such as walkways, cycling lanes, and adequate lighting. To

complement this, future developments along these roads should positively engage the street through active frontage design, avoiding blank facades. This contributes to natural surveillance and enhances overall street safety and usability for all residents.

Additionally, the following measures will be factored into the NMT infrastructure:

i. Streets will provide for barrier-free flow of pedestrian movement. This will be clearly separated from the vehicular lane using double white line markings
ii. Placement of the elements of the street, such as vegetation, furniture, and structures, should be aligned and well-coordinated to avoid creating visual clutter and physical barriers along the street
iii. Areas of pedestrian and vehicular movement along the street should be physically separated for the safety and convenience of pedestrians
iv. New developments should take into consideration the pedestrian desire lines and hot spots to accommodate and enhance pedestrian movement in the settlement
v. The type, form, and size of vegetation planted on the street should take into consideration the building and pavement structure and functions of the street on which they are located to avoid disrupting functions of the building or street itself.

Figure 20 below is an illustration of a typical cross-section of well-enhanced NMT along the roads. It has designated an exclusive space for bicyclists through the use of pavement markings and optional signs. A bike lane is located directly adjacent to motor vehicle travel lanes and follows the same direction as motor vehicle traffic.

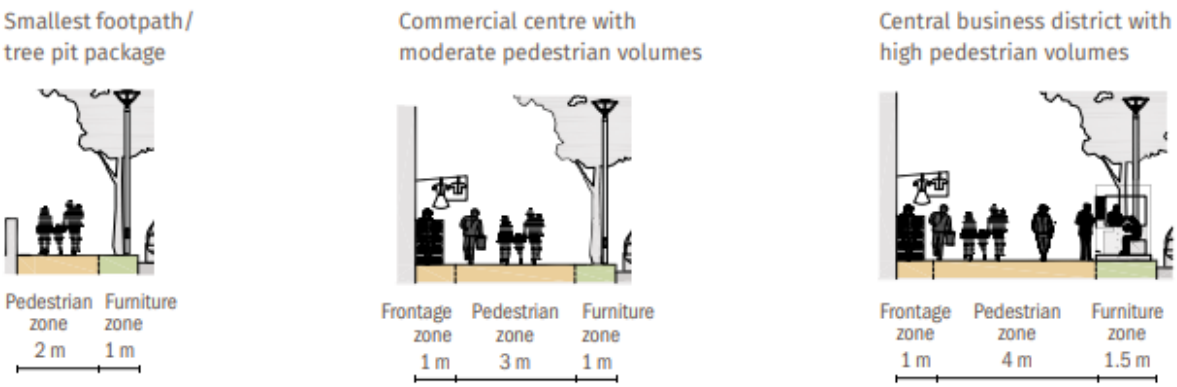


Figure 20: Various NMT provisions

6.4 Infrastructure and Service Utility

Guiding principles for infrastructure and public utilities to include:

i. Service delivery
ii. Accessibility
iii. Inclusivity
iv. Safety and Sustainability

6.4.1 Water Supply

The situation analysis of Sipili B Settlement revealed that 57.69% of households relied on communal taps as their primary water source, while 26.92% had piped connections into their compounds. Only 3.85% had direct in-house connections, with an equal proportion depending on shallow wells. In addition, 7.69% sourced their water from mobile vendors. Although the majority of households benefit from improved sources, most still rely on communal or shared facilities, which are less convenient and often unreliable.

As indicated in Section 4.7.2 the settlement is primarily served by the Sipili Water Supply Project, initiated in 2017 and funded by the Water Sector Trust Fund. The project abstracts water from two boreholes and distributes it throughout the settlement. However, residents have reported persistent challenges of inadequate supply to meet household needs, compounded by frequent power shortages that disrupt pumping. As a result, some households are compelled to purchase water from alternative sources outside the settlement, incurring additional costs.

To address these challenges, this plan proposes a comprehensive water reticulation framework. Main distribution lines will be aligned along 9m and wider access roads, which provide adequate wayleave for trunk infrastructure. From these, secondary pipelines will extend into 6m roads to serve neighborhoods, while other households can be supplied through communal kiosks or standpipes placed at strategic points. Effective implementation will require coordination between the water service provider, the County Government of Laikipia, and community representatives, with adherence to relevant regulations and standards under the Water Act.

When connecting an area to a water supply, the supplier should consider the catchment population and per capita consumption in relation to the available water resources.

Considerations include:

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

Table 27: Water Connection Regulations

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

Source: Nairobi City County Development Control Policy, 2016

6.4.2 Sewerage Systems

This section establishes regulations for sanitary systems and the disposal of wastewater that ought to be complied with before granting planning permission. Provisions that may be detrimental to the waste management system are prohibited, and abatement measures in case of violations are incorporated.

a. On-Site Sanitation

From the socioeconomic survey, it was noted that the Sipili B settlement did not have a sewer connection for fecal waste disposal, nor did it exist in the wider Sipili centre. Use of pit latrines was the dominant mode of fecal waste disposal, followed by VIP toilets. There is therefore a need for a phased and affordable sanitation strategy.

In the short term, the LPUDP recommends installing public eco-toilets in high-traffic areas like the commercial zone and mixed-use corridors, alongside hygiene education campaigns to reduce open defecation. In the medium term, residents can be supported by donors to construct low-cost household toilets, such as septic tanks with soak pits for permeable soils or conservancy tanks for impermeable soils. In the long term, biodigesters are proposed for larger plots and institutions, provided they meet engineering, environmental, and safety standards. All new developments must submit proposals for on-site sewage treatment systems to the Laikipia County Government, supported by evidence of site suitability such as soil percolation tests and professional certification in line with WASREB's Urban Sanitation Guidelines. In the long term, integration into the county sewer network is advised and prioritized under KESHP 2016–2030, with Laikipia County's sewerage infrastructure plans informing phased system upgrades.

Table 28: Standards for Sanitation Facilities

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

Source: National Building Regulations (2014)

b. Bio Digester

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

i. Designed and certified by a registered Wastewater Engineer,
ii. Located away from flood-prone areas.
iii. Constructed of concrete, metal, polyethylene plastic or other suitable material,
iv. Air-tight gas collection system with provisions for emergency fire.

v. A clear residual sludge disposal plan and standby mechanisms in case of failure

6.4.3 Storm Water Drainage

The stormwater drains have been proposed along the access routes in the settlement. The drainage network along the main access roads will mainly be laid underground. This will free up some space that can be used to accommodate other elements, such as wider pedestrian walkways. Other factors will be based on the modelling of the drainage/run-off flow of the settlement. It is recommended that for the narrow accesses, drains can be placed on one side of the road.

In addition, since the existing roadside drainage facilities in Sipili B are covered by solid waste or in-grown vegetation, as shown below, it is advisable that the designers adopt a covered drainage system that provides safe and secure drainage for road users. Figure 21 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.

Plate 20: Existing storm water drainage in the settlement

Figure 21: Sample of a covered roadside drainage system

6.4.4 Street lighting

The socioeconomic survey revealed that the lack of street lighting negatively impacts the economic activities of Sipili B settlement, as many business owners are forced to close early. To address this, the plan proposes enhancing security and personal safety through the installation of street lights and/or flood lights along access roads. Specifically, it is recommended that street lighting be installed along the Sipili–Kinamba and Sipili–Rumuruti roads and floodlights on strategic places such as the proposed social hall and the proposed green space.

Table 29: Security lighting installation

Category	*Physical and Land Use Planning Handbook (2025) – Coverage*	Coverage
Street lights		1 in every 30-40m

6.4.5 Solid Waste Management

Sorting of waste at the household level (organic and inorganic waste) is recommended. Consequently, the plan proposes an integrated transport and infrastructure plan to allow the installation of receptacles, which will enable point waste collection. The receptacles are proposed along the 6-9m access roads. Additionally, all receptacles will require labels for ease of segregation of organic and inorganic waste, as presented in Plate 21. The plan recommends that the County Government of Laikipia, with overall responsibility to collect garbage, transport, dispose/manage solid waste. Additionally, private waste collectors and the county government are urged to engage the youth in waste collection/clean-up, which will enable them to earn a living while also enhancing hygiene. Hazardous substance disposal, such as chemicals, oil, or mixtures, into ground/underground water sources or any other segments of the environment will be prohibited unless compliant with the provisions of the Water Management Regulations, 2006.

Plate 21: Solid Waste Segregation

6.5 Development Applications

Given that the plan has designated various land uses and defined the zoning regulations, it is anticipated that some beneficiaries and/or developers would make various development applications, i.e., change of use, extension of use, renewal of lease, subdivision, and amalgamation

6.5.1 Subdivision and Amalgamations

Within the area covered by this plan, subdivision should only be permitted where the resulting plots are no less than 450 m². This standard ensures that parcels remain viable for development and service provision. Due to the existing settlement structure, only a limited number of parcels meet this threshold. As such, the plan discourages future subdivision, recognizing that most of the smaller parcels are uneconomical for further division. Additionally, vertical development on undersized plots will be restricted through the regulations provided in Section 6.2.1 of this report to prevent over-congestion and maintain livability standards.

Where subdivision is allowed, it shall be subject to conditions, including necessary land surrenders for road expansion, access roads, or public utilities as may be determined by the planning authority. On the other hand, amalgamation of parcels is permitted across the settlement and is encouraged to optimize land use and improve service efficiency. However, this is not a simple process, as it could be quite an inconvenience to the owners, an expense to the owner and the government, and should be shunned unless necessary. To avoid this, the plan has tried as much as possible to provide a layout that will serve the Sipili B population adequately for the next 5 to 10 years.

6.5.2 Extension and Change of Use

All proposed Extension of Use and Change of Use applications within Sipili B Settlement must demonstrate compatibility with the existing land use framework as

outlined in the approved local physical and land use development plan. In accordance with the Physical and Land Use Planning Act, 2019, and the Physical Planners Registration Act, such applications must be prepared and submitted by a registered and practicing physical planner. The Laikipia County Government will be responsible for the vetting, evaluation, and approval (or conditional approval) of all such applications. Compliance with the land use provisions and zoning regulations of this plan will be a key consideration in the decision-making process. Developers must ensure payment of statutory application fees, clearance of outstanding land rates, and submission of all required planning documents. Non-compliant or incomplete applications may be rejected or recommended for revision before resubmission.

Public participation remains central to the approval process. As such, notices of proposed applications will be publicly displayed, allowing any individual, association, or stakeholder to submit comments or objections. Substantive concerns raised during this phase may influence the outcome of an application.

In the context of Sipili B, where informal developments and unregulated land uses have historically posed planning and safety challenges, enforcing these procedures will be essential for achieving orderly and safe urban growth. For the County Government, this process supports revenue generation through application fees and compliance enforcement, while residents stand to benefit from reduced risk of structural failures, unpermitted developments, and associated losses.

6.6 Tenure options

Land tenure refers to the way individuals/ groups of people within a particular community enjoy rights of access to land. There are three types of land tenure according to the constitution of Kenya (2010): Private, community, and public land.

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

In the context of tenure regularization in Sipili B, the Land Act 2012, sec. 9 provides for conversion of land categories from one form to another, and the KISIP2 project aims to facilitate conversion of this Public Land to Private land rights under Leasehold to individual proprietors.

Based on this option, the tenure option that was achieved is the individual titles, as all resultant parcels are above 100m^{2,} which is the minimum parcel size recommended for individual tenure under the KISIP project. The parcels will also be under a leasehold form of tenure, which involves granting occupants the right to use the land for a specified period, often long-term (99 years), while recognizing their right to transfer, sublease, or mortgage the land within the terms of the lease.

Table 30: Leasehold Tenure Pros and Cons

Type	• Advantages	• Disadvantages
Certificate of Lease	• The proprietor can apply for extension or renewal of the lease upon expiry of the lease term. • Under special 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 lessor retains the rights to renewal or extension of the lease.

6.6.1 Individual Title

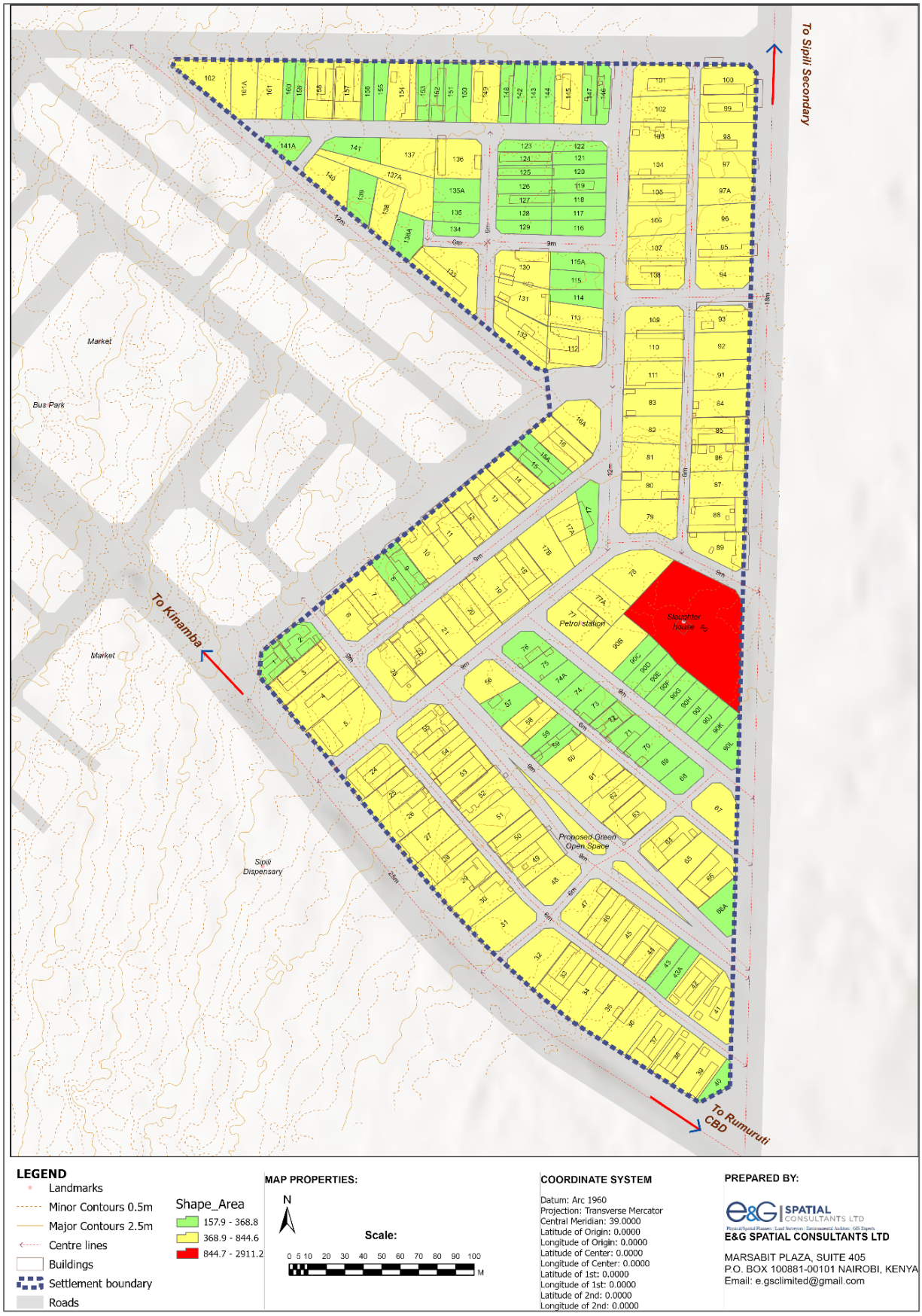
The parcels with registerable acreages under KISIP2 (100 sq. m and above) will be eligible for titling, which will include 190 parcels in Sipili B Settlement. Section 24 of the Land Registration Act 2012 states that a person can be registered as a proprietor of a parcel of land and will be conferred the applicable interest (freehold or leasehold).

Section 91 further states that two or more people can own land under joint tenancy. This will apply to spousal registration, family members registration, or individuals with common interests. Under joint tenancy, no tenant will be entitled to any separate share in the land. This will mean that dispositions on the subject parcel will only be made by all the joint tenants. On the death of a joint tenant, that tenant's interest shall vest in the surviving tenant(s) jointly. In Sipili B Settlement, out of the 190 parcels eligible for titling, ten have joint ownership, while the rest are owned individually.

The applicable tenure options have been detailed in *Table 31*.

Table 31: Applicable Tenure Options in Sipili B

No	Titling Option	Form of Tenure	Number of parcels	Plot sizes (sq.m)	Remarks
1.	Individual	Private Ownership	190	100 and above	These will be registered to the respective individuals as per the resultant parcels
		Public	1		Sipili Slaughterhouse
		Public	25		Unenumerated Parcels
2	Joint Tenancy (only applicable to couples)	Private Ownership	23		



Map 17: Titling Options for Sipili B

7 STRATEGIC ACTIONS FOR REGULARIZATION

7.1 Immediate Strategic Actions

This chapter outlines the strategic actions to operationalize the Sipili B 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 Laikipia 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 a preliminary and final verification process. During this final phase, verified beneficiaries were issued project identification cards containing their name, national ID number, and corresponding structure number.

Upon completion and submission of the final List of Beneficiaries, KISIP and NLC will undertake an independent verification to ascertain that the list submitted captures the correct details and the rightful beneficiaries of Sipili B settlement.

7.1.2 Plan approval

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

7.1.3 Cadastral surveying

Section 12(7) of the Land Act 2012 requires that public land shall not be allocated unless it has been planned, surveyed, and guidelines for its development prepared. Consequently, physical plans must be followed by a cadastral survey. Once the Local Physical and Land Use Plan for Sipili B has been approved, the plan shall be implemented through the cadastral surveying process. This exercise will be the immediate implementation activity of the approved plan through a cadastral survey of the resultant plots. This will involve the placement of beacons to demarcate the resultant parcels' boundaries as well as the proposed roads within the settlement, after which, the beneficiaries will verify and sign beacon certificates.

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

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

The KISIP2 project aimed to minimize or entirely avoid the creation of Project Affected Persons (PAPs). However, since the project is being implemented in an already developed and unregulated area, some impacts and PAPs were unavoidable in Sipili B owing to the haphazard and unplanned nature of the existing developments. Effects on structures were caused by the realignment of roads. In the attempt to motorize and open up the settlement, 38 structures were partially affected, 16 of these structures are permanent, 16 semi-permanent, and six temporary. The owners of the structures affected by the approved plan became the Project Affected Persons (PAPs). These PAPs will be subjected to a census survey by the SMP/RAP expert. Further details of these structures will be provided in the ESMP/RAP report.

7.1.5 Valuation of Structures and Evaluation of Losses

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

This final ESMP/RAP report will be handed over to the county Government of Laikipia for implementation as stipulated in the KISIP2 participatory agreement.

