Ministry of Lands, Public Works, Housing
and Urban Development

KISIP

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

AFRICAN LOCATION 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 African Location Residents (In the Photo: Community Members, CPCT, Area MCA, and the Consultant)

CERTIFICATE

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

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- Diana Wangari-Social Development Officer

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- Ms. Getrude Mbogo-KISIP2 Social safeguards officer
- Mr. Maurice Asamwa-KISIP2 Environmental and Social Safeguards Officer

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

Signed:

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FOREWARD

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, African Location B Informal Settlement, located in Laikipia County, was selected for intervention. The African Location B plan responds directly to these urbanization pressures by providing a locally grounded, forward-looking spatial framework that guides sustainable development, infrastructure provision, and secure tenure.

This planning report outlines the core aspects of the Local Physical and Land Use Development Plan for African Location 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 will be used to process the title deeds, which are the final output of this project on tenure regularization. The plan's preparation was guided by the community's vision— ***'A settlement with an elaborate and improved infrastructural (social and physical) system'***—developed during a stakeholder meeting. This vision ensured that the proposals aligned with the aspirations of the African Location 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 ensure successful implementation and achievement of the plan's vision and objectives.

……

Hon. Martin Ekwam Nabos

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

EXECUTIVE SUMMARY

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

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

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

settlement, (ii) facilitating the regularization of existing squatter settlements sitting on public land for purposes of upgrading or redevelopment. Therefore, conforms with the KISIP2's project development objective, which seeks to intervene in selected informal settlements through formalization of their tenure through planning and surveying activities.

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

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

Methodology: The main objective of this consultancy is to facilitate the conferment/formalization of secure land tenure for the selected informal settlements within KISIP2's participating counties through Planning and Surveying. The participating county governments proposed selecting settlements to KISIP for consideration. The proposed informal settlements were then subjected to qualification and eligibility parameters as per the KISIP Project's Operations Manual and the Project Appraisal Document (PAD&POM).

To deliver this assignment, the following steps were undertaken:

i. Stakeholder Identification and Mobilization – This initial and foundational activity was critical to the overall success of the project. It entailed identifying all relevant stakeholders and engaging them regarding the project's terms of reference (ToRs), expected outputs and deliverables, timelines, methodologies, and the roles and responsibilities of each party. Stakeholders included the consultant's team, the National and County Project Coordination Teams (NPCT, CPCT), pertinent national and county departments, SEC and GRC members, the broader community, local administrative and political leaders, and relevant government

agencies. This process ensured transparency and fostered active participation throughout the planning and surveying phases.

ii. Social and Environmental Screening – This foundational step aimed to assess the eligibility of the settlement for inclusion in the project, as well as to identify and mitigate any potential adverse environmental and social impacts arising from the plan's proposals. Due diligence was conducted to confirm the suitability of the settlement for KISIP intervention, with particular attention to verify that the settlement was situated on public land.

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

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

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

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

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

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

Planning Intervention: The KISIP2 project intervention in the participating settlement was undertaken in an already developed set-up (urban area). Despite the inhabitants of the settlement lacking proof of ownership, significant developments of permanent structures were witnessed. Parcel ownership claims were based on informally 'defined' boundary demarcations (mostly defined by structures and live fences). The settlement exhibits a well-structured grid pattern, owing to previous planning efforts including an Approved plan of 2013 and a Rumuruti Municipal LP & LUDP 2021 – 2031.

It was established that there was some level of acceptance and normalization of the informal land ownership/rights due to the absence of a formal land regime. Various forms of claims to land were displayed, including allotment letters, demarcations using fences, informal sale-agreements (drafted between self-individuals, with correspondences with the local chief's endorsement). Despite the lack of tenure security, individuals were conducting land transactions, albeit very informally. This scenario portrays self-sustaining modes adopted in the informal settlement to bridge the gap where formal systems are non-existent. A significant number of the dwellers had land rates receipts. Nevertheless, other means of property identification, including door-to-door enumeration, acknowledgement between neighbours, use of local administration, and community leadership were applied to authenticate the structure owners.

The LP & LUDP preparation sought to establish some level of spatial organization through multi-sectoral proposals, realignment of accesses, and provide physical and land use planning guidelines to guide developments or redevelopments in the settlement, as well as the spatial layout that would aid land tenure regularization. The subsequent cadastral surveying, which will be executed as per the approved LP & LUDP layout, will enable formal tenure rights registration, which will fulfil the tenure regularisation objective of this project sub-component. The other proposals accompanying the plan, especially on infrastructure, will be subject to the plan implementation by the county government, or considered under the KISIP2 infrastructure upgrading under subcomponent 1.2.

Planning approach: Given that the settlement was already significantly developed, non-disruptive approaches such as adaptive approaches were essential to minimize planning impacts. This adhered to the project's guideline of maintaining zero or

minimal disruptions. Consequently, several planning principles such as principle of sustainability, public/community participatory planning, climate resilience, inclusivity and equitability, nature-based solutions, adaptability, balance with nature, livability and accessibility were applied. These principles provided a structured framework to ensure that the plan was not only efficient and practical but also sustainable and inclusive.

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

Key planning highlights

This plan's vision is to make African Location B ***'A settlement with an elaborate and improved infrastructural (social and physical) system'*** with a planning horizon of 10 years (2025-2035).

This LP & LUDP preparation was primarily anchored on the socio-economic survey findings (submitted as a different deliverable of this Consultancy). The findings were crucial in the plan preparation as they informed the community priorities, demand, supply, and projected needs for preplanning. In addition, a participatory planning exercise was held where the community proposed various planning interventions applicable to their settlement. These included: proposals for dumpsite and waste collection points, improved sanitation and liquid waste management, improved drainage and storm water channels, security lights, ICT centers and good internet, development of a market, and improvement of roads network system. The community's proposals coupled with the professional/expert input from the Consultant and other stakeholders formed the main background to this plan and report herein. This helped build the local people's sense of ownership in the project and plan-making exercise.

The various plan alternatives considered included: Nil intervention, which meant maintaining the status quo of the settlement. The settlement boundary would be subject to survey, and a joint title of the whole community would be issued. Based on adaptive planning approaches, adaptive planning options were prepared. This was an innovative learning that was borrowed from KISIP1. The approach was flexible, adopting planning proposals (without conforming to conventional planning standards) as per the applicable existing development layout. This sought to minimize

the negative impacts generated in addressing the complexity of planning in an already developed informal settlement. The adaptive planning option had 46 impacts.

The plan: The two planning scenarios were presented to the community, highlighting the strengths and weaknesses of each option. Despite the adaptive planning option having many impacts (46), the community unanimously chose it. The adaptive option improved accessibility and traffic flow within the settlement. It paved the way for the location of infrastructure such as stormwater drains and sewer lines, which were the community's priority needs. The adaptive option also strategically zoned a mixed-use area for integrated development. It also proposed the development of the Soko Mjinga market for the economic growth of the settlement. Notably, this option achieved individual titling of each parcel, providing formal ownership rights to the residents.

A notice of completion was published on 7th April 2025, in Taifa Leo, The Standard, and Kenya Gazette in line with the Physical and Land Use Planning Act, 2019. This enabled the public to inspect the plan for any comments. Within the 60-day window, one comment was raised concerning 3 parcels (K, K1, K2, K3) that were claimed to be within Soko Mjinga but were missing in the plan. The concern was forwarded to GRC who upon failure to resolve the issue forwarded it to the CPCT. As at the time of submission of this deliverable, the issue had not been resolved. After incorporating the feedback, the next steps included presenting the finalized draft plan to the technical team (KISIP NPCT and CPCT), the county executive, county assembly members, and the community for approval and adoption. Based on the comments received from these stakeholders, the plan was amended appropriately in readiness for submission to the county assembly for approval.

Detailed zoning guidelines were prepared for residential zone, commercial zone, infrastructure and service utility, solid waste management, transport and mixed use. In addition, the plan has provided guidelines on development applications such as subdivision, amalgamation, change of user, and extension of user. The plan has outlined strategic actions for regularizing land tenure in African Location B, including cadastral surveying, addressing structures affected by the plan, and evaluating losses. It also details strategies for environmental protection, housing, transportation, and infrastructure improvements. Additionally, it discusses implementation frameworks, capacity building, development control, and monitoring and evaluation mechanisms to ensure effective plan execution.

Conclusion: The purpose of preparing this plan is to provide a framework for planning, use of land, regulation, development of land, conferment of land rights and connected purposes that integrate the views and aspirations of various stakeholders. The planning process has been inclusive, bringing together inputs from community members, local leadership, county leadership, county assembly and relevant authorities. Implementation efforts will be coordinated with county and national government agencies to ensure that the interventions are aligned with local and

national development policies. The ongoing community involvement will continue to be a cornerstone of the project's success, ensuring that the solutions are both appropriate and sustainable.

Report structure: This report is organized into 8 chapters as follows:

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

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

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

Chapter 4 presents the African location's situational analysis. It covers physical attributes (topography, land cover, drainage), socio-economic profiles (population, livelihoods, tenure status), infrastructure inventory (roads, water, sanitation, energy), and environmental conditions (vegetation, erosion). The analysis identifies strengths, vulnerabilities, and critical gaps that inform subsequent planning decisions.

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

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

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

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

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List of Acronyms

CBO	Community Based Organisation
CDC	Centres for Disease Control
CPCT	County Project Coordination Team
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
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
NYAWASCO	Nyahururu Water and Sanitation Company
OP	Operational Policies
PAP	Project Affected Person
PIDs	Preliminary index Diagrams
PLUPA	Physical and Land Use Planning Act
PLWDs	People Living with Disabilities
RAP	Resettlement action plan
RIM	Registry Index map
SEC	Settlement Executive Committee
SMP	Social Management Plan
SOK	Survey of Kenya
SWMS	Solid Waste management System
TOR	Terms of Reference
UACA	Urban Areas and Cities Act
UN	United Nations
WB	World Bank
WRA	Water Resource Authority

Definition Of Key Terms

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

Development control: Is the process of managing or regulating the carrying out of any works on land and ensuring that operations on land conform to spatial development plans as well as policy guidelines, regulations and standards issued by the planning authorities (Draft Physical Planning handbook, 2024).

Disaster Risk Management: The application of disaster risk reduction policies and strategies to prevent new disaster risk, reduce existing disaster risk and manage residual risk, contributing to the strengthening of resilience and reduction of disaster losses (Draft Physical Planning handbook, 2024).

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

Informal settlements: An unplanned residential area where a group of housing units have been constructed on land to which the occupants often have no legal claim (Draft Physical Planning handbook, 2024).

Local Physical and Land Use Development Plan: A plan for the area or part thereof of a city, municipality, town or urban centre and includes a plan with reference to any trading or market centre (PLUPA 2019).

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

Set back: The distance between the building and the property boundary (Draft Physical Planning handbook, 2024).

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

Urban regeneration: A comprehensive, area-based and multi-agent collaborative planning process that improves the physical, environmental and socioeconomic conditions of an urban area and links the generated benefits to the wider urban fabric of the city (Brown, 2022).

Urban renewal: is the process of upgrading and redeveloping decayed areas in urban areas (Draft Physical Planning handbook, 2024).

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

1 INTRODUCTION

1.1 Background to the 2nd Kenya Informal Settlements Improvement Project

The United Nations Human Settlements Programme (UN-Habitat) estimates that over 1 billion people worldwide live in informal settlements, a number projected to increase significantly in the coming decades, particularly in Sub-Saharan Africa and parts of Asia. Informal settlements are thus a pervasive feature of urbanization worldwide, hosting a significant percentage of urban populations, over 50% in many countries and up to between 60-80% in many African cities. These settlements typically lack formal recognition, secure tenure, and adequate infrastructure and services. However, there is no particular planning approach toward their upgrade that can be applied at a significant scale. Conventional urban planning frameworks, designed primarily for "greenfield" developments (new sites) or formally planned areas, are largely ineffective when applied to their complex realities. Due to the limitations of conventional planning, current strategies for upgrading informal settlements are largely based on the case-to-case dynamics of each settlement. This involves highly localized approaches, considering factors such as settlement history, community organization, economic activities, and specific infrastructure deficits alongside the best practices from other successful upgrading initiatives globally. These best practices often emphasize community participation, incremental improvements and flexible, context sensitive solutions.

It is against this backdrop that the second phase of the Kenya Informal Settlements Improvement Project (KISIP 2), was conceived. It is an initiative of the Government of Kenya with support from her development partners, with the International Development Agency (IDA) playing a significant role.

In addition to the challenges facing informal settlements, the rollout of this phase was further premised on the successful implementation and completion of the first phase, KISIP 1, which covered in 14 counties in Kenya. The positive impacts, learnings, and experiences of KISIP 1 thus became benchmarks for the need for scaling up the project activities across all 47 counties. The carryover from KISIP1 was the coining of the 'adaptive' planning' approach to address planning interventions in informal settlements. The 'adaptive' planning approach was a masterstroke that allowed flexible planning proposals. The ingenuity of this approach in KISIP1 was in the reduction of project-related displacement impacts on the beneficiaries, in some cases up to 85% (KISIP2 PAD, 2020). The 'adaptive' approach's flexibility was based on factoring in the existing settlement dynamics; parcel sizes, road widths, and even service availability-conventional standards notwithstanding. This led to the retaining of road sizes of lesser width (with slight realignments) compared to the conventionally defined sizes. However, applicable planning guidelines like having one-way traffic flow routes

or pedestrianizing some sections were provided for this approach. Nevertheless, where conditions allowed, conventional standards were applied.

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

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

The highlighted undertakings of KISIP2 are fulfilled through its constituent and interdependent four components, as indicated in the matrix below.

Table 1: KISIP2 project components

Component	Description
1. Component 1: Integrated Settlement Upgrading	
Subcomponent 1.1: Tenure regularization	**Coordinates regularization of tenure for people living on uncontested public lands through planning and surveying**
Sub-component 1.2: Infrastructure Upgrading	Coordinates infrastructure investment
2. Component 2: Socio-Economic Inclusion Planning	Supports community development plans to enhance social and economic inclusion through community capacity building and awareness creation for the various project interventions
3. Component 3: Institutional Capacity Development for Slum Upgrading	Supports institutional, policy development and capacity building at national and county

	levels towards understanding of slum upgrading processes
4. **Component 4: Program management and coordination**	Supports activities related to national and county-level project management and coordination (NPCT and CPCTs)

This Consultancy is being executed under Component 1 on integrated settlement upgrading, Subcomponent 1.1-tenure regularization. As indicated in the introductory paragraphs, the above components were enhanced and refocused from previous experiences. In particular, the integration of component 1 was based on the experiences from KISIP1, whereby the constituent sub-components coordination (initially they were independent components done parallel) was considered to overly entrench the project's impact on the specific settlement's local communities based on implementation synergies. It is therefore imperative that the preparation of the Local Physical and Land Use Development Plan, which is the focus of this, enable the tenure security enhancement in the African Location B settlement and at the same time become an implementation blueprint for the various proposals and projects in the settlement post-tenure regularization phase, especially the infrastructure projects. This, therefore, presents the interdependency of the project's components.

1.2 Objectives of the project

The focus of this consultancy is to facilitate the conferment or formalization of secure land tenure for the African Location B informal settlement in Laikipia County through planning and surveying activities. Fulfilling the tenure regularization target involved undertaking a series of key activities:

i. **Stakeholder Identification and Mobilization** – This initial and foundational activity was critical to the overall success of the project. It entailed identifying all relevant stakeholders and engaging them regarding the project's terms of reference (ToRs), expected outputs and deliverables, timelines, methodologies, and the roles and responsibilities of each party. Stakeholders included the consultant's team, the National and County Project Coordination Teams (NPCT, CPCT), pertinent national and county departments, SEC and GRC members, the broader community, local administrative and political leaders, and relevant government agencies. This process ensured transparency and fostered active participation throughout the planning and surveying phases.

ii. **Social and Environmental Screening** – This foundational step aimed to assess the eligibility of the settlement for inclusion in the project, as well as to identify and mitigate any potential adverse environmental and social impacts arising from the plan's proposals. Due diligence was conducted to confirm the suitability of the settlement for KISIP intervention, with particular attention to verify that the settlement was situated on public land.

iii. **Boundary Delineation and Digital Basemap Preparation** – This stage involved precisely demarcating the project area boundaries, as outlined in the terms of reference. The process included mapping existing property and parcel boundaries, and cataloging physical features relevant to land tenure regularization, such as settlement morphology, parcel boundaries, roads,

streets, and spot heights. The outcome was the creation of a digital basemap, which facilitated comprehensive spatial analysis and supported informed decision-making.

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

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

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

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

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

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

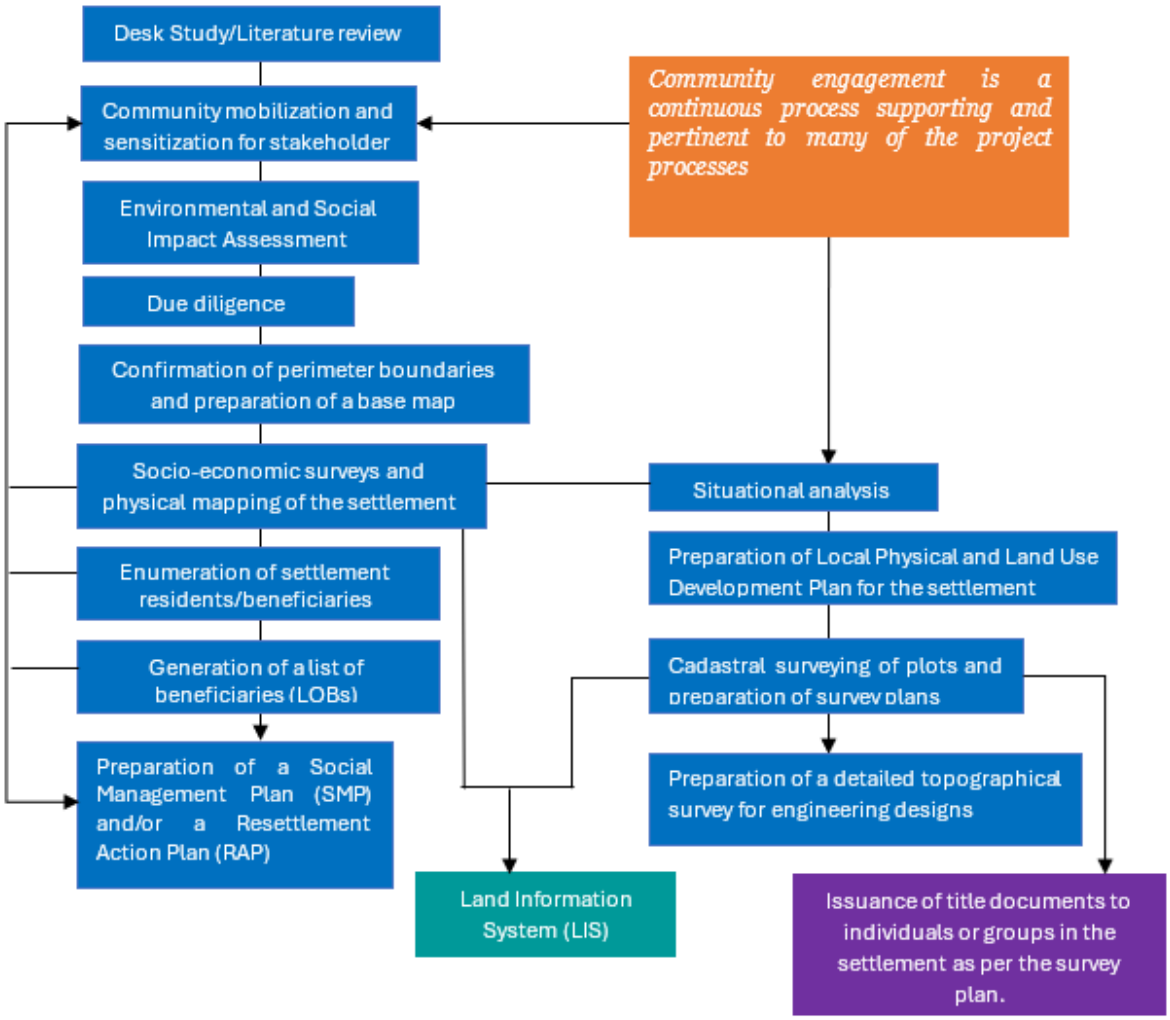


Figure 1: Project activities

Among the **key planning objectives**, this plan aims to:

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

1.3 Plan vision

During the community's and stakeholders' engagement in participatory planning for this plan preparation process held on 20th February 2025, the community members expressed diverse views on their dream settlement into the future. All were combined into a common vision of ***'A settlement with an elaborate and improved infrastructural (social and physical) system'.*** This therefore became the guiding focus in the preparation of the settlement's LP & LUDP as discussed in chapter 5 of this report.

1.4 Plan preparation basis

As established in the preceding sections, tenure regularization under KISIP2 is being achieved through a combination of planning and surveying activities. The preparation of a settlement plan is explicitly identified as a key activity under this consultancy (Section 1.2). This plan serves as a critical milestone in the broader tenure regularization process by setting the foundation for subsequent activities, including cadastral surveying, issuance of title deeds, and topographic surveys for infrastructure development under Subcomponent 1.2.

This plan is **anchored in the Physical and Land Use Planning Act of 2019**, which defines it as a plan for a city, municipality, town, urban center, or trading/market center. The Act stipulates the preparation, approval, and implementation of such plans, with the County Government acting as the primary planning authority responsible for development control.

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

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

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

1.5 Purpose of this planning report

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

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

Aligned with the tenure regularization objective, the report provides guidance on spatial framework that provides a layout of the parcel boundaries and on applicable titling options, including individual and group titling, ensuring clarity on land ownership structures within the settlement.

1.6 Project undertakings

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

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

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

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

iv. Safeguarding vulnerable groups: Special attention is given to vulnerable groups, including minorities, widows, persons with disabilities, and orphans. These groups are represented in the Settlement Executive Committee (SEC) and advised on rights protection measures, such as the use of trustees for underage beneficiaries. 4.55% confirmed themselves to be living with disabilities. People with disabilities have been considered through representation in the SEC, as enumerators during the socio-economic survey and have been severally engaged.

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

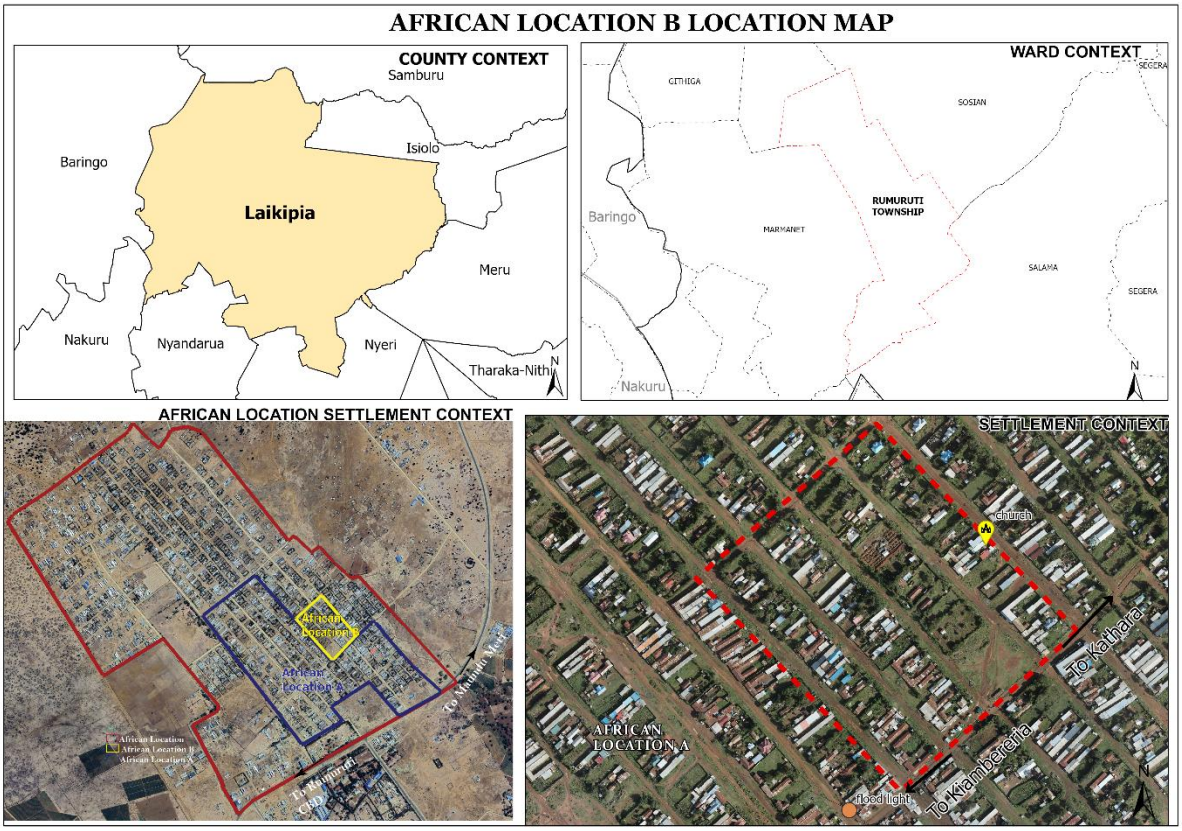
vi. Community-led decision-making: The planning process is community-driven, with residents leading discussions on re-planning impacts and negotiating the most beneficial outcomes for the settlement.