7.1.6 Facilitation of the Project Affected Persons

Since the project is being undertaken on public land, compensation for land value is annulled. However, the valuation detailed on the facilitation amount that the affected persons would require to readjust the affected structure or remove it altogether. This will include the cost of the materials for the reconstruction of the structure, as well as labour costs, and, where applicable, restitution of the income loss.

7.1.7 Recession of Affected Structures

This will be a strategic action towards the opening up of the proposed access roads within the settlement. However, the receding of structures cannot be undertaken before the affected persons are facilitated to recede them. Therefore, as an immediate action, during the cadastral surveying exercise, beacons will be placed as per the approved settlement plan. Upon payment of the required facilitation as per the ESMP/RAP recommendation, the PAPS will be given a period (as the implementing agency may wish) during which they will be required to do all the recession as informed. However, the county government

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

7.2 Incremental Development

Incremental redevelopment refers to a phased, case-by-case improvement process, where individual property owners or developers implement plan-aligned upgrades over time, rather than through a one-time, large-scale redevelopment effort. This approach acknowledges the informal, already-established nature of the settlement. When such happens, the approving authority (in this case, the CECM in charge of Physical Planning, Laikipia county) should condition the developers in sections that did not attain standard roads to recede from the 3m walkways by 2m and strictly adhere to the building line as provided in section 6.3 of this report. However, this approach may not apply to empty or undeveloped parcels, as these will be expected to fully comply with the provisions of the preferred plan.

7.3 Transportation Improvement Strategy

Notably, Sipili B has a well-structured transport network comprising main access roads ranging from 9 to 25 metres wide and rear service lanes about six metres wide. Some of the access roads on the western side are already tarmacked, contributing to generally good motorability throughout the settlement. These access corridors serve multiple secondary functions beyond transportation. They accommodate utility infrastructure such as water, sewer, and electricity lines, and hold drainage channels. Some roads already support roadside auxiliary services, reflecting an integrated approach to infrastructure within the settlement. However, some dirt access roads or service lanes are narrow, and some have irregular widths.

As part of this project's objectives, the plan has enhanced connectivity through realignment and improvement proposals for the transport networks. Similar projects have shown that realigning access roads can have a significant impact on informal settlement planning. However, this process was complicated by the irregular construction of structures along some access roads. To address these challenges, creating an accessible settlement was essential, and the related impacts will be mitigated through the preparation of an Environmental and Social Management Plan (ESMP).

7.4 Physical Infrastructure Strategy

Providing adequate infrastructure and social amenities is vital to achieving a liveable and efficiently functioning settlement. Although Sipili B currently lacks key social facilities such as health and education institutions, it benefits from close proximity to such services

in neighbouring areas such as Sipili A, allowing residents to access them without straining.

Regarding utility infrastructure, the plan proposes integrating key networks, such as water, electricity, and drainage, along the road reserves using a space-sharing approach. Additionally, the settlement plan emphasizes onsite sanitation solutions, requiring that no development be approved without a proper waste management plan. In this context, the use of biodigesters is strongly recommended as a sustainable sanitation option.

7.5 Environmental Protection Strategy

The plan recommends for proper onsite liquid waste management strategy, such as the installation of biodigesters, to discourage the predominant use of pit latrines that pose a pollution challenge to underground water sources. It also proposes proper solid waste management to curb the indiscriminate waste disposal in the settlement. Additionally, the plan proposes the integration of green corridors along transportation networks to improve the environmental quality of the settlement.

7.6 Housing Strategy

The housing strategy for Sipili B recognizes its current estimated population of 190 and the projected increase to 219 residents in the next ten years. Notably, the settlement retains considerable potential for expansion, with only 15.4% of the total land area currently built up. This provides a basis for guiding structured growth that balances business activity and residential needs, in line with the settlement's designation as a mixed-use center.

Despite the lack of regular tenure, the existing structures are majorly permanent (80.72%), with semi-permanent (12%) and temporary structures (5.87%) forming a smaller proportion. This indicates a gradual shift towards more durable housing. This strategy promotes a mixed model of low and medium-density housing, guided by principles from the National Housing Policy (2004) and the Kenya Vision 2030, which emphasize adequate, affordable, and sustainable housing for all.

To optimize land use efficiency, residents and developers will be required to adhere to approved planning standards on plot ratios, ground coverage, setbacks, and access requirements. Where plots are too small for viable densification, owners will be encouraged to consolidate parcels, with proportional ownership retained through shared tenure options such as tenants in common. Furthermore, in areas accessed only by narrow footpaths or lanes, property owners will be expected to surrender portions of land for road widening to facilitate emergency access, utility reticulation, and integration of non-motorized transport.

Given Sipili B's role as an economic hub, the housing strategy supports vertical densification through mixed-use development, allowing ground floors to serve commercial functions with residential units above. Medium-density developments (up to four floors) are recommended along the main roads, such as the Sipili-Kinamba road or the Sipili- Rumuruti road, while low-density (up to two floors) housing may be maintained in peripheral residential areas. This will not only accommodate projected population growth but also enhance economic vibrancy as envisioned by the community members.

Tenure security will be a critical enabler of this strategy. Provision of formal tenure, through title deeds, is expected to incentivize property owners to invest in higher-quality housing and participate in consolidation efforts. Secure tenure also strengthens eligibility for credit facilities, enabling residents to upgrade from temporary to permanent structures in line with building standards outlined in the National Building Code (2024).

7.7 Livelihood Improvement Strategy

A mixed-use development zone has been proposed in the plan and enclosed in the 9m road circuit. However, the permissible commercial uses should be compatible with the residential function. This would include supermarkets, wholesale and retail shops, salons & barber shops, grocery shops, milk bars, among others. Users that are incompatible with residential function, such as bars and other noise-generating businesses, are considered to be in conflict with the social and human well-being of the residents and should therefore be prohibited. This would enable integration of commercial with other compatible land uses in order to revitalize the economic activities within the settlement.

8 IMPLEMENTATION FRAMEWORK

8.1 Overview

The responsibility for implementing this Sipili B Settlement Local Physical and Land Use Development Plan (LPLUDP) rests with the Laikipia County Government, which serves as the legally mandated planning authority. However, the successful execution of the plan and its associated strategies requires collaboration among multiple stakeholders, including plot owners, developers, service providers, government agencies (both national and county), and private entities. Effective coordination and adherence to development management strategies and standards will be essential to ensure that all stakeholders play their roles in resource mobilization, infrastructure development, and service provision. For smooth implementation, there is a need for institutional coordination supported by sound legal and financial frameworks, ensuring that the necessary resources are available to facilitate the process. This chapter outlines the objectives of implementing the plan, explores potential opportunities and challenges, and provides a detailed framework of the actors involved and their respective roles. Additionally, an implementation matrix is included, outlining key projects and programs, responsible actors, and proposed timeframes, ensuring a structured and efficient execution of the settlement plan.

8.2 Implementation Objectives

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

8.3 Implementation Opportunities

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

8.4 Possible Implementation Challenges

i. The project has taken place post-development; therefore, the built-up nature of the settlement limits planning intervention.
ii. Limitation in the available resources and funding for the proposed capital investment projects.

8.5 Projects Classification

8.5.1 Quick Wins

Quick wins are defined as projects/programmes to be achieved immediately, and in this case, after approval of this plan. These will act as a catalyst with high visibility and impact, using minimal resources to trigger the confidence/trust of the executive in the eyes of the citizens and stakeholders. They also require little to no funding but deliver significant results. Some of the proposed projects considered as quick wins in this Plan include:

i. Implementation of the plan through the cadastral surveying process
ii. Implementation of the ESMP and RAP
iii. Opening up of roads and access 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 plan.
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.
i. Youth, CBOs, and NGOs to participate in programmes and waste management activities.
ii. Preparation and maintenance of updated water, sanitation, and energy demands and supply inventories.
xi. Establish a system of scrutinizing development applications for approval, supervision, and enforcement of development. The LIS system will be very instrumental in developing applications.

8.5.2 Continuous Projects

Continuous projects are regular activities that require ongoing execution to sustain the effectiveness of the plan. They include;

iii. Monitoring and evaluation of plan implementation progress.
iv. Sensitizing, creating awareness, and public education to the community on matters of the plan and planning in general.
v. Scrutinizing of Building applications.

vi. Daily sweeping, street cleaning, and emptying of waste receptacles in the settlement.
vii. Promote the use of sustainable sources of energy, such as solar, in households.
viii. Development control within the settlement.
ix. Ensure approval of developments that conform to the proposed land use zones.

8.5.3 Short-term projects

The short-term projects comprise those that are to be implemented within a year to 3 years. These projects are based on stated preference/importance from the situational analysis. In most cases, these projects act as catalysts, paving the way for other lengthy projects (mid-term and long-term) to take effect. Short-term projects here will include issuance of security of tenure, planting of greeneries for aesthetics, siting of waste receptacles at strategic places within the settlement, and removal of structures off the access paths.

8.5.4 Midterm Projects

Medium-term projects are those projects that are intended to be achieved between 3-5 years. They require more time, financial, human, and material resources to implement than short-term plans. The three-year maximum period has been used as a reference, which signifies the lifespan of a single term under county government jurisdiction (before any substantive management structure changes) according to the Constitution of Kenya (2010). Therefore, most of the projects phased under short and medium terms can be implemented within one tenure of a county government. Medium-term projects in here will include improvement of infrastructure and utility services i.e., sanitation, water, and drainage systems, paving of internal roads (use of Cabro), installation of flood and streetlights to boost security.

8.5.5 Long Term Projects

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

8.6 Mechanisms for Implementation

8.6.1 Creation of Awareness

Plan development and implementation require public awareness to foster adoption and acceptability of the plan. Therefore, creating awareness of Sipili B Settlement Adaptive Plan will be a strategic measure to communicate, disseminate information, publicize the

plan, and make it accessible to the public for readership, review, and comments. So far, from the inception stage, community mobilization has always been undertaken to foster awareness at all stages of this plan. The law requires that the CECM in charge of physical planning at the county government advertises the plan in local media before the preparation begins and upon its completion for comments.

The following measures were used during this process;

(i) Publicized and facilitated access to public platforms or meeting places- from the inception stage, community mobilization has been undertaken to foster awareness at all stages of this plan through posters, public announcements in the settlement, door-to-door mobilization by the SEC team, through SMS and direct phone calls, as well as e-mails to the technical teams.
(ii) Organized public meetings through "Barazas" and workshops for the propagation and sharing of information- several public Barazas were held with the community during plan adoption after numerous technical meetings with the county officials in relation to the best planning proposals for the settlement.
(iii) Use of Media Coverage for publicizing the plan, through the CECM in charge of Physical planning, a notice of intention to plan and completion of the plan adverts were placed in at least two local dailies with national circulation and the Kenya Gazette.
(iv) Enabled the preparation of statements in response to publicly raised issues or queries- this will be done after the lapse of 60 days from the day the notice of completion of the plan is given.
(v) The county government to communicate and create awareness to the public using the steadily popular social media platforms such as Facebook, Twitter, and Instagram, among others- this will be done upon approval of the plan.
(vi) Sharing of the plans with the relevant stakeholders- as a posterity measure, upon approval, the county will share the plans with the community for continued reference and safekeeping.
(vii) Participation in the immediate implementation activities of the plan, such as the cadastral survey and ESMP/RAP implementation

8.6.2 Participatory Plan Implementation

This entails stakeholder involvement in order to assist practitioners in the plan's implementation. It focuses on maintaining the stakeholders' involvement and organizing joint decision-making throughout the whole delivery process of policies and action plans, to ensure the successful delivery of the Sipili B settlement plan.

(i) Popularize the Sipili B settlement plan.
(ii) Build collaboration with the monitoring and evaluation process.

(iii) To ensure accountability and transparency in resource mobilization for the proposed projects
(iv) Develop partnerships for plan implementation.
(v) Play the public watchdog role.

8.6.3 Capacity Building

Capacity building entails the process 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 over time and polishes them in enabling the achievement of measurable and sustainable results from plan proposals.

8.6.3.1 Measures of approach

A. **Individual level:** sensitizing, creating awareness, and public education to the Sipili B community to educate them more about the importance of the plan and proposals therein. So far, from the project inception phase to the adoption of the LPLUDP, the Consultant has ensured that the process has been very transparent, consultative, and participatory by all the stakeholders, and especially the affected community.
B. **Institutional level:** Training of Laikipia County staff on the use of the plan for decision-making and equipping the service departments with tools deemed necessary to implement the plan proposals. The county with representation of the CPCT participated in several technical meetings before commencement of the following exercises (introduction, verification of settlement boundaries, project launch, validation of socio-economic findings/visioning, presentation of draft plans, and validation of final draft plans). Additionally, they actively participated in community meetings, including introduction, project launch, validation of socio-economic findings/visioning, presentation of draft plans, and validation/adoption of the final plans. The CPCT was also involved in non-formal meetings, such as dispute resolution.
C. **Societal level:** Establishment of settlement upgrading planning committees and residential development committees/associations.

8.7 Development Control and Land Use Regulations

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

A. Land Information System

B. Enforcement and execution sector – Sub-County Planner
C. Policy sector – CEC and CEO

a. Land Information System

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

b. Enforcement and execution sector

This sector should be in charge of 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.

c. Policy sector

This sector will be in charge of 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 of Sipili B Settlement Adaptive Plan

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

No	Category	Actor	Role of the Actor
1:	Ministry of Lands, Public Works, Housing, and Urban Development	KISIP NPCT	Take lead role in processing and issuance of title deeds;
		National Director General of Physical Planning	Undertake capacity building and technical support to the county on planning matters
		Director of Surveys	Authentication and Approval of the settlement survey plan Produce and maintain plans of 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 the 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. 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 notice completion of plan Forwarding the plan for approval by the county assembly Responsible for amending and reviewing 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	Enforce environmental regulations within the settlement. Ensure protection of natural resources within the settlement. Provide an enabling environment for implementation of the proposed environmental projects. Supervise and advise on applications for environmental impact assessments and environmental audits as provided in EMCA, 1999;
3:	Area local leaders	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. • Comply with the provisions of the approved local physical and land use development plan, including building regulations, setbacks, and designated land uses. • Monitor developments within their neighbourhood. • Comment on public notices on proposed developments. • Participate in voluntary services and planning, e.g., clean-up/tree planting exercise. • Support conflict resolution through the provided structures. • Take care of public facilities and assets including safeguarding public land. • Attend and contribute to meetings in their settlement.

8.9 Plan Implementation Matrix

The Implementation Matrix outlines the key actions required to translate the plan for Sipili B into tangible outcomes. It serves as a practical tool that guides stakeholders on what needs to be done, by whom, and within what timeframe. The matrix provides a structured framework for coordinating efforts among various actors, including the County Government of Laikipia, the National Land Commission, community representatives, and sectoral agencies, ensuring that interventions are prioritized and sequenced. It also includes performance indicators for monitoring progress and identifying areas that may require additional support or adjustment during implementation.

1. Residential						
Problems	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Settlement Informality	-To upgrade and improve the living conditions -To enhance livability in the settlement	-Enhancing security of tenure -Preparation of a development plan -Enforcement of planning standards	-Issuance of ownership docments	KISIP NPCT Plot Owners Donors Laikipia County Government Community	Quick win/ Short term	0-3 years
			Improve infrastructure (sanitation, water, and drainage connections)		Medium to long term	3-10 years

Figure 22: Actors Relationship Organogram

Low-rise developments	-To improve the living conditions of the inhabitants	-Incremental housing redevelopment	-Building of new houses (Adopt better housing typologies). -Mixed-use developments	-Plot Owners/Developers -Laikipia County Government	Long term	5-10 years
2. Transportation Sector						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Lack of designated roads of access within the settlement	To enhance mobility and circulation in the settlement Ensure all properties have access	-Provision of access roads	-Realignment and opening up of the accesses -Removal of structures encroaching into 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 abutting roads -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**
Overreliance on informal and subsistence economy	To improve the community livelihoods	Creation of employment and income generating opportunities	--Entrepreneurial and technical skills training -Encourage labour intensive community works. 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 a proper sewage management system	To enhance wastewater disposal mechanisms	Encourage the use of sustainable onsite sanitation	-Connect the sewer at the plot level.	Developers Community groups Laikipia County Government	Short - medium term	0-5 years

		Development of trunk sewer system	-Undertake feasibility study for incorporation into the Hola Municipality trunk sewer system -Installation of on-site sanitation mechanisms.	Laikipia County Government Community groups	Medium-long term	5 years and beyond
Poor solid waste management	To sustainably manage solid waste	Installation of proper waste management mechanises 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 Sinking of boreholes to supplement the TAWASCO supply	-Community / developers -Laikipia County government -Donors	Short-medium	0-5 Years
5. Social Infrastructure						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Insecurity	To curb insecurity in the settlement	-Illuminating the streets and other dark areas within the settlement -Neighbourhood policing	-Provision of streetlights -Installation of a flood light	-Financiers -Laikipia County Government -Community	Short-long	0-10 years
Lack of schools and health facilities within the settlement	Continued reliance on the neighbouring facilities	Densification of the existing facilities	Vertical increase in the number of classrooms Increase in the number of sanitation facilities. Upgrading of the playground Proper fencing of the school compound	-Laikipia County Government -Ministry of Education -Community -Private developer	Medium-long	5-10 years

	Provision of education facilities at settlement level	Development of a nursery school	Purchase of the parcel by the county government or Leasing of the land to a private developer	-NGO's and other Financiers		
6. 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 -Livable neighbourhood concepts -Participatory planning	Preparation, approval and implementation of the LPLUDP. Adherence to the development control guidelines.	Laikipia County Government Community Donors	Medium-long term	5-10 years
7. Environmental						***8.***
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Degradation	To conserve and protect the environment	-Restoration of the lost vegetation cover -Preparation of EIAs for proposed projects	-Planting of greeneries along the road reserves and the proposed green belt	Laikipia County Government - Community NGOs NEMA	Medium-long term	0-5years
9. Recreational						
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Phasing**	**Timelines**
Lack of designated recreational areas	To have recreational sites for the community	-Creating public recreation sites within the settlement	-Sharing of spaces with other social facilities such as schools and churches	Laikipia County - Government Community NLC	Short-Medium term	0-5 years

8.10 Monitoring and Evaluation

It is a project management tool to ensure that the developed Local Physical and Land Use Development Plan realizes its objectives and the desired end state. M&E will provide an unbroken response and views from the local community and stakeholders on the extent to which the plan is achieving its objectives and set goals. The table below highlights the main objectives expected to be realized through M&E:

Table 32: Monitoring and Evaluation Matrix

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

Table 33: Monitoring and Implementation Framework for Sipili B

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
Recreational	• Establishing recreational spaces/integration of supporting infrastructure.	County government of Laikipia	• Complete and operational playground (with appropriate infrastructure).	• Improved quality of open spaces • Increased access to recreational spaces
Public Utilities	• Establishment of sewer reticulation.	KISIP/County government of Laikipia, NEMA	• Improved hygiene. • Prevention of surface and underground water contamination to support disease control.	• No of Kms of sewer reticulation installed • Effectiveness of sewer system
	• Designation of onsite solid waste collection points.		• Improved waste management/hygiene.	• Reduced levels of indiscriminate dumping

	• Establishment of water reticulation.		• Enhanced water access.	• Increased levels of access to water services
	• Installation of streetlights/floodlights.		• Improved security. • Boost local economy.	• Enhanced road safety • Advancement of the 24-Hour Economy
	• Installation of storm drains.		• Stormwater management (Flood control).	• Effectiveness of stormwater drainage system
Transport	• Upgrading the access roads (above 6m) 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
	• Grading/Cabbro paving of footpaths/walkways (access below 6m).		• Enhanced accessibility/connectivity.	• Improved level of NMT
	• Greening measures (transport corridors-boulevards).		• Environmental sustainability. • Aesthetics enhancement.	• Number of landscaping features installed

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ANNEXES

Annex I: Statutory Notices

a. Notice of Intention to Plan

Standard Newspaper and Taifa Leo dated 19th December 2024

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FORM PLUPA L_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 26th day November 2024

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

ua ya kuachiliwa kwa Bajabu, Dolan, alisema katika taarifa.

jabu, ha-
a kijeshi
ambako

umanne
va kifun-
a.
wa Bodi
ni (PRB),
a nchini

za kuri-
nuda wa
za na vy-

na *Taifa*
a na uzi-
rikali ya

thamini
Masuala
umilia il-
be muda
a zitaka-

ka safari
jiano, la-
mambo.
habari,"

a Kenya
nbayo ni
inayotu-

JAMHURI YA KENYA

SERIKALI GATUZI YA LAIKIPIA

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

SHERIA YA MIPANGO WA MATUMIZI YA ARDHI, 2019

ILANI YA NIA YA KUPANGA

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

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

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

Malengo ya mipango hiyo ni:

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

Zoezi la kupanga litahusisha matumizi ya sera husika, kanuni na mifumo ya kitaasisi, uhamasishaji wa jamii, na ushirikishwaji wa wadau, utayarishaji wa ramani za msingi, kufanya utafiti wa kijamii na kiuchumi, uchoraji wa ramani ya makazi, kutathmini athari za kimazingira na kijamii (uhakiki), maandalizi ya mipango ya kimaendeleo ya matumizi ya ardhi ya maeneo husika kwa makazi yasiyo rasmi, kuandaa mpango wa usimamizi wa kijamii na/au mpango wa utakelezaji wa makazi mapya (RAP), upimaji wa matokeo, viwanja na utayarishaji wa mipango ya upimaji, maandalizi ya uchunguzi wa kina wa topografia kwa miundo ya kihandisi na utayarishaji wa mfumo wa kutathmini 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 ishirini na moja (21)** baada ya kuchapishwa kwa ilani hii kwa:

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

Imetolewa: Novemba 26, 2024

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

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

The Kenya Gazette Dated 17th January 2025

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

b. Notice of Completion

Taifa Leo Dated 7th April 2025

YA TANA RIVER
I, KILIMO, MIFUGO,
MA), UVUVI, NA
JSHIRIKA

YA ARDHI (*No.* 13 *of* 2019)

WA MAENDELEO YA MATUMIZI YA
ASIYO RASMI

Jina la Mpango
o na Matumizi ya Ardhi, Kipini Mjini
o na Matumizi ya Ardhi, Oda
o na Matumizi ya Ardhi, Minjila Malakoteni
o na Matumizi ya Ardhi, Idsowe
o na Matumizi ya Ardhi, Mji wa Pili
o na Matumizi ya Ardhi, Handampia
o na Matumizi ya Ardhi, Mikinduni
o na Matumizi ya Ardhi, Kone

wa Maeneo na Matumizi ya Ardhi (Nambari
rishaji wa mipango iliyotajwa hapo juu chini
ni nchini Kenya (KISIP2) ulikamilika mnamo

izo kwa ajili ya ukaguaji wa uma: Ofisi ya Wa-
Ardhi na Mipango, Hola; Ofisi ya Msimamizi
gatuzi dogo la Tana Delta.

ila malipo kati ya saa mbili asubuhi na saa

naoni yoyote au pingamizi kuhusu mipango
Waziri wa Serikali ya Kaunti, Idara Husi-
River, Sanduku la Posta 29-70101, Hola
kwa tangazo hili. Pingamizi lolote linapaswa

ya Kaunti
na Mipango
Tana River
29-70101

25th March,2025

ma Hiribae
nti ya Tana River
u ya Wanyama), Uvuvi, na Maendeleo ya

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

Standard dated 7th April 2025

FORM PLUPA L -2 (r.10)

COUNTY GOVERNMENT OF LAIKIPIA

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

P.O Box 1271-10400, NANYUKI

THE PHYSICAL AND LANDUSE PLANNING ACT (NO. 13 OF 2019)

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

TITLE OF PLANS	**LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS FOR MAINA (NYAHURURU), AFRICAN LOCATION (RUMURUTI), SIPILI, KANYONI AND KWA MBUZI (NANYUKI)**

Pursuant to the provisions of section 49(1) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that preparation of the above – mentioned Local Physical and Land Use Development Plans under the Second Kenya Informal Settlement Improvement project (KISIP2) were completed on 28th March 2025. The Plans relate to lands situated within **Maina (Nyahururu), African Location (Rumuruti), Sipili, Kanyoni and Kwa Mbuzi (Nanyuki)** in **Laikipia County.**

Copies of the plans have been deposited for public inspection free of charge at the office of the **County Executive Committee Member (CECM) Infrastructure Land & Physical Planning, Housing, Energy & Urban Development and the County Physical Planning offices in Nanyuki and Rumuruti.** The copies so deposited are available for inspection free of charge by all persons interested at the above-mentioned address between the hours of **8.00 am** and **5.00 pm** during official working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member (CECM) Infrastructure, Land & Physical Planning, Housing, Energy & Urban Development, Laikipia County, P.O Box 1271-10400 Nanyuki** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated the **28th March 2025.**

Ekwam Nabos
COUNTY EXECUTIVE COMMITTEE MEMBER
DEPARTMENT OF INFRASTRUCTURE, LAND & PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT
LAIKIPIA COUNTY

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

The Kenya Gazette Dated 4th July 2025

IT IS notified to the residents of Mandera County and the general public that the following health facilities within Mandera County are now fully operational

No.	Facility Name	MFL Code	Level	Ward
1.	Burasham Dispensary	33662	Dispensary	Derkale Ward
2.	Andarak Dispensary	33663	Dispensary	Banisa Ward
3.	Merille Dispensary	33664	Dispensary	Banisa Ward
4.	Tuli Dispensary	32276	Dispensary	Elwak South
5.	Jabi Dispensary	33830	Dispensary	Rhamu Ward

Dated the 30th June, 2025.

MUMTAZA B. MUSA,
CECM for Health Services.

MR/7775552

GAZETTE NOTICE NO. 8904

THE CONSTITUTION OF KENYA

THE COUNTY GOVERNMENTS ACT

(*No.* 17 *of* 2012)

MANDERA COUNTY GOVERNMENT

DEPARTMENT OF HEALTH SERVICES

HEALTH CENTRES

IT IS notified to the residents of Mandera County and the general public that the following health facilities within Mandera County are now upgraded from dispensaries to health centres.

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 a.m. and 4.30 p.m., 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, 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 the 2nd April, 2025.

RAYMOND N. KINYUA,
C.E.C.M, Lands, Mining, Housing, Physical Planning and Urban Development.

MR/7783491

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 (Nyabururu), 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 (Nyabururu), African Location (Rumuruti), Sipili, Kanyoni and Kwa Mbuzi (Nanyuki) in Laikipia County.

Copies of the plans have been deposited for public inspection free of charge at the office of the County Executive Committee Member (CECM) Infrastructure Land & Physical Planning, Housing, Energy & Urban Development and the County Physical Planning offices in Nanyuki and Rumuruti. The copies so deposited are available for inspection free of charge by all persons interested at the above-mentioned address between the hours of 8.00 am and 5.00 pm during official working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the County Executive Committee Member (CECM) Infrastructure, Land and Physical Planning, Housing, Energy and Urban Development, Laikipia County, P.O Box 1271–10400, Nanyuki in the Republic of Kenya, within sixty (60) days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated the 28th March, 2025.

EKWAM NABOS,
CECM, Infrastructure, Land and Physical Planning, Housing and Urban Development.

MR/7783490

5. Motor Vehicle Registration No. KBS 680D, Toyota Saloon, Corolla Model, Engine No. 1NR0311345, Chassis No. 1HTLTS2E506023218 Registered in the name of Geofrey Monyancha Nyabira.

6. Motor Vehicle Registration Number KBN 474P, Toyota Corolla, Saloon, Engine Number 1NZ- A761451, Chassis Number NZE121-3190722 Registered in the name of Geofrey Monyancha Nyabira.

7. Motor Vehicle Registration Number KBL 149M, Toyota, Saloon, Engine No. 1ZRU243937 Chassis No. AHTLB52E803048571 Registered in the name of Geofrey Monyancha Nyabira.

8. Motor Vehicle Registration Number KCJ 181C, Bwm Saloon, Model ABA-VA20, Engine No. N46B20B-A5241450, Chassis No. WBAPG56080NM14593 Registered in the name of Geofrey Monyancha Nyabira.

9. Motor Vehicle Registration No. KBU 360W, Toyota Corolla, Station Wagon, Engine No. 2ZR-00064461 Chassis No. ZRE142-9000990 Registered in the name of Geofrey Monyancha Nyabira.

10. Motor Vehicle Registration No. KAB 271K, Mitsubishi Station Wagon, L200 Model, Engine No. 8757, Chassis No. 370183 Registered in the name of Geofrey Monyancha Nyabira.

11. Motor Vehicle Registration No. KCW 852J, Hino Lorry/Truck, Dutro Model, Engine No. N04C-UP23432, Chassis No. XZU710-0005313 Registered in the name of Geofrey Monyancha Nyabira.

12. Motor Vehicle Registration No. KBW 064K, Subaru, Station Wagon, Engine No. EJ20-3284110 Chassis No. SG5- 106733 Registered in the name of Geofrey Monyancha Nyabira.

13. Motor Vehicle Registration No. KMEN 060F Bajaj, Boxer Model, Engine No. PFZWJA71646 Chassis No. MDA2A21BY4WJWA94824 Registered in the name of Geofrey

Annex II: Minutes and Attendances

a. Minutes of the Final Plan Presentation

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 FINAL DRAFT PLANS FOR SIPILI INFORMAL SETTLEMENT HELD AT OLIVIA HALL ON THURSDAY, 25TH JUNE 2025

Members Present

Find the lists of attendance attached

Agenda

1. Introduction and Opening Remarks
2. Presentation of Final Draft Plans
3. Question and Answer Session
4. Adoption of the Final Draft Plan
5. Closure and Adjournment of the Meeting

SPL/ MIN/ 001; Introduction(s) and preliminaries

The meeting began at 9:00 a.m. with an opening prayer led by a local religious leader. The Project Sociologist welcomed participants, thanked the community and local leaders for their hospitality, and encouraged active engagement during the plenary session. She then invited key stakeholders to give brief remarks before proceeding with the main agenda.

SEC Chairman

The Chairman thanked attendees and acknowledged the presence of key stakeholders. He outlined the meeting's purpose—to present the final draft plan based on community proposals, including roads, public facilities, and an industrial zone. He urged active participation and introduced the Settlement Executive Committee (SEC) and Grievance Redress Committee (GRC), highlighting their roles in representation and conflict resolution.

Area Chief, Sipili Location

The Area Chief commended the community for their strong turnout and expressed appreciation for the cooperation extended to the consultant team. She acknowledged that many grievances submitted to the Grievance Redress Committee (GRC) had already been resolved, but urged those with pending, particularly family-related, disputes to work closely with the GRC to ensure timely resolution. She emphasized that this was the final meeting and that the Final Draft Plan—reflecting the community's recommendations—would be presented. She encouraged members to ask questions and seek clarification, and once satisfied, to formally adopt the plan.

Chief Officer of Lands

The Chief Officer of Lands acknowledged all those present and commended the community for turning out in large numbers. He thanked them for their cooperation and support throughout the project and encouraged continued collaboration with the consultant team to successfully complete the remaining project milestones.

Area MCA

The MCA expressed his heartfelt gratitude to all attendees and commended the various stakeholders for their commitment to the smooth progress of the project. He specifically acknowledged the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC) for their fair and balanced

handling of disputes, noting that their efforts had maintained harmony within the community despite challenges and criticism.

He praised the committees for their diligence and emphasized that although the settlement joined the project later—after others had withdrawn—it has experienced steady progress without major setbacks. He reaffirmed that the ultimate goal of acquiring title deeds remains central to the community's development.

The MCA also extended his appreciation to the KISIP National Team, the Consultant Team, and the County Government representatives for their responsiveness and professionalism throughout the process. He noted that both the MCA's office and the County Executive Committee in Laikipia had already been briefed on the contents of the Final Draft Plan, and it was now up to the community to formally adopt it before submission to the Senate for approval—marking the final step toward issuance of title deeds.

Lastly, he applauded the community for adhering to the consultant's request not to erect new structures during the project period and encouraged the consultant team to consider replicating such development initiatives in neighbouring settlements in need of similar support.

County Planner, Laikipia West Sub-County

The County Planner thanked the community for their cooperation and praised the consultant team for their swift efforts in aligning Sipili's progress with that of other settlements in the county. He urged residents to review the Final Draft Plan carefully, ask questions for clarification, and ultimately adopt it. He emphasized that this plan would serve as the foundation for the next stages of the project, including the issuance of title deeds, and encouraged the community to consider the needs of future generations in their decision.

KISIP National Officials

The KISIP Liaison Officer expressed his appreciation for being in Sipili and acknowledged the community's strong cooperation, which enabled the project—despite starting three months late—to catch up with other settlements within just five months. He emphasized the value of active community participation, urging members to listen attentively, understand the contents of the Final Draft Plan, and seek clarification on how their proposals had been incorporated before adopting the plan. He concluded by inviting his colleagues to introduce themselves to the community.

SPL/MIN/002: Presentation of Final Draft Plan

The Project Director opened the meeting by welcoming all attendees and expressing appreciation for their presence. She introduced her team and then invited the consultant planner to present the Final Draft Plan to the community.

The planner reminded the community that the project was part of the Kenya Informal Settlements Improvement Project (KISIP), which operated under two key components. The first component focused on tenure regularization and was being implemented in Sipili by the consultant, E&G Spatial Consultants. It involved the planning of the settlement, securing access roads, identifying locations for public facilities, and ultimately issuing title deeds to structure owners. The second component dealt with infrastructure upgrading, which included improvements to roads, drainage, and water supply. However, this could only proceed after the successful completion of the tenure regularization process.

She outlined the stages that had already been completed. These included the introduction of the consultant to the community, official project launch, and the formation of the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC). She commended the GRC for resolving the majority of disputes and encouraged those with pending issues to work closely with the committee. She emphasized that disputes under litigation were outside the project's scope and advised parties involved to consider resolving them through the GRC.

The Planner explained that drone mapping had been conducted to obtain an accurate aerial image of the settlement. This helped define plot boundaries, identify structures, and guide physical planning. This was followed by ground picking and demarcation of parcel boundaries, which was carried out by surveyors and planners. A socio-economic survey and physical mapping exercise were also undertaken to gather household data and assess land use, infrastructure, and existing community facilities. These findings informed the development of the draft plan.

She stated that the socio-economic data and other inputs were presented to the community during visioning and participatory planning sessions. Community members proposed locations for roads, schools, health facilities, and other amenities. These priorities were incorporated into the draft plan, which was presented during the meeting for final review. The community was encouraged to provide any remaining feedback before adoption.

The Planner explained that, in line with legal requirements, a Notice of Completion would be published in both local newspapers and the Kenya Gazette, after which the plan would be available for a 60-day public review. A copy of the plan would also be handed to the Settlement Chairman to ensure accessibility. Relevant feedback collected during this period would be shared with the consultant for further revision. Once finalized, the plan would be submitted to the County Assembly for approval and adoption. It would then serve as the legal framework for cadastral surveying and placement of boundary beacons.

She clarified that tampering with or building outside of the beaconed boundaries would be considered unlawful. She emphasized the importance of the community's cooperation throughout this final phase. The Director confirmed that the settlement had been divided into two sections—Sipili A and Sipili B—with all activities progressing concurrently. Out of the 271 identified parcels, 256 had been successfully surveyed, and the 15 that remained were scheduled for enumeration.

She gave a breakdown of parcel sizes, noting that all met the KISIP threshold of 100 square meters: 163 parcels measured between 102–200 square meters, 104 parcels were between 200–450 square meters, and another 104 exceeded 450 square meters. However, she warned that a few smaller parcels could be affected by road standardization efforts.

The Planner highlighted the presence of key social facilities, including an ECDE center, places of worship, and a nursing home. She stated that these had been integrated into the Final Draft Plan. Had they been lacking; the community would have been required to propose locations for them. She emphasized that accessible and well-distributed social amenities were essential for improving the quality of life and reducing the need to travel for basic services.

She acknowledged the large youth population and its potential for contributing to the settlement's economic development. However, she noted that most residents relied on informal and low-productivity economic activities, resulting in widespread unemployment. The proposed industrial and commercial zones were intended to support local enterprise and employment.

The Planner noted that the current settlement layout had been influenced by a 1999 Part Development Plan (PDP), which had led to irregular road widths. She clarified that the new draft plan had corrected these inconsistencies by standardizing road widths to support proper drainage, pedestrian movement, and vehicle access. She explained that the new draft plan adopted strict planning standards, including the development of well-aligned roads ranging from 9 to 15 meters in width.

The community selected Option 1 of the planning alternatives, citing multiple benefits. These included improved road networks and increased accessibility, which were expected to spur economic development by facilitating the movement of goods and services, attracting investment, and supporting local businesses. They also noted that an improved sewage system would enhance sanitation and public health, reducing the risk of waterborne diseases and contributing to a cleaner, safer environment. Furthermore, improved infrastructure would lead to better service delivery, enhanced connectivity, and an overall higher quality of life. Planning for the future was also seen as essential for orderly development, guided land use, and the settlement's ability to accommodate population growth and infrastructure needs sustainably.

The Planner assured the community that her team would incorporate all proposals and feedback into the final draft plan. This revised plan would then be brought back to the community for review and formal approval. Once approved, it would be forwarded to the County Assembly for discussion, possible amendment, and eventual adoption into law. She added that the plan would be published in both Kiswahili and English in local newspapers and featured in the Kenya Gazette in the following week. It would remain publicly accessible for 60 days to allow individuals, including those outside the settlement, to submit comments or suggested amendments to the County Assembly for consideration.