Figure 2: Project undertakings

2 PLANNING CONTEXT

2.1 Project location and scope

African Location-B settlement is located in Rumuruti Township Ward, Laikipia West Constituency, Laikipia County. It lies between latitudes 0°16'09.89"N and 0°16'35.66"N and longitudes 36°32'04.44"E and 36°32'40.41"E. The settlement's delineated perimeter boundary covers approximately 7.7 ha. African Location B forms part of the larger African Location informal settlement, which spans 41.2 ha, with the remaining 33.5 ha constituting African Location A, also included in the KISIP2 tenure regularization project. The settlement demarcations are illustrated in map 1 below.



Map 1 : African Location B Location Map

2.2 History of African Location B Settlement

African location-B is a neighborhood within Rumuruti, a town in Laikipia County, Kenya, and a part of a larger settlement, generally referred to as African Location (refer to map 1 above). During the colonial era, Rumuruti was a remote settlement primarily inhabited by European settlers. Some African families remained in the area and were

relocated by settlers to a designated area known as African Location, which still exists today as one of the town's neighborhoods. Rumuruti itself has an interesting origin, with its name believed to be a corruption of the term "remote route" which reflects its isolated location during colonial times. With time, African location-B developed into a residential area for the local African population and therefore became part of the social fabric that makes up Rumuruti.

The settlement started as settler quarters for those working in the white settler farms. Others moved from Manyatta slums. In 1967, the residents had put up temporary structures to use as homes as they went to work on the farms. In 1977, cooperatives started buying and selling land to people who had the capacity. In 1987, the Laikipia County Council started demanding land rates and the allotment letters were issued. As the population increased, many individuals subdivided their land to pass on to their children, while others opted to sell their plots. This trend has contributed to the ongoing expansion of the settlement.

2.3 Previous planning attempts

Rumuruti, once a colonial town but now a municipality in Laikipia County, has seen several planning efforts aimed at transforming it into a well-organized and thriving municipality. Reportedly, the African Location settlement in Rumuruti is said to have been planned from its onset by the settlers, as a residential zone for the Africans working on their farms. However, no document was found to back these claims just its gridiron street pattern, that was evident from spatial-temporal change analysis. Notably, these satellite images on Google Earth were only available from 2003 as shown in ***figure 3.***

Figure 3: Spatial temporal analysis of African Location B

Approved Rumuruti Development Plan 2013: This plan was prepared by Plan. J.M. Wasua and approved by the Laikipia county government in October 2013. The plan covered the entire Rumuruti town. It laid the foundation for structured development in Rumuruti with a focus on urban planning, infrastructure development, and land use management. The goal was to address the challenges of unplanned growth and create a blueprint for sustainable development. Key areas included zoning regulations, road networks, and public amenities to support the

growing population and economic activities. The plan had zones African Location B as an existing high density residential area, and given code 5[22], as shown in ***figure 4.***

Figure 4: African Location B in Approved Rumuruti plan, 2013

Rumuruti Local Physical and Land Use Development Plan (2021 – 2031): This municipal plan, approved in 2023, was prepared by the county planners – Michael Modenyo and Richard Muchoki – and signed by Plan. Samuel Mburu. The plan covers the whole of Rumuruti municipality. It focuses on zoning for industries, schools, police stations, and infrastructure like water and sewer systems. Stakeholders, including the National Land Commission and local investors, contributed to refining the plan. The plan aims to provide a legal framework for managing the growth of the Rumuruti municipality. According to the plan, the whole of African location B settlement was zoned as mixed use (commercial and residential). The existing situation showed that only a few parcels had commercial use with majority being purely residential.

Figure 5: African Location B in Rumuruti 2021-2031 LPLUDP

Rumuruti Municipality Integrated Development Plan (IDeP) 2018-2022: This plan was prepared by the Rumuruti Municipal Board. It was the first of its kind for the municipality and was developed to align with the Urban Areas and Cities Act, 2011, the 2010 Constitution, and the Public Finance Management Act, 2012. This plan was designed to guide priority projects and programs within Rumuruti Municipality. It addressed various sectors, including transportation, environment management, disaster preparedness, and cultural heritage conservation. The plan also emphasized monitoring and evaluation to track progress and ensure alignment with long-term goals.

Rumuruti Municipality Integrated Development Plan (IDeP) 2023-2027: This second Rumuruti Municipal IDeP was as well prepared by the Rumuruti Municipal Board and covered the entire municipality. It builds on the previous IDeP and aligns with the county's vision for urban development. It emphasizes sustainability, resilience, and inclusivity. The plan outlines strategies for improving infrastructure, enhancing service delivery, and promoting economic growth. It also includes measures for environmental conservation, disaster management, and community engagement to ensure holistic development. Preparation of this LP & LUDP for African Location B linked it to the specific applicable strategies in the IDeP, as discussed in chapter 6 and 7 of this report.

2.4 Policy and legal framework anchoring land use and physical planning

The physical and land use planning process was shaped by various legislations. This section outlines the relevant laws, policies, and regulatory frameworks reviewed, which formed the basis for developing the proposed plan. These were analyzed in the context of their application to informal settlements, and specifically, African Location B with consideration for both present and future planning needs.

For instance, whereas some planning standards may have fallen short of expectations, in an attempt to avert displacements of these vulnerable communities, guidelines have been provided to guide future (re)developments. Incrementally and with time, adequate physical planning standards will be achieved, inter alia, through the application of development control instruments.

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

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

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

Policy/ Legal Statute	Provision	Relevance to the assignment
KISIP 2 Foundational documents		
Project Appraisal Document	Designed and prepared by the World Bank in 2019, is the introductory document for the KISIP2 project	Set out the general project development objective (PDO). Provided the Project's design and assessed its viability through a multi-sectoral analysis. Established the four KISIP2 project components that operationalized this consultancy.
Project Operational Manual	Operationalized the PAD	Provided the project implementation framework. Outlined the overall settlements selection criteria including being located on public land, having no court case, being less than 30 hectares, and within a radius of 10k from the nearest urban center. The African Location B settlement met all the criteria.
WB operational policies		
World Bank Operational Policies	Designed and prepared by the World bank	**World Bank OP No. 4.04 on Natural Habitats**: *There were no areas designated or identified as natural habitats in the African Location B settlement.* **World Bank OP No. 4.10 on Indigenous People**: *there were no indigenous people in the settlement.*

		World Bank OP No. 4.11 on Physical Cultural Resources: *There was no significant historical site within the African Location B settlement.* **World Bank OP No. No. No. 4.12 on Involuntary Resettlement:** *The process for identifying individuals who qualify as displaced, along with the eligibility criteria for beneficiaries, will be strictly followed in accordance with the Resettlement policy.* **World Bank OP No. 4.36 on Forests:** *There was no forest within African Location B settlement thus the project activities did not impact any designated forests.*
International policy		
Sustainable Development Goals	Global framework consisting of 17 goals drawn from a shared common universal vision of progress towards a safe, just and sustainable space for all human beings to thrive	**SDG Goal 5 on achieving gender equality:** 19 (32.2%) of the registered beneficiaries were women while 4 parcels were registered under joint ownership (both male and female). **SDG 11 on Sustainable Cities and Communities:** The plan proposals have integrated climate adaptation measures and nature-based solutions.
Agenda 2063	Collective vision and roadmap for the next fifty years aimed to eradicate poverty in the coming decades and provide opportunities for all Africans to have decent and affordable housing in clean, secure and well-planned environments.	KISIP2 has helped achieve this collective vision through regularization of land tenure. This approved plan will be a legal document to guide the orderly development of infrastructure and housing in the African Location B settlement.
National policy documents		
Kenya National Spatial Plan 2015-2045	Kenya's long-term plan, covering a period of thirty years (30) from 2015-2045, that defines the general trend and direction of spatial development for the country.	This plan has been aligned to the following policy objectives and strategies in the Kenya National Spatial Plan 2015-2045: **Enhancing economic efficiency**: the plan has proposed/designated an economic zone to increase economic vibrancy of the settlement. **Optimizing land and resource utilization:** through preparation of a land use plan discussed in chapter 5 of this report. **Creating livable settlements:** through proposals for recreational areas and walkable streets/pathways. **Establishing an integrated transportation network:** the plan has proposed realignment and widening of the existing transport corridors.
Kenya Vision 2030	The country's development blueprint covering the period 2008 to 2030	The conceptualization of KISIP2 is envisioned under the Medium-Term Plan III The project aimed to enhance the social, economic, and political pillars by improving the living conditions of individuals in African Location B informal settlement through the regularization of land ownership via the issuance of title deeds. This plan will be used together with the amended RIM to process the title deeds.
National Urban Development Policy, 2016	Framework for the management of urbanization and urban development to ensure cities, towns, and metropolitan areas play a critical role in national socio-economic development.	KISIP2 under Component 1 seeks to not only enhance tenure regularization but also upgrade infrastructure in informal settlements. This plan will be the blueprint to guide development of infrastructure within the African Location B settlement within the next 10 years.
National Land Policy, 2009	Formulated to provide an overall framework and define the key measures that were required to	This served as the principal anchor of this consultancy as it recognized the need for tenure

	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	security for all Kenyans, including residents of informal settlement, like African Location B. It promoted rights for vulnerable groups, aligning seamlessly with the project's focus on inclusivity. The planning process ensured female-headed households were registered so and encouraged married couples to include the names of both spouses on land ownership documents. 4 parcels were registered under joint ownership.
National Land Use Policy, 2017	Formulated from the recommendation of the National Land Policy of 2009 as a key principle to address land use planning issues	This plan has designated various land uses based on the needs of the community members as discussed in chapter 5 of this report. Chapter 6 of this report entails guidelines for the particular land use within the settlement.
National Slum Upgrading and Prevention Policy, 2022	Formulated with the aim of producing a policy whose goal is to guide the country towards upgrading existing and preventing the emergence of new slums in a coordinated and systematic manner	This regularization plan is a step towards upgrading African Location B informal settlement and paves way for infrastructure development. This plan will guide a survey of the settlement and ultimately production of the title deeds, which are the overall output for this project.
National Environment Policy, 2013	Reviewed and formulated to meet the aspirations of the emerging issues in the management of the environment for posterity, after the promulgation of Constitution of Kenya 2010	Environmental and social screening of the settlement was done during the initial stages of the project.
National legislation		
Constitution of Kenya, 2010	Article 40 stipulates that **everybody** has the right to own property either individually or in association with others- without any discrimination. Article 66 mandates the state to regulate the use of land but is not limited to land use planning. Article 60(1) states that land will be held, used, and managed in a manner that is equitable, efficient, productive, and sustainable. Art.69 (d)provides for public participation in environmental protection. Article 53(2) states that a child's best interests are of paramount importance in every matter concerning the child.	In accordance with the constitutional framework serving as the cornerstone for all Kenyan legislation, the project involved the enumeration of beneficiaries to facilitate the conferment of land rights through this tenure regularization consultancy. The constitution was the main anchorage of this project, through its dictates in chapter 1 on 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 Land Use Development Act, Land Act, Land Registration Act, EMCA, among others. Throughout the planning process, public engagement remained a pivotal element, as elaborated in Section 3.2 of this report. The rights of vulnerable groups, including individuals with disabilities and orphans, were upheld at every phase of the project. These groups actively participated in various capacities, such as enumerators or members of the Grievance Redress Committee (GRC) and Settlement Executive Committee (SEC).
Physical and Land Use Planning Act, (PLUPA, 2019)	It is the main statute that provides the legal basis for physical and land use planning, development control, and enforcement, and the preparation of different physical development plans. The Act stipulates the plan preparation and approval processes.	The Physical and Land Use Planning Act serves as the principal legislation governing planning in Kenya. This plan was aligned with the provisions outlined within the Act. Part III of the Act addresses the formulation of various physical and land use plans, of which this Local Physical and Land Use Development Plan is an integral component. Chapter 6 of this report

		provides development control guidelines that adhere to the stipulations of Part IV of PLUPA, 2019.
County Governments Act,2012 [Revised Edition 2020]	The Act provides objectives for County planning. Section 8 enshrines the role of the County Assembly in approving County development plans. It also recognizes citizen participation under Part VIII as a critical component in land use planning.	The County governments, designated as planning authorities under the framework of devolution, will play a central role in the implementation of the approved plan. Their involvement extended beyond administrative oversight to include active engagement in public participation processes. Specifically, the County Planning Coordination Team (CPCT), which was instrumental at all stages of the plan's development. Collaborative meetings were conducted between the CPCT and the National Planning Coordination Team (NPCT) for thorough deliberations prior to broader community engagements.
Land Act, 2012 [Revised Edition 2022]	It gives effect to Art. 68 of the Constitution to revise, consolidate, and rationalize land laws to provide for sustainable administration and management of land-based resources. Section 5 identifies the forms of tenure; while Section 5(2) of the Act provides for "equal recognition and enforcement of land rights arising under all tenure systems and non-discrimination in ownership of, and access to land under all tenure systems".	Provides for procedures for the conversion of public land to private, which is the main mandate of this consultancy, to spur tenure regularization. The project, being on public land, entailed enumeration of all structure owners for conferment of land rights to become plot owners. This will be confirmed through issuance of title deeds at the end of this project. This plan is part of the integral documents that will be used in processing the title deeds. Annexed in this report is the final list of beneficiaries. 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 will prepare and thereafter maintain a map/ series of maps that will be known as cadastral maps for every registration unit. It also requires that the parcel boundaries on such maps are georeferenced and surveyed to such standards as to ensure compatibility with other documents. Section 6 of the Land Act was amended to further add powers and functions of the Cabinet Secretary in land management such as coordinating the development and implementation of a National Land Information System in collaboration with the NLC.	This is the main law on land registration forms and requisite procedures and will be applied to the registration of titles and/or leases of the resultant parcels.
Survey Act, 1961 [Revised Edition 2020]	The Act guides land survey works and processes in Kenya.	Will be the principal law that will guide all the surveying activities from beaconing, authentication of survey plans and amendment of RIMs
EMCA Cap 1999 [Revised Edition 2019]	The Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment. It seeks to integrate environmental concerns into	Based on this act, an environmental screening was conducted. The findings indicated that the settlement was suitable for development, although the settlement experienced stormwater floods due to lack of stormwater drainage channels. In section 7.7 of this report, an environmental protection

	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.	strategy has been developed to mitigate flooding and any other potential environmental risk.
Environment and Land Court Act, 2011 [Revised Edition 2016]	The Act gives effect to Art. 162(2) of the Constitution and establishes the Environment and Land Court to hear and determine disputes relating to among others, land use planning, title, tenure, and boundaries.	KISIP2 has developed a robust four-tiered grievance mechanism- at the community, county, national and resolution through courts of law. In the event any case escalates; after exhausting all the available local avenues, the complainants(s) will be entitled to lodge their complaints with the ELC for determination of issues in contestation as a last resort.
National Lands Commission Act, 2012 [Revised Edition 2016]	NLC has major functions including management of public land on behalf of the County and National governments and advising the national government on a comprehensive Programme for title registration. Section 5 (2)(a) notes that on behalf of, and with the consent of the National and County governments, alienate public land that would result in conferring ownership to private ownership to private beneficiaries. Additionally, the Commission is mandated to encourage the application of traditional dispute resolution mechanisms in land conflicts.	Under this project, NLC participated in all stakeholder engagements, especially in the initial stages of carrying out due diligence to affirm that the settlement sits on public land. They confirmed that the African Location B settlement sits on public land. They offered an oversight role during preparation of the plan – as a key stakeholder, this plan was shared with NLC for their review and comments. 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 classification, governance, and management of urban areas and cities; criteria for establishing urban areas, and the principle of governance and participation of residents. Section 37 of this Act stipulates that a city or urban area integrated development plan will be aligned to the development plans and strategies of the County governments. Every city and municipality established under this Act will operate within the framework of integrated development planning.	Classifies urban areas. The participating informal settlement, African Location B, met the selection criteria by virtue of being part of Rumuruti municipality. Preparation of this plan has been in line with the guidelines of UACA to guide orderly development of the settlement.
Matrimonial Property Act, 2013	This Act provides for the rights and responsibilities of spouses concerning matrimonial property and for connected purposes. Section 4 states that despite any other law, a married woman has the same rights as a married man.	The provisions of this Act ensure that married individuals, regardless of gender, possess equal rights to property ownership. Within the scope of this project, spouses were guided to adopt joint ownership practices, resulting in the registration of 4 parcels under joint ownership.
County Specific Regulations		
Laikipia County Spatial Plan-CSP (2023-2033)	County Spatial Plan provides a framework for land use management in the County.	The CSP has recommended a strategy for provision of regularization of land tenure in informal settlements.

		With this project's main target being to enhance tenure security in the select informal settlement, this will ultimately contribute towards realization of the CSP targets on tenure security.
Laikipia County Integrated Development Plan (CIDP): 2023-2027	It outlines development priorities, strategies and programmes to be implemented towards addressing pertinent issues in the county.	It is attributed that about 30% 'landowners' who lack tenure security are mostly in informal settlements and urban areas, which are not planned and surveyed. This KISIP2 tenure enhancement project in the selected informal settlement will go a long way towards assisting the county in achieving tenure security through planning and surveying activities.
Laikipia County Water Management Master Plan (2021-2031)	Provides the blueprint that will guide water resource development and supply. The aim is to provide enough water for the residents for consumption and production.	KISIP2 will provide comprehensive infrastructure upgrading in the settlements, including improved water supply. It will be key in planning for the settlements especially in ensuring that the residents will have access to clean and safe water.
Laikipia County Climate Change Action Plan (2023-2027)	The Plan aims at ensuring that the County is capable of providing quality, sustainable, and affordable services while taking climatic risks into consideration. It also advocates community participation, ensuring that climate actions are implemented in a way that is inclusive and that benefits are distributed fairly.	The KISIP2 Project interventions are aimed at reducing vulnerability in poor urban settlements to disaster and climate risks and to catalyze economic growth, improving the livelihoods of the most vulnerable. The Project also advocates community involvement in all the project processes.
The Laikipia County Service Youth Act, 2020	It enacts Articles 55 of the Constitution that provides for the establishment of the Laikipia Youth Service and for matters connected therewith and incidental thereto.	The respective informal settlements' youths will be directly involved during the project period.

2.5 Planning regulatory framework

2.5.1 Physical and Land Use Planning Handbook (2025)

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

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

2.5.2 Natinal Building Code, 2024

The National Building Code 2024 provides a comprehensive framework for ensuring safety, sustainability, and efficiency in construction practices. Its application to the preparation of a local settlement plan is crucial for aligning development with national

standards. Key aspects include siting and space requirements, and environmental considerations.

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

2.5.3 World Bank OP 4.12 on Involuntary Resettlement

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

2.6 Governance and institutional framework

This section outlines the roles, responsibilities, and coordination mechanisms among various stakeholders involved in the implementation of the Kenya Informal Settlement Improvement Project (KISIP). Further, it highlights the governance structure, and partnerships essential for project execution. ***Figure 6*** illustrates the various actors, namely: the national and county governments, and non-state actors.

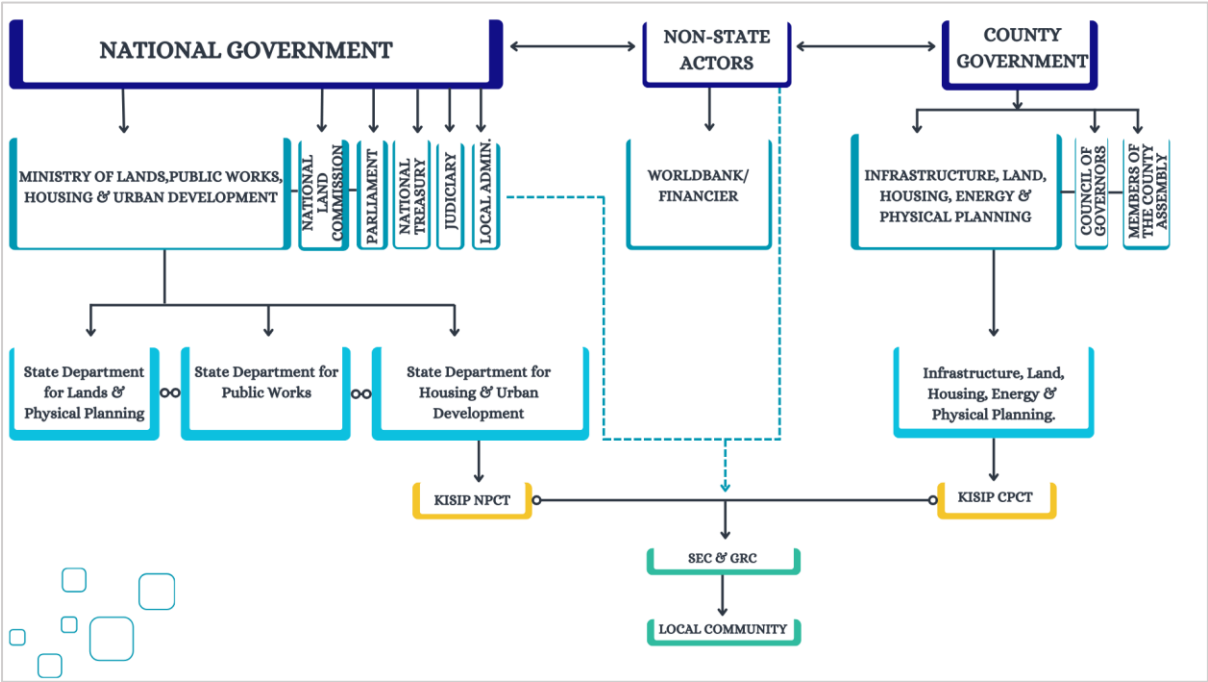


Figure 6: Institutional framework

2.6.1 National Government

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

In this KISIP2, the State Department of Lands and Physical Planning offered technical support to the county on planning matters through the National Project Coordination Team (NPCT). The NPCT was responsible for the overall coordination of project activities at the national level. Other key institutional arms of KISIP include the County Project Coordination Teams (CPCTs), Settlement Executive Committees (SECs), and Grievance Redress Committees (GRCs). The NPCT supported the CPCTs to ensure adherence to IDA policies and guidelines.

At every phase of the project, consultative meetings were held with the KISIP NPCT team. These meetings included discussions on the socio-economic findings, draft plans and draft final plans presentations. The output from the meetings is discussed in section 3.2 of this report. Through these meetings, they ensured that the process and the output were compliant with the Physical and Land Use Planning Act (PLUPA 2019). The state Dept will oversee survey approval and preparation of titles. They will also be the custodian of land information system (LIS) that will be delivered at the end of the project.