In closing, she informed the community that the next meeting would focus on the surveying process, beaconing of plots, verification of the List of Beneficiaries, and an outline of the project's winding-up procedures.

SPL/MIN/003: Question and Answer Session

Issue/Concern	Response
A community member sought clarification on why parcels SPL/149 to SPL/152 had not been subdivided into ten separate parcels as proposed by the residents living there.	The Project Director explained that parcels SPL/149 to SPL/152 had not been subdivided into ten parcels because the proposed subdivision did not meet the minimum planning standards and regulations. He noted that any subdivision must comply with legal plot size requirements, access road provisions, and proper service allocation. Adjustments to the layout were therefore made to ensure compliance with planning guidelines and to facilitate approval by the relevant authorities.
A community member sought clarification on why the consultant chose not to use the existing Part Development Plan (PDP) and instead opted to develop a new plan, which, if implemented, would have significant negative impacts on existing structures for plot owners. The members questioned the need for the new plan and expressed concern about its implications on the community.	The Planner clarified that the Final Draft Plan is not just a technical document, but a community-driven plan that reflects the ideas, priorities, and proposals shared by residents during the planning process. It includes aspects such as road layouts, land use allocations, and provisions for public amenities, all shaped by community input. He emphasized that once the community formally adopts the plan—signifying their agreement and approval—it will be submitted to the Senate as part of the legal and administrative process. Senate approval is necessary to formalize the plan and allow the next steps to proceed, including land surveying, beaconing, preparation of the Resettlement Action Plan (RAP) where necessary, and ultimately, issuance of title deeds.
A member had proposed exchanging his parcel outside the settlement for the slaughterhouse site, suggesting the facility be moved outside the settlement to prevent potential health and environmental risks in the town center.	In response to concerns about the slaughterhouse's location, the Planner explained that it had been relocated outside the settlement. She added that the site where the slaughterhouse currently stands has been proposed for the construction of a social hall.
A community member asked if the consultant could designate an area within the settlement to be used as a cemetery for the community members, ensuring there is a proper and dedicated space for such needs.	The Planner stated that the County Team would allocate a parcel of land outside the settlement for the cemetery. This new site would be strategically located to serve both the current settlement and neighboring ones, ensuring it meets wider community needs without posing health risks to residents. She further emphasized that a cemetery should not be located close to residential areas due to the potential health hazards.

SPL/MIN/004: Adoption of the Final Draft

In closing, the KISIP representative guided the community through the formal adoption of the Final Draft Plan and invited them to take a group photograph to signify their endorsement. He explained that

the plan would next be forwarded to the County Assembly for approval. He added that the final verification of the List of Beneficiaries (LOBs) would take place after the meeting, while the remaining activities, including surveying and beaconing, preparation of the Environmental and Social Management Plan (ESMP), and the Resettlement Action Plan (RAP) would be scheduled and communicated in due course.

SPL/MIN/005; Meeting closure and Adjournment

The meeting ended at 2:30pm with prayers from a community member.

Minutes Confirmed by:

Consultant

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

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

KISIP National Representative

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

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

County Representative

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

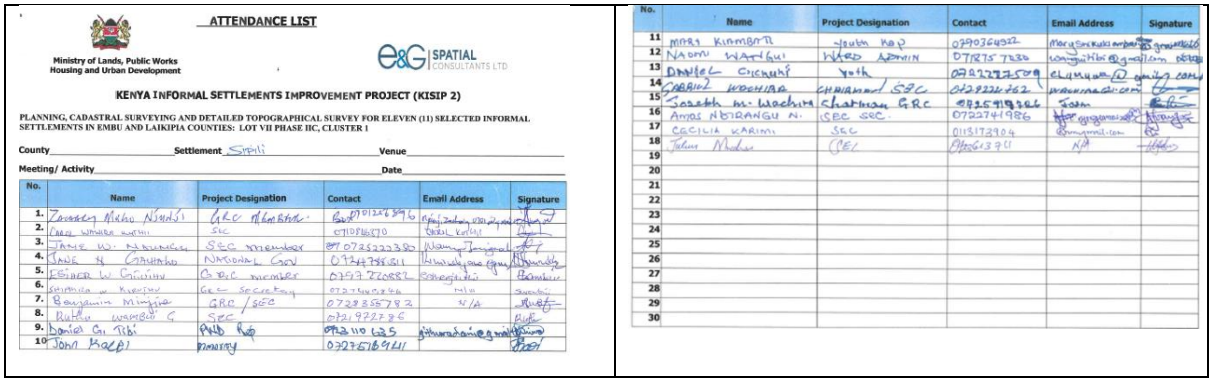
Signature: ..... Date: .....

SEC Representative

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

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

Final Draft Plan Presentation Attendance List



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 I

County_____ Settlement Siphili Venue_____

Meeting/ Activity_____ Date_____

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Zachary Mwiki Nzuki	GRC Member	0701226396	[illegible]	
2.	Carol Wambui Wathi	SEC	0710861870	[illegible]	
3.	Jane W. Mwangi	SEC member	0723222350	[illegible]	
4.	Jane N. Gathaiku	National Gov	0724785811	[illegible]	
5.	Esther W. Gichuhi	GRC member	0757720082	[illegible]	
6.	Shimba w. Kweyu	GRC Secretary	0727444766	n/a	
7.	Benjamin Mungai	GRC / SEC	0728355782	N/A	
8.	Ruth Wambui G.	SEC	0721977786		
9.	Daniel Gi Tibi	Youth Rep	0723110625	[illegible]	
10.	John Kalei	Ministry	0727516911		
11	Mary Kiambati	Youth Rep	0790364322	[illegible]	
12	Naomi Wairigui	Ward Admin	0717757736	[illegible]	
13	Daniel Chuhi	Youth	0729272509	[illegible]	
14	Gabriel Wachira	Chairman / SEC	0729226762	[illegible]	
15	Joseth M. Wachira	Chairman GRC	0725919366	[illegible]	
16	Amos Ndirangu N.	SEC SEC	0722741986	[illegible]	
17	Cecilia Karimi	SEC	0113173904	[illegible]	
18	Julius Muhia	CEC	0726613711	N/A	
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ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP 2)

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

County Laikipia Settlement Sipili Venue Olivia Hall

Meeting/ Activity Final Presentation of Draft Plan. Date 25/6/2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	George Kariuki	MCA	0725324416	gkariuki27@gmail.com	
2.	Peter Sub	KISIP - Leader	0723827650	[illegible]	
3.	RICHARD MUCHOKI	Physical Planner - E&G	0723467808	muchokimwaki@[illegible]	
4.	Diana Wangari	SDO	0700624753	dwangari42@gmail.com	
5.	Winnie Makena	Social development Officer	0115289270	winnie.makena@gmail.com	
6.	FIONA WACHIRA	Environment Officer	0724073665	fionawangui78@gmail.com	
7.	JANE N. GACHAGU	CHIEF SIPILI LOCATION	0726798811	[illegible]	
8.	Washington ABUTO	Licensed Surveyor	0721957016	abuto@[illegible]	
9.	FRANCIS GICHUHI	Chief/Sipili Location	0724482375	[illegible]	
10	[illegible]	Civil Society Engineer	0726606104	[illegible]	

No.	Name	Project Designation	Contact	Email Address	Signature
11	IAN MARTIN MATU	AHK MCA	0720911792	martinian@[illegible]	
12	Jane Kamau	E&G Consultants	0725364495	[illegible]	
13	Julius Ngumbu	E&G Consultants	0722387419	[illegible]	
14	Enda Muriithi	Town Planner, E&G	0702684898	muriithi@[illegible]	
15	Miande Sammy	GIS Expert E&G	0714244500	miande@[illegible]	
16	Kenan Kagia	E&G - Planner	0726592331	kenan@[illegible]	
17	Joyce Wanjiru	E&G CEO	0707097944	[illegible]	
18	ERIC O. ABUTA	E&G Principal Planner	0726597495	[illegible]	
19	Lape N. Kibiku	E&G Spatial Consultants - Planner	0797059496	Kibiku@[illegible]	
20	Pamela Chula	E&G CEO	0723621128	[illegible]	
21	Esther Gathuku	E&G			
22	PATRICK GACHAGUA	C.P.E.T	0726462939	[illegible]	
23	PETER MWAURA	CPET/Land Surveyor	0723516706	[illegible]	
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ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County Laikipia Settlement Sipili Venue Olivia Hall.

Meeting/ Activity Presentation of Final Draft Plan & Verification of L.U.R Date 25/06/2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	Pauline Wanjiku Mungai		✓		0725533004	
2.	Mary Wanjiku Kubiri		✓		0700614436	
3.	ROGERS Mwangi Thagu	✓			0724857321	
4.	Grace Moki Kidia		✓		0726680581	
5.	Mary Wanjiku Mwangi		✓		0745627963	
6.						
7.						
8.						
9.						
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	Joseph Mainai Wachira	✓		Chairman C.B.C	0725917726	
11	Daniel Mwaura	✓		Community Member	0705338404	
12	Dominic NDEGWA KIERE	✓		"	0710810779	
13	Richard K. Kiarie	✓		"	0728 444 854	
14	Samuel Ndirangu Ndungu	✓		"	[illegible]	
15	Kubia Wamuga			Community Member	0728[illegible] 407	
16	DAVID MWAI GATHIMBA	✓		Community Member	0726865377	
17	Margaret Njeri			"	0115532086	
18	David Muconbi Muthoka	✓		"	0745728343	
19	John Mavidi NDEROGE	✓		"	0725628077	
20	RAHAB MUKEKAI WAMBUA	✓		Community Member	0719.105784	
21	Simon Maonaria	✓		"	0722825922	
22	Gladys Wamuyu		✓	"	0708481687	
23	Martha Njeri		✓	"	0711010865	
24	JOHN AUGUSTO CABUU	✓		Community Member	0724411438	
25	DAVID WAYUA			"	0705359902	
26	JOSEPH WAMBUA	✓		"	0722580333	
27	Francis Mwangi Ndegwa	✓			0725965377	
28	Miriam N. Gichango		✓	Community member	0726525643	
29	PETER G. KANIKI	✓		"	0726445060	
30	Dennis Kanik	✓		"	0724664783	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Martin Nabome	✓		Community Member	0729298054	
32	Mary Wangui		✓	"	0713729290	
33	Thomas Mwangi Kariuki	✓		"	0729430075	
34	Lydia Njenga		✓	"	0717[illegible]265	
35	Nancy Ngoroge		✓	"	0727502775	
36	Pauline Wanjiku Mungai		✓	"	0725533004	
37	Mary Wanjiku Kubiri	✓		"	[illegible]	
38	Patrick Kibera Ndegwa	✓		"	0723632853	
39	Patrick Mugai Ndegwa	✓		"	0724859131	
40	James Ndiritu Gachuhi	✓		"	0721356696	
41	Grace Njeri Gichu		✓	"	0720604560	
42	John Kamau Mwaura	✓		"	0723139195	
43	Mary Wanjiku Mugai		✓	"	0741562783	
44	Emanuel Wanjohi	✓		"	0722757087	
45	Rebecca Wairimu Wanjohi		✓	"	0726884582	
46	Francis Ndirangu Ndiritu	✓		"	0720257718	
47	Ruth Wanjiku		✓		0728907948	
48	Simon Wanjohi Ndungu	✓			0719202314	
49	Thomas Maina Ngure	✓			0721670383	
50	Francis Mugambi	✓			[illegible]	
51	Bernard Muriithi	✓			0728989640	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	David [illegible] Gatego	✓		"	0723790946	
53	Regina Wanjiku		✓	"	0721398272	
54	[illegible] Kibuto	✓			0711743214	
55	Joan Ndeto		✓		0727935830	
56	Agnes Nyguna		✓		0702973929	
57	Martin Mute	✓			0720911792	
58	James Ngonge	✓			0727871161	
59	Carol Wanjiku		✓		0710808337	
60	Simon Gathure	✓			0727719645	
61	Richard Ndeto	✓			0791055625	
62	Lucy Muriithi		✓		0721968916	
63	[illegible] Wanjiku Mathenge		✓		0725789889	
64	Beatrice Muriithi		✓		0705796916	
65	Miriam Wanjiru Kimani		✓		0774895434	
66	Lucy Wairimu Mwaura		✓		0716352965	
67	Stella Muriithi Wangui	✓			0793202707	
68	Joseph Kariuki	✓			0722965389	
69	Michael Kamau	✓			0726945130	
70	Ben Thuku	✓			0726895879	
	Sub-totals Male/Female					

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County Laikipia Settlement Sipili Venue Olivia Hall

Meeting/ Activity Presentation of final draft plan & verification Date 25th June 2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	Joseph K. Muriithi	✓			0746038773	
2.	Samuel K. Mbugua	✓			0712052726	
3.	Ruth Wambui G		✓		0725722796	
4.	Grace W. Kamau		✓		0725322350	
5.	Esther O. Oluoch	✓			0721808553	
6.	Amos Ndirangu	✓		SEC CHAIRMAN	0722741986	
7.	ABRIL MWSO	✓			0722244767	
8.	Daniel Ochuki	✓		Youth	0722245504	
9.	John Kiok	✓		MINISTRY REP	0725798941	
	Sub-totals Male/Female	7	2			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	MARY KIAMBATI		✓	Youth Rep	0799356332	
11	JESSE MAU MEMNA	✓		MEMBER	0723892249	
12	Joseph Thuo Mwangi	✓		Member	0787706381	
13	Judith Wangechi Kariando		✓	member	0716109983	
14	Zachary M. Mwaki	✓		RRC Member	0702266946	
15	Nicodemus Waci Wangina	✓		Member	0726275117	
16	Luise Wanjiku Mwangi		✓	Member	0706726638	
17	Samuel Thuo Njuguna	✓			0726296458	
18	Eliyah Wathiuri Kiuru	✓			0711743283	
19	Josie Githinji Karimi	✓			0725798833	
20	Paul N. Ntwiki	✓			0710703460	
21	Paul Karanja			member	0722872010	
22	Mercy Wangui Maina		✓	Member	0790963974	
23	Lucy Mwangira Mbithi		✓	Member	0726458079	
24	Lukas Mwangi	✓		Member	0738587389	
25	Regina Citonga		✓		0729098332	
26	Wagunoni Kangaki		✓	member	0719693921	
27	Jane Wanjiku Citundi		✓	member	0728555330	
28	Ruth Wangari		✓		0702604103	
29	Simon W. Kanyugo	✓		Member	0716864527	
30	Sarah Kiambati		✓		0723400083	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Mrs Kuhar Rebecca Wanjiku Kamau		✓	MEMBER	0725321558	
32	Lucas Mwangi Ndirangu	✓		MEMBER	0713687022	
33	John Kimani	✓		MEMBER	0726311145	
34	Daniel Wanjiku Kamau		✓	MEMBER	0726322598	
35	Juan Wanjiru Ndunthia		✓	MEMBER	0741218941	
36	Daniel Mbithi	✓		MEMBER	0729606622	
37	Philip Mberu	✓		MEMBER	0720285207	
38	Mary Wanjiku Kiruguma		✓	MEMBER	0723943215	
39	Stephen Mwangi Karimi	✓		MEMBER	0720807298	
40	Paul Mungai Gachiri	✓		MEMBER	0727766860	
41	Duncan Kinyanjui Muiruri	✓		MEMBER	0727790115	
42	Daniel Mwangi Maina	✓		MEMBER	0711991668	
43	Edward Mbaru Mutiku	✓		MEMBER	0736296336	
44	Kithiki Nderitu Njeema	✓		MEMBER	0726698379	
45	Kithiki Maina	✓		MEMBER	0720789520	
46	Benedict Njuguna	✓		MEMBER	0727607127	
47	Joseph Gatuntu Mbithi	✓		MEMBER	0711822669	
48	Paul Muchiri Wanjau	✓		MEMBER	0727783913	
49	Simon Wanjau	✓		MEMBER	0728882048	
50	John K. Muchai	✓		MEMBER	0712873340	
51	Ann Muthoni		✓	MEMBER	0741990677	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	Joseph Citonga	✓		member	0727942029	
53	Rosemary Mukoni		✓	member	0725380388	
54	Kenneth Mwangi	✓		Member	0723226946	
55	William Mathoke	✓		Member	0711665SA	
56	Damaris Wachira Karuri		✓	Member	0726684320	
57	Peter Mbithi Karogia	✓		MEMBER	0725828237	
58	Stephen Wachira	✓		MEMBER	0716250827	
59	Peter W. Ndiaga	✓		MEMBER	0725723907	
60	Bernard Wachira Maina	✓		MEMBER	0722156483	
61	Francis Karuki Muthee	✓		MEMBER	0729910026	
62	John Mberu Kinyanjui	✓		MEMBER	0720767418	
63	Lucy Kanyike		✓	MEMBER	0727673201	
64	Shipora Wangi		✓	RRC MEMBER	0727649846	
65	Nuntelica Wangamba		✓	MEMBER	0729722256	
66	Joseph Kamina	✓		MEMBER	0726844778	
67	Mary Njeram Gatune		✓	MEMBER	0729072681	
68	Eunice Kuria Mwangi		✓	MEMBER	0717294724	
69	Christine Mwangi		✓	Member	0798390573	
70	Henry Kamau	✓		MEMBER	0702030063	
	Sub-totals Male/Female					