In addition, KISIP NPCT developed frameworks and guidelines for the project, provided technical expertise to county governments, including capacity building where they conducted training of SEC and GRC members. Through their active participation in both the technical meetings and community meetings, their valuable input shaped this plan.

The National Land Commission (NLC) serves as the primary authority responsible for overseeing land matters. As custodians of all public lands, they were involved during the due diligence process of authenticating that the settlement land was public and uncontested. They offered an oversight role during preparation of the plan – as a key stakeholder, this plan was shared with NLC for their review and comments. The parcels that will be designated for public purpose, by this plan will be under the management of NLC.

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

2.6.2 County Government

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

KISIP CPCT (physical planners, environmental officers, surveyors, GIS technicians) did coordination and supervision of the KISIP project in Laikipia County. They were actively involved in daily project coordination of all the project activities from project launch to base mapping, socio economic, presentation of the findings, visioning, participatory planning, presentation of draft plans and presentation of draft final plans. They will play key roles in ensuring timeframe provided in the plan is adhered to, implement the approved plan, update the GIS database, enforce environmental regulations, supervise and advise on applications for environmental impact assessments (EIA) and environmental audits as provided in section 58 of EMCA,1999 (Amendment, 2015).

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

2.6.3 Non-State Actors

Non-state actors collaboratively work with state actors in putting efforts towards the project implementation. The key non-state actor for this project has been the World Bank.

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

2.6.4 Community leadership

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

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

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

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

In African Location, only one conflict arose. The GRC were unable to resolve it thus forwarding the issue to CPCT. The issue was about Soko Mjinga as illustrated in table 2.

Table 3: Disputes that arose during the project

S.No.	Parcel No.	Nature of the case	Agreements made	Current status
	Plot No. K, K1, K2 and K3	The four parcels were being claimed by some members of the community namely Basilica Waruguru Martin, John Muriithi Mwaniki and Sylvia Wanjiru	Issued was referred to the county	UNRESOLVED

		Wachira, yet in the plan they were part of Soko Mjinga market area.		

3 PLAN PREPARATION PROCESS

3.1 Overview

This plan preparation was based on the practical realities of planning in informal settlements as illustrated in figure 7 below. Upgrading of informal settlements in Kenya and most parts of the world is a post development endeavour with the challenge of adherence to conventional planning standards, such as standard road sizes, parcel unit sizes, appropriate plot coverage, land use zoning, provision of public facilities and open spaces. Focusing on the primary goal of tenure security, the plan also aimed to attain some level of spatial orderliness in the settlement, however, some flexibility was adopted to mitigate against the number of PAPs generated the planning exercise. This is discussed further under the planning alternative options.

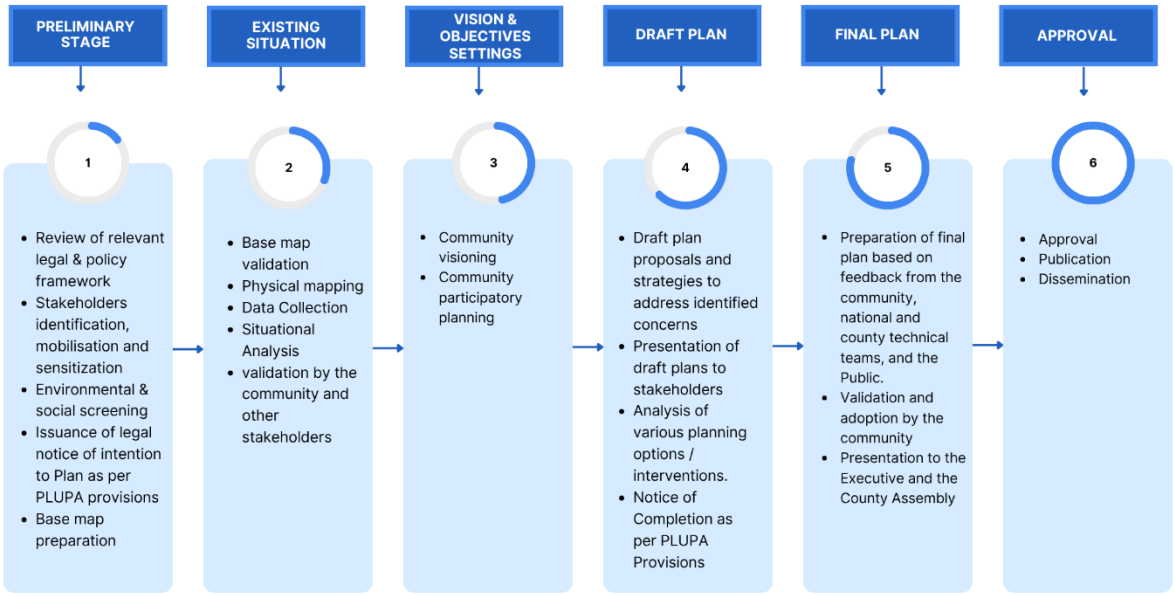


Figure 7: Summary of the plan preparation process

A methodology specific to the plan was adopted for this exercise. The process began with identifying and analyzing relevant stakeholders, which laid the foundation for their mobilization and sensitization. Once the stakeholders were actively engaged, preliminary environmental and social screening was conducted to assess potential impacts and inform subsequent steps. Following this, due diligence was carried out to ensure the settlement did not have any ownership documents. This step facilitated the preparation and validation of basemaps, which served as a critical reference for the

next stage: physical mapping and conducting a socioeconomic survey. These efforts captured key data regarding the settlement's current status and resident demographics.

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

A draft plan was thereafter prepared, reflecting input from all prior stages, and presented to the community. The comments issued were incorporated. A notice of completion was published, inviting comments from the public on the plan within 60 days, after which the draft final plan was presented to the County executive, MCAs and the community for adoption. Thereafter, the plan was submitted to the county assembly for approval. Based on the approved plan, detailed environmental and social screening will be performed to refine proposals and ensure compliance with applicable standards. Simultaneously, Environmental and Social Management Plan (ESMP) will be developed to address any arising concerns.

3.2 Stakeholder Identification, mobilization, and sensitization

In line with the main project approach that underpins the participation and inclusion of the community and stakeholders, the Consultant duly mapped and analyzed all relevant parties for the project. ***Table 4*** shows a summary of the stakeholders involved throughout the plan preparation. A detailed stakeholder engagement and analysis report will be submitted under a different deliverable.

Table 4: List of stakeholders and their roles in the project

Category	Name of Stakeholder	Role in the project
Primary Stakeholders		
Community members	• Structure owners	• The primary beneficiaries of the project as they are the direct beneficiaries in the provision of tenure security.
	• Tenants	• Indirect beneficiaries who will benefit from the settlement planning and upgrading. • Important for determining the various social and physical infrastructural requirements in the long term.
	• SEC members	• The SEC played a critical role in linking the Consultant to the community. • The membership of SEC was representative of the various interest groups within the settlement.

	• GRC members	• Addressing conflicts/grievances arising from the project related activities within the settlement.
Social institutions and facilities	• Worship centres	• Offering their facilities as venues for various project activities e.g. Catholic church hosted the introduction, launch and socioeconomic, draft plans presentation and plan adoption meetings and served as the meeting point for enumerators, supervisors and SEC members during the socioeconomic survey exercise. • Worship centres were used to advertise the details of the socioeconomic exercise
Secondary Stakeholders		
Local leadership (Elected representatives and administrators)	• Chief, MCA, women rep, ward admin	• Ex-officios of the SEC • Local administration gave support to the GRC in some dispute cases • The MCA will take a lead role in formulating legislation and supporting the project • Champion the approval of the final settlement LPLUDPs and accompanying reports at the County Assembly. • Provide political goodwill and ownership of the project • Assists in the mobilization and sensitization of the project to the community through assuring the locals on the administration's support of the project
	• Laikipia County Assembly	• Active participation throughout the project public forums • endorsement of the plan, effectively becoming a policy document for the county
Government Agencies		
National government	• National KISIP Coordinating Team	• Supervision of the Consultant and the project implementation.

	• State Department for Lands and Physical Planning	• Provided technical oversight to county teams on land use planning issues. • 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.
	• NLC	• 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.
Laikipia County Government	• County KISIP Coordinating Team • County Executive Committee member • County director of physical planning • Subcounty planners	• Steering and project coordination at the County Level • Link between KISIP 2 National Team, the Consultant, and the respective communities • Link the Consultant to relevant County departments • Participate in project activities such as perimeter boundaries verification, beneficiary enumeration, physical mapping, confirmation of the final list of beneficiaries, planning and surveying. • Participate in handling of any escalated dispute resolution in the settlements

The identified stakeholders were mobilized for all project meetings including project launch, presentation of socio-economic survey findings, community visioning, and participatory planning and plan adoption. ***Table 5*** shows a summary of the stakeholder forums held, the objectives, attendees and meeting highlights.

Table 5: Stakeholder mobilization and sensitization

Date	Venue	Engagement	Engagement objectives	Stakeholders involved	Matters Discussed and Matters Arising

18/11/2024	Rumuruti Catholic Church Social Hall	Consultant introduction to the community	To officially introduce the consultant to the settlement's community	• SEC • County • Government CPCT • National Government NPCT-Liaison Officer • Community Members • Consultant	**Matters discussed** • Community was informed of factors of consideration for KISIP intervention **Matters arising/noted** • Community was aware of the project coming as a result of the first encounter where SEC was formulated. • The Community was very welcoming and was eager for the project to start.
3/12/2024	Rumuruti Catholic Church	Project launch	Sensitization of the community about the project, its objectives and the activities involved in its implementation	• SEC • County Team including CECM Lands, CO Lands, County Planner, County Communication Officer, Municipal Manager, County environmental officer, Social Development Officer • KISIP National Represented by the Liaison Officer • Community Members • Consultant	• Creation of awareness on the general project methodology, activities and undertakings • Sensitization of the SEC and GRC responsibilities • Information on project principles • Informing the stakeholders on the immediate subsequent project activities: drone mapping, basemap preparation, socioeconomic survey and physical mapping exercise. • Sensitization on types and nature of project related disputes and resolution mechanisms • The cut-off date (4th December 2024) for the settlement was communicated to the community as the date on which the drone mapping exercise was conducted. Beneficiaries were informed not to proceed with any new construction activities after this date and until the completion of the planning process.
18th – 19th January 2025	The whole settlement	Socio-economic survey	To establish the socio-economic characteristics of the settlement.	• SEC • Consultant • Enumerators drawn from the local youth. • NGAO through Area Chief.	• Mapping of environmental and social resources and challenges • Identification of benefits & potential adverse effects from the project.
20th February 2025	Rumuruti Catholic Church	Presentation of socio-economic findings, visioning and participatory planning.	To present the findings of the socio-economic survey. To produce a vision for the settlement. To make proposals to be considered in the plan.	• SEC • Consultant • County Government of Laikipia • NGAO through Area Chief	• During the presentation it was noted that the settlement had retained grid pattern of development with wide roads ranging between 12m and 35m. • It was also noted that all parcels were over 100 sq.m, the minimum registrable parcel size. Therefore all 68 parcel owners would be issued with individual titles. • Notably, within the settlement, there was a parcel designated by the government for construction of a market (Soko Mjinga market), but that had not been actualized. Thus, the parcel was being used by hawkers and partly as a play field.
26th March 2025	Rumuruti Catholic Church	Presentation of draft plans	To present the alternative plan options to	• SEC • Consultant • County Government of Laikipia	• Two plan options, nil scenario and adaptive planning option were presented to the community. • The community chose adaptive planning option

			the community	• NGAO through Area Chief	
24th June 2025	Rumuruti Catholic Church	Presentation of draft final plan	To present the draft final plan to the community	• SEC • Consultant • County Government of Laikipia • NGAO through Area Chief	• The community adopted the draft final plan presented.

Table 6: Photos taken during the various stakeholder engagements

Project introduction		
Project launch		
Social and environmental screening		

Ground picking and topographical survey		
Physical mapping and socio-economic survey		
Presentation of socio-economic survey findings, Visioning, participatory planning, and preliminary verification of list of beneficiaries		
Presentation of draft plan		

Plan adoption		

Plate 1: Mobilization poster

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

3.3 Environmental screening

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

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

suitable to participate in the project and that it did not have any environmentally fragile areas.

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

3.4 Due diligence

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

i. Meetings with the County Government of Laikipia; the county provided details on the scope of the settlement; which was confirmed by the consultant during preparation of the settlement basemap. This exercise confirmed that the contractual acreage was 7.7 hectares while the validated acreage was 7.7 hectares.

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

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

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

3.5 Basemap preparation and adoption

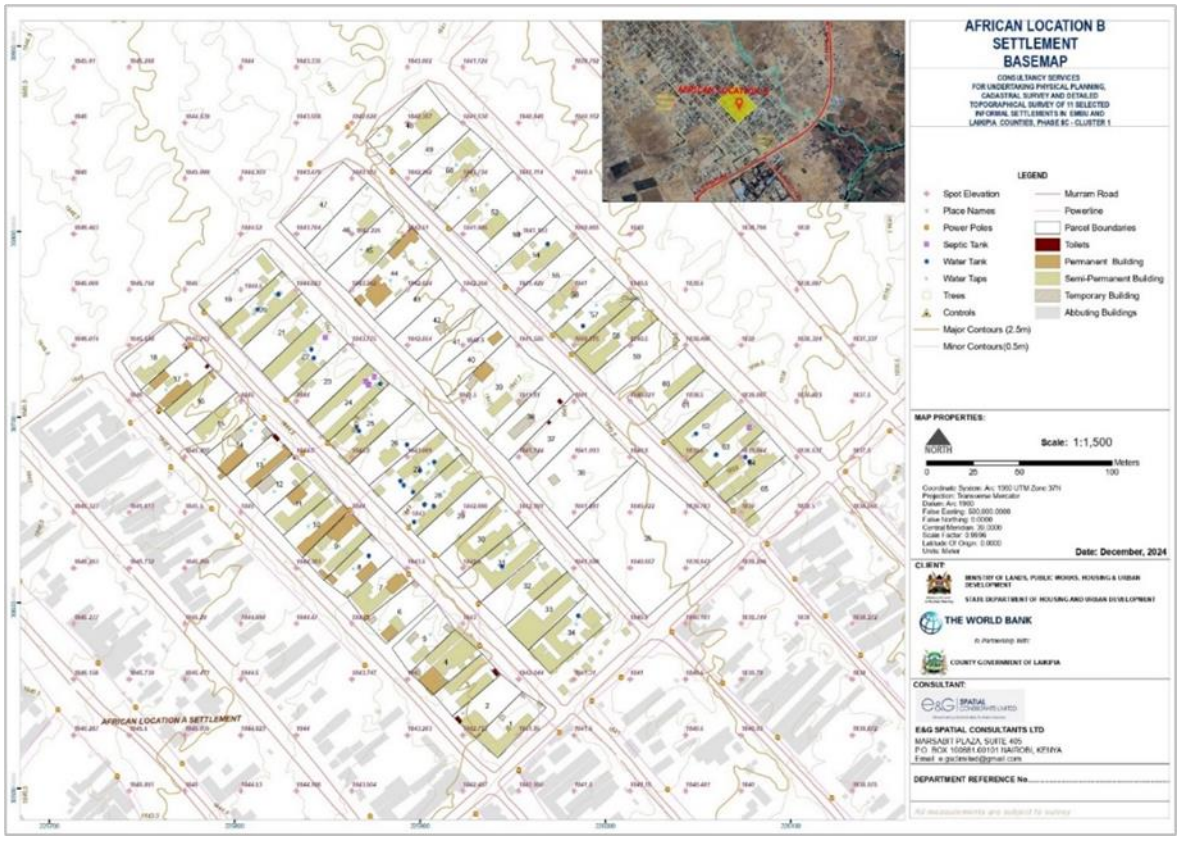
A base map, as defined by the Merriam-Webster Dictionary, is a map that contains only essential outlines and is used for plotting or presenting specialized spatial data[1].

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

It serves as a fundamental layer upon which additional data can be overlaid or analyzed. A base map provides enough detail to allow viewers to identify locations and contextual elements relevant to the subject area of interest.

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

Considering its importance to this consultancy, in aiding in the registration of rights of the beneficiaries, and further as a foundational input to this assignment, the basemap was first adopted by the African Location B community, the county government and approved by the Client. Ground picking of all spatial features was done, with the residents and SEC/GRC members playing a key role in identifying structures and/or parcel boundaries. The picked data was further processed and the resultant parcels assigned unique identifier numbers that were adopted in the physical mapping of the settlement as well as administration of questionnaires.



Map 2: African Location B settlement basemap

3.6 Physical mapping of all structures within the project boundary

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

Figure 8: Unique IDs assigned to African Location B Parcels and physical Mapping

3.7 Situational analysis

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

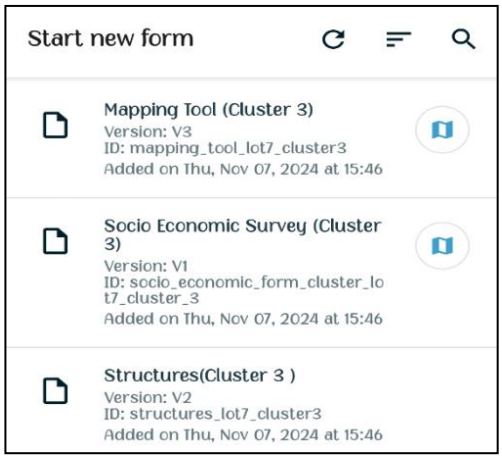


Figure 9: A snippet of the data collection tools on ODK

After successful training of the enumerators, they were issued with mobile phones that were pre-installed with ODK application and uploaded data collection tools ready for use. The enumeration exercise ran for two consecutive days, i.e. 18th and 19th January 2025 and involved five enumerators. For quality control, the consultant provided three supervisors to oversee, guide and regulate the process. Quality control involved checking completed questionnaires, spot-checks, and sit-ins during interviews. All the tenants and structure owners were enumerated and each interviewed person given an enumeration certificate signed against, either as a structure owner or tenant. This was culminated with preparation of a preliminary List of Beneficiaries and socioeconomic survey report whose findings formed basis for preparation of this planning report.

Plate 3: Enumerators' training

3.8 Presentation on Socio-Economic Findings

3.8.1 Technical team presentation (February 13, 2025)

The consultant presented a summary of the socio-economic findings to the KISIP NPCT, KISIP CPCT and the Laikipia County technical team. During the presentation it was noted that the settlement had retained a gridiron pattern of development with wide roads ranging between 9m and 35m. This layout would ease the planning phase, in terms of delineation of standard roads.

It was also noted that all parcels exceeded the minimum 100 sq.m, registrable parcel size. Therefore all 68 parcel owners would be eligible to receive individual titles.

Only seven parcels had not been enumerated during the survey; however, the respective owners would be given the opportunity to submit their documents for enumeration during the verification exercise.

3.8.2 Community presentation (February 20, 2025)

The results of the socioeconomic survey were presented to the community, who subsequently concurred with the findings. Notably, within the settlement, there was parcel designated by the government for construction of a market (Soko Mjinga market), but that had not been actualized. Thus, the parcel was being used by hawkers and partly as a play field. The community expressed their desire to have the parcel retained as a market center, and actual development of a modern market done.

Figure 10: Soko Mjinga Market within the settlement

3.9 Community Visioning and Participatory Planning

3.9.1 Visioning

A community visioning session was held on 20th February 2025 to provide the residents with an opportunity to express their aspirations for the settlement and share ideas on how they envision it developing in the near future.

Plate 4: Visioning exercise at African Location B

A summary of the vision statements from African Location B settlement residents is shown by ***Figure 11*** below. These ideas presented by the community were synthesized into a unified comprehensive vision; ***A settlement with an elaborate and improved infrastructural (social and physical) system'.***

COMMUNITY VISIONING

Vision Statement

1. Upgraded Infrastructure (wide roads - NMT, accessibility, sewer lines, storm water drainage)
2. Social facilities and amenities
3. A vibrant and dedicated commercial center - (value addition industries)
4. A Self reliant settlement with economic opportunities
5. From an informal settlement to a formal settlement

Figure 11: Community visioning at African Location B

3.9.2 Participatory planning

Participatory planning is a planning technique that has been employed in this project emphasizing direct involvement of the community and other key stakeholders to enhance community level planning processes, ownership of outputs, and ease of implementation. In this settlement, the residents of African Location B were given an opportunity to spatially represent their envisioned settlement through hand-drawn maps. The various hand drawn options were then digitized with professional input added to form various planning proposals. All activities highlighted in the methodology were done in collaboration with the community. This helped build the local people's

Figure 12: Basemap with proposals made by the community

sense of ownership in the project and plan-making exercise.

During the participatory planning exercise, the community proposed various planning interventions applicable to their settlement. These included:

i. Proposals for a dumpsite and waste collection points
ii. Improved sanitation and liquid waste management
iii. Improved drainage and storm water channels
iv. Security lights, ICT centres and good internet
v. Development of the market, internet
vi. Improved roads network system.

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

3.10 Preliminary verification of the List of Beneficiaries

In the context of the KISIP2, the List of Beneficiaries (LoBs) refers to individuals or households who are identified as plot owners or direct recipients of the project's interventions. The consultant established the number of plot owners through an enumeration process conducted during the socioeconomic survey.

Based on the socio-economic survey activities conducted between 18th and 19th January 2025, a preliminary list of beneficiaries was generated. The list identifying structures owners was subjected to preliminary verification exercise on 20th February 2025.

Plate 5: Verification exercise of primary LOBs at African Location B

The exercise was meant for confirming and updating details (national ID numbers and names therein, and KRA PIN) on the LOB. The owners of parcels not enumerated were given a window of till final verification to present their documents for enumeration.

3.11 Development of Plan Options

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

expressed their desired future of the settlement which shaped the land use proposals proposed.

Based on the community inputs, the Consultant factored all other planning factors including the existing developments layouts, feasibility of community proposals vis a vis space availability, neighborhood contextual analysis-where existing facilities would serve the settlement as well without necessarily having them within the settlement and the number of impacts/PAPs generation. All these considerations factored; two plan options were drafted nil alternative and adaptive option based on adaptive approach and borrowing a few insights from the existing Rumuruti Local Physical and Land Use Development Plan (2021 – 2031). Each option was analyzed independently as well as comparatively against each other pertaining key project elements and given scores. In addition, the two plan options were presented to the community. The detailed analysis of the plan options is presented in chapter 5 of this report.

3.12 Draft Plan presentation

3.12.1 To the technical team

The prepared draft plan was subsequently presented to the technical team (KISIP and County) on 24th March 2025. The presentation included a summary of the settlement profile, key socio-economic findings, the vision and community proposals (as discussed in subsection 3.9) and the 2 plan options: nil scenario, and adaptive planning option. The plan alternatives included the number of impacts where the nil scenario had zero impacts, while the adaptive planning option had 46 impacts. A disclaimer was given that the number of impacts resulted from road realignment.

They noted several key points, such the influence of existing Rumuruti Local Physical and Land Use Development Plan Draft (2021 – 2031) that had zoned the whole settlement as mixed use unlike the land uses proposed in this plan (mixed use, residential and commercial). They noted the need for the county to address the PAPS through budgetary allocation. Additionally, the planning director inquired about the possibility of the county acquiring land in the larger African Location to provide essential social amenities.

3.12.2 To the community

Upon the completion of the draft plan, which incorporated the community's proposals from the participatory planning exercise and adhered to the best applicable standards given the existing settlement conditions, the two planning options—nil scenario and adaptive planning option—were presented to the community on 26th March 2025. The highlights of this presentation included the following:

i. A synopsis of the project progress thus far, highlighting both the completed and the outstanding activities.
ii. A recap of the situational analysis highlighting key emerging issues.
iii. Presentation of the draft plan options as informed under subsection 5.5 of this report. The plan options were informed by the community proposals discussed in sub section 3.9 of this report and planning approaches, guidelines and plan

structuring elements as discussed in sub sections 5.2, 5.3 and 5.4 of this report. The two options drew certain differences; the nil intervention assumed the situation would persist whilst the adaptive planning option being based on adaptive planning approaches aimed to ensure sustainable development while minimizing disruptions to the existing community structure.

iv. Lastly, the impacts of each alternative were contrasted where the nil scenario had zero impacts, while the adaptive planning option had 46 impacts.