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER I

County Laikipia Settlement Sipili Venue Olivia Hall

Meeting/ Activity Presentation of Final Draft Plan & Verification L.O.B Date

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	Florence Wambua Muiruri		✓	Community member	0725604467	
2.	Agnes Wanjiku Kimani		✓	community member	0725327777	
3.	Bernard Thuku Mwangi	✓		— " —	0729997135	
4.	Peter Thomi	✓			0722460275	
5.	Robert Mbiriithi Gitari	✓			0724537023	
6.	Peter Kamau Gathiga	✓			0728441343	
7.	Esther Mumbi Muuthe		✓		0710460287	
8.	Grace Muthoni		✓		0721522960	
9.	Elizabeth Wairimu		✓		0715438003	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	Joseph Kiere Ng'ang'a	✓		Community member	0720733317	
11	Margret Nyambura Ndung'u		✓	"	0727706365	
12	Jane Wambui		✓	"	0729572677	
13	David Kung'u	✓		"	0758550350	
14	Mary Nguwa Mwangi		✓	"	0727731577	
15	Gabriel Kinyanjui Ngugi	✓		"	0720734996	
16	Samuel Wambugu	✓		"	0727784353	
17	James Kariuki Wachira	✓		"	0727329700	
18	Joseph Waweru	✓		"	0721743990	
19	Peter Kinyanjui	✓		"	0708494772	
20	Stephen Njau Mukuria	✓		"	0721583590	
21	John Njoroge Wambui	✓		"	0724095578	
22	Patricia Muthoni		✓	"	0725462842	
23	John Wanyeki	✓		"	0720032261	
24	George Mbugua	✓		"	0720363970	
25	Amos Mwaniki Mwangi	✓		"	0713364215	
26	Catherine Wangui Wachira		✓	"	0726509296	
27	Nancy Wangechi Karoki		✓	"	0718637584	
28	Purity Gichu		✓	"	0720540529	
29	Daniel Githuku Tibi	✓		"	0723110635	
30	Elizabeth Wanjiku Kinyanjui		✓	"	0710206509	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Richard Mutemi Wachira	✓		Community member	0720413367	
32	Rahab Wangiku		✓	"	0727706581	
33	Mary Wacharia		✓	"	0728843274	
34	Mercah Maina		✓	"	0790755894	
35	Susan W. Wacharia		✓	"	0728279669	
36	Duncan Ndegwa Waigwa	✓		"	0716720804	
37	David Muchoki Gitiri	✓		"	0724343956	
38	Francis Apuoi		✓	"	0720730108	
39	Antony Ogembo	✓		"	0731540083	
40	Jackson Njugna	✓		"	0721838478	
41	Daniel Mburu	✓		"	0728784778	
42	Peter Mwangi Nderitu	✓		"	0728401049	
43	Joseph Muthiri	✓		"	0733631398	
44	Catherine Njitia		✓	"	0727731610	
45	Lucy Gichemi		✓	"	0718858264	
46	Geoffrey Kimondo	✓		"	0733519263	
47	Kenneth Kuria Ndwatt	✓		"	0727731521	
48	Caroline Wanjiku Ngugu		✓	"	0715517115	
49	Harrison M. Kariuki	✓		"	0726732087	
50	Geoffrey Karanja	✓		"	0721470924	
51	Charles Mwangi	✓		"	0721377334	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	DAVID MWENDI	✓		COMMUNITY MEMBER	0745728567	
53	EDWARD MBIRU	✓		"	0725416367	
54	ANDI KAMAU	✓		"	0722136446	
55	MARY WUTHANA		✓	"	0723965269	
56	JOSEPH THUNG'U	✓		"	0726650939	
57	ELIZABETH NJERI MWGI		✓	"	0723727199	
58	ANDI KINOBI	✓		"	0743662147	
59	LYDIAH NYAGITHI		✓	"	0726762336	
60	JOSEPH M. GATHUTA	✓		"	0720623456	
61	DAVID KIBOKOH MAHU	✓		"	0708693273	
62	BEATRICE NJOKI MACHARIA	✓		"	0726792683	
63	MARY NYANGI WAMBUGU		✓	"	0700823694	
64	PETER MAINA MWANGI	✓		"	0729670251	
65	ANN WANGUI		✓	"	0793142846	
66	FELICINAH WANJIKU		✓	"	0742805889	
67	CHARLES GACHOMA	✓		"	0712498779	
68	TIMOTHY NGWANDI	✓		"	0733658804	
69	DENIS MACHIRI	✓		"	0727470236	
70	STEPHEN KINGATHIA	✓		"	0711488817	
	Sub-totals Male/Female					

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES: LOT VII PHASE IIC, CLUSTER I

County Laikipia Settlement Sipili Venue Olivia Hall

Meeting/ Activity Presentation of Final Draft and Verification of L.O.B Date 05/06/2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	JOSEPH DIANA	✓		MEMBER	0720768620	
2.	NICHOLAS NJUGUNA	✓		MEMBER	0723607137	
3.	WILSON GATUNDI MWAITHA	✓		MEMBER	0710828619	
4.	Paul Muchiri Wanjau	✓		MEMBER	0727839813	
5.	Johnson Wanjau	✓		Member	0729862248	
6.	John K. Muchai	✓		MEMBER	0712823470	
7.	Ann Muthoni			Member	0741990677	
8.	John Mburu Kinyanjui	✓		Member	0720767418	
9.	LUCY KAMANA		✓	Member	0704543334	
	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	WILSON NJOROGE MUCHIRI	✓		COMMUNITY MEMBER	0726629491	
11	DAVID GATUTHA	✓		"	0724665887	
12	NICHOLAS MWOI	✓		"	0728022314	
13	GRACE WAMBUI WAINAINA		✓	"	0745224535	
14	REGINA NJERI MACHARIA		✓	"	0791676115	
15	ELIJAH NDIRANGU MWIA	✓		"	0790549518	
16	PAUL WAMBUGU WAWERU	✓		"	0726321347	
17						
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	Sub-totals Male/Female					

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Mwaki Mamba Wambugu		✓		0700832096	
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	Sub-totals Male/Female					

b. Minutes of the Draft Plan Presentation

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 DRAFT PLANS FOR SIPILI INFORMAL SETTLEMENT HELD AT OLIVIA HALL ON THURSDAY, 26TH MARCH, 2025 AS FROM 2:00 PM.

Members Present

Find the lists of attendance 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. Final Resolution
6. Closure and Adjournment of the Meeting

SPL/ MIN/ 001; Introduction(s) and preliminaries

The meeting was called to order at 2:00 p.m. by the Project Sociologist, followed by an opening prayer led by a local religious leader. The Project Sociologist expressed her sincere appreciation for the warm welcome extended to the consultant team by both the community and local leadership. She encouraged participants to remain attentive throughout the proceedings, noting that a plenary session would be held to allow community members to share their views, concerns, and questions. Following her remarks, she invited key stakeholders to deliver brief statements prior to the commencement of the main agenda.

SEC Chairman

The Chairman extended his gratitude to all community members who made time to attend the meeting. He also acknowledged the presence of the Consultant Team, the KISIP National Team, the County Government representatives, and the local leadership—including the area chief—who were all in attendance.

He emphasized that the primary agenda of the meeting was to present the draft plans to the community, reflecting proposals previously made by residents. These include the layout of access roads, allocation of land for public facilities, and the designation of an industrial zone aimed at creating employment opportunities within the settlement. The Chairman urged community members to actively participate in the discussions and remain attentive, as their input is essential in shaping the future of their settlement.

He proceeded to introduce the Settlement Executive Committee (SEC), noting that it comprises representatives from various interest groups, including youth, religious leaders, widows, and persons with disabilities. Additionally, he introduced the Grievance Redress Committee (GRC), responsible for addressing grievances and resolving disputes at the settlement level.

Area Chief, Sipili Location

The Area Chief expressed her satisfaction with the community members who responded positively to the call to attend the meeting. She specifically inquired whether plot owners had brought along the three tenants she had previously requested to join them, so they could also be informed about the meeting discussions. She was pleased to receive confirmation that some tenants had indeed attended.

The Area Chief further noted that a significant number of grievances had been submitted to the Grievance Redress Committee (GRC), most of which had already been successfully resolved. However, she urged the remaining few parcel owners with unresolved disputes—particularly those involving family-related issues—to work collaboratively with the GRC to address them in a timely manner. She emphasized the importance of resolving these matters to avoid being excluded from the project due to pending disputes.

Area MCA, Ol-Moran Ward

The MCA expressed his gratitude to everyone who attended the meeting and further appreciated all the stakeholders who have taken the initiative to ensure the project is progressing smoothly. He especially thanked the SEC and GRC committees for the way they have handled disputes brought before them, noting that their judgments were fair and balanced, leaving no one feeling dissatisfied.

He commended the committees for carrying out their responsibilities with diligence, despite facing negative remarks. Their efforts have helped hold the community together. He highlighted that although the settlement was included in the project after others had dropped out, he is proud that there have been no major issues that could have stalled progress. He emphasized that the main goal—obtaining title deeds—remains a key driver for development within the settlement.

He also extended his thanks to the County Team for being available to answer all questions raised during the process and for handling each issue with great care and professionalism, which made the process smoother and more efficient.

Additionally, he offered apologies on behalf of the Chief Officer for Lands and the CECM, who were unable to attend the meeting due to other county engagements. However, he assured the community that they have promised to attend the next meeting to show their continued support for the project.

Finally, he commended the community for respecting the consultant's request not to erect new structures until the end of the project and acknowledged their cooperation. He also urged the consultant to consider extending similar development efforts to neighboring settlements that are also in need of such support.

County Planner, Laikipia West Sub-County

The County Planner also expressed his gratitude for the cooperation demonstrated by the community and commended the consultant for their swift efforts in bringing Sipili up to speed with the progress made in other settlements within the county. He encouraged residents to adopt a selfless approach to planning, keeping in mind the needs of future generations.

He emphasized the importance of considering the bigger picture when making planning decisions. In particular, he advised prioritizing major infrastructure and service-related issues—such as roads, sanitation, schools, and access to water. Once these foundational elements are addressed, he noted, the smaller issues would be much easier to resolve.

KISIP National Officials

The KISIP Liaison Officer expressed his pleasure at being in Sipili, noting that this was his second visit to the settlement. He recalled that his first visit was during the project introduction and launch meeting, during which the community elected their representatives to the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC). During that initial engagement, the community was also introduced to the objectives and scope of the KISIP project.

He further explained that Sipili Settlement was selected for the project following the disqualification of another settlement in Laikipia West that did not meet the required project criteria. He emphasized the importance of active community participation, encouraging members to listen carefully, understand the contents of the draft plan, and ask questions to ensure clarity on how the community's proposals had been incorporated.

In conclusion, he invited his colleagues who had accompanied him to the meeting to introduce themselves to the community.

Director of E&G Spatial Consultant

The Project Director began the session by acknowledging the presence of all attendees and warmly welcoming them to the meeting. She noted that she was accompanied by her team, with the exception of one member who was unable to attend due to illness. She then invited her team members to introduce themselves to the community.

The Project Director reminded the community that the project had been introduced to the settlement through a government initiative known as the Kenya Informal Settlements Improvement Project (KISIP). She explained that KISIP operates under two key sub-components.

The first sub-component focuses on tenure regularization, which is currently being implemented in the settlement by the appointed consultant, E&G. She further explained that the first sub-component focuses on tenure regularization, which is currently being implemented in the settlement by the appointed consultant, E&G. She mentioned that the component includes key activities such as the planning of the settlement, establishment of access roads, and identification of locations for public facilities, all based on proposals made by the community. Ultimately, the goal of this sub-component is to issue title deeds to structure owners, thereby providing them with formal documentation of ownership for their respective parcels.

The second sub-component deals with infrastructure upgrading, which includes the improvement of roads, drainage systems, water supply, and other essential services. However, the Director emphasized that this second sub-component cannot be implemented unless the tenure regularization process is successfully completed. She noted that proper planning of the settlement—particularly securing access roads and allocating space for public amenities—is a crucial prerequisite for any infrastructure upgrades to take place.

The Project Director took a moment to remind the community of the key project stages that had already been completed, including:

- **Introduction of the Consultant to the Community, Project Launch, and Formation of SEC and GRC Committees**
  The Director noted that all the activities were conducted on the same day due to time constraints. The initial engagement involved the formal introduction of the consultant team to the community, marking the official launch of the project. During this session, community members were sensitized on the objectives and scope of the KISIP project. As part of the participatory planning approach, the community elected representatives to the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC). These committees were established to ensure inclusive representation of various interest groups and to facilitate effective coordination and grievance resolution throughout the project life cycle.
  The Director went on to commend the Grievance Redress Committee (GRC) for the commendable work it had accomplished in addressing the numerous disputes brought forward since the project's inception. She then directed a question to the GRC Chairman, inquiring about the number of unresolved disputes. In response, the Chairman reported that only two disputes remained to be resolved.
  The Director urged individuals with pending disputes to engage with the GRC and resolve their issues promptly. She emphasized that any disputes currently under litigation would not be accommodated within the scope of the project. However, she expressed her personal view that parties involved in court cases might consider withdrawing those cases and referring them to the GRC for resolution at the community level.
  The Director also emphasized that in the coming weeks, the community will be given a second opportunity to verify their details on the beneficiaries list. She categorically stated that any parcel still under dispute at the conclusion of this verification exercise will, unfortunately, have to be excluded from the project.
  She urged all community members with unresolved disputes to make every effort to resolve them—preferably with the support of the Grievance Redress Committee (GRC)—before the upcoming meeting, which is scheduled to take place within the next month.
- **Drone mapping**
  The Director stated that drone mapping was done to capture an accurate aerial view of the entire settlement. The image captured by the drone was instrumental in validating existing plot boundaries, identifying structures, mapping infrastructure and land use as well as mapping the settlement boundaries where the KISIP project was to be rolled out.
- **Ground picking and marking of parcel boundaries**

The Director stated that this stage involved the physical identification and demarcation of individual structures and parcel boundaries within the settlement. The exercise, carried out by a team of surveyors and planners, was designed to accurately capture the dimensions and extent of each plot on the ground.

This process was a critical component of the project, as it helped to confirm ownership claims, inform subsequent planning decisions, and minimize potential boundary-related disputes as the project moves forward.

- **Socio-Economic Survey and Physical Mapping**

  As part of the planning process, a comprehensive socio-economic survey and physical mapping exercise was conducted. The socio-economic survey aimed to gather detailed information on household demographics, livelihoods, income levels, access to services, and other relevant indicators to inform the development of a responsive settlement plan. Concurrently, the physical mapping exercise involved the identification and documentation of existing infrastructure, land use patterns, plot boundaries, and community facilities. These activities provided critical data to guide the preparation of the draft plan and ensure that proposed interventions address the actual needs and priorities of the settlement.

- **Presentation of Socio-Economic Survey Findings, Visioning, Community Participatory Planning, and Verification of List of Beneficiaries**

  The Project Director stated that, following the completion of the socio-economic survey, the consultant team presented the findings to the community to provide insight into the demographic, economic, and social characteristics of the settlement. This presentation helped to contextualize planning decisions and ensured that community needs were well understood and prioritized.

  She further explained that the presentation was followed by a visioning exercise, during which community members participated in a process that articulated their aspirations for the future of the settlement. Through this exercise, key priorities were identified, including the need for improved infrastructure, access to public amenities, enhanced economic opportunities, and secure land tenure.

  Subsequently, community participatory planning sessions were held to translate these aspirations into actionable proposals. During these sessions, community members played an active role in identifying suitable locations for roads, public spaces, schools, health facilities, and an industrial zone. These inputs were instrumental in shaping the development of the draft physical plan.

  In parallel, the verification of the list of beneficiaries was conducted to confirm eligibility for project benefits. This process was designed to promote transparency and accuracy, with the community actively involved in validating names, plot details, and other key information, including the correct recording of national ID numbers and KRA PINs. This exercise was critical in minimizing future disputes and ensuring inclusive participation in the project

- **Presentation of Draft Plans**

  The Project Director noted that the core agenda of the day was the presentation of the draft plans, which had been developed based on the community's input gathered during previous engagements. These included the socio-economic survey, visioning exercises, and participatory planning sessions.

  She explained that the presentation would outline the key features of the proposed development plan, including land use distribution, the proposed road network, locations for public facilities, designated residential areas, and an industrial zone intended to create employment opportunities for residents of the settlement.

  The Project Director further indicated that the consultant would highlight how community priorities had been integrated into the draft plans, with particular emphasis on maintaining a balanced approach between residential development and access to essential services.

  She also stressed that any additional proposals or suggestions the community wished to make should be presented on that day, to allow the consultant sufficient time to review and incorporate them where feasible. She clarified that during the next meeting, the consultant would return with the final draft plan, which would be ready for community adoption, marking a key step toward project implementation.

- **Public Notice and Consultation Process**

  The Director emphasized that, in accordance with legal requirements, a Notice of Completion must be published in the local dailies—in both Kiswahili and English—as well as in the Kenya Gazette. She explained that the draft plan will be available for public review for a period of 60 days. During this period, a copy of the final draft plan will also be furnished to the Settlement

Chairman to ensure accessibility within the community. The public will be invited to review the plan and submit their comments.
The Director further clarified that any comments deemed relevant by the County Executive Committee Member (CECM) for Lands and Physical Planning will be forwarded to the consultant. Based on this feedback, the consultant will return to the community for further discussions and possible refinements to the plan prior to its finalization.

- **Submission to County Assembly**
  Once the plans have been finalized, they will be submitted to the County Assembly for review, discussion, potential amendments, and eventual adoption. Upon approval, the plans will attain legal status and serve as the official guiding framework for the cadastral surveying process and the placement of boundary beacons within the settlement.
  The Director clarified that the existing Part Development Plan (PDP) currently in the settlement will not be used, as it was never approved by the County Assembly and therefore does not have the force of law.
- **Beacon Placement and Certificates**
  Upon finalization of the plan, she clarified that the plan will serve as a guide for the surveyors in the placement of parcel boundary beacons, with beacon certificates being issued to each parcel owner. The Project Director emphasized that for parcels not affected by road network expansion, beacons will be placed based on existing boundaries, and beacon certificates will be issued only upon the owner's consent. However, for parcels affected by road expansion, the surveyors will place beacons strictly in accordance with the finalized plan, regardless of the previous boundaries.
  She further stated that it will be unlawful for any individual to construct outside the beaconed boundaries or to remove or tamper with the placed beacons, and such actions would be subject to legal consequences.

SPL /MIN/002; Summary of Socio- Economic Survey findings

The Director began by explaining that the implementation of the KISIP project is expected to conclude by June, highlighting the urgency and importance of community cooperation with the consultant team in order to successfully achieve the project's primary goal — the issuance of title deeds to eligible structure owners.

The Director clarified that the County Government had initially allocated one portion of the settlement for the project. However, an additional portion was subsequently included, resulting in the designation of two sections: Sipili A and Sipili B. She emphasized that there is no major difference between the two portions, noting that meetings for both sections are being held concurrently and at the same venue, with all activities progressing in tandem. She informed the community that all individuals affected by the road network expansion will be invited to a separate meeting with the Resettlement Action Plan (RAP) expert to explore appropriate ways of assistance, where applicable.

The Director stated that a total of 271 parcels were identified during the ground picking exercise. Out of these, only 256 parcels were successfully enumerated during the socio-economic survey. She further noted that the remaining 15 parcel owners who have not yet been enumerated should remain behind after the meeting to receive information on when their enumeration will be conducted.

She also took note of the existence of two market centers within the settlement, emphasizing their significant role in supporting economic growth and enhancing livelihood opportunities for the community. She highlighted that such centers are vital for promoting local trade, creating employment, and fostering entrepreneurship within the settlement.

The Project Director noted that while the standard minimum parcel size eligible for titling under national guidelines is 460 square meters, the KISIP project accommodates the unique context of informal settlements by allowing a reduced minimum parcel size of 100 square meters.

She further provided a breakdown of the parcel sizes within the settlement:

- 163 parcels measured between 102 and 200 square meters,
- 104 parcels fell within the range of 200 to 450 square meters, and
- 104 parcels exceeded 450 square meters.

As such, she affirmed that all parcels in the settlement meet the minimum size requirement for titling under KISIP guidelines. However, she cautioned that due to road standardization efforts, a few

structures situated on smaller parcels may be affected by road network expansion, which will require community cooperation and understanding moving forward.

She also observed that some areas within the settlement remain undeveloped and emphasized the critical importance of having a proper physical plan in place to guide future development. This, she noted, would help prevent haphazard construction, particularly the encroachment of structures onto road reserves and other designated public spaces. She further highlighted that, with the issuance of title deeds, the community will have increased confidence to invest and build within their parcels. This security of tenure, she added, will play a key role in facilitating the orderly growth and transformation of the settlement into a well-planned urban center.

The Director also highlighted the presence of various social facilities within the settlement, including places of worship, an Early Childhood Development Education (ECDE) center, and a nursing home. She emphasized the critical role such facilities play in the daily lives of residents, noting that integrating social amenities into the settlement is essential to improving the quality of life, as it allows residents to access key services within close proximity, reducing the need to travel long distances to meet basic social and health needs.

She further emphasized that, had social facilities been lacking within the settlement, the community would have been requested to propose and allocate suitable spaces for their inclusion. She categorically stated that the integration of social amenities into the physical plan is vital to ensure that these facilities are accessible, convenient, and equitably distributed throughout the settlement. By doing so, she noted, the plan not only responds to the current needs of the community but also supports sustainable development and enhances the overall livability of the area.

The Director stated that the larger youth population constitutes the majority of the working-age group, offering significant potential for labor supply. However, she noted that the economy is predominantly informal, with a heavy reliance on low-productivity economic activities. As a result, unemployment remains a major challenge.

The Project Director noted that the structural layout of the settlement is based on the existing Physical Development Plan (PDP), which has influenced residents to adopt predominantly single-story structures. She explained that these comprise a mix of permanent, semi-permanent, and temporary buildings, reflecting the community's diverse socio-economic capacities and construction practices. She also highlighted the presence of a well-defined access network, attributing its development to the guidance provided by the PDP.

SPL/MIN/003: Community Vision and Proposal

a) Community Vision

The Vision was to transform Sipili into a well-connected economic hub

b) Community Proposals

- Have sustainable sanitation systems.
- Promote youth development through culture and sports.
- Promote value addition of produce through industrialization.
- The proposal to secure and well-lit settlement.
- Enhanced Interconnectivity and mobility.

SPL/MIN/004: Presentation of Draft Plan

The Director began the session by noting that three out of five community proposals were incorporated into the draft plan. However, she urged community members to either identify a suitable site within the settlement or for a willing member to donate a parcel of land to accommodate the remaining two proposals: one for promoting youth development through culture and sports, and another for establishing sustainable sanitation systems.

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

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/ Business AS Usual

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 Director noted that the current development pattern within the settlement has been largely influenced by a Part Development Plan (PDP) that was prepared in 1999, which was subsequently used to allocate parcels within the area. However, she pointed out that the road network implemented based on that PDP were not standardized. For instance, one road may begin at 5 meters in width and expand to 15 meters by the end, while another might start at 9 meters and extend to 12 meters inconsistently. She emphasized that her team has carefully ensured that the road widths proposed in the draft plan are the most appropriate fit to accommodate a range of essential infrastructure. These include provisions for vehicular accessibility, pedestrian walkways, and a well-structured drainage system, all aimed at supporting a safe, efficient, and sustainable urban environment within the settlement.

The Director noted that there is a main tarmac road located just outside the settlement, which is maintained by the Kenya Urban Roads Authority (KURA) and has a standard width of 25 meters. She further clarified that her team does not interfere with government-maintained roads, emphasizing that reducing their width is not permitted.

To address these inconsistencies, the Director explained that the current draft plan has standardized the access road networks as proposed by the community, ensuring that each road maintains a uniform width from beginning to end, thereby improving planning efficiency and future infrastructure development.

The Project Director noted the presence of an existing market center within the settlement and highlighted a proposed site for a bus stage adjacent to it. She invited the community to share their views on the suitability of the proposed location and encouraged them to suggest an alternative site if they were not comfortable with the current placement.

The Director also raised concern regarding the location of a slaughterhouse situated in the middle of the settlement. She suggested that the community should consider identifying an alternative use for the space, especially in light of future development plans such as the construction of apartment buildings, which will lead to an increase in population density. She noted that maintaining a slaughterhouse in such a central location could potentially pose health risks and contribute to environmental pollution, making it unsuitable for a high-density residential area. The Director also mentioned that her team had designated three recreational areas within the settlement. However, due to their small sizes, they have been referred to as "pocket parks." She clarified that not all three spaces must necessarily serve as recreational areas. Instead, she suggested that at least one of them could be used for tree planting to contribute to environmental conservation and enhance the settlement's green space. Additionally, she noted that it would be ideal to have a recreational space adjacent to the market center, but the available space in that area appears to be quite limited.

The Project Director emphasized that, as a result of the road realignment and the increase in proposed road dimensions, a number of parcels will be affected. Specifically, a total of 111 structures are expected to be impacted—comprising 58 permanent structures, 34 semi-permanent structures, 18 temporary structures, and 1 structure under construction. The extent of the impact on these structures varies, ranging from 1.12 to 76.71 square meters.

Comparative Analysis of the Planning Alternatives

		Existing (Nil Intervention)	**Option 1**
Land Use	Residential	19%	28.9%
	Educational	-	-
	Industrial	9%	2.5%
	Recreational	-	0.5%
	Public purpose	1.2%	1.3%
	Commercial	12.4%	5.3%
	Public facility	-	-
	Transportation	39.9%	32.2%
	Mixed Use	21.79	29.5%
	Transportation (Main Structuring Element)		Regularized Accesses

<u>SPL/MIN/005: Deliberations on the Draft Plan Presentation</u>

A number of key issues were also raised:

Issue/Concern	**Response**
A community member sought clarification on why two separate plots had been assigned the same parcel number, SPA/150.	The Project Director clarified that the original parcel had been subdivided into two separate plots: Parcel SPA/150 and Parcel SPA/150A. She explained that the naming was done to reflect the

	subdivision, and both parcels would be treated as distinct entities in the final records to avoid any confusion.
A community member asked for clarification on the variation in road alignment shown in two different draft plans. In one version, the six-meter access road extended up to Parcel SPA/143, while in the other version, it continued further to reach Parcel SPA/143A.	In response, the Project Director explained that the discrepancy in the road alignment was due to a slight oversight during the preparation of the draft plan. She assured the community that the issue would be corrected as soon as possible to reflect the accurate road alignment.
A community member sought clarification on why the consultant chose not to use the existing Part Development Plan (PDP) and instead opted to develop a new plan, which, if implemented, would have significant negative impacts on existing structures for plot owners. The members questioned the need for the new plan and expressed concern about its implications on the community.	The KISIP official explained that the plan being discussed was a draft plan and that the road placements and road widths shown on the map were proposals based on input from the community members. He clarified that in the event of infrastructure expansion, the affected structures might not necessarily be the main houses of the plot owners but could involve verandas, toilets, or even fences. He assured the community that such impacts would likely be minimal and would not significantly affect the livelihoods of the plot owners. The official further mentioned that if the infrastructure upgrade were to affect a larger proportion of structures, the consultant might need to adjust the road sizes to minimize the impact on residents. Additionally, a Resettlement Action Plan (RAP) Expert would meet with the owners of affected structures to conduct a valuation of the impact and determine appropriate compensation. He concluded by emphasizing that the KISIP Project was designed to improve the lives of the community members, not to make their situation worse.
A community member suggested that, given the potential large number of structures that could be affected by the infrastructure expansion, he believes it would be better for the settlement to remain as it is rather than implementing the proposed changes.	In response, the Project Director acknowledged the concern raised by the community member about the potential impact on the settlement. She emphasized that the goal of the KISIP Project is to improve infrastructure while minimizing disruptions to the community. She said the consultant team would thoroughly evaluate the extent of the impact and work to mitigate any negative effects on residents. She further emphasized that the roads agreed upon by the community would need to meet standard specifications and maintain a consistent width to ensure proper infrastructure development and long-term sustainability. She reassured the community that their input would be taken into account, and adjustments would be made where possible to preserve the integrity of the settlement while still advancing the project's goals. She further mentioned that the RAP Expert would work closely with affected property owners to ensure that appropriate compensation or support is provided, should their structures be impacted by the proposed infrastructure upgrades.
A community member asked whether the slaughterhouse would remain in its current	In response to concerns about the location of the slaughterhouse, the County Planner requested

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Physical/Spatial Planners | Land Surveyors | Environmental Auditors | GIS Experts

location or if it would be moved to a different area within the settlement. Another community member raised a concern about plots that are close to or even adjacent to the slaughterhouse, asking what would happen to these parcels if the slaughterhouse remains in its current position. A third community member expressed concern about the slaughterhouse being a health hazard within the settlement. He requested that the consultant explore the possibility of finding an alternative location for the slaughterhouse to reduce any potential risks to public health. Another community member proposed the possibility of exchanging his parcel, which is located outside the settlement, for the parcel designated for the slaughterhouse within the settlement. He suggested that the slaughterhouse be moved outside the settlement to avoid the potential health and environmental issues it could cause in the town center.	that any community members who are directly affected by the slaughterhouse's location remain behind after the meeting. They were invited to participate in a separate discussion to find a solution to the issue, ensuring that the concerns of those impacted would be addressed and considered as part of the planning process. However, the Project Director referenced the 1999 PDP Plan for Sipili, explaining that the original intention of the planner was to grow and develop the settlement, which is why the slaughterhouse was proposed within the settlement area. Nevertheless, she acknowledged that it might not be appropriate to have a slaughterhouse in the middle of a town due to potential health and environmental concerns. The Project Director suggested that, in her opinion, the slaughterhouse could be replaced with a food processing zone, an idea proposed by the community but not yet incorporated into the plan. She also mentioned that the green area suggested by the community could potentially be integrated into the settlement, offering a more sustainable and community-friendly alternative.
A community member asked if the consultant could designate an area within the settlement to be used as a cemetery for the community members, ensuring there is a proper and dedicated space for such needs.	The County Planner responded positively to the suggestion, stating that it was a very good idea. The county would designate a parcel of land outside the settlement to accommodate the cemetery. This new location would not only serve the current settlement but also be strategically positioned to serve neighboring settlements, ensuring the facility meets the needs of a larger area without compromising the health and well-being of the community within the settlement.

SPL /MIN/006: Final Resolution

Following the presentation of the draft plan and subsequent deliberations, the KISIP Liaison guided the residents of Sipili Settlement through the process of selecting the most suitable planning option for their area. Each alternative was thoroughly explained to ensure the community clearly understood the implications of their choice. Residents were given the opportunity to express their views and preferences and the majority overwhelmingly supported Option 1, which advocates the adoption of strict planning standards, including the development of well-aligned roads ranging from 9 to 15 meters in width.

The community cited several reasons for selecting Option 1, including:

- Improved road networks and increased accessibility are expected to spur economic development within the settlement, facilitating the movement of goods and services, attracting investment, and supporting local businesses.
- Improved sewage systems will enhance sanitation and public health within the settlement, reducing the risk of waterborne diseases and contributing to a cleaner, safer living environment.
- Improved infrastructure will lead to better service delivery, enhanced connectivity, and a higher quality of life for residents, laying the foundation for sustainable urban development.
- Planning for the future ensures orderly development, guided land use, and prepares the settlement to accommodate population growth and future infrastructure needs sustainably.

The Director outlined the levels of planning that can take place including:

- **National Spatial Plan**

The Director explained that this is a long-term framework that guides spatial development across the entire country. It provides overarching direction for land use, infrastructure, and environmental management at the national level.

- **Inter County Spatial Plan**
  This type of plan is developed jointly by two or more neighboring counties to manage shared resources, infrastructure, and services across their boundaries. The Director noted that it helps in coordinating development efforts and addressing cross-border issues such as transport corridors, water catchment areas, and economic zones.
- **County Spatial Plan**
  This is a 10-year plan developed by individual counties, focusing on guiding development within the county's boundaries. The plan addresses land use, infrastructure, housing, and environmental management, aligning with national policies while catering to local needs and priorities.
- **Settlement Spatial Plan**
  This plan focuses on the development of specific settlements within a county. It provides detailed guidelines on land use, infrastructure layout, zoning, and public amenities, ensuring that the settlement grows in an orderly and sustainable manner. The plan helps in improving the living standards of residents while accommodating future growth.

The Director further stated that certain proposals, such as the sewage system, cannot be addressed within the Settlement Spatial Plan. Instead, these should be incorporated into the County Spatial Plan, as they involve improvements that affect the entire county rather than a single settlement. She emphasized that the Settlement Spatial Plan is the lowest level of planning and, as such, it cannot accommodate major planning proposals like the sewage system.

She further stated that her team will incorporate all the proposals presented by the community into the final draft plan. This plan will then be presented back to the community for approval. Once approved, it will be forwarded to the County Assembly for discussion, possible amendments, and eventual adoption and approval to be passed into law.

She also mentioned that the plan will be displayed in local newspapers in both Kiswahili and English and will also be published in the Kenya Gazette in the coming week. It will remain publicly accessible for a period of 60 days, allowing any individuals, including those outside the settlement, who may have comments or proposed amendments to submit them to the County Assembly offices for consideration.

Additionally, she informed the community that in the next meeting, her team will discuss the surveying process, the beaconing of plots, verification of the list of beneficiaries, and finally, outline the process of winding up the project.

SPL/MIN/007; Meeting closure and Adjournment

The meeting ended at 4:30pm with prayers from a community member.

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: .....

Draft Plan Presentation Attendance List

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

Meeting/ Activity: Draft Plan Validation Date: 26/06/2024

Venue: Olivia Hall

No.	Name	Project Designation	Contact	Email address	Signature
1.					
2.					
3.					
4.		KISIP-NPCT			
5.		KISP-NPCT			
6.	FIONA WACHIRA				
7.					
8.					
9.					
10.					

No.	Name	Project Designation	Contact	Email address	Signature
11.	Peter Muthee	Asst Land Surveyor - CGL	0722723057		
12.	Richard Muchoki	Physical planner - CGL	0726552096		
13.	Diana Wangari	Land Surveyor - CGL	0706658757		
14.	George Kibore	M&E	0726722746		
15.	Florence Oakengo	Physical planner - CGL	0708402599		
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ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP 2)

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR EIGHT (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES PHASE IIC CLUSTER 1

County: Laikipia Settlement: Siteli Venue: Olivia Hall

Meeting/ Activity: Presentation of draft plans Date: 26.8.2025

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
1.	Kembe Muungi Muigai	✓			0723226945	
2.	Fermina Wairimu		✓		0742289587	
3.	John Kamau Muchiri	✓			0712823670	
4.	Samuel KOINANGE	✓			0721870508	
5.	Catherine Njeri		✓		0722731610	
6.	Grace Njeri Gichuki		✓		0790616058	
7.	Alice Wairimu	✓			0710103321	
8.	PERES GICHACHI WACHIRA	✓			0715771194	
9.	John Mwaniki Kamau	✓			0720715821	
	Sub -totals Male/Female	06	03			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
10.	Peter Muturi Lucky	✓			0720465996	
11.	Lucy Wanjiku		✓		0798195[illegible]	
12.	JOSEPH M. THUITA	✓			0708011956	
13.	Paul Ndirangu	✓			0710103460	
14.	CHARLES NDUNGU	✓			0713774821	
15.	DAVID KUNGU NJANGO				0735687065	
16.	PATRICK KIHARA	✓			0723582053	
17.	MARY MWIKONI MAINA		✓		0722296637	
18.	MARGARET G. NJURI		✓		0722487407	
19.	ELIZABETH NJERI MUGO		✓		0722927199	
20.	MOIRA WAIRIMU		✓		0721157317	
21.	THOMAS MAIHA MOHRI	✓			0721570353	
22.	BENSON MWIMA	✓			0729903896	
23.	CATHERINE WACHIRA		✓		0726509296	
24.	WILSON B. GACHUHI	✓			0720289247	
25.	WINFRIDA WAMAITHA		✓		0712192256	
26.	LUCY WAMBOCHI		✓		0716352965	
27.	Daniel Mbaru	✓			0778543993	
28.	SUSAN MAINA	✓			0705335404	
29.	TITUS MAU MAINA	✓			0723892249	
30.	John Mwaniki Waithaka	✓			0721493557	
	Sub Totals Male/Female	11	02			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
31.	SIMON GATHUNG GICHUHI	✓			0727719645	
32.	MARY WAMUYU		✓		0721615795	
33.	SARAH WAMBUI MACHARIA		✓		0726768006	
34.	JAMES KARIUKI WACHIRA	✓			0715297100	
35.	Wilson Mbuthu	✓			0720032261	
36.	Naomi Tibi	✓	✓		0718975030	
37.	Elijah Bimonyo	✓			0727855508	
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	Sub-Totals Male/Female	04	03			

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

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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: Siteli Venue: Olivia Hall

Meeting/ Activity: PRESENTATION OF DRAFT PLANS Date: 26.8.2025

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
1.	LEAH GITAU		✓		0727[illegible]266	
2.	CAROLINE W. GITAU		✓		0702816005	
3.	GP Mutunga	✓			0720812826	
4.	Kezia Wambui Mutungi		✓		0723219887	
5.	Alex Mbiu Nderagwa	✓			0723952609	
6.	Benjamin Mutungi Ndegwa	✓			0797[illegible]	
7.	HAGGAI WP MUTUNGI	✓			0720497330	
8.	Susan W Mwaniki		✓		0741218941	
9.	Jane W Gichuki		✓		0728988336	
	Sub -totals Male/Female	03	06			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
10.	Virginah Wangari Kanuo		✓		0723125337	
11.	Grace Wanja Gathua		✓		0792231204	
12.	Beatrice Nduta Mathuria		✓		0726795147	
13.	Christine Nyaa Mwangi		✓		0717927053	
14.	JOHN MWAURA				3079374	
15.	Peter Kamau Gathogo	✓			0726442445	
16.	Mirriam Wanjiku Kuria		✓		0724875464	
17.	[illegible]					
18.	JOSEP GITONE		✓		0729773917	
19.	PETER GATHUNI KANUI		✓		0726445060	
20.	Daniel Mwangi Njamo	✓			0794495895	
21.	Jane Wambui		✓		0729457257	
22.	Caroline Wairimu		✓		0725812442	
23.	Mary Murage		✓		0725325023	
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	Sub Totals Male/Female	02	11			

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

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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: Siteli Venue: Olivia Hall