The community was given the opportunity to select the preferred alternative, ultimately choosing the adaptive planning option. The meeting minutes are annexed in this report, and Table 7 summarizes the concerns raised during the draft plan presentation to the community.

Plate 6:Presentation of the draft plan to the community

Table 7: Concerns raised during draft plan presentation to the community.

Concerns/Comments	Response
A community member inquired if he could continue with constructions.	The consultant advised him that it would be prudent to halt construction until the beaconing is completed. However, she also stated that construction will resume after plan approval.
There were some plots positioned at road intersections which had been designated as residential. A resident requested such plots to be designated	The point was taken note of by the consultant for rectification on the plan.

as mixed use to give such people an opportunity to utilize the structures developed there for business.	
The SEC Chairman noted that there were some people that had not yet been enumerated and wanted to know when that would be conducted	Such people were advised to be available for enumeration in the meeting that was to follow.

3.13 Notice of Completion

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

3.14 Plan validation and adoption

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

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

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

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

- County considers reducing access for wide roads to reduce the number of PAPs; however, it would imply acreage additions for abutting parcels, and other community members would request access reduction, which would escalate issues. However, the consultant noted the access roads were adequate (width) as per the planning standards. The only glaring thing was the number of impacts emerging. If the county facilitated the PAPs, then there wouldn't be a need to reduce access.
- Some structures impacted needed ground truthing, as some would have their canopies impacted, not the entire building.
- LoBs details were collected in the presence of the SEC representatives through household enumerations.

The comments raised included:

- Proposal for retention of 30m wide access roads and to be multi-purpose, i.e., utilized as parking spaces, water reticulation, etc., and in return act as a source of revenue.
- Incorporation of NMTs to support children's activities, e.g., skating and socialization in general.
- Recommendation for designating more spaces for public purposes, subject to space availability.
- Upon plan approval, the county to control/manage land subdivisions.
- Recommended appropriate greening measures and landscaping with consideration of indigenous trees.

Figure 13: Presentation of draft final plan to county executive and MCAs

3.14.2 Presentation of the draft final plan to community

The draft final plan was also presented to the community on 24th June 2025 where the following issues were raised and responded to.

S/NO	COMMENT	RESPONSE
1	The settlement was noted to lack connector roads. The GRC chairperson added that connector roads had been grabbed and few available were grabbed.	The consultant clarified that the only mapped connector roads are those that were shown during picking. If the community members were willing to give part of their parcels for connector roads, that would be added in the plan.

2	A member requested a change of Soko Mjinga name	Subject to further deliberations by the community members
3	Claims were raised that the picked area of Soko Mjinga entailed 4 private parcels - K, K1, K2 and K3. A proposal was made for these people to be legally compensated if the parcel was to be registered as a market – public land.	The issue was forwarded to the CCPCT as earlier the GRC were unable to resolve.

Figure 14: Presentation of draft final plans to community

3.15Final Verification of the List of Beneficiaries

This exercise was conducted on 24th June 2025 after adoption of draft final plan. Similarly to the preliminary verification, the community members brought copies of their IDs and KRA pins for verification. Thereafter, they were issued with project identification cards bearing the name, photo, National ID number and the parcel ID details to the beneficiaries. However, the enumeration cards are not proof of ownership of the parcels.

Kenya Informal Settlements Improvement Project (KISIP2)
Owner ID Card
Name Charles WANG'OMBE BARAGU
Id. No 1207474
Settlement AFRICAN LOCATION B
Parcel Id ALB/1
E&G SPATIAL CONSULTANTS LTD
KISIP
Ministry Of Lands, Public Works, Housing, and Urban Development
County Government of Laikipia
Not-transferrable • Not proof of legal ownership / occupancy

Plate 7: Sample enumeration card issued during final LoB verification.

3.16 Plan approval

Following the adoption of the preferred plan by the community, the LPLUDP was revised, incorporating the final comments raised by the community during the validation and adoption exercise, and submitted to the CECM in charge of Infrastructure, Land, Housing, Energy and Physical Planning for adoption, and onward forwarding to the county assembly of Tana River for approval in line with Section 49 of the Physical and Land Use Planning Act, 2019.

3.17 Environmental and Social Management Plan /Resettlement Action Plan Preparation

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

For the preparation of the final plan, ground truthing will be conducted to determine the type, nature, and magnitude of these impacts. Additionally, further discussions will be held with the county to assess their capacity for implementing the ESMP. The final plan will be developed based on an assessment of these impacts and the county's consent, as they are the implementing agency. Whereas RAPs have generally been prepared previously as a mitigation tool towards addressing negative impacts of projects of this nature, ESMPs are now being prioritized as a mitigation tool of addressing negative project impacts, using community driven approaches. The following are some of the negative impacts that were generated by the plan proposals:

Table 8: Negative Impacts generated from the plan

No	Potential Impact	Causes	Mitigation Options	Mitigation Instrument
1.	Partial loss of Land	Road widening Roads realignment	Title to the resultant parcels after regularization.	Social Management Plan
2.	Loss of structures Complete/Partial loss of residential/ commercial buildings, toilets/soak	Road widening Roads realignment	SMP to document agreed mitigation measure with the community. For total losses, application of RPF provisions	SMP/RAP

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

3.18 Cadastral surveying

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

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

3.19 Land Information System creation

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

In addition, the LIS framework under this project will be populated with all the raw data collected as per the data dictionary that was provided by the Client. The data dictionary included in the LIS framework comprises a standardized set of definitions and attributes for all data elements collected during the project. The data dictionary typically includes information on land parcel boundaries, georeferenced positioning,

beacon placements, and beneficiary details. Additionally, it may encompass environmental characteristics, infrastructure details, and socio-economic data pertinent to the settlement.

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

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

4 SITUATIONAL ANALYSIS

4.1 Overview

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

This Chapter presents a detailed summary of findings on the existing situation of African Location B settlement with a high-level discussion of the planning implications forming the plan proposals.

The situational analysis for African Location B settlement was conducted to gather comprehensive insights into the existing conditions of the area. This exercise was conducted on 18th and 19th January 2025 involving socio economic surveys, structure tool and mapping questionnaires and key stakeholder interviews. The primary purpose was to understand the various physical, environmental, socio-economic, and infrastructural aspects of the settlement, which would inform the planning and development strategies.

The situational analysis was a critical preliminary step in the preparation of the LP & LUDP. According to the provisions of PLUPA, a situational analysis is required as a prerequisite for the preparation of these plans. This ensures that the planning process is grounded in accurate and up-to-date information, reflecting the real-settlement conditions and needs of the community. The findings from the situational analysis were used to identify key issues and opportunities within the settlement. This included assessing physical and environmental characteristics; population and demographic characteristics; local economy; settlement land tenure, structure and housing; infrastructure and utility services; and social infrastructure. The key emerging issues from each of the sections are detailed in ***Table 9*** below.

Table 9: Summary of key emerging issues

Sector	Key emerging issue	How the plan has addressed the issues
Economy	High rate of unemployment (40.91%)	The plan has designated an economic zone/ market area to support establishment of businesses improve

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		economic opportunities in the settlement.
Settlement Structure	The settlement has grid pattern	The plan has used the gird layout as a basis for structured land tenure formalization, potentially simplifying cadastral surveys and infrastructure provision.
Housing	relatively substantial percentage (46.8%) was unbuilt but can be redeveloped.	The plan has come up with development regulations and to guide developments on such parcels.
Transportation	No NMT facilities Lack of stormwater drains; thus, roads were eroded by runoff water.	The plan has proposed development of NMT facilities and stormwater infrastructure on the road reserves. This will be actualized in the sub sequent subcomponent on infrastructure upgrading.
Infrastructure & Utility Services	86.36% rely on pit latrines which could potentially pollute ground water sources. Lack of solid and liquid waste management sites.	The plan has proposed establishment of organized solid waste management systems. The plan has incorporated sustainable liquid waste management options such as use of bio digesters and installation of a sewerage system.
Social Infrastructure	Lack of social halls and green open spaces	Two recreational pockets have been proposed within the larger African Location, which is being planned under KISIP 2 as well.
Environment	Use of Charcoal and Firewood contributes to deforestation and exposes households to harmful indoor air pollution	The plan has incorporated proposals for clean and renewable energy sources such as solar to address this issue.

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

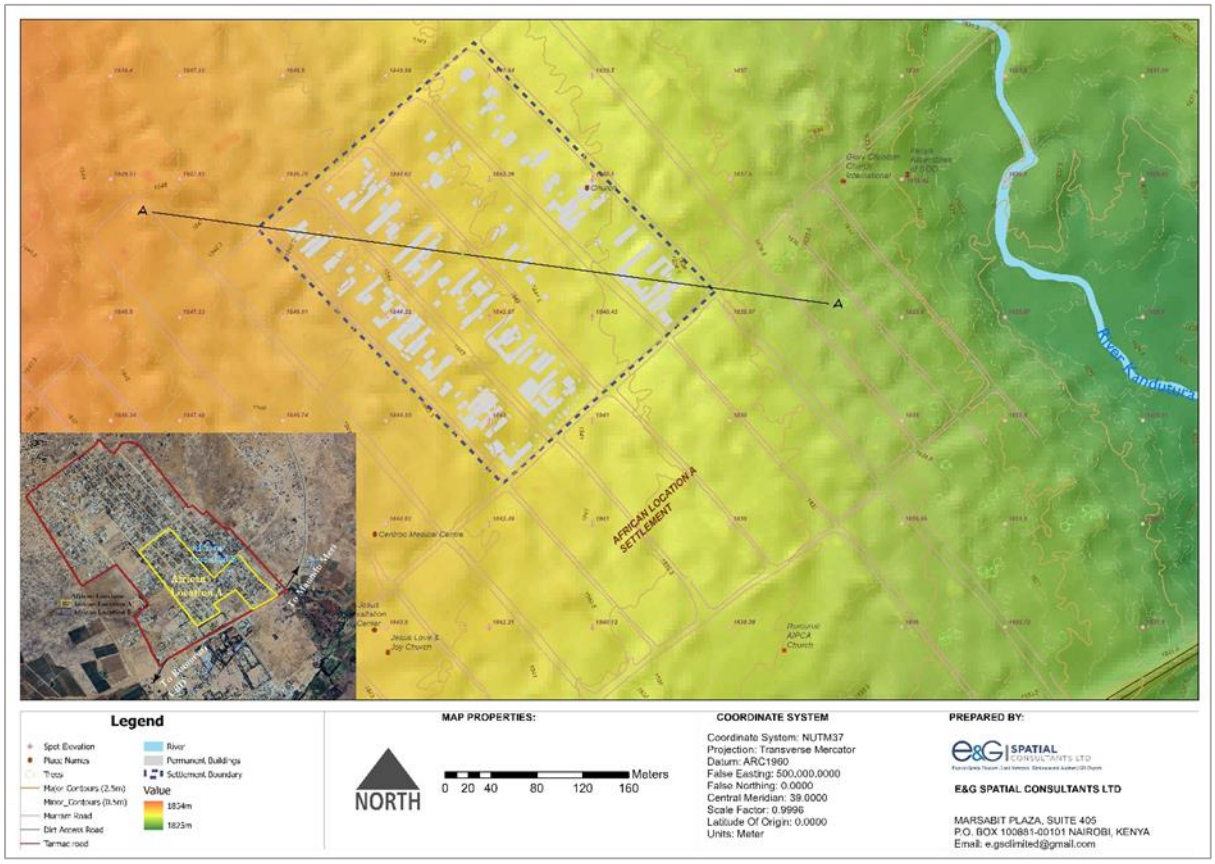
4.2 Physical and environmental characteristics

The analysis of physical and environmental characteristics provides crucial insights into the natural and built environment, laying the groundwork for informed and sustainable planning decisions. Understanding the terrain, soil composition,

vegetation cover, and existing water bodies, informed infrastructure proposals and land-use strategies that harmonize with the natural landscape and mitigate potential environmental impacts.

4.2.1 Topography and slope

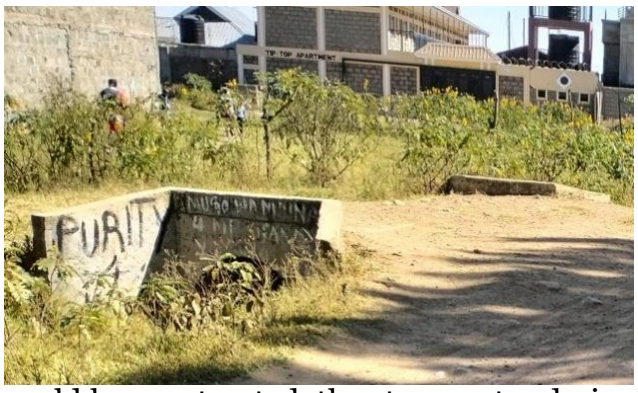
African Location B settlement is situated within the Laikipia plateau, characterized by rolling low hills with an altitude ranging from 1200 to 2600 meters above sea level. Particularly, the settlement slopes from the northwestern to the southeastern side, with highest point being 1848m and lowest being 1840m above sea level. The gentle slope will be leveraged during design of missing stormwater infrastructure, in the following KISIP subcomponent 1.2 on infrastructure upgrading. According to map 3 the settlement slope analysis revealed a gentle gradient of 5.66%, which according to the Physical and Land Use Planning Handbook 2025 is favorable for any kind of development. This informed proposals for residential, mixed use and commercial developments within the settlement.



Map 3:Topography and slope for African Location B settlement

4.2.2 Drainage

The drainage in African Location B and the larger Rumuruti municipality is primarily influenced by the Ewaso Narok River and the Ewaso Narok Swamp along the municipality's eastern edge. As shown on map 3 above, approximately 250m southeast of the settlement, is the river Kandutura. Given that the settlement slopes in that



direction, and 86.36% of the community used pit latrines, the plan has proposed sustainable liquid waste management alternatives such as use of bio digesters and installation of a sewerage system, to prevent pollution of the river.

Although the settlement has wide roads with reserves where stormwater drains could be constructed, the stormwater drainage system is inadequate. However, there are several culverts laid at road junctions causing water to reportedly flow freely at the edges of the access roads which could easily lead to erosion and blockage of the culverts. The plan proposes development of drainage infrastructure and proper runoff water management mechanisms such as permeable pavement, to mitigate erosion into the river, which is a water source.

4.2.3 Vegetation

plate 8: Culverts in African Location B

Observations revealed that vegetation cover in African Location B settlement comprises of grasslands, swamps, and shrubs, with key species being Pennisetum spp,

Map 4: Vegetation cover map

Acacia spp, Cynadon spp, and Mangifera spp, which are particularly prevalent in

swampy areas located adjacent to the settlement on the southeastern side near river Kandutura.

The vegetation cover within the settlement is illustrated by ***Map 4*** and it comprises of trees majorly used for parcel demarcation. In addition, the undeveloped parcels had shrubs and grass. The vegetation plays a crucial role in promoting sustainable development and environmental resilience through runoff management, air quality improvement, aesthetic enhancement, and the maintenance of ecosystem services.

The settlement was recorded to lack green open spaces or recreational facilities for community use. Thus, the plan has proposed pocket parks within the larger African Location for recreational purposes. Such spaces should also serve as communal areas where residents gather for social activities, events, and interactions. This promotes social cohesion and fosters a sense of belonging among community members. Further, the plan has proposed vegetation cover along transportation corridors, which will not only make them walkable especially during sunny periods but also serve in reducing runoff during rainy seasons.

4.2.4 Soils

According to Regional Centre for Mapping of Resources for Development (RCMRD) the soils in African Location B settlement are hydric soils. Such soils are characterized by their ability to retain water, offering both challenges and opportunities for sustainable urban planning. On the one hand, these soils can lead to increased water retention and potential flooding. Thus, the plan has proposed implementation of robust stormwater management systems such as inclusion of permeable pavements, the construction of adequate drainage systems, and the development of infrastructure that channels excess water away from the settlement and prevents erosion. On the other hand, their water retention favors the creation of vegetation corridors along transportation routes which have been proposed in the plan.

Moreover, on suitability of these soils for vertical development, engineering solutions, such as soil stabilization techniques and the use of appropriate construction materials, have been proposed to mitigate potential problems associated with structural issues.

4.2.5 Disaster Management

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

The most frequent disasters reported were conflicts (50%). The settlement is cosmopolitan, with residents from the Kikuyu, Samburu, and Kalenjin communities, who reported occasional ethnic conflicts. Additionally, a few boundary conflicts were noted during the parcel boundary demarcation process, but all were resolved by the Grievance Redress Committee. The plan has proposed a community center within the larger African Location, where residents can engage in cultural exchange programs and conflict resolution training to help mitigate ethnic tensions. Moreover, within the

remaining project period, the GRC can continue solving any conflict related to the project that arises.

The second frequent challenge was fire outbreaks. Notably, construction of a fire station was a major priority by the Rumuruti municipality in 2024. Thus, completion of this facility will partly solve the fire outbreak challenge. Further, the plan recommends conducting regular fire safety drills and public awareness campaigns on fire prevention and response to significantly reduce the risk of fires.

The third prevalent challenge according to the socio-economic survey was flooding as a result of runoff water and lack of stormwater infrastructure. To combat flooding, the plan has proposed construction of an efficient stormwater drainage system. This system should include permeable pavements, adequate drainage channels, and retention basins to manage excess water during heavy rain. Furthermore, regular maintenance of these drainage systems is recommended to ensure their effectiveness in mitigating flood risks.

4.2.6 Environmental challenges

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

i. The heavy reliance on pit latrines, with approximately 86.36% of residents using them, heightens the risk of groundwater contamination. The plan has incorporated proposals for sustainable liquid waste management options such as use of bio digesters and installation of a sewerage system.
ii. Inadequate solid waste management at public, private, and household levels led to indiscriminate waste disposal throughout the settlement. The plan has made proposals for strategic placement of solid waste collection receptacles and organized collection of the waste to the nearby dumping site within the Rumuruti municipality.
iii. The absence of stormwater drainage channels caused water to pool in various areas during the rainy season, creating breeding grounds for mosquitoes and other disease-carrying insects. The plan has proposed development of robust stormwater management systems such as inclusion of permeable pavements, the construction of adequate drainage systems, and the development of infrastructure that channels excess water away from the settlement and prevents erosion.
iv. The prevalent use of charcoal and firewood for cooking contributed to deforestation and exposed households to harmful indoor air pollution. The plan has proposed adoption of clean and renewable energy sources such as use of solar and biogas, to address these environmental and health concerns.

4.3 Population and demographic characteristics

Population analysis serves as the cornerstone of effective development and planning. It offered valuable insights that informed demand and supply of various facilities and infrastructure networks within the settlement. The population data enabled making informed decisions about land use, zoning, and the allocation of resources, ensuring that the needs of the community are met both now and in the future. Anticipating

demographic changes, informed proposals on creation of resilient and thriving environments that support the well-being of all inhabitants.

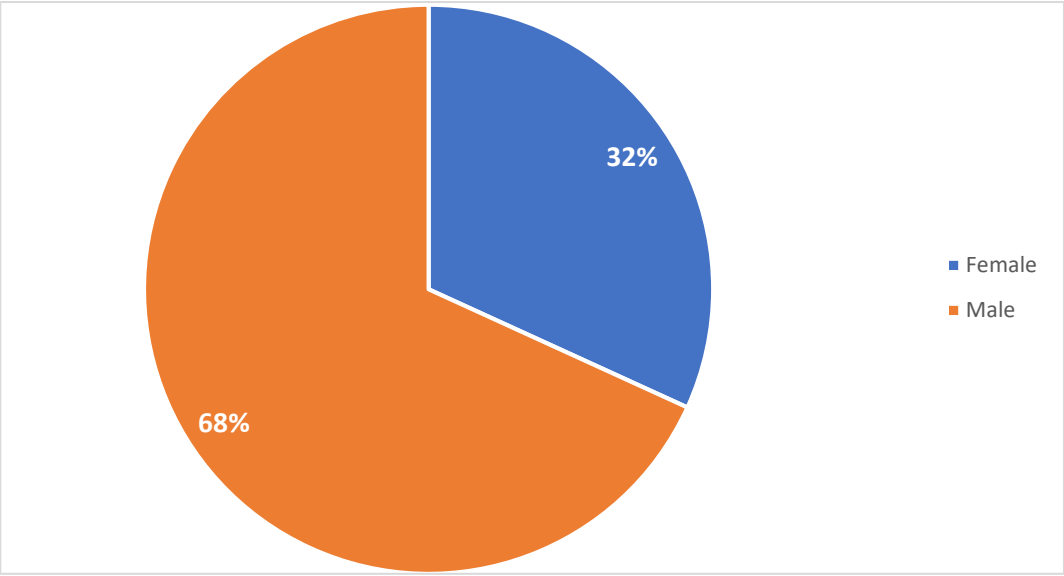
4.3.1 Population size and projection

Assessing population size and demographics is crucial for forecasting future growth and trends. As of January 2025, the population of African Location B settlement was approximately 187 people, with a projection to reach 247 by 2035. This data served as a foundation for planning housing, infrastructure, schools, healthcare facilities, and other community services to accommodate the rising population and ensure sustainable development projects. Given the small size of the settlement, the plan focused on planning for housing of the growing population through zoning of residential areas and mixed-use areas and providing guidelines on allowable developments in such areas. This is discussed in detail in chapter 6 of this report. Regarding social infrastructure such as schools and healthcare facilities, proximity analysis of the available facilities within the large African Location and Rumuruti municipality at large, revealed that there were adequate facilities to serve the settlement's current and future population within the 10-year planning horizon.

4.3.2 Beneficiary population

This KISIP2 project intends to improve the livelihoods of the people living in the informal settlement. Therefore, using a structure mapping tool, all parcel owners were enumerated and a list of beneficiaries indicating their personal details against their parcels was prepared and 2 verification exercise were held in the months of February and June 2025 to validate the enumerated beneficiaries. There were 73 enumerated beneficiaries. Notably, a higher percentage, 68% were male while 32% were females. The plan has to a good extent met the requirements of the National Land Policy 2009 on recognition of women and other vulnerable groups, such as widows, that have previously been denied access to land rights because of discriminatory laws, customs and practices.

Figure 15: Type of respondents African Location B



4.4 Local economy

4.4.1 Occupation types

Occupation types offer valuable insights into expected income levels, workplaces, and the infrastructure required to support economic activities. The socio-economic survey found that 40.91% of respondents were unemployed. Among those earning an income, 27.27% were involved in farming or livestock keeping, 18.18% ran businesses, 9.09% worked for the national government, and 4.55% were casual laborers. This implies significant economic vulnerabilities and the need for diverse livelihood opportunities.

To this end, the plan has identified a promising opportunity within the settlement, an undeveloped open-air market space locally referred to as Soko Mjinga. The socio-economic survey revealed that this is currently being used for informal business activities by hawkers, and as a playground. The plan has proposed its development into a functional market with proper stalls. This development has the potential to generate employment, encourage business growth, and promote economic sustainability.

4.4.2 Places of work

Analyzing the places of work is essential as it informs decisions on transportation needs, including the movement of residents from their homes to their workplaces. Notably, 69% of respondents worked within the larger African Location settlement, while 31% worked outside the settlement. The plan has recommended approximately half of the settlement to be a mixed used zone and development of the Soko Mjinga market. These zones are expected to raise economic vibrancy of the settlement and provide more job opportunities within the settlement.

4.5 Settlement land tenure, structure and housing

4.5.1 Settlement land tenure

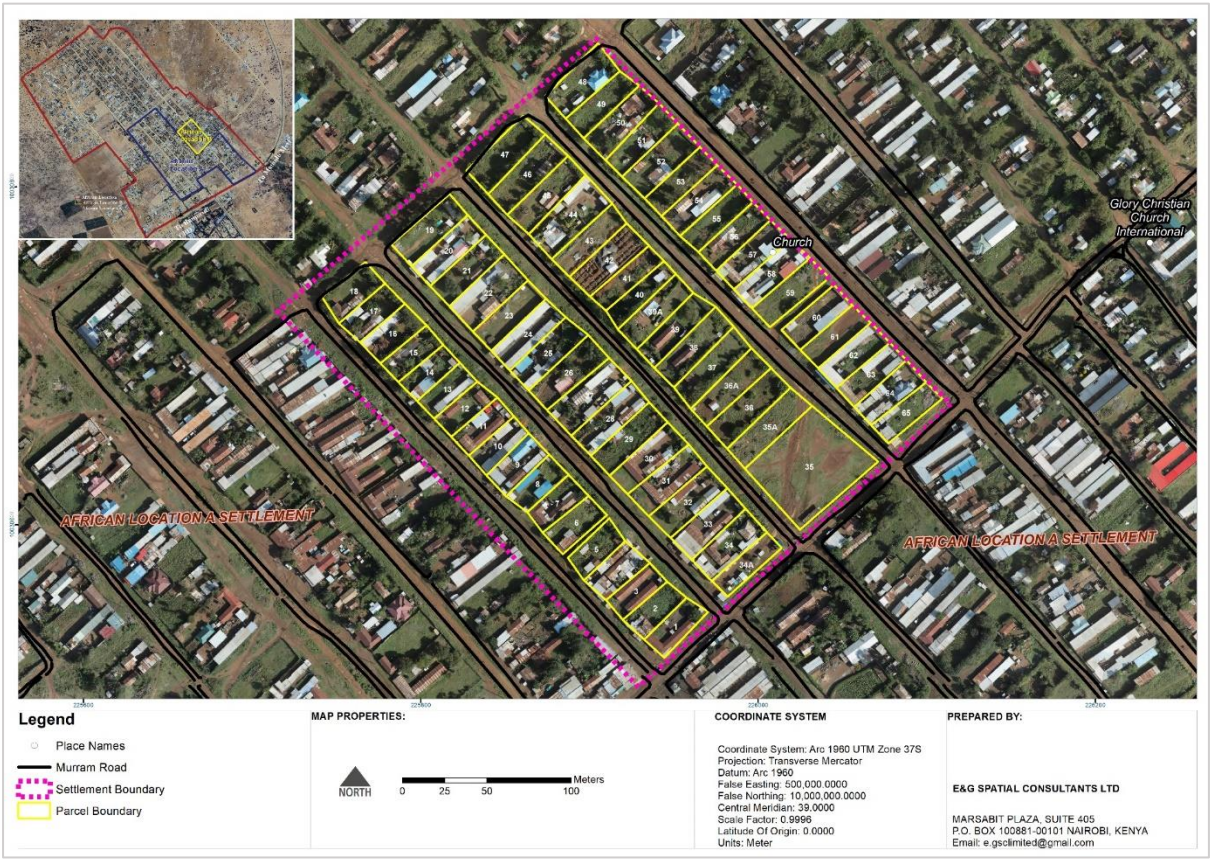
The land in African Location B is under the ownership of the County Government of Laikipia; therefore, the inhabitants of the settlement are denoted as structure owners. However, it is to be noted that this was not the perspective that most of the beneficiaries held, with most of them claiming rights to the perceived parcels. During the survey, almost half of the respondents, 46.15%, claimed that they had inherited their parcels, 23.08% had acquired through the land allocation by the Rumuruti Town Council, 15.38% had purchased and another 15.38% self-acquired (where they had adversely settled but later legally allowed to own). To back their claims, it was established that 81.82% had land rates receipts while 9.09% had transfer documents.

Main objective of this project is to ensure tenure security within the settlement through issuance of legal ownership documents to the structure owners. To achieve that, approval of this plan is needed. This approved plan will inform the following step on cadastral survey. The cadastral map will be the basis for amendment of a Registry Index Map (RIM) which will pave way for registration of the title documents.

4.5.2 Settlement structure

African Location B settlement exhibits urban characteristics, as it is within Rumuruti municipality. The settlement has developed following a well-defined gridiron pattern (see ***map 5***), with well-defined access roads serving all the parcels. This simplified the plan's preparation, as a major part of preparation of such plans entails opening up and providing access where none exists, widening narrow roads, and realigning roads. However, a few encroachments into road reserves were identified and marked during the plan's impact analysis in chapter 5 of this report.

In line with the existing Rumuruti Municipal LP & LUDP, 2021 – 2031, development guidelines have been prepared to guide in development control. The plan gives the Laikipia County Department of Infrastructure, Land, Housing, Energy and Physical Planning the authority to process all development applications. Any developer wishing to carry out subdivision, amalgamation, change of use, or extension of use must submit an application to this county government department.



Map 5: African Location B Settlement structure

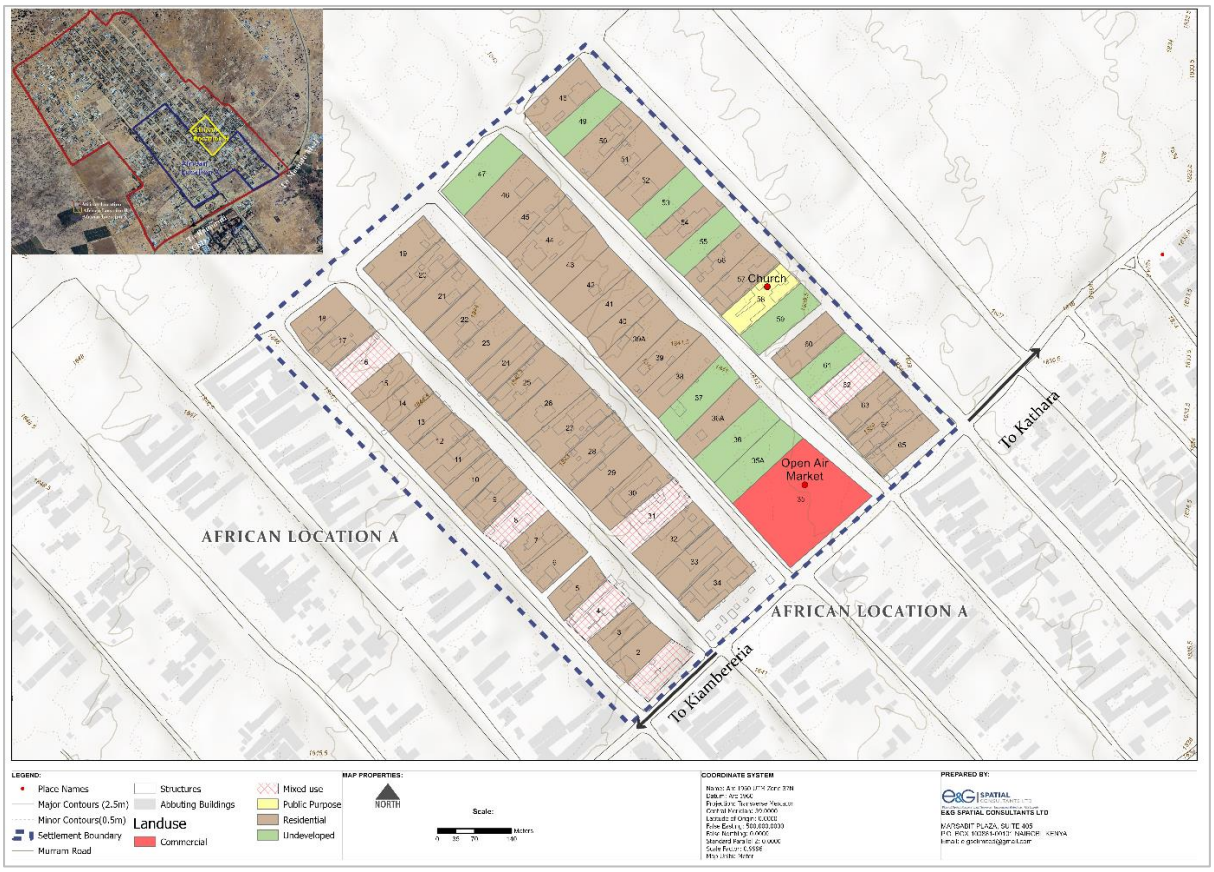
4.5.3 Existing land use patterns

African Location B settlement is a dormitory area for Rumuruti town. The existing plan for Rumuruti municipality (2021 – 2031) had proposed the whole settlement to be mixed development (commercial and residential) apart from the market area (Soko Mjinga). However, the social economic survey revealed that there were 9 undeveloped

plots, a commercial zone (Soko Mjinga), a privately owned church (Global Restoration Ministry) and 6 parcels on mixed use (commercial and residential). Map 6 shows the major land uses within the settlement. Preparation of the plan retained the designated commercial area and proposed its development to increase economic vibrancy of the settlement. The plan has well demarcated residential zones and mixed-use zones (Commercial and residential). Table 10 shows the existing land uses, acreage and percentages.

Table 10: Existing land uses

Color code	land use	Sum of Area	Percentage
	Commercial	0.2872	3.7%
	Mixed use	0.38278	5%
	Public Purpose	0.07054	0.9%
	Residential	3.57061	46.4%
	Undeveloped	0.67339	8.7%
	Transport	2.71548	35.3%



Map 6: Existing land use

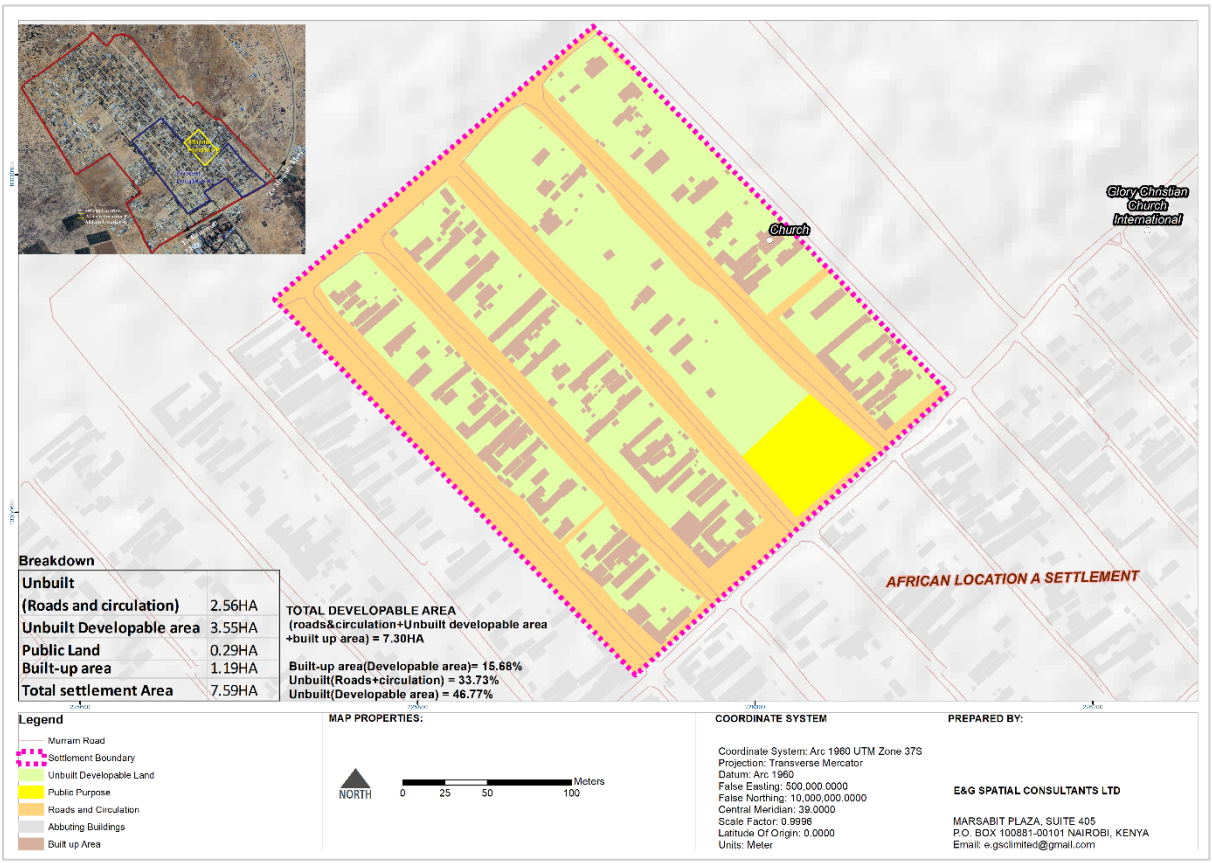
e&G SPATIAL CONSULTANTS LTD
Physical/Spatial Planners | Land Surveyors | Environmental Auditors | GIS Experts

4.5.4 Built vs unbuilt areas

Evaluating built versus unbuilt areas enabled the identification of available land for future development within the settlement. The balance between built and unbuilt areas in African Location B is depicted by ***Map 7***. Although the KISIP2 project generally supports protecting the built form of a settlement, the current state of this settlement offers opportunities for development and redevelopment after title issuance. This is based on the following analysis:

Built-up areas (15.8%) - This includes 35.1% semi-permanent and 10.48% temporary structures. These categories present a chance for redevelopment once titles are issued.

Undeveloped areas (46.8%) - This provides opportunities for new developments and proposals for public utilities. During community participatory planning, the residents required a designated and vibrant commercial center. One of the undeveloped parcels is the plot initially earmarked for the Soko Mjinga market. The plan has retained this use for the area and proposed its further development into a functional market.



Map 7: Built-up vs unbuilt areas

4.5.5 Parcel size

Given that KISIP projects are conducted within already developed informal areas, the minimum registrable plot size is 100 square meters, quite lower than the conventional planning minimum registrable plot size, 450 square meters. A GIS analysis of land

parcels in African Location B, presented in ***Map 8***, revealed that all parcels were more than 450 square meters, thus meeting the requirements for individual titling in terms of registrable plot sizes.

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

Map 8: African Location B existing parcel sizes

4.5.6 Housing typologies and structure types

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

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

Although the community actively provided proposals during the planning stage, that they considered important in improving the livability of their settlement and quality of life, it is important to note that KISIP safeguards advocate for leaving the

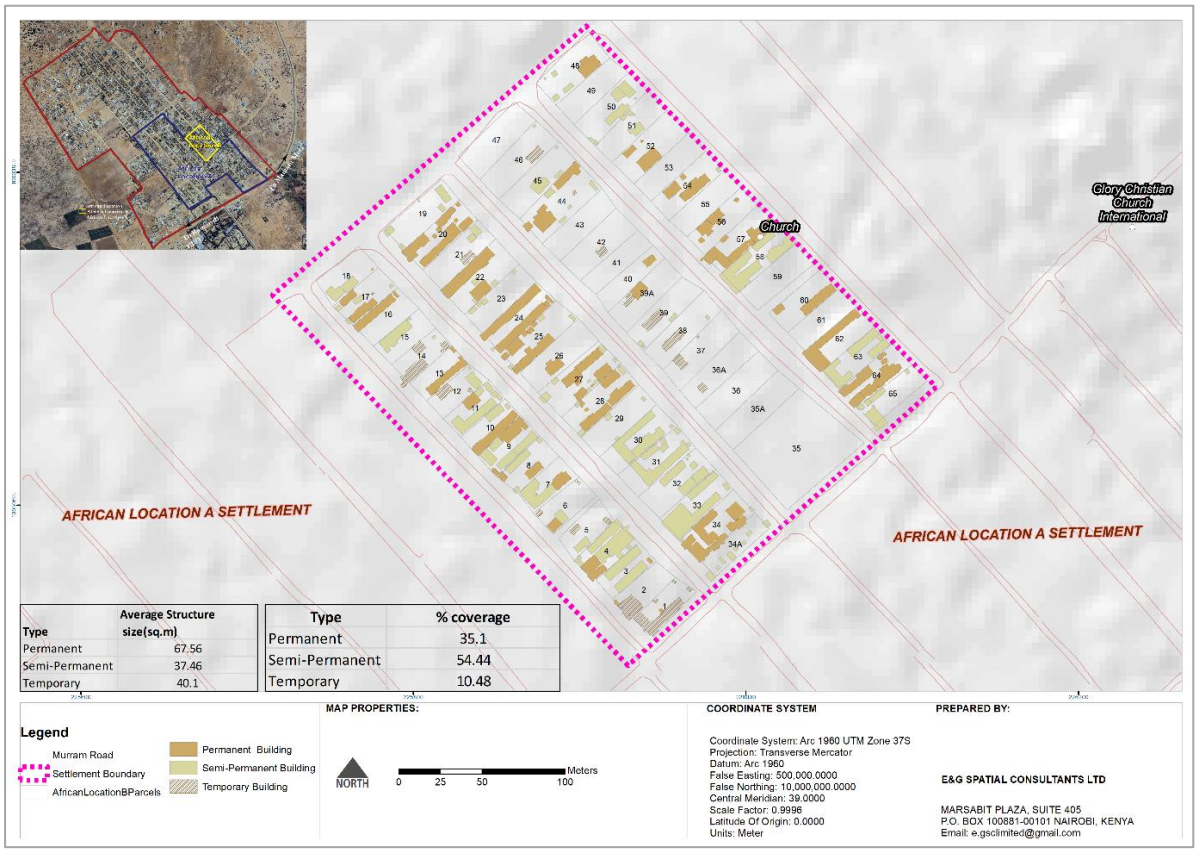
community better than they were found; thus, destructive strategies / proposals are not recommended.

As such, understanding the housing typologies was important, to be cognizant of the impact that the planning proposals would have on the existing structures.

The settlement was dominated by row houses at 52.31% and bungalow houses at 33.85%. More than half of the settlement structures (54.44%) were permanent, 35.1% were semi-permanent and 10.48% were temporary. Understanding the permanency of structures within the settlement was essential for decision-making during preparation of the plan, especially concerning proposals like road realignment. Temporary structures, being less costly to relocate, were preferred during road realignment.

After preparation of the plan, impact analysis was done (discussed in chapter 5) to identify number of structures needing to be entirely or partially demolished to accommodate proposed infrastructure projects such as roads and storm water drains.

plate 9:Various Housing types within African Location B



Type	Average Structure size(sq.m)
Permanent	67.56
Semi-Permanent	37.46
Temporary	40.1

Type	% coverage
Permanent	35.1
Semi-Permanent	54.44
Temporary	10.48

Map 9: African Location B structure type spatial presentation.

4.6 Infrastructure and utility services

Infrastructure and utility services can be defined as networks that can improve the habitability and the living conditions of an area. In the case of African Location B settlement, infrastructure includes transport, water, energy/power sources and connections, telecommunication systems, storm water drainage, water and solid waste management.

4.6.1 Transportation networks

The road network in African Location B is comprised of unclassified earthen roads that become impassable during rainy seasons, presenting significant challenges for mobility and access. Despite this limitation, the settlement maintains well-defined road reserves that comply with planning standards, as illustrated in Map 10. According to the 2013 plan, the settlement was equipped with broad, well-organized roads. Over time, residents have largely respected these reserves, preserving the integrity of the road network with only minor encroachments resulting in non-uniform road widths. For instance, the road adjacent to the market exhibits a width variation from 12m to 18m. The plan proposes realignment and standardization of these roads to ensure uniform widths, as detailed in section 5.7 of this report. Additionally, it recommends paving the earthen roads with cabro blocks and tarmacking major roads.

Given the settlement's location within Rumuruti Municipality, residents benefit from proximity to nearby airfields such as Sosian, Olmaisor, and Kifuko, which serve small aircraft on national routes. These air transport connections, though limited, enhance accessibility and potential economic linkages beyond the settlement.

Map 10: African Location B existing transport networks

4.6.2 Water supply

The socio-economic survey revealed that a significant portion of the population (72.73%) had piped water within their compounds, 9.09% had piped water directly into their homes, 4.55% used community taps, and 13.64% relied on mobile vendors. Therefore, the plan has proposed improved piped water connections to households, especially those depending on mobile vendors.

Though the KISIP project generally promotes adaptive planning approaches to minimize community disturbance, it is crucial to emphasize the importance of planning for support services such as water infrastructure. African Location B features wide roads (12m and above) serving each parcel, making it feasible to lay water infrastructure along these road reserves.

A study by the UN indicated that the minimum amount of water used per day per person is 0.025m^3 (without meeting all needs) (UN, 2020). Based on the UN standards, the water demand for African Location B settlement was established to be 4.675m^3 per day. Assuming that those with piped water had adequate and reliable water supply, it could be deducted that approximately 81.82% of the demand was met, with the 18.18% deficit emanating from those who relied on community tap and mobile vendors as they were unreliable. The settlement water needs / demands are calculated in table 11 below. Factoring the increasing water demand due to increasing population, the plan proposes provision of water connection to those households without access and frequent review of the water supply quality and quantity by Nyahururu Water and Sanitation Company Ltd (NYAWASCO) to ensure sufficient and efficient water supply within the settlement. Additionally, the plan proposes the establishment of rainwater harvesting systems and reservoirs to secure a stable supplementary water supply throughout the year.

Table 11: Water demand up to 2032

Year	2025	2030	2035
Population	187	212	247
Daily Water Demand (m3)	4.675	5.3	6.175
Monthly Water Demand (m3)	140.25	159	185.25
Annual Water Demand (m3)	1,706.375	1,934.5	2,253.875

4.6.3 Sanitation and hygiene

A relatively high percentage (86.36%) had access to pit latrines while the remaining 13.64% had access to flush toilets. However, it should be noted that pit latrines are not efficient as they require frequent emptying and, in the process, water resources stand the risk of pollution. Appropriateness of pit latrines reduces with increase in human densities such as in urban areas; thus, for the short term, the plan sought to reduce the usage of pit latrines by proposing installation of biodigesters while for the long term, residents can tap into conventional sewerage reticulation, as discussed on section ***6.2.3***.

4.6.4 Liquid waste management

From the responses on the disposal of wastewater, 13.64% indicated that they had private septic tanks where they disposed of such wastewater. The remaining percentage disposed of into gardens or in self-dug drainage channels. As discussed in section ***4.6.3*** the plan has proposed sustainable wastewater disposal mechanisms such as installation of biodigesters for the short term while for the long term, residents can tap into conventional sewerage reticulation.

Of all the water consumed per person per day (refer to table 11 above) 80% is wastewater[2]. Therefore, wastewater projection will be as illustrated in table 12 below. These statistics will guide the development of conventional sewerage reticulation system for the settlement.

Table 12: African Location B wastewater projection

Year	2024	2029	2034
Population	187	212	247
Daily wastewater (m3)	3.74	4.24	4.94
Monthly wastewater (m3)	112.2	122.4	148.2
Annual wastewater (m3)	1,365.1	1,547.6	1803.1

4.6.5 Solid waste management

Solid waste management in African Location B, faces significant challenges typical of rapidly growing urban areas in Kenya. The National Sustainable Waste Management Policy for Kenya estimates that individuals in urban areas generate approximately 0.5 kilograms of waste daily, a figure confirmed by recent assessments in the settlement.

However, in African Location B, the lack of formal waste collection services and inadequate storage facilities has led to widespread problems. The socio-economic survey of the area revealed that 77% of households dispose of their waste by burning, 14% practice composting, 5% resort to indiscriminate dumping, and only 4% benefit from organized waste collection. Furthermore, 68.18% of respondents expressed dissatisfaction with current waste management due to the absence of proper plans and a functional waste management site.

These challenges mirror global concerns, as highlighted by the World Bank's report on worldwide trends in solid waste management but are intensified at a local level in this growing urban settlement. Without adequate municipal support, the majority of waste ends up openly dumped or burned, exacerbating health and environmental risks for the community. In response, the plan proposals have included the establishment of designated solid waste receptacles and the introduction of a structured, weekly collection system to ensure safer and more sustainable management of solid waste in African Location B.

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

A report by the World Bank on trends in solid waste management indicates that globally, the average waste produced per person each day is 0.74 kilograms, although it varies significantly, ranging from 0.11 to 4.54 kilograms[3]. Additionally, the National Sustainable Waste Management Policy for Kenya estimates that individuals in urban areas generate approximately 0.5 kilograms of waste daily[4]. The African Location B settlement, situated in an urban region of Kenya (Rumuruti Municipality), will implement the guidelines outlined in the policy document, which states that daily waste generation per person is 0.5 kilograms, as shown in the table 13 below. These statistics will guide the Laikipia County team dealing with solid waste management in assessment of the efficiency of the dumping site serving the settlement.