Meeting/ Activity: PRESENTATIONS OF DRAFT PLANS Date: 26.3.2025

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
1.	DAVID MUCHIRI	✓			0723589866	
2.	MARGARET NYAMBURA NDUNGU		✓		0727798585	
3.	DANIEL GATHEGA	✓			0733370964	
4.	ESTHER WAMBUI		✓		0797720580	
5.	CHARLES KIRUNA	✓			0711791316	
6.	DUNCAN NDEGWA NGUNYA	✓			0711420804	
7.	JONATHAN NJAGAMBA	✓			0727706870	
8.	GABRIEL KAMANDU	✓			0720724996	
9.	MARY MWANGI		✓		0727931577	
	Sub -totals Male/Female	06	03			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
10.	VINCENT MAMBIKE	✓			0722757067	
11.	REBECCA MAITHIRA		✓		0726884302	
12.	ANTONY GICHUNGE	✓			0705640702	
13.	DORCAS WANJOHI		✓		0711856606	
14.	ALICE KARUNGARI	✓			0726731965	
15.	PETER MUTHOE				0724723057	
16.	PETER MAINA	✓			0724870351	
17.	JESSE GITHINJI KIMI					
18.	SIMON MACHARIA MURIA					
19.	FLORENCE W. KIMUTAI		✓		0725608457	
20.	PETER MIAMI	✓			0722460028	
21.	ADAMS KIMANI	✓			0721882517	
22.	DOMINIC N. KIERE	✓			0708810079	
23.	DAVID KAHIU WANGO	✓			0768550350	
24.	SIMON WAMUTE NDUNGU				0719202314	
25.	MARTIN WAMBURE				0726298659	
26.	CHARITY KIMANI		✓		0120873317	
27.	ALONCE W. NDEGWA		✓		0745589115	
28.	GODFREY KIMANI	✓			0723517248	
29.	SIMON KINGORI	✓			0728559506	
30.	Teresia Wambui	✓			07-	
	Sub Totals Male/Female	11	05			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
31.	PETER MACHARIA MWANGI	✓				
32.	DANIEL NDEGWA	✓			0724838884	Ndegwa
33.	JAMES KIUNGUTA	✓			0102461787	
34.	Richard Mwiri	✓			0785851112	
35.	MBUGUWA NJENGA	✓			0724733341	Njenga
36.	FRANCIS W. NDERITU	✓			0720-237718	
37.	JAMES MWANGI	✓			0729486075	
38.	JOSEPH KARIUKI WANJOHI	✓	✓		0722265388	
39.	PHILIP GICHU		✓		0720060570	
40.	GLADYS NYANGURA		✓		0725658947	
41.	JOHN WURATA	✓			0722617745	
42.	MARGLON KARIUKI	✓			0726732087	
43.	PETER NDUNGA	✓			0725853786	
44.	NANCY NDEGE		✓		0725827705	
45.	PURITY WANJIRU NAMENGE		✓		0725716959	
46.	FAITH MAINA		✓		0728472288	
47.	SIMON MWANGI	✓			0725966807	
48.	DAN G. TIRI	✓			0723110635	
49.	JASCINTER KARIUKI	✓			0723119631	
50.	KIMATHA G. SIETHON	✓			0714488817	
51.	Leonard Mbugua	✓			0724883884	
	Sub-Totals Male/Female	40	06			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
52.	NJAMBI M. MUTA	✓			0728023310	
53.	AMOS R. KIRAGO	✓			0722424468	
54.	JOSEPH K. KIRAGO	✓			0718585824	
55.	ANDREW WAINI	✓			0711828833	
56.	MONICA WAMBUI	✓	✓		0790903921	
57.	JEROMIAH KAGIRI	✓			0718856264	
58.	REGINA WAMUYU		✓		0721398272	
59.	Godfrey Wachira		✓		0726236226	
60.	JOSEPH G. KIMATHA	✓			0726344778	
61.	LUCY WANGARI		✓		0713-856264	
62.	AMOS KAGIRI	✓			0726366287	
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	Sub-totals Male/Female	07	04			

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 Sipili Venue Olivia Hall

Meeting/ Activity Presentation of Draft Plans Date 26.3.2025

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
1.	Edwin Owuor Owuor	✓		SEC	0721305853	
2.	Joseph Maina Wachira	✓		G.R.C	[illegible]	
3.	JANE NDIRI GACHUHA		✓	CHIEF	0726798311	
4.	AMOS NJIRANGU NDERGE	✓		SEC SECRETARY	0722749986	
5.	SHIMEKA WAMBUI KIUNTU		✓	GEC SECRETARY	0723349866	
6.	JANE WANGO		✓	SEC DEVELOPING LEAD	0785222250	
7.	NDIRI JACKSON	✓		GRC MEMBER	0712568941	
8.	DAVID KIUNGA NJUGUNA	✓		PLOT OWNER	0713-660186	
9.	Cecilia Nyambura		✓	SEC	0724248777	
	Sub-totals Male/Female	05	04			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
10.	ESINER WAMBU G		✓	GRC member	0793376882	
11.	OPIO WINNER		✓	GRC member	0710645870	
12.	Benjamin Mugwe		✓	G.R.C	0728333282	
13.	mary Wamboi		✓	SEC	0790946902	
14.	Daniel Gichuhi		✓	SEC	0722273009	
15.	John Kalai			Minority leader	0725158941	
16.		✓				
17.	Leah Nayon Kenna		✓	Plot Owner	0726269103	
18.	Ruth Wangeci Gikuna				0726872884	
19.	Mick Njambi		✓	Plot Owner	[illegible]	
20.	PETER WACHIRA	✓		Plot owner	0724903680	
21.	Paul Muriki	✓		" "	0714455689	
22.	Elizabeth Wachiuri	✓		Owner	0717483289	
23.	JOSEPH MUNGAMO	✓		Owner	0727706381	
24.	Robert Mwangi Mungai	✓		Owner	0724857931	
25.	Eunice Nduta		✓	Plot owner	0713729489	
26.	DAVID MWAI	✓		Plot owner	0726965377	
27.	Amos Muyaki MWAI	✓		Plot owner	0713354715	
28.	Samuel Mburu Mwaura	✓		owner	0710954604	
29.	JOSEPH KIMANI MWAI	✓		Plot owner	0746028772	
30.	Simon Ruga Kihuto	✓		" "	0711743214	
	Sub Totals Male/Female	11	08			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
31.	KIMATHA GSTEPHEN	✓		Plot owner	0711488817	
32.	DAVID WANJAU	✓		GRC Peter	0723339901	
33.	JOSEPH MUYAMA	✓		PLOT OWNER	0728932615	
34.	JAMES K. NDEREGE	✓		PLOT OWNER	0722726161	
35.	REGINA NGAI MATHIA		✓	PLOT OWNER	0741070469	
36.	ANNE MUTHONI KARIUKI		✓	PLOT OWNER	0701966677	
37.	THOMAS MARIO NJUGI	✓		PLOT OWNER	0741676983	
38.	Pauline Wangari Mungai		✓	PLOT OWNER	0745533094	
39.	JESSE GITHINJI KIMI	✓		Plot owner	0725178882	
40.	Simon Macharia Muria	✓		Plot owner	0722815922	
41.						
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	Sub-Totals Male/Female	07	07			

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 SIPILI Venue OLIVIA HALL

Meeting/ Activity PRESENTATION OF DRAFT PLANS Date 26. 3. 2025

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
1.	PETER W. KIMOBIA	✓			0725826037	
2.	ROSE WANJIKU KINYITHIA		✓		0723078938	
3.	MOSES MWANGI [illegible]	✓			0711398468	
4.	JOHN KAMANGA MOSIA	✓			0726296408	
5.	SAMUEL TIRIRI	✓			0745 081515	
6.	ROBERT WERU	✓			0727706576	
7.	[illegible] Nyambura		✓		0727902943	
8.	Joseph Wanjiru	✓			0721970733	
9.	[illegible] M. NJOROGE	✓			0725628097	
	Sub -totals Male/Female	07	02			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
10.	Paul Muwaura Gachigi	✓			0723956856	
11.	Geoffrey Kibuni Njoroge	✓			0726504118	
12.	Duncan Wanjiku Mugera	✓			0727746416	
13.	JAMES WAMBUGU CHAGWA	✓			0722333561	
14.	MATHU M'DERUN NDEGWA	✓			0726698823	
15.	Richard Mwangi Mugwana				0727174056	
16.	Francis Kangethe				0713093229	
17.	JOSEPH MAGUA	✓			0720-256-044	
18.	Julius Mwangi Ndirangu	✓			0718 097 523	
19.	Joseph Muchiuri Mbugua	✓			0721 924486	
20.	Pauline Wanjiku Mungai		✓		0725553004	
21.	JACKSON [illegible]	✓			0722 353 614	
22.	CORTHA NGUGI		✓		0720092018	
23.	John Mbugua Kamau	✓			0791 671211	
24.	Zacharia Ndirangu	✓			0722 133 115	
25.	DANIEL KAMAU KARUGI	✓			0720-0-2603	
26.	John Mbugua Mwai	✓			0722 131 125	
27.	Duncan Kariuki	✓			0724664782	
28.	Francis Kariuki	✓			0720512056	
29.	Robert Mburutha Gichuki	✓			0724572623	
30.	MICHAEL Kinyanjui Mbugua	✓			0715587677	
	Sub Totals Male/Female	26	02			

No.	Name	Sex: Male	Sex: Female	Project Designation	Phone No.	Signature
31.	BENARD MBURU MUTUNE	✓			0726296334	
32.	JOSEPH WANJIRU	✓			0721743990	
33.	JOSEPH GITONGA IKUA	✓			0721984087	
34.	PURITY N. NDEGWA		✓		0790306291	
35.	ELIZA W. MACHARIA		✓		0727277664	
36.	MARGARET NJERI		✓		0115232086	
37.	MARY WAMBUI		✓		0727911870	
38.	SAMUEL NDUBUCHA	✓			0703473929	
39.	PETER MBARIRU	✓			0728[illegible]0479	
40.	ROSEMARY MUHERO		✓		0725530820	
41.	JOSEPH KAMAU THUITA	✓			0714239301	
42.	ELIZABETH WAMBUI KINYAGIA		✓		0710206589	
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	Sub-Totals Male/Female	10	10			

c. Minutes of the Socio-economic Survey Results Presentation

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING, AND URBAN DEVELOPMENT

KENYA INFORMAL SETTLEMENT IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL SURVEYING, AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES LOT VII PHASE IIC-CLUSTER 1

MINUTES OF THE PRESENTATION OF SOCIO-ECONOMIC SURVEY FINDINGS, VISIONING, COMMUNITY PARTICIPATORY PLANNING & VERIFICATION OF THE PRELIMINARY LIST OF BENEFICIARIES HELD AT OLIVIA HALL ON THURSDAY 20TH FEBRUARY 2025 – SIPILI INFORMAL SETTLEMENT

Project by:

E&G Spatial Consultants Ltd

Minutes for the Presentation of Socio-Economic Survey Findings, Visioning and Participatory Planning for Sipili Informal Settlement Held at Olivia Hall On Thursday, 20th February, 2025.

Agenda

1. Introduction(s) and preliminaries
2. Presentation of Socio-economic Survey findings
3. Community Visioning and Participatory Planning
4. Verification of the List of Beneficiaries (LOB) and continued enumeration of structure/parcel owners
5. Meeting Adjournment

Members Present

Find the lists of attendance attached

MIN. SPL 001; 20/2/2025; Introduction(s) and preliminaries

The meeting was called to order at **10.14 am** by the project sociologist, followed by prayers from a local religious leader. The project sociologist expressed her gratitude due to the warm welcome that the community and the local leadership had extended to the consultant. She then requested the community to be at the forefront to support and protect the project by showing commitment, such as by turning up for meetings in time and in large numbers. The local leaders and stakeholders also made their remarks as follows:

SEC Chairman: The chairman introduced the Settlement Executive Committee, stating that in the committee there were representatives of various interest groups such as youth, religious leaders, widows, and persons with disabilities. He also introduced the Grievance Redress Committee (GRC); the committee that handles grievances and disputes at the settlement level. He also elaborated that the area chief, MCA and other local and elected leaders constituted the ex-officio members of the committees by virtue of their offices.

***Area Chief, Sipili Location*:** The area chief was upbeat that Sipili was considered for titling. She noted, however, that there had been very many grievances that had been brought before them as a committee. She thus beseeched the parcels owners who had disputes, especially at family level, to try and resolve such first at the family level so as not to overwhelm the GRC; noting that the project had a very short duration to complete and any parcels with unresolved disputes would result in such parcels being left out by the project.

Area MCA, Ol-Moran Ward: He was upbeat that Sipili had finally been considered for the tenure regularization exercise despite it having not been initially selected as part of the settlements to benefit from the project. He thus requested the community to be steadfast in supporting the consultant and the leadership to enhance delivery and enable completion of the project in the stipulated time irrespective of activities beginning a bit later for Sipili compared to other settlements.

County Planner, Laikipia West Sub-County- The county planner was also grateful for cooperation shown by the community and to the consultant for being quick at getting Sipili to par in terms of activities conducted with other settlements in the county. He urged the residents to be selfless when planning and thinking about the needs of the future generations. On top of that, he advised that it would be best to consider a plan that considered the bigger picture, handling the bigger issues first such as roads, sanitation, schools and water. Once these major issues were tackled, he said, the other smaller matters would be easier to handle. This allegory was based on the *big stones theory* where once bigger stones are filled in a container, there would still be room for the smaller stones.

MIN. SPL 002; 20/2/2025; Presentation of socio-economic Survey findings

The project planner led this session, beginning with introduction of the consultants' team to the community. Each member of the team also reminded those presents of their role in the project. She then reminded the community of the project stages that had already taken place including introduction of the consultant to the community and the project launch; activities that were conducted on the same day due to time constraints. Other activities that had already been covered by them included drone mapping and ground picking, the social and environmental screening and analysis, and the socio-economic survey. She then proceeded to elaborate the purpose of the meeting as presentation of socio-economic survey findings followed by visioning and community participatory planning.

The community was requested to pay attention to the findings presented since the findings would form the basis for the visioning and participatory planning that would follow. The findings were presented as follows:

Key Metric	Characteristics Identified
Land tenure status	• 229 out of 271 parcels were enumerated, which accounted for (84%) • Of these, 66.9% were owned by men, with female ownership accounting for 33.1% • The majority of the owners (53.42%) said that they purchased their plots. A further 26.09% were allocated with 18% inheriting their plots • Only small percentage (3.11%) lacked ownership documents –the rest either had sales agreements, allotment letters, or land rates receipts.
Key demographic characteristics	• Estimated total Population of the settlement was 440, with an average household population of 2.5 Persons • Of these, 65% were male and 35% female • 8.6% of the population were persons living with disability
Economic profile	• Majority of the people (60.47%) stated their income as below Ksh. 10,000 • 81.1% of the residents worked within the settlement
Settlement structure	Externally, the settlement is defined by: • The Rumuruti-Sipili-Kinamba road to the west • The road to Sipili Secondary School to the North, Dispensary to the east, and water borehole to the west Internally, there are: • The slaughterhouse and open-air markets, and the bus park close to the market as the defining features • The network of service lanes (6m wide) and main access roads (9m-30m wide) that connect the settlement to the broader township. • The settlement exhibits a structured parcel and access layout. The current development pattern is influenced by a previous development plan prepared in 1999

Parcel sizes	• The planner sensitized the community about the land sizes that could be titled, with the minimum being 50 by 100ft (460 sq. meters). However, under KISIP, with traits of informal settlements being considered, the minimum land size that can be titled is 100 sq. meters • For Sipili, all parcels met the minimum standards, thus having no need for joint titles
Settlement Development Status	• The permanent buildings were 24.5% and semi-permanent 42.2% while a further 33.2% were temporary structures • 37.41% of the area was undeveloped
Land use	• There was mixed land use with both Commercial and Residential uses • There were light Industries characterized by a slaughterhouse in Sipili B, which occupies a large piece of land. • There were other light industries, including furniture workshops, petrol filling stations, and a sawmill
Transport network	• Generally, the settlement had a well-structured and hierarchical access network that was between four and thirty meters wide (**4m-30m**) • The Primary access road to Sipili settlement is Rumuruti-Sipili-Kinamba road, which is **30m** wide • Some roads around the upper market section are already tarmacked
Water supply	• 39.5% of the people get their water from mobile vendors • There was also piped water into the compound and into houses (16.28% and 2.3% respectively) • The piped water noted is borehole based
Sanitation and hygiene	• 69% of the people use pit latrines • Dominant use of pit latrines is not sustainable due to space limitations • It also poses the risk of groundwater contamination
Energy	• Charcoal is the leading energy source for cooking at 45% followed by LPG (Gas) at about 37% • Electricity is the main source of lighting • Those not connected to electricity cited lack of clarity in the application procedure, lack of electricity in the area, and affordability as the main reasons for not being connected
Waste management, drainage and storm water management	• Main wastes generated are paper, plastics, and organic waste • 51% of the waste and indiscriminately with about 35% of the waste is dumped indiscriminately • Only about 11% of the residents reported that their waste is collected • There are some individually owned, stone and concrete constructed waste collection points within the settlement • The settlement relies on roadside drainage
Social facilities	The following social facilities were noted within the settlement: • Worship centers (CFF church) • Sipili Maternity Nursing Home • Little Angels ECDE • Open-air markets • Olivia Hall (private) There were also abutting institutions as follows: • Sipili Secondary School • Sipili Dispensary • Lariak Primary • Administrative offices (MCA office, Chief's office etc. • SDA Church To help guide the planning process, the planner sensitized the community on distance requirements for some social institutions as follows:

	For a nursery school, it should be within a radius of 500meters, a primary school not more than 2km and a secondary school 3km.

Summary of emerging issues

- Sipili population is expected to increase. It was noted that there were more males than females with a youthful population that can provide labor
- Sipili was characterized by a predominantly informal economy. Unemployment was also found to be a challenge. There was also a heavy reliance on low productivity economic activities
- The settlement exhibited a structured layout due to an existing Partial Development Plan
- It has a mix of permanent, semi-permanent and temporary structures Single story structures
- The settlement has well-defined transportation. However, internal access is narrow dirt footpaths
- The settlement has poorly coordinated waste management with overreliance on pit latrines which is unsustainable
- There is also reliance on health facilities outside the settlement
- The settlement lacks a designated recreational space

Upgrading priorities

20.93% of the residents said that water was their biggest priority when it came to upgrading. This was followed by health, roads, sanitation and lighting all at 13.95%.

MIN. SPL 003; 20/2/2025; Community Visioning and Participatory Planning

a. Community visioning

With the community members having been informed of the state of the settlement based on the socio-economic survey conducted, they were brought to the community visioning session, where they were sensitized that it would entail coming up with a clear picture of the way they wanted the settlement to be in the future. The Chief Officer provided a brief that in the past, Sipili used to be referred to as City Carton – a city made of cartons. The founders of the settlement, as well, had a vision, and within this vision included a desire for assured ownership with security of tenure, where building would be permanent rather than being made of cartons and cardboard, and, one with a proper road network. These visions, he noted, were on course to be fully achieved with the planning and issuance of title deeds. He called upon residents to then come up with a vision that would enable them to as well become part of Sipili history as a people that would own the vision and the plan for the settlement.