Table 13: Solid waste generation projection

Year	Daily waste generation per person 0.5Kgs	2024	2029	2034
Population		187	212	247
Projected daily solid waste generated (Kgs)		93.5	106	123.5
Projected monthly solid waste generated (Kgs)		2805	3,180	3,705
Projected annual solid waste generated (Kgs)		34,127.5	38,690	45,077.5

Further, In African Location B, three major types of solid waste were generated: plastics (43%), paper (34%), and organic (23%). The projections for solid waste segregated by type are as shown in table 14 below. The plan suggests 7R's management strategy (Rethink, Refuse, Reduce, Reuse, Repair, Repurpose, and Recycle) to ensure sustainable management of this waste. In addition, the plan has proposed designation of specific waste collection receptacles for the various kinds of waste.

Table 14: Waste generation projection per waste type

Type of waste	Segregated Waste Generation Projection (annual Projection (Kgs)		
	2024	2029	2034
Organic (23%)	7,849.325	8,898.7	10,367.825
Plastic (43%)	14,674.825	16,636.7	19,383.325
Paper (34%)	11,603.35	13,154.6	15,326.35

4.6.6 Energy

Despite 95% of residents being connected to the electricity grid, the socio-economic survey revealed a substantial reliance on other sources of energy for cooking as 45% of residents used charcoal, 34% relied on Liquefied Petroleum Gas (LPG), and 21% used firewood. The use of charcoal and firewood was concerning due to its environmental

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

impact, specifically deforestation, and the health risks it poses, such as upper respiratory infections. To alleviate these issues, the plan advocates for the adoption of clean energy solutions, including biogas, which would provide a sustainable and healthier alternative for the community.

4.7 Social infrastructure

The settlement, small in size, has only one privately owned social facility, Global Restoration Ministry. During the participatory planning exercise, the community requested for social facilities. The socio-economic survey analyzed the available facilities within the larger African Location and the Rumuruti municipality that served the community. A number of educational facilities were found including St. Paul Academy Rumuruti, AIC Junior Secondary School and Manyatta Primary School, all which are in close proximity to the settlement. As for health facilities, majority of the residents (86%) sought medical services from public facilities, mainly Rumuruti Sub County Hospital, located approximately 1 km from the settlement. The survey noted lack of community centers and recreational facilities thus such were proposed within the larger African Location.

5 PLANNING APPROACH, ALTERNATIVES, AND SELECTED PLAN

5.1 Overview

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

5.2 Planning Approaches

Preparation of this plan was anchored on several planning approaches including adaptive approaches, settlement upgrading, urban renewal, urban regeneration.

5.2.1 Settlement upgrading

Settlement upgrading is any intervention that improves the physical properties of a settlement so as to enhance the lives of its inhabitants. It is a planning approach that recognizes the critical role of informal settlements in providing shelter to urban populations who lack access to conventional housing and services. This approach seeks to introduce innovative and context-specific interventions rather than impose conventional urban planning norms that may necessitate large-scale displacement.

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

5.2.2 Urban renewal

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

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

Besides the project's objectives to cause zero or minimal impacts, limitations of working in an already built-up environment, and thus potential for significant impacts on existing structures, the plan strived to achieve all the nine elements of urban renewal with an emphasis on the highlighted ones. Some of the elements considered by this approach include the ones highlighted in bold among which are road widening and realignment, which has been achieved in this subcomponent and proposals for upgrading existing infrastructure such as water and sanitation, which will be actualized in the subsequent subcomponent of the project on infrastructure upgrading.

5.2.3 Urban regeneration

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

While urban regeneration offers a viable pathway for long-term settlement improvement, its application in African Location B was not applicable to the project given the consultancy's mandate limited to tenure regularization and infrastructure upgrading.

However, given the apparent need, economic development strategies would be essential in the later phases of the settlement's transformation, once land tenure is formalized, and infrastructural investments have been made. Towards this end, a market area has been designated in the plan and proposals have been made for its further development.

5.2.4 Urban redevelopment

The World Bank highlights that urban redevelopment occurs within existing urban areas, often involving the rezoning of an area from low-density to medium density or higher-density developments, complemented by supportive infrastructure to facilitate the up-zoning. This approach has been incorporated into the land use zone proposals outlined in the plan (discussed in subsection 5.7 of this report). The socio-economic survey noted that 35.1% of the structures were semi-permanent and 10.48% were temporary structures, thus presenting an opportunity for redevelopment, upon the issuance of titles. As a result, it is anticipated that these changes will align with the proposed guidelines on densification in the future.

5.2.5 Adaptive approach

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

This approach is most preferred under KISIP 2 and has been applied to the African Location B Settlement to minimize community disruption. It was used in the preparation of this plan to determine appropriate road widths through strategic widening and realignment.

Although none of the access roads were narrower than 9 meters, their widths were inconsistent. For instance, one road within the settlement varied from 12 meters in some sections to 18 meters in others. While the existing municipal plan had proposed a width of 18 meters for this particular road, this plan assumes an adaptive approach, recommending a consistent width of 15 meters to reduce potential negative impacts on the community.

Notably, only one parcel, no. 34A, measured 425 m^2, while all other parcel within the settlement exceeded 450m^2, which is the conventional minimum size for registrable plots. However, the settlement did not meet the criteria for conventional land use planning. In Kenya, such planning typically emphasizes a balanced distribution of land for residential, commercial, industrial, and agricultural uses, while also accounting for environmental and social considerations. This balance was absent in African Location B, where land use was predominantly residential with some mixed residential and commercial areas.

Given the small size of the settlement and the need to minimize disruption, an adaptive planning approach was adopted. This approach integrates the settlement into the broader neighborhood, recognizing its reliance on shared social amenities within the larger African Location.

5.3 Planning principles

One of the objectives of the physical planning exercise is to enhance land use efficiency and make the most of the available resources, within the given planning area, in this

case, African Location B. This involved utilizing community resources effectively by recognizing and leveraging their strengths and opportunities, while also addressing their weaknesses and threats to find viable solutions.

The preparation of this plan was guided by a number of principles including the principles of **sustainability, adaptability, people centricity, climate resilience, balance with nature, inclusivity, livability, balance with culture and traditions, mobility and connectivity, and acceptable planning standards** details and applicability of which are provided in the immediate subsequent sections.

5.3.1 Sustainability

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

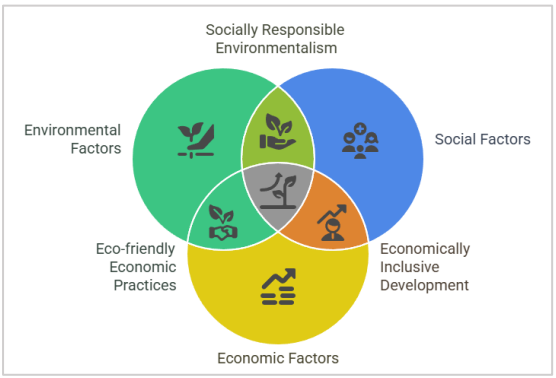


Figure 16: Principle of sustainability

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

5.3.2 Participatory planning

In Kenya, public participation in governance is a fundamental principle enshrined in the Constitution of Kenya, 2010. Articles 10, 61, and 174 outline and emphasize national values such as democracy, inclusiveness, good governance, and the rights of communities to manage their own affairs. This includes meaningful involvement in land-related decisions, empowering communities to influence and shape their own development trajectories. Preparation of this plan embraced this participatory approach, using it to craft strategies that are both balanced and adaptable to present and future needs. Community engagements were applied not only to democratize the process but also enhance transparency and accountability. This fostered open communication with the residents. The community and all relevant stakeholders including county government officials were actively involved through all the stages of preparation of this plan as discussed in section 3.2.1 of this report.

Several public participatory forums were conducted throughout the planning process. These included project introduction, project launch, environmental screening focus group discussions, presentation of socio-economic survey findings, visioning and

public participation meetings, presentation of the draft plan and presentation of draft final plan/plan adoption.

During these forums, residents actively shared their vision for the settlement and proposed various interventions to be included in the plan. Key proposals included the establishment of a designated dumpsite and waste collection points, improved sanitation and liquid waste management systems, enhanced drainage and stormwater infrastructure, installation of security lighting, development of ICT centres and a market, provision of internet access, and the creation of a well-connected road network.

These community-driven proposals were carefully considered and have been incorporated into the plan, as detailed in Section 5.5.

Figure 17: Public/ community participatory planning

5.3.3 Climate resilience

Climate resilience refers to the ability of communities, ecosystems, and infrastructure to withstand and adapt to the impacts of climate change. In addressing climate resilience in African Location B, it was essential to focus on the community's ability to effectively manage and adapt to severe weather fluctuations and water scarcity. As a climate resilience measure, the plan has proposed development of water management systems that can store excess rainwater during rainy periods and provide supplemental supply during dry periods. Additionally, enhancing green infrastructure such as permeable pavements and vegetative buffers can significantly mitigate the impacts of runoff water within/during rainy settlement and help maintaining soil moisture during dry spells.

Additionally, the plan has recommended technological innovations such as early warning systems for weather events and climate monitoring tools to provide timely information that aids in proactive decision-making.

5.3.4 Inclusivity and equitability

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

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

5.3.5 Future-centric

During the vision exercise held at the settlement on 20th February 2025, the vision of the settlement was stated as ***'A settlement with an elaborate and improved infrastructural (social and physical) system'.*** Reflecting these aspirations, the plan elaborates on strategies designed to achieve the desired future goals for the community.

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

5.3.6 Nature based solutions

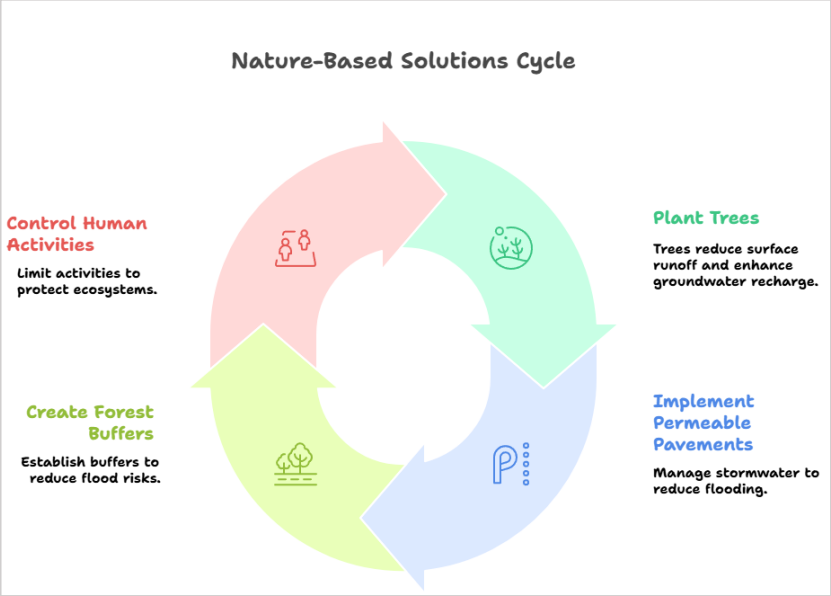


Figure 18: Nature based solutions cycle

Nature-based solutions refer to the incorporation of natural elements and processes into urban design and development projects, such as green spaces, trees, wetlands, and rain gardens, to address environmental challenges like flooding, heat waves, air pollution, and biodiversity loss, while simultaneously improving human well-being and resilience to climate change.[5] These innovative strategies harness the power of natural elements to create sustainable and resilient urban environments.

During the socio-economic survey, flooding was listed among prevalent challenges experienced in African Location B. A number of nature-based solutions have been proposed in the plan to mitigate the flooding challenge including proposal for planting trees to reduce surface runoff and enhance groundwater recharge. The trees will also help in reducing the intensity of droughts. The plan has also proposed development of adequate drainage channels, and permeable pavements to manage stormwater, reduce flooding, and manage excess water during heavy rains.

5.3.7 Flexibility/ adaptability

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

For example, the plan's proposals for infrastructure improvements include phased approaches that can be adjusted based on available resources and emerging technologies. The use of nature-based solutions like permeable pavements exemplifies adaptability, as these elements can be scaled or modified based on weather patterns and environmental changes. Additionally, community engagement in conservation

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

efforts ensures that the plan will adapt to the residents' evolving needs and priorities, fostering a sense of ownership and ongoing stewardship.

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

5.3.8 Livability

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

One of the key aspects of improving livability is the creation of public parks and recreational areas. These green spaces provide residents with opportunities for relaxation, exercise, and socializing, contributing to their physical and mental well-being. Two recreational parks and community center have been proposed within the larger African Location, which is also being planned under this consultancy, ensuring that all residents have easy access to natural environments.

In addition to green spaces, the plan has emphasized the importance of walkability. The plan has proposed wide roads where the road reserves will be designed for pedestrian-friendly streets and safe cycling paths. The plan has recommended residents adopt active modes of transportation, reducing reliance on cars and promoting healthier lifestyles. This not only improves individual health but also reduces traffic congestion and pollution, contributing to a cleaner and more sustainable environment.

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

5.3.9 Accessibility

Accessibility is a crucial component in urban development, ensuring that all individuals can easily reach essential services and facilities. This involves creating well-connected transportation networks, accommodating pedestrians, cyclists, and public transit users. Additionally, it is vital to design spaces that cater to people with disabilities, enabling them to navigate the area comfortably and independently. Prioritizing accessibility promotes inclusivity and enhances the overall quality of life for residents.

The Physical and Land Use Planning Handbook 2025 states that all parcels of land must be provided with adequate access. Consequently, it is a necessity for every parcel

to have access so as to qualify for registration. The plan has applied this principle through proposing widening and realignment of some existing roads to ease movement within the settlement.

5.4 Plan Structuring Elements

Structuring elements refer to the foundational components or frameworks that guide the development and organization of urban spaces. These elements are essential in shaping the physical, social, and economic landscape of a settlement, ensuring that it functions efficiently and sustainably. This plan preparation was largely informed by the following spatial and non-spatial factors as presented in the settlement basemap on section 3.5.

5.4.1 Existing settlement structure/layout

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

With the project's main objective being regularization of tenure, many of the present settlement features were adopted to minimize negative impacts that may cause displacements. However, proposals on road realignments have been made.

5.4.2 Assigned project area boundary

The settlement boundary was determined by the county government and confirmed by the consultant during the preliminary stages of the project. The settlement measured about 7.7 Ha, as discussed under section 2.1 of this report. Thus, the planning scope was confined within this boundary. This forced the consultant to work with a limited group of the larger African Location with whom they share facilities, cultures, etc. Notably, the plan has recommended continued reliance on facilities within the larger African Location as the selected settlement size and population was too small to meet the threshold population and size for provision of new public infrastructure.

5.4.3 Existing access networks

Unlike most informal settlements, the African Location B is characterized by wide roads measuring over 12m. From spatial temporal analysis as shown in section 2.3, the road network has over the years dictated development pattern of the settlement. The plan has retained the existing road network and proposed realignment for road width uniformity.

5.4.4 Current land uses within and in the immediate surrounding

The settlement was predominantly residential but rapidly changing to mixed commercial and residential use. This concurred with the existing Rumuruti plan (2021 – 2031) that had zoned the whole settlement as a mixed-use zone. The African Location B settlement is part of larger African Location which is a highly residential zone. The plan has provided for both residential and mixed-use zones and recommended continued reliance on neighboring public facilities. A notable land use within the settlement was the parcel set aside for a market area, though part of it was

used as a playground. The plan has proposed the development of an iconic modern market.

Notably, there is river Kandutura, approximately 250m from the settlement. The plan has developed an environmental strategy and proposals to mitigate possible pollution of the river. These proposals include improved liquid waste management, stormwater management and solid waste management as discussed in sub section 6.2.4 of this report.

5.4.5 Natural features

The following natural features within and adjacent to the settlement have influenced the plan:

River Kandutura – the river is approximately 250m from the settlement. Given that the settlement slopes towards the river, and 86.36% of the community used pit latrines, the plan has proposed sustainable liquid waste management alternatives such as use of bio digesters and installation of a sewerage system, to prevent pollution of the river.

Topography and slope – the moderate slope of the settlement was leveraged to enhance natural drainage systems. This component will be more influential during engineering surveys, in the subsequent infrastructure improvement component.

5.5 Alternative planning scenarios

5.5.1 Overview

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

Firstly, the primary objective of this assignment was to facilitate the formalization of secure land tenure for African Location B informal settlement within the framework of KISIP2, through planning and surveying activities. Based on the approved plan and amended registry index map, title deeds will be processed for the beneficiaries. Additionally, the provisions of the World Bank Safeguard (O.P 4.12) on zero/minimal PAPs were considered, along with the opportunities and constraints presented by the settlement itself.

The existing settlement structure and development status, including existing land use and road networks, influenced the plan alternatives as discussed in sub section 5.4 of this report. The needs and aspirations of the community, as dictated through socio-economic survey, community participatory planning exercises, and various stakeholders' meetings, played a crucial role as well in shaping the alternatives. The proposals by the community included: dumpsite, and waste collection points, improved sanitation, and liquid waste management, improved drainage and storm water channels, security lights, ICT centres and a market, internet, and good roads network system.

These plan alternatives were anchored on a number of approaches: adaptive planning approach, settlement upgrading approach, urban redevelopment, and urban regeneration. The adaptive approach focused on utilizing flexible standards to minimize planning impacts and disruptions. By adjusting planning proposals to align with the existing development layout, the adaptive approach aimed to preserve the social fabric and reduce resettlement. Based on this approach, an adaptive planning option was prepared. Settlement upgrading approach acknowledges the phases used in KISIP2 in improving the status of informal settlements, with this phase, geared at tenure regularization. Thus, the prepared plan alternatives factored the possible titling options. The nil alternative will result in one community title, while the adaptive planning options will allow all parcels to be individually registered. Urban renewal informed proposals for road realignment and widening which has been achieved in the plan alternatives. It also emphasizes on infrastructure upgrading, whereby proposals have been made in these plan alternatives, but will be actualized in the sub sequent KISIP2 subcomponent on infrastructure improvement. Urban regeneration approach aimed at revitalizing areas that are in decline, informed the delineation of various land use zones to foster economic development in African Location B. Notably, 35.1% of the structures were semi-permanent and 10.48% were temporary structures, thus presenting an opportunity for redevelopment, upon issuance of titles.

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

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

The planning approaches and principles provided a structured framework to ensure that the LP&LUDP for African Location B settlement was not only efficient and practical but also sustainable and inclusive. The plan aimed to enhance the quality of life for the residents, promote environmental stewardship, and support economic development.

The first alternative, Nil Intervention, involves retaining the status quo with no plan proposals and allowing the settlement to develop without any regularization guidelines. The second alternative, adaptive planning option has proposed the introduction of some level of intervention suitable for the existing settlement situation,

coupled with feasible proposals and guidelines for incremental redevelopment to desired levels. This alternative aimed at delivering the primary objective of improving living and working conditions in informal settlements by providing security of tenure while ensuring minimal disruption to the existing community.

5.5.2 Alternative 1: Nil Intervention

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

This alternative was presented to the community on 26th March 2025, highlighting its advantages and disadvantages. One of the primary advantages of the nil intervention approach is that it ensures that there is no demolition or relocation of existing structures and residents. This helps preserve the social fabric of the community, maintaining vital social networks that have been established over time. Furthermore, the formal recognition and registration of community ownership foster a sense of empowerment among residents, reinforcing their rights to the land they inhabit. This approach allows the community to maintain its established lifestyle and traditions without outside interference, fostering stability and a sustained sense of belonging.

However, this alternative is not without its drawbacks. As the settlement population grows, disputes may arise over community land boundaries, leading to potential conflicts. The continued spatial disorder and unorganized development might contribute to sustained urban decay, which could eventually render parts of the settlement uninhabitable.

Without clear intervention, the possibility of human settlements encroaching beyond defined boundaries increases, potentially exacerbating land use conflicts arising from incompatible functions within the same area. This lack of formal planning also limits the ability to allocate land for essential public amenities, unless residents are relocated—an outcome that is unlikely without coordinated intervention.

Furthermore, the absence of upgrades means that critical infrastructural services and community support facilities will remain inadequate, leaving the daily needs of residents unmet. Even with the provision of tenure security, living conditions and livelihoods are unlikely to see meaningful improvement if no physical or social enhancements are made. The continued, unregulated expansion of development will also complicate the installation of necessary infrastructure, such as water, sewer, and electricity lines, as these upgrades would inevitably disrupt existing structures.

Environmental degradation poses another serious concern, fueled by the lack of effective waste management systems and unchecked construction. Unplanned growth also brings elevated risks of crime, as the absence of proper urban planning can hinder community policing efforts. Finally, the lack of a coherent development framework makes it difficult to attract much-needed investment and development projects,

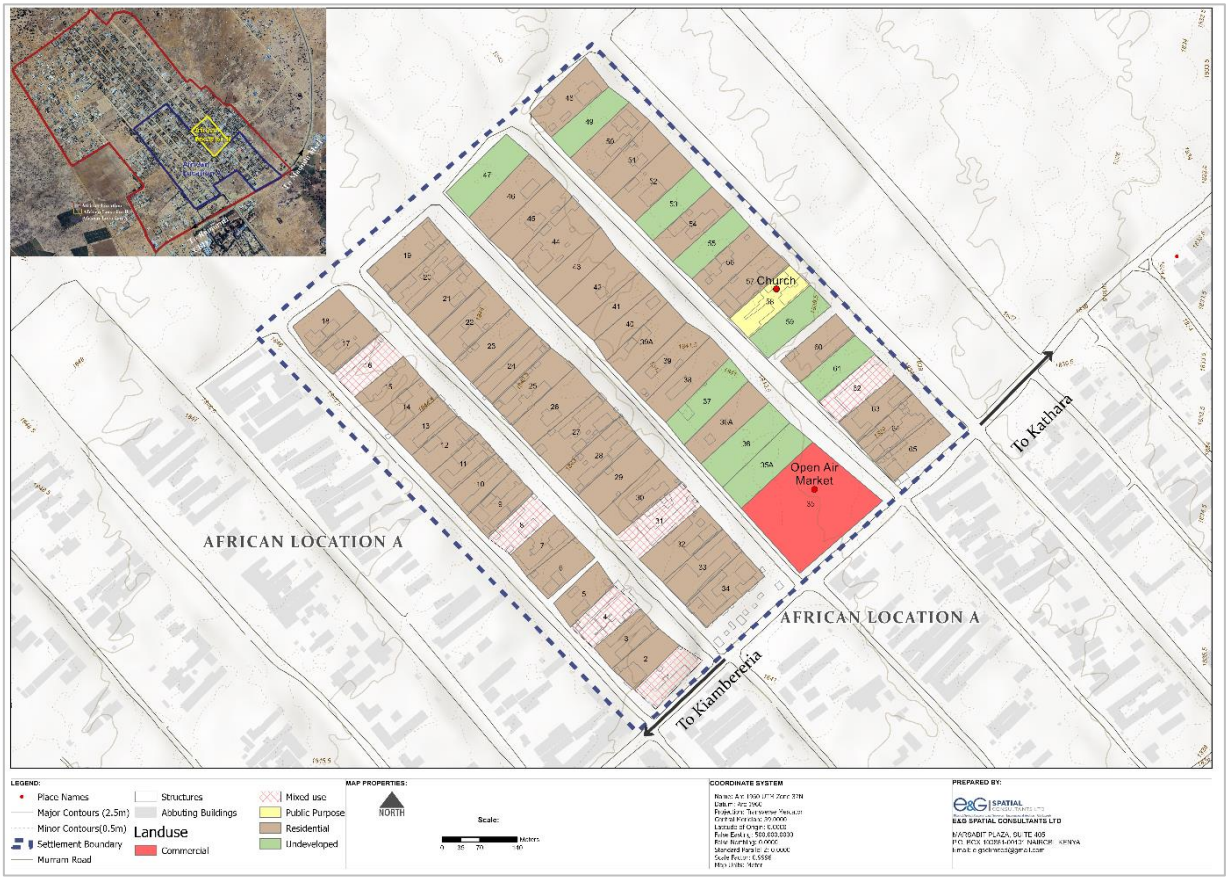
potentially stalling the area's economic growth for years to come. Thus, the community turned down this alternative.

5.5.2.1 Land use budget for Nil intervention

This alternative embraced continued spatial disorder and unorganized development of the settlement, thus risking further deterioration in living conditions, environmental health, and economic viability. It adopts the current land use budget, which indicates a severe limitation in addressing the challenges discussed in chapter 4 of this report. Table 15 shows the existing land use budget which entails 46.4% residential, 35.3% transport, 5% mixed use, 3.7% commercial, and 0.9% public purpose (Global Restoration Church), while 8.7% of the settlement were undeveloped parcels. Although transportation accounts for 35.3% of land use, these areas are not officially designated roads. Instead, they are spaces informally recognized and utilized by the community for transport purposes. Over time, without clear demarcation or protection, these transportation corridors risk being absorbed into other land uses, potentially disappearing as the settlement evolves.

Table 15: Existing land use budget.

land use	Land use code	Sum of area	Percentage
Residential	0	3.57061	46.4%
Public purpose	4	0.07054	0.9%
Commercial	5	0.2872	3.7%
Transport	7	2.71548	35.3%
Undeveloped		0.67339	8.7%
Mixed use	10	0.38278	5%



Map 11: African Location B Settlement Nil Intervention option

5.5.3 Alternative 2: Adaptive planning option

In addition, during the community meeting held on 26th March 2025, an adaptive 1 planning option was also presented to the community for evaluation. The adaptive planning option is a strategic approach that aims to ensure sustainable development while minimizing disruptions to the existing community structure. This option fosters resilience by adapting to changing circumstances and integrating various land uses effectively. It emphasizes the importance of maintaining the current settlement's spatial layout while introducing necessary improvements to the infrastructure. This adaptive planning option was based on the adaptive approach that endeavors to provide a balance between the needs of the community with the constraints and opportunities presented by the environment.

The planning interventions in this model include road widening and realignment to enhance accessibility and connectivity within the settlement, with minimal impacts. Although none of the access roads were below 9m, the roads did not have uniform road widths. Therefore, in some areas, where the existing Rumuruti municipal plan has proposed an 18m road, this plan has realigned the road width to a uniform 15m road to mitigate the number of impacts.

Notably, the adaptive option did not tamper with any of the parcel sizes to an extent of lowering its acreage to below 100 sq.m. Therefore, based on this planning scenario,

all beneficiaries will be awarded individual title deeds, providing them with legal ownership and security. The option has also proposed the development of a market at parcel 35 to support economic growth of the settlement.

The adaptive planning option offers several notable advantages. It ensures minimal disruption to the existing settlement structure and retains the current spatial arrangement. Some road realignment will take place, improving accessibility and establishing strong connectivity throughout the community. Importantly, all existing social networks within the settlement were preserved. Furthermore, a mixed-use development zone has been established, providing opportunities for integrating various land uses within the community.

Although this alternative achieved some level of intervention, the settlement will continue to rely on social facilities such as educational, health, recreational and community centers within the larger African Location and Rumuruti municipality. Further, a total of forty-six (46) structures will be impacted as a result of the road realignment under this option. It is important to note, however, that for a significant portion of the settlement, the minimum planning standards will not be achieved.

The community expressed preference for the adaptive planning alternative largely because it prioritized preserving existing social ties and the familiar spatial layout of their settlement. By minimizing displacement and maintaining parcel sizes above the established minimum, the option offered a sense of stability and continuity. Additionally, the provision of individual title deeds for all beneficiaries instilled a greater sense of legal security, while the integration of a market and mixed-use zone promised new economic opportunities without undermining the core structure of the community.

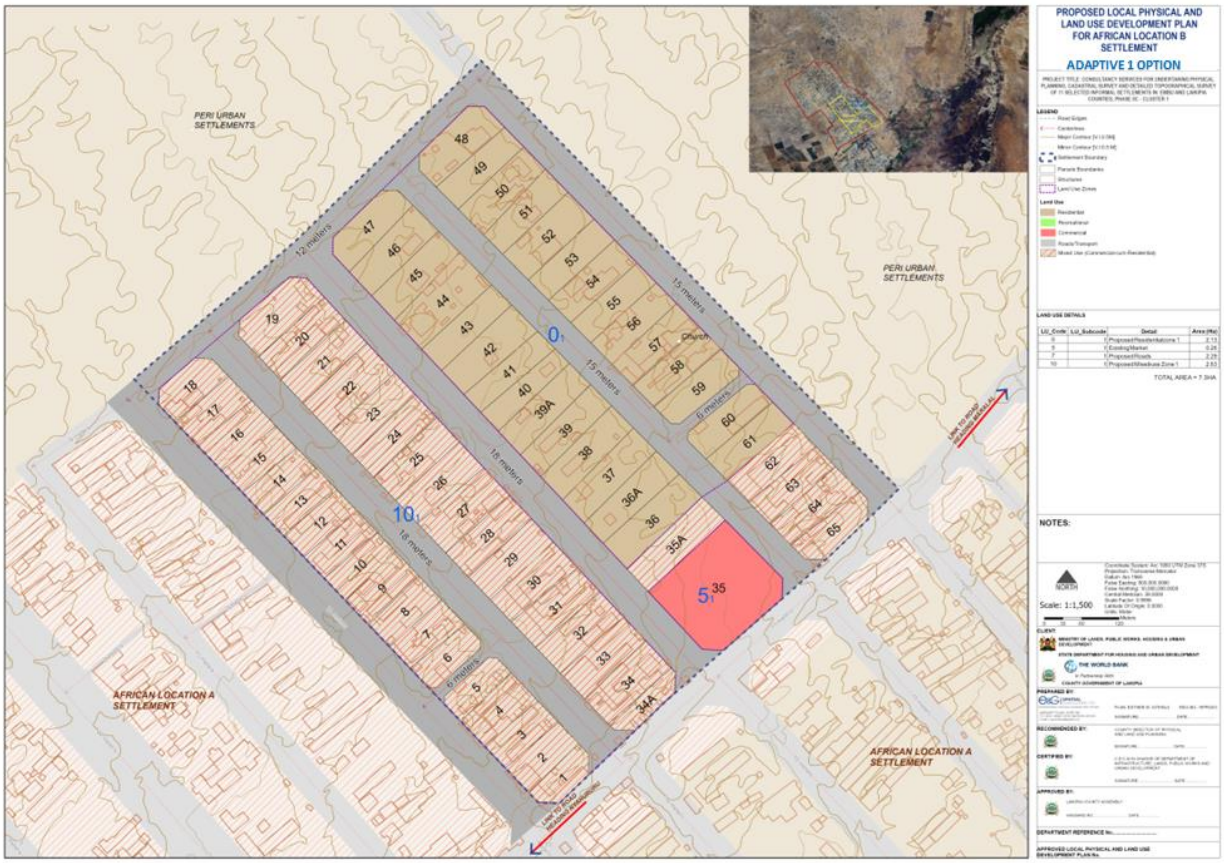
5.5.3.1 Land use budget for adaptive planning option

In terms of land use, the adaptive planning option has allocated sizeable land for mixed-use development (36.03%). The residential area has significantly been reduced from 46.4% to 29.18% as part of it has been zoned for mixed use development. The existing market area has been retained though slightly reduced during road realignment. The land use codes, acreages and percentages for the various land uses including residential, commercial, transport and mixed use are shown by ***Table 16***. Unlike nil scenario, one of achievements of this alternative is road designations, so much that they are now well defined, and protected as rights of way.

Table 16: Land use budget for adaptive planning option

land use	Land use code	Sum of Area	Percentage
Residential	0	2.13	29.18%
Commercial	5	0.26	3.56%
Transport	7	2.29	31.36%
Mixed use	10	2.63	36.03%

Further, ***Map 12*** shows the spatial illustration of the adaptive planning option.



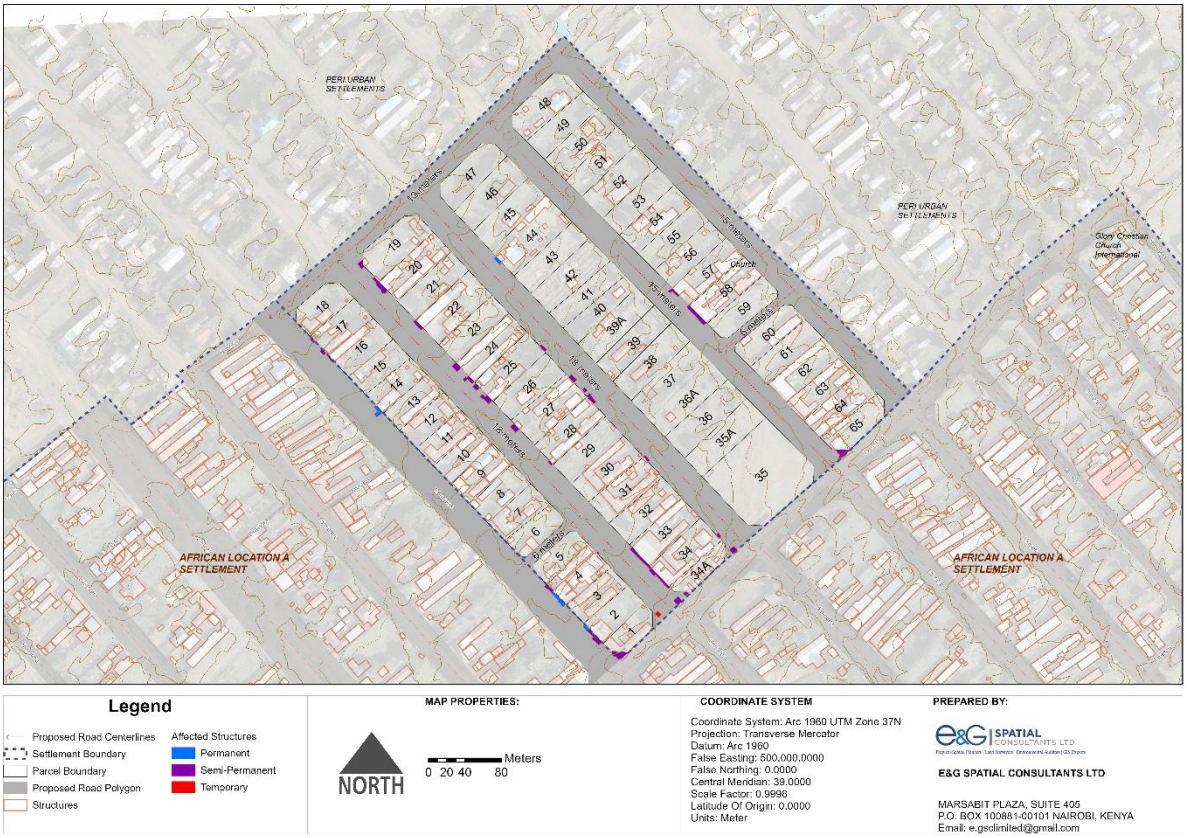
Map 12: Adaptive option map

5.5.3.2 Impact analysis for adaptive planning Option

To measure the success of this adaptive planning option, a detailed impact analysis was conducted, focusing on the nature and extent of structures that would be affected by the proposed changes. This analysis categorizes the structures into three main types: permanent, semi-permanent, and temporary, each with a distinct range of impacts measured in square meters. Out of the 46 impacted structures, 31 were houses, 5 were canopies, 6 were eaves, 3 were toilets and 1 was a kibanda.

Table 17: Impact analysis for adaptive planning Option

Nature of structures	No. of affected structures	Range of impacts m²
Permanent structures	7	1.31– 15.88
Semi-permanent structures	38	1.13 – 24.81
Temporary structures	1	7.18
Total	46	



Map 13: Impact analysis for adaptive planning option

5.6 Plan evaluation

5.6.1 Impact analysis of the scenarios

This section presents a comparative analysis of the potential impacts of the planning scenarios for African Location B: the **nil intervention scenario** and the **adaptive planning scenario**. The evaluation considered key urban development sectors, assessing how each scenario would affect the settlement in terms of tenure security, infrastructure, land use, service provision, and overall livability. The aim is to highlight the benefits and trade-offs of adopting an adaptive planning approach that aligns with community needs while minimizing negative impacts.

Table 18: Impact analysis of the scenarios

S/no	Sector	Nil Intervention	Adaptive Planning Scenario
1.	Security of Tenure	A Community Title will be preferred	Individual title deeds will be achieved for all parcels. Reduced parcel sizes owing to space allocations towards roads realignments
2.	Development control Guidelines	There are no existing guidelines for development control.	Implementable in the short to medium term horizons, with minimal negative impacts to beneficiaries
3.	No of affected structures	none	46 PAPs partially affected, largely from roads realignments.

4.	Transportation	The settlement retains its current transportation network, with ununiform road widths. All parcels within the settlement will be accessible	Accessibility, connectivity and symmetry of roads achieved. Road widening and realignment has been achieved with all roads being over 12m. Minimal impacts during road realignment.
5.	Residential Options	The settlement is predominantly residential (46.4%)	Sizeable part of the settlement has been zoned for residential use (29.18%)
6.	Education	The settlement will continue depending on the nearby institutions within larger African Location.	The settlement will continue depending on the nearby institutions within larger African Location.
7.	Commercial	Will continue relying on the few available commercial areas.	The plan has proposed development of the market (Soko Mjinga).
8.	Recreational	No recreational areas	The settlement will rely on the recreational areas proposed in the larger Africa Location.
9.	Public Utilities	No public utility within the settlement	All roads created will be able to accommodate ancillary services such as drainage and waste receptacles.
10.	Public Purpose	Existing religious facilities (Global Restoration church) will be retained, though privately owned.	The settlement will continue depending on the nearby institutions within larger African Location.
11.	Mixed-Use Developments	Unregulated mixed-use development will continue mushrooming	Approximately 36.03% of the settlement has been zoned for mixed use development.
12.	Urban Agriculture	The settlement lacks agricultural areas, and such will persist.	No land has been designated for agricultural use.
13.	Implementation cost effectiveness	No extra cost required	Cost effective

5.6.2 Goals achievement matrix

Besides impact analysis of the two alternatives (nil scenario and adaptive option), the alternatives were also analyzed using the Goal Achievement Matrix (GAM) to determine the most suitable alternative in line with the vision the community members proposed, ***'A settlement with an elaborate and improved infrastructural (social and physical) system'.***

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

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

Based on the evaluation of the performance of various planning alternatives against the project objectives and goals, the Adaptive planning option emerged with the highest score (8.7).

Table 19: 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.	World Bank Safeguard provisions (Environmental and social screening)	0	1
5.	Factoring opportunities and constraints of the settlement	0	1
6.	Community needs and aspirations (as dictated through socio-economic surveys, community participatory planning exercise and through the various stakeholders' meetings	0	1
7.	Planning standards	0	0.7
8.	Requirements for land registration by the Ministry of Lands and Physical Planning	1	1
9.	Planning principles	0	1
TOTAL SCORE		3	8.7

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

5.6.3 Selection of best alternative

On 26th March 2025 the two planning options (nil scenario and adaptive option) were presented to the community. The consultant explained the two plan scenarios to the community, detailing the proposals under each, their advantages and their weaknesses. An emphasis was put on the impacts of each alternative, through the

impact analysis maps that were as well presented to the community. The community critically analysed the plan scenarios and raised several concerns as shown in table 20.

Table 20: Concerns raised during draft plans presentation

Concerns/comments	Response
A community member inquired if he could continue with constructions.	The consultant advised him that it would be prudent to halt construction until the beaconing is completed. However, she also stated that construction will resume after plan approval.
There were some plots positioned at road intersections which had been designated as residential. A resident requested such plots to be designated as mixed use to give such people an opportunity to utilize the structures developed there for business.	The point was taken note of by the consultant for rectification on the plan.
The SEC Chairman noted that there were some people that had not yet been enumerated and wanted to know when that would be conducted.	Such persons were advised to be available for enumeration at the meeting that was to follow.

Despite the adaptive planning option having many impacts, 46, the community unanimously chose it as it not only improved accessibility and traffic flow within the settlement through road widening and realignment, but also strategically zoned a mixed-use area for integrated development and proposed development of the Soko Mjinga market for economic growth of the settlement. The option also achieved individual titling of each parcel.

Figure 19: Photos taken during presentation of draft plans

After addressing the comments raised during draft plan presentation, notice of completion was published in line with the Physical and Land Use Planning Act, 2019. The notice welcomed the public for comments. Within the 60-day widow, one comment was raised concerning 3 parcels (K-1A, K-1, K-3) that were claimed to be within Soko Mjinga but were missing in the plan. The concern was forwarded to GRC who upon failure to resolve the issue forwarded it to the CPCT. As at the time of submission of this deliverable, the issue had not been resolved.

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

i. Proposal for retention of 30m wide access roads and to be multi-purpose, i.e., utilized as parking spaces, water reticulation, etc., and in return act as a source of revenue.
ii. Incorporation of NMTs to support children's activities, e.g., skating and socialization in general.
iii. Recommendation for designating more spaces for public purposes, subject to space availability.
iv. Upon plan approval, the county to control/manage land subdivisions.
v. Recommended appropriate greening measures and landscaping with consideration of indigenous trees.
vi. Lack of connector roads. The consultant clarified that the only mapped connector roads are those that were shown during picking. If the community members were willing to give part of their parcels for connector roads, that would be added in the plan.
vii. Request for compensation for the owners of parcels K, K1, K2, and K3 that were claimed to be within Soko Mjinga. The concern was forwarded to CPCT. Meanwhile, the plan adopted by the community proceeds with the area as Soko Mjinga market.

These proposals made by the stakeholders during the various plan adoption meetings were incorporated in this report as discussed in section 5.7.

Figure 20: Photos taken during plan adoption

5.7 The African Location B Plan

5.7.1 Land use budget

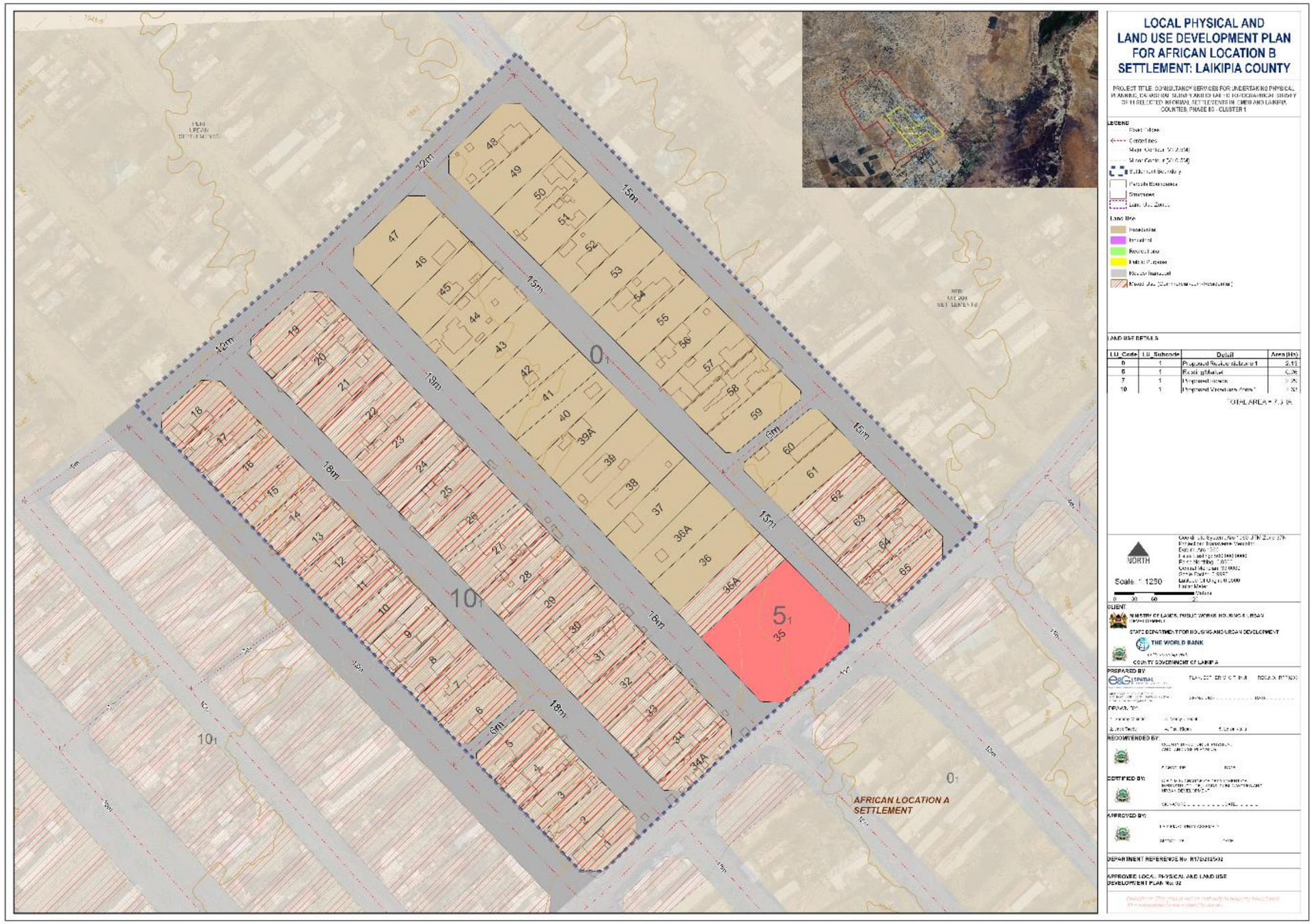
The community's preferred land use option reflected a thoughtful approach to development, balancing residential needs with other complementary land uses. The plan has allocated substantial acreage to mixed residential and commercial use (36.03%), ensuring optimal use of land and harmonious land use integration. The plan has also zoned sizeable area (29.18%) for purely residential use. This decision not only caters to the current population's demand for homes but also supports future growth

and stability within the settlement. Notably, the plan has achieved road widening and realignment with standard roads, over 12m, thus paving adequate road reserve for location of infrastructure such as sewerage and internet cable as requested by the community during participatory planning.

Additionally, though the land use budget was limited to the settlement boundary, the plan proposed reliance on social facilities within the larger African Location, owing to the small size of the settlement that did not allow such to be proposed within the African Location B. Through such, the plan aims to create a well-linked, vibrant, sustainable environment that enhances the quality of life for all residents. Table 21 shows the acreages and percentages of the various land uses within the preferred plan.