The community outlined the following visions for their settlement:

1. Sipili to be an economic hub that is well connected to the Surrounding major towns
2. A sipili with major private-public partnerships
3. An educational institutional hub
4. A Sipili with sustainable sanitation systems
5. A settlement that promotes youth development through culture and sports
6. A settlement that promotes the value addition of produce through industrialization
7. A secure and well-lit environment

From these visions, the community came up with the following comprehensive vision statement for the settlement:

A well-connected economic and social hub characterized by paved and well-lit roads and sustainable sanitation systems

b. community participatory Planning

Residents noted a need for the opening up of roads where they had been blocked. They identified this as the first planning priority. They also expressed a need for a social Hall. It was also noted that there was poor drainage and thus a need for a sewer line.

A number of key issues were also raised:

Issue/Concern	Response
A community member noted that Sipili had two slaughterhouses. He proposed that one be converted into a social hall. Another member proposed that one of these two be converted into a space for *jua kali* sheds.	The Chief Officer of Lands responded that there already were sections set aside for jua kali sheds within Sipili town. Besides, he noted that there were amenities within Sipili town that did not need to be duplicated within the project area. These included things such as slaughterhouses, schools, hospitals, and animal markets.
The Laikipia county planner noted that some roads were not of standard width, with a specific one ending in a large open area that was neither a road nor a plot	The Chief Officer also concurred that there was such an area, specifically having a section that could neither be made a normal plot nor extended as part of a road. He thus suggested, also as a resident of the locality, that that specific part be converted into a bus park to decongest the town.
Regarding these roads, the planner sensitized residents of the standard road widths with the merits and demerits/challenges of each	Residents expressed concerns about **15m** roads, especially in cases where permanent buildings had already been put up The consultant was requested to take this into account and come up with options bearing these ramifications in mind.
The Chief Officer noted that there was an undeveloped space next to the Cereal Board building that was being utilized as a clothes market. He asked the community if it was comfortable demarcating that section for a social hall	The community unanimously agreed on the proposal
A resident suggested that the social hall needed a bigger space, as it ought to be a community center that, besides having a social hall it would encompass other social amenities, including a children's playground	The Chief Officer responded that there had already been such services within Sipili town. Besides, he noted it would be possible for consideration for several services such as the polytechnic, the library services, and other social amenities to be considered for administration under the county government. As a department, he promised that as a department, it was possible to find what else could be done by the county government even after the conclusion of the KISIP project. Besides that, the area that would have been sufficient for such a purpose was the plot adjacent to the slaughterhouse, and due to environmental considerations, a slaughterhouse and a community center wouldn't be compatible

MIN SPL 004: 20/2/2025; Meeting closure and Adjournment

The meeting ended at 1.29 pm with prayers from a community member followed by a refreshments break. The verification of the list of Beneficiaries and enumeration of parcels that were not captured during the social-economic survey exercise then commenced.

MIN. SPL 005; 20/2/2025 A.O.B: -Verification of List of Beneficiaries and enumeration of parcel/structure owners

This exercise was conducted between 2.00 PM and 4.00 PM. There were 4 new enumerations for Sipili A and 9 new enumerations for Sipili B. This brought the total number of enumerated parcels to 242 out of 271, which was 89.3%. Previously enumerated structure/parcel owners verified the accuracy of their details at the same time.

Minutes Confirmed by:

Consultant's Representative

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

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

County Representative

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

Signature.....Date.....

SEC Representative

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

Signature.....Date.....

New enumerations

	Previous enumerations total	New Enumerations	New Total
Numeric figures	229	13	242
Percentage	84%	4.8%	89.3%

Socio-economic Presentation Attendance List

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County Laikipia Settlement Sipili Venue Olivia Hall

Meeting/ Activity Presentation of socio-economic survey findings Date 20/0/2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	[illegible]		✓	Community member	0725533806	[illegible]
2.	Catherine Wangui Wacira		✓		0726327436	[illegible]
3.	Joseph Wanjiku Mwaura		✓		0721458710	[illegible]
4.	Jane Nduku Ndegwa	✓			0725628077	[illegible]
5.	Simon Kibera	✓			0722859550	[illegible]
6.	Cecilia Pattani		✓		0722191206	[illegible]
7.	Joseph Kimani Ndirangu	✓			0746692772	[illegible]
8.	Bacon Kimani Mara	✓			0717469115	[illegible]
9.	John Kamau Njoroge	✓			0711 561078	[illegible]
	Sub-totals Male/Female	5	4			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	Peter Muriithi Karoria	✓		Community member	0725828037	[illegible]
11	Andrew Waruiru	✓		Community member	0711456833	[illegible]
12	Elizabeth Nderu Mugo	✓	✓	Community member	0722492199	[illegible]
13	James Kariuki Ndegwa	✓		" "	0727777161	[illegible]
14	Sarah Ndeti Maina		✓	" "	0723540065	[illegible]
15	Stephen Mwangi Kariuki	✓		Community member	0720802435	[illegible]
16	Rose Njeri Wamaitha Ndegwa		✓	Community member	0720306549	[illegible]
17	Nilda Wairagu Kanyua	✓		Community member	0722585276	[illegible]
18	John Kazi Lochuchu	✓		SEC	0727585961	[illegible]
19	Paul Thuo Kamaja			Community member	0726778020	[illegible]
20	Mark N. Mutiku	✓		Community member	0710708468	[illegible]
21	Stephen Kiberia Ndegwa	✓		Community member	0726 198322	[illegible]
22	Benjamin Mujione Ndungui	✓		Sec	0728355792	[illegible]
23	Sarah Mukuria Kariuki Ngugi		✓	Sec	0724941777	[illegible]
24	Jackson Wanjau	✓		Community member	0726826664	[illegible]
25	Teresia Wangui Mwangi		✓	" "	0729063092	[illegible]
26	August K. Njuki	✓		" "	0726 466 [illegible]	[illegible]
27	Peter Mbomi			" "	0722462795	[illegible]
28	Joseph Kariuki Wangoi	✓		" "	0722462589	[illegible]
29	Elizabeth Wangiku Kamagaja		✓	" "	0711206509	[illegible]
30	Mary Wamuyu Kiyiguno		✓	" "	0723943825	[illegible]
	Sub-totals Male/Female	14	7			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Rebecca Wanjiru Kariuki		✓	Community Member	0725321558	[illegible]
32	David Muiruri	✓		Community member	0726828959	[illegible]
33	Rebecca Mumbi Maina		✓	Community Member	0719120184	[illegible]
34	Francis Thuo	✓		Community member	0726236488	[illegible]
35	Daniel Wahome Maina	✓		Community member	0721188715	[illegible]
36	Rachael Muchiri	✓		Community member	0728598758	[illegible]
37	Jane Wambui Njoroge		✓	Community member	0729726671	[illegible]
38	Moses Ndungu Ndegwa	✓		Community member	0726524470	[illegible]
39	Grace Wangu Gitau		✓	Community member	0792251204	[illegible]
40	Peter Kimani Mwaura	✓		Community member	0725762597	[illegible]
41	Lucas Wanyoike	✓		Sec	0720[illegible]	[illegible]
42	Samuel K. Mbogo	✓		Community member	0712052326	[illegible]
43	Salatar Gachoki Ndega		✓	Community member	0726631664	[illegible]
44	Amos Kamau Kariga	✓		Community member	0722424448	[illegible]
45	Robert Muriithi Gitahi	✓		Community member	0734577023	[illegible]
46	Geoffrey Mwangi	✓		Community member	0726053349	[illegible]
47	Lucy Wamuyu Gichuru		✓	Community member	0707722587	[illegible]
48	Florence Wairimu Wambugu		✓	Community member	0726[illegible]	[illegible]
49	Susan Wairimu Mbatha		✓		0741298661	[illegible]
50	Daniel Ndegwa	✓		Community Sec	0723110635	[illegible]
51	Geoffrey Kariuki	✓			0721420324	[illegible]
	Sub-totals Male/Female	13	8			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	Mary W. Kimbati		✓	Sec	0794026582	[illegible]
53	Joseph Mwaura Wachira			SEC	0725919426	[illegible]
54	Mary N. Mwangi		✓	Community	0727731577	[illegible]
55	Mary N. Ndirim		✓	Community	0722289664	[illegible]
56	Catherine Njithia		✓	Community	0723331860	[illegible]
57	Duncan Ndegwa Wagura	✓		Community	0710[illegible]	[illegible]
58	Joseph Gitonga Thua	✓		Community	0723347039	[illegible]
59	Patriciah Wathoni		✓	Community	0725[illegible]2842	[illegible]
60	Virginah Wangari Kariuki		✓	Community	0723125339	[illegible]
61	Joy Wangechi Maina		✓	Community	0716327465	[illegible]
62	Paul Nzwara Gachigi	✓		Community	0723956856	[illegible]
63	Jeremiah Wambui		✓	Community	0792011813	[illegible]
64	Tomie Gitonga	✓			0723136668	[illegible]
65	Simon Macharia	✓			0722602422	[illegible]
66	David Mwaki	✓			0796765377	[illegible]
67	Leah Njeri		✓	Community member	0780801092	[illegible]
68	Evangeline Nduta		✓	" "	0713724429	[illegible]
69	Rose Wangeci Ndungu		✓		0723078928	[illegible]
70	Joel Ngarariya Mugo	✓			0715556370	[illegible]
	Sub-totals Male/Female	7	11			

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

E&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County Laikipia Settlement Sipili Venue Olivia Hall

Meeting/ Activity Presentation of socio-economic survey findings Date 20/0/2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	Paul Muchiri Wawiru	✓		Sipili Community	0722829813	[illegible]
2.	Simon Gathuo Gichuru	✓			0727719605	[illegible]
3.	Robert Gikonyo	✓		Sipili	0711558104	[illegible]
4.	Robert Mwangi Ithangu	✓		Sipili	0726857931	[illegible]
5.	James Kibunja Karanja	✓		Sipili	0721089571	[illegible]
6.	Peter Wahome Kariuki	✓			0726[illegible]	[illegible]
7.	Peter Muriithi Gichuru	✓		Sipili	0720452216	[illegible]
8.	Simon Ruben Kihuto	✓		Sipili	0711743214	[illegible]
9.	Kenneth Mwangi	✓		Sipili	0723226414	[illegible]
	Sub-totals Male/Female	9				

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	[illegible]		✓	Community member	0722726669	[illegible]
11	Titus Mae Maina	✓		Community Member	0723892249	[illegible]
12	Jane W. Ndungu	✓	✓	SEC	0725222350	[illegible]
13	Brenton Mwangi Nyamu	✓		Community member	0724465195	[illegible]
14	Hannah Wairuri Mbegwa		✓	Community member	0725549728	[illegible]
15	Joseph Nduungu	✓		Community M.	0721479427	[illegible]
16	Zacharia Mutu Ndirangu	✓		SEC	0727256396	[illegible]
17	[illegible]		✓	Community member	0726[illegible]	[illegible]
18	John Njoroge Kamau	✓	✓	Community M	0726037326	[illegible]
19	[illegible]		✓	Community	0726906677	[illegible]
20	Purity Wairiru Mathenge		✓	Community	0725716269	[illegible]
21	Zachary Ndirangu Ndungu	✓		Community	0723137995	[illegible]
22	[illegible] Mwaura	✓		Community	0706324461	[illegible]
23	Simon Wathuto Kanyungo	✓		Community	0716858697	[illegible]
24	Chege Njenga	✓		Community	0716182714	[illegible]
25	JOHN MTAKA KAMAU	✓		Community	0726098725	[illegible]
26	Dunga Kariuki	✓		Community	0726466743	[illegible]
27	Francis Karaki	✓		Community	0720912036	[illegible]
28	Miriam Gichengo		✓	Community	0725526143	[illegible]
29	Ruth Nambuici		✓	Community	0728707968	[illegible]
30	Nicholas Mwiti Muko	✓		Community	0728022340	[illegible]
	Sub-totals Male/Female	13	8			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Dani Kingori Gituro		✓	community member	0722618850	[illegible]
32	Edward Muriu Macharia	✓			0725414347	[illegible]
33	John K. Kimanyo	✓			0726311145	[illegible]
34	Francis W. Nderitu	✓			0720-237918	[illegible]
35	Kenneth Kiria Ndurati	✓			0722731521	[illegible]
36	Jackson Njuguna Njagi	✓			0721832672	[illegible]
37	Francis Mwangi Mburugu	✓			0725908827	[illegible]
38	Susy Wairungi		✓		0758348551	[illegible]
39	Rings Kiarjeki Rugaro		✓		0710103352	[illegible]
40	Richard Mwangi Ndirangu		✓		0722754656	[illegible]
41	Daniel Mburu Kenyi	✓			0728784726	[illegible]
42	Lucy Nyamburua Mgethe		✓		0726459879	[illegible]
43	Moses Muwanza Katine	✓			0741994469	[illegible]
44	Stephen Kiachira Nderitu	✓			0716250827	[illegible]
45	Joseph Gatume Kamau	✓			0726494773	[illegible]
46	Caroline Wanjiku Ngau		✓		0702516005	[illegible]
47	Naomi Tito		✓		0718537132	[illegible]
48	Margaret Gathoni Njuki		✓		0722438463	[illegible]
49	Stephen Wambui Kinuthia		✓		0727146978	[illegible]
50	Joseph Kamau Thuita	✓			0746214906	[illegible]
51	Zachary Kimani	✓			0712525279	[illegible]
	Sub-totals Male/Female	12	9			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	Sarah W. Macharia		✓	Community member	0721676806	[illegible]
53	Elijah Wairuri	✓		Community member	0711782387	[illegible]
54	David Kamau Kuncu	✓		Community member	0728593060	[illegible]
55	Joseph Thiongo	✓		" "	0725616939	[illegible]
56	Mary Wanjiku Mwangi		✓	" "	0741562903	[illegible]
57	Francis Mugambi	✓		" "	0720812389	[illegible]
58	Thomas Maina Mburu	✓		Community member	0721570858	[illegible]
59	Julian Wanjiku		✓	Community member	0727946600	[illegible]
60	Wairimu Njenga		✓	" "	0717742265	[illegible]
61	Martha Wangi		✓		0720228008	[illegible]
62	Dorcas Wairuri		✓		0711866606	[illegible]
63	Agnes Kimantu	✓		Community member	0720726996	[illegible]
64	Nancy W. Njoroge		✓	Community member	0727582775	[illegible]
65	Jane Wanjiru		✓	Community member	0729988330	[illegible]
66	Mary Wangui Kabira		✓	Community member	0713782930	[illegible]
67	Esther M. Mwathe		✓	Community member	0710446089	[illegible]
68	John Wachira Gichache	✓		Community member	0796717483	[illegible]
69	Esther Wambui Gituku		✓	SEC	0799220882	[illegible]
70	Richard M. Wairiri	✓		Community	0720912367	[illegible]
	Sub-totals Male/Female	8	11			

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County Laikipia Settlement Sarini Venue Olivis Hall

Meeting/ Activity Socio-Econ Survey presentation Date 20/2/2025

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
1.	Mercy Wambui Maina		✓	community member	0790962974	
2.	Joseph M. Wanjiru	✓		" "	0725380333	
3.	David Kipkorech	✓		" "	0726675110	
4.	Paul Wambugu	✓		" "	0726721342	
5.	Regina Wamuyu		✓	" "	0721393272	
6.	Consolata W. Gitonga		✓	" "	0727847050	
7.	Alice Nkiruka		✓	" "	0726731965	
8.	Kiokoba G. Stephen	✓		" "	0711498817	
9.	Joseph Mulongo	✓		" "	0727705581	
	Sub-totals Male/Female	11	4			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
10	Lucas Muiungi	✓		Community member	0728518467	
11	Joseph Waru	✓		Community member	0724-520462	
12	Timothy Mawingi	✓		" "	0722658804	
13	Margret Nyambura Mburugu	✓		" "	0727306766	
14	John Kiongthi	✓		" "	0721463246	
15	Wilson Mwitu	✓		" "	0720032261	
16	Wangechi Kariyari		✓	Community member	0706503021	
17	Teresa Wamaitha		✓	" "	0712022266	
18	Hennasy Kawuki	✓			0726732657	
19	Lucy Muraithi		✓	Community member	0746168316	
20	Melvin Kabuga	✓		community Member	0792614320	
21	Serah Kinyanjui		✓	" "	0716109983	
22	Leonard Mbugua	✓		" "	0724838341	
23	Teresia Wanjiru		✓	" "	0742584588	
24	John Nyamaci Ginyanji	✓		" "	0724165970	
25	Charles K. Kiruma	✓		" "	0711191216	
26	Charles Ndiritu	✓		" "	0719928623	
27	Gabriel Mdirangu	✓		" "	0707875437	
28	Paul Naskey	✓		" "	0724462487	
29	Catherine Nduta Wangari	✓		" "	0725585615	
30	Amos Mwaniki	✓		" "	0718334215	
	Sub-totals Male/Female	16	5			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
31	Peter M. Maangi	✓		community member	0727118817	
32	Benard Wachira Mawa	✓		community member	0722456158	
33	Rosemary Muthoni Muhoro		✓	" "	0725320328	
34	Grace Nyambura		✓	" "	0728461128	
35	John Mburu Kinyanjui	✓		" "	0720776418	
36	Amos Ndirangu Nyaboge	✓		" "	0720741985	
37	PETER NDEGWA	✓		" "	0732259376	
38	Grace Nyaki Gichiri		✓		0720640581	
39	Davis Karanja Ndegwa	✓		" "	0721454085	
40	JOSEPH MAINA THINJA	✓		community member	0720144956	
41	Patrick Kilara			community member	0723532753	
42	JANE		✓	community	0718356046	
43	JOB NDEGWA	✓			0796915511	
44	Caroline Gichi		✓	Community member	0795238739	
45	SAMUEL WAMBUGU	✓		" "	0727961358	
46	Caroline Wanjiru		✓	" "	0727467118	
47	Fredrick M. Maigua	✓			0792945165	
48	Jackson Kahuria	✓			0721644410	
49	David Gachuhu	✓	✓		0724865883	
50	CAROLINE WAMBIRU NDEGU				0760711165	
51	William Mathenge Hungu	✓			0711565519	
	Sub-totals Male/Female	13	7			

No.	Name	Gender Male	Gender Female	Project Designation	Contact	Signature
52	Mercy Wangari Kiruki		✓	community member	0717627534	
53	Geoffrey W. Karuki Wilson Boru	✓		" "	0720287247	
54	Rachel Kinuthia	✓		" "	0717635085	
55	Mary Nduhiu Muiruri		✓	" "	0722296037	
56	MARTIN MATU Kamau Wamaitha	✓			0720811792	
57	Rahab Muthoni Wamaitha		✓	" "	0719105284	
58						
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	Sub-totals Male/Female					