Table 21: Land use budget for the preferred option

land use	Land use code	Sum of Area	Percentage
Residential	0	2.13	29.18%
Commercial	5	0.26	3.56%
Transport	7	2.29	31.36%
Mixed use	10	2.63	36.03%



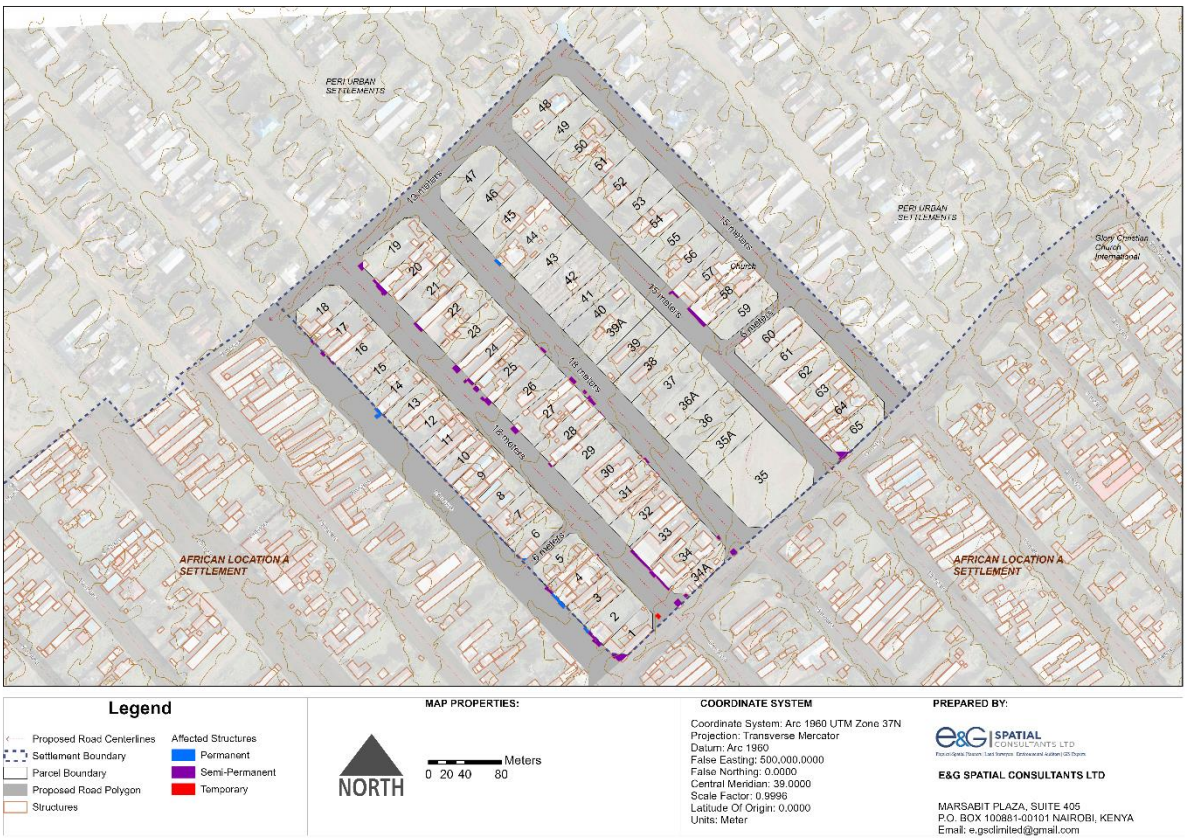
Map 14: Preferred plan

5.7.2 Impacts Analysis of the preferred plan

The preferred plan had equal number of impacts as the adaptive option. Out of the 46 impacted structures, 31 were houses, 5 were canopies, 6 were eaves, 3 were toilets and 1 was a kibanda. Table 22 below shows the nature of the affected structures and the magnitude of the impacts. Notably, the number of impacts could increase or decrease after cadastral survey. Further analysis of the PAPs will be done during ESMP.

Table 22: Impacts Analysis of the preferred plan

Nature of structures	No. of affected structures	Range of impacts m²
Permanent structures	7	1.31– 15.88
Semi-permanent structures	38	1.13 – 24.81
Temporary structures	1	7.18
Total	46	



Map 15: Impact map for preferred plan

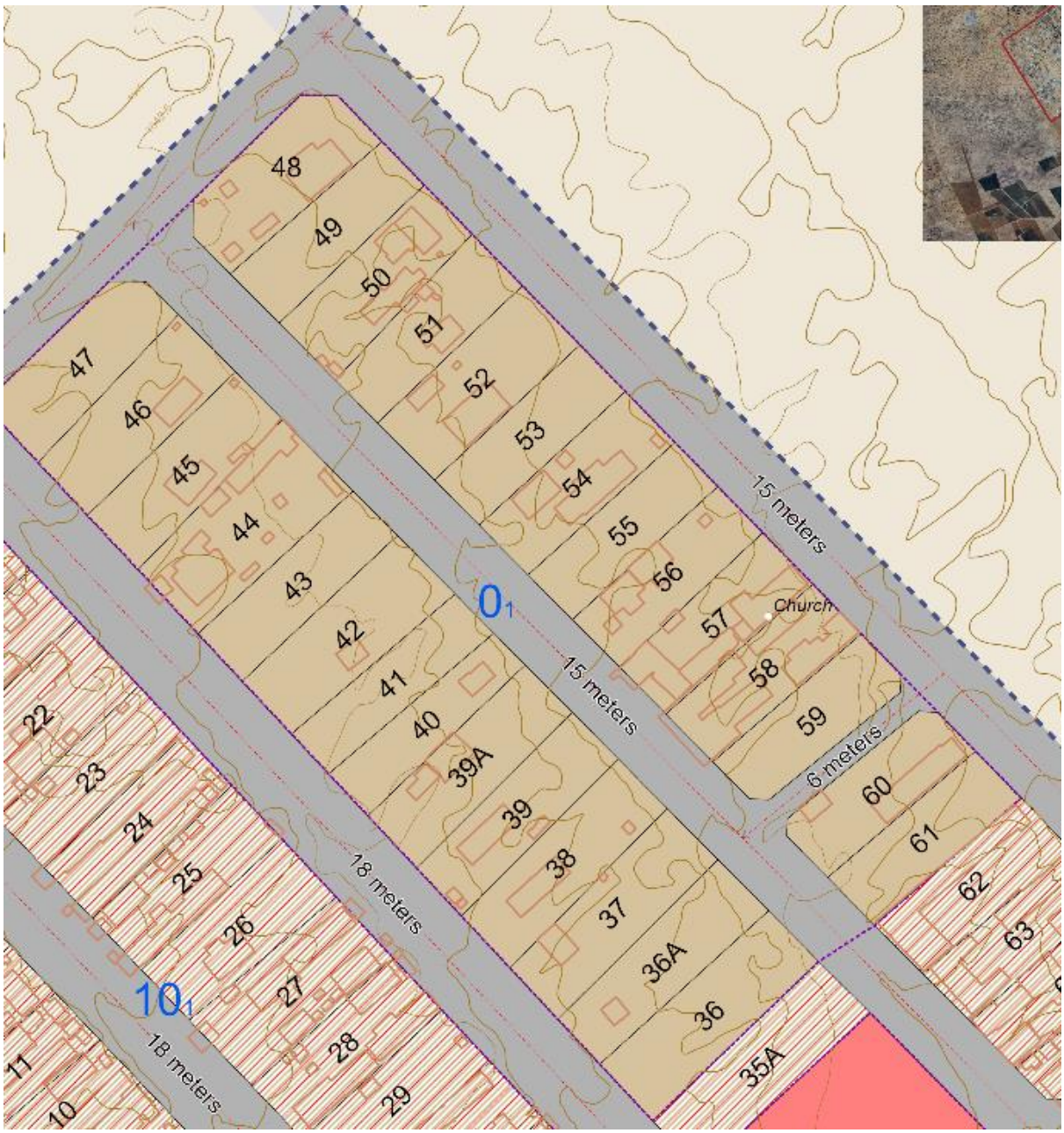
5.7.3 Land use proposals under the plan

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

5.7.3.1 Residential land use

The existing settlement has a peri-urban character, predominantly residential (46.4%). The plan has significantly reduced the residential area to 31.6% to pave way for a larger coverage of mixed-use development. This residential zone is marked as code 0 in the plan. Currently, the population density is 24 individuals per hectare, with a projected increase to 32 individuals per hectare by 2035. Although the **Rumuruti Approved Plan 2013** had zoned the whole African Location B as a high-density residential area and **Rumuruti Local Physical and Land Use Development Plan (2021 – 2031)** has zoned the whole settlement as mixed use, the plan's proposal sought to find a balance between the two previous plans and also in congruence with the existing situation, where the settlement has both residential and mixed-use developments.

However, the socio-economic survey done in January 2025 revealed that the settlement was still low density and dominated by row houses at 52.31% and bungalow houses at 33.85%. This plan anticipates that the settlement will continue to exhibit a low to medium density profile in the near future. As a result, the existing row houses and bungalows that support family living are expected to be retained and a few high rises, going up to 4 floors are expected to come up. Given the small size of the settlement, the plan has only proposed one residential zone. Details on plot coverage of the zone are discussed in section 6.2.1 of this report.



Map 16: Residential area

5.7.3.2 Public purpose land use

Public purpose is a broad term referring to activities or projects that benefit the community and are aligned with the general welfare of the public. Within African Location B, the only available social facility is the Global Restoration Church. However, since this facility is currently rented and not publicly owned, its continued availability for community use is uncertain. As a result, it has not been included in the land use zoning considerations.

The plan recommends that residents continue to utilize existing social facilities located in the broader African Location and the wider Rumuruti Municipality. While

recreational spaces and a community center are currently lacking within the settlement, their development sites have been proposed as part of the ongoing planning efforts for the larger African Location under KISIP 2.

5.7.3.3 Commercial land use

According to the socio-economic survey done in January 2025 and the existing **Rumuruti Municipal LP & LUDP (2021 – 2031),** there is land set aside for the construction of a market.

Figure 21: Commercial area

This plan has reserved area for the same purpose and proposes development of an iconic modern market. The market area spans 0.26574 ha, translating to 3.5% of the settlement. The development of this Soko Mjinga market will lead to the establishment of additional business spaces, thereby generating new employment opportunities for local residents.

5.7.3.4 Public utility land use

The settlement features a water reticulation system, evidenced by water taps within most homesteads. During the public participatory planning exercise, the community requested for a number of public utilities including a dumpsite, waste collection points, improved sanitation and liquid waste management, improved stormwater drainage, security lights, and good internet.

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

5.7.3.5 Transportation land use

Roads are the main arteries that carry human/vehicular traffic as well as carriers of other crucial utility line infrastructure (water & sewer reticulation and drainage) that support livability in the settlement.

During the visioning and participatory planning exercise, the community requested a good road network system. Although the existing **Rumuruti Municipal LP & LUDP (2021 – 2031)** had proposed all roads within the settlement to be 18m, this did not concur with the existing situation. Rather the roads had ununiform road widths ranging between 12m and 18m. Therefore, using an adaptive planning approach, the plan has proposed road widening and realignment to achievable uniform widths with minimal impacts. As a result, the plan has achieved one 12m road, three 15m roads and three 18m roads. In addition, the plan has also achieved two connector roads, 6m wide. Given the grid layout pattern of the settlement, these connector roads will facilitate movement within the settlement, offering connections to the major access roads.

Figure 22: A snippet of one of the 6m connector roads

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

Table 23: Road widths and lengths

OBJECTID	Road size	Shape Length (in meters)
1	15 meters	305.25
2	18 meters	301.82
3	18 meters	304.49
4	15 meters	306.24
5	12 meters	250.55
6	6 meters	53.62
7	6 meters	59.96
Total		1581.93

5.7.3.6 Mixed land use

The objective of mixed use is to enhance space utilization. It is crucial to guarantee that the land uses are compatible, whether at the structural, plot, or broader neighborhood level.

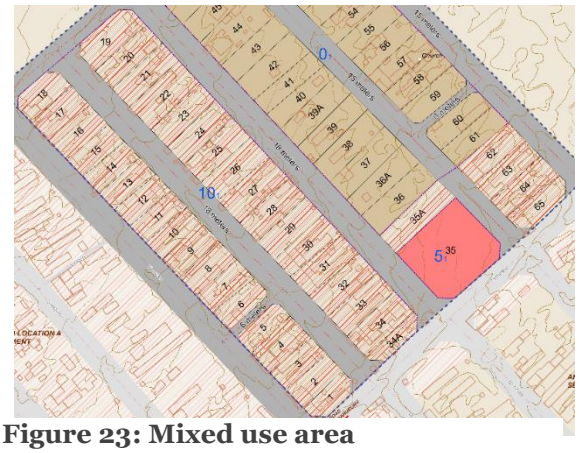


Figure 23: Mixed use area

At the time the plan was being prepared, only 5% of the settlement was under mixed use development. However, concurring with the **Rumuruti Municipal LP & LUDP (2021 – 2031)** on potential for the settlement to change to mixed use development (commercial and residential), the plan has zoned 36.03% of the settlement for mixed use development.

6 DEVELOPMENT GUIDELINES

6.1 Overview

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

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

6.2 Zoning ordinances

Zoning refers to the process of dividing land into sections or zones, each designated for specific uses such as residential, commercial, industrial, or agricultural[6]. This regulatory framework helps manage land use, ensuring that development aligns with community goals and environmental considerations. In relation to this plan, zoning has been done in a manner that guides the development process by establishing clear guidelines for land use, and densification. Zoning ensures that different land uses are compatible, and that infrastructure can support the anticipated growth, ultimately leading to a well-organized and functional community.[7] The proposed zones will be subject to review after 5 years, during review of the plan to assess their applicability and necessary changes that will be key for the settlement development dynamics. Some of the zones that have been achieved in this plan include:

6.2.1 Residential zone

Once title deeds are issued to individuals, a gradual shift from the existing development conditions to more suitable developments are recommended, as ownership of the parcels will be legally established. At the time of preparation of this plan, the settlement was characterized by low density residential buildings (row houses and bungalows). The plan projects that some residents could convert to medium density (apartments) to accommodate the increasing population.

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

Plate 10: Sample low and medium density houses

Consequently, beneficiaries should engage in more detailed planning at the site level, which should include the creation of site and building plans that must be followed.

The Physical and Land Use Planning Handbook, recommends:

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

The plan proposes that these guidelines to be gradually put into effect by the Laikipia County Government as local residents as potential developers begin to transform the settlement in the coming years. Given the small size of the settlement, the plan has not segregated a specific area for low density and another for medium, rather the two are allowed within the designated residential zone.

Table 24: Residential zone guidelines

Plot Sizes – Residential Plots				
Category	Minimum Plot Size (Ha) – Physical and Land Use	Proposed Minimum parcel Size (Ha) –	Proposed Ground Coverage	Proposed no of floors

	Planning Handbook (2025)	Adaptive Planning Option		
Low Density	0.2	0.045	40	1
Medium Density	0.1	0.045	60	4

6.2.2 Commercial zone

The plan has zoned out commercial and mixed use (commercial and residential) zones. Such zones will support business growth, attract investment, and potentially reduce the need for residents to seek employment outside the settlement. The plan has also proposed for paving of the roads, internal access roads to have cabro while the major roads to be tarmacked to ease movement to workplaces.

The core purpose of commercial developments is to create a comprehensive community by providing residents with convenient access to essential shopping facilities nearby. Furthermore, these developments promote economic growth by offering job opportunities for the local population and enhancing the revenue stream of the community. The plan proposes development of Soko Mjinga into a modern market. Further, any other development on the set commercial area must comply with the plot coverage regulations specified in section 6.4.2. Additionally, in accordance with the Physical and Land Use Planning Handbook, 2025, the following guidelines should be observed for such developments:

i. Adequate and regulated parking must be available for all users.
ii. The minimum plot area should be 0.03 Ha to accommodate architectural design and natural light.
iii. Observe a minimum street width of 15m to cater for vehicular and pedestrian traffic and laying out of other infrastructure, such as water, sewer, storm water drains, electricity, fibre optic cables among others. The plan has provided 15m and 18 m roads.
iv. Provide a minimum of 5% green cover.
v. A clear and sustainable onsite waste management plan is essential.
vi. Development designs must receive approval from the Laikipia County Government.

The commercial buildings developments will have the following parameters:

Table 25: Commercial zone guidelines

Development zone	Minimum plot size (M2)	Ground coverage (%)	Building line (m) No			No. of floors	Plot ratio
			Front	Back	Side		
Commercial	100	80	1.5	1.5	0	3	1:2.4

Any modifications or external changes to commercial properties will necessitate planning permission. Changes in land use from commercial to other types and vice versa will also require planning permission. The submission of commercial development proposals and their approval will not eliminate the need for any other necessary permissions, consents, or licenses mandated by the Laikipia County Government or any other relevant Government Agency.

6.2.3 Transportation land use

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

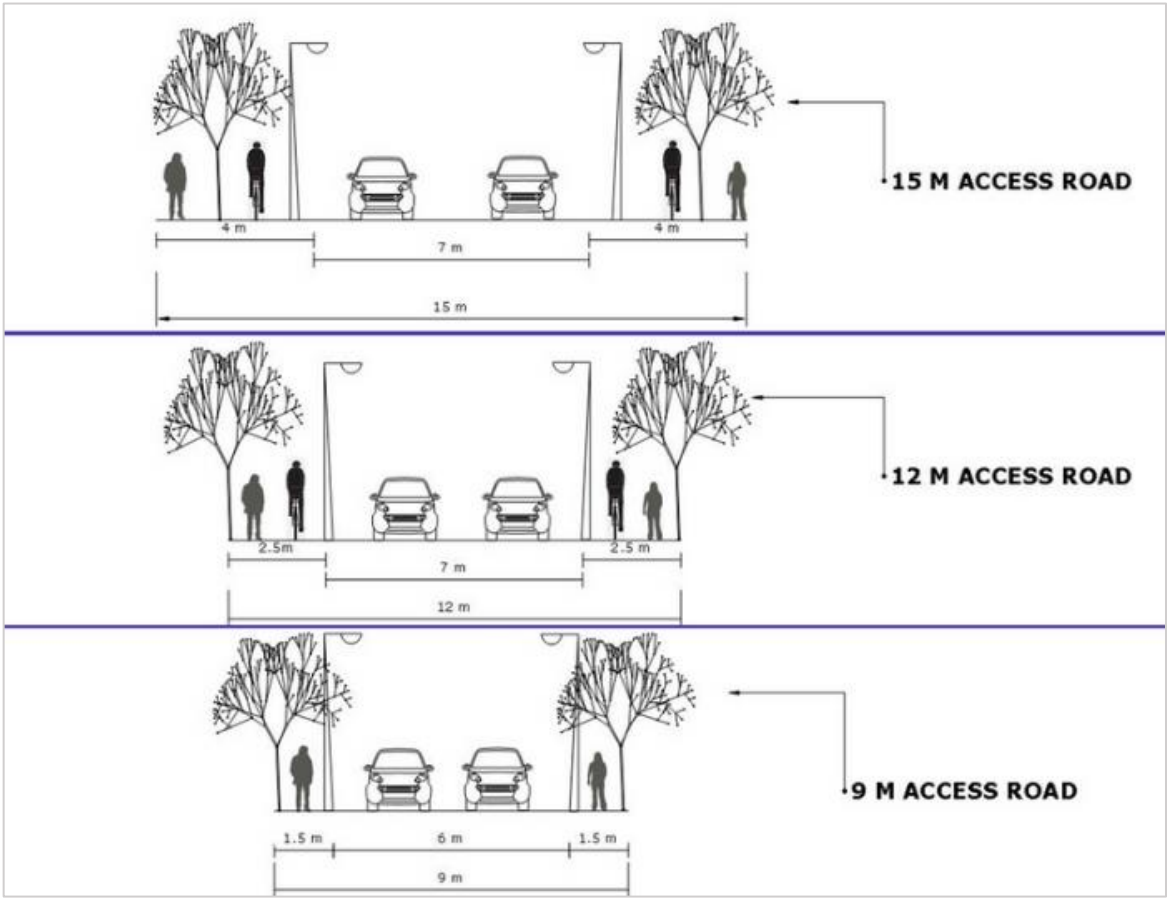


Figure 24: 9m, 12m and 15m road Cross section

These proposals were based on:

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

The plan has proposed two connector roads to ease movement between the parallel roads.

Inclusivity in road or street design - is an approach focused on creating environments that accommodate not just motorists but also provide essential features for all types of users, regardless of age, gender, ability, or other factors. Besides the two 6m connector roads, all other roads proposed in the plan are over 12m thus allow for proper design to accommodate all road users as shown in figure 24.

6.2.3.1 Road reserves

The Physical and Land Use Planning Handbook 2025, guides that local urban access roads should be 12 – 15m wide to accommodate future road connections or changes in alignment, road carriage width, junction layouts, NMT paths, walkways and utility wayleaves. The plan has provided such roads within the settlement. Besides, the plan has proposed two 6m connector roads, to facilitate movement within the settlement, offering connections to the major access roads. Although the planning standards do not recommend roads below 9m, adaptive planning approach allows 6m roads especially within informal settlements, where creation of standard roads would greatly impact the residents. These road reserves will be clearly demarcated during the cadastral surveying, and it is expected that the County Government of Laikipia will observe the same standards during implementation of the plan.

6.2.3.2 Truncations

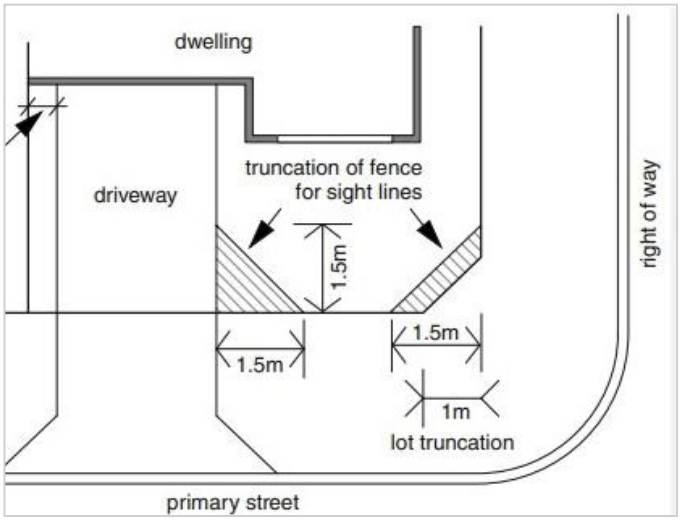


Figure 25: Illustrations showing truncations

The physical and land use planning (development permission and control) (general) regulations, 2021 provides that where public roads intersect, a truncation of half the width of the lower hierarchy road will be provided; the plan has truncated all roads within the settlements and will be implemented during the cadastral surveying exercise.

The county government of Laikipia should ensure such are observed in the infrastructure implementation phase, which will follow this tenure regularization phase. Property fence lines should also be truncated and have reduced heights to avoid obstruction. Figure 25 is a sample of a truncated plot and road.

6.2.3.3 Streets and Non-Motorized Transport (NMT)

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

reserves of all the proposed standard roads as illustrated in plate 11. The plan has also proposed two 6m connector roads which will be majorly used by pedestrians to connect from one access road to another.

Plate 11: NMT provisions

When designing non-motorized transport infrastructure, several key factors must be considered to ensure safety, accessibility, and usability. First, the layout should prioritize the needs of pedestrians and cyclists, providing clear pathways that are free from obstructions. Second, the integration of green spaces will enhance the aesthetic appeal and encourage more people to use these facilities. Third, the infrastructure must be designed to accommodate various user abilities, ensuring that it is accessible for everyone, including those with disabilities. Additionally, safety features such as proper lighting, signage, and traffic calming measures are essential to protect users from potential hazards. These will be factored during the next KISIP2 component, on infrastructure improvement. Plate 11 below is an illustration of a well-designed road with enhanced NMT.

6.2.4 Mixed uses

Mixed land uses approach promotes a more vibrant community by allowing people to live and work in proximity. Mixed land uses can enhance accessibility, reduce the need for transportation, and foster social interactions among residents. By combining various functions, these developments can lead to more sustainable urban environments through creation of dynamic neighbourhoods that cater to diverse needs and lifestyles. The plan recommends mixed residential and commercial zone, covering 36.03% of the settlement. Currently the settlement has a few but scattered mixed use.

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

- Preparation of Local Physical Development Plans with standard plot sizes to accommodate low, medium and high-density buildings within blocks. This plan, in section 6.4.2 of this report, has outlined recommended plot sizes and ground coverages for the proposed developments.

- Preparation of Action Plans to guide development for properties larger than one hectare.
- Observation of flexibility by promoting various housing typologies; single units, semi-detached, row houses, and apartment.

6.3 Infrastructure and service utility

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

6.3.1 Water Supply

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

Connections to public water mains

The socio-economic survey noted that 81.82% of the settlement had access to piped water by NYAWASCO. For the remaining 18.18%, the plan recommends that public water main be made available for connection with the written approval by both NYAWASCO, and Laikipia County Government. Table 26 shows the expected water demand for the settlement (as calculated in section 4.6.2 of this report), assuming all residents had connection. These figures should guide NYAWASCO in ensuring that their water supply meets the demand. Additionally, the plan proposes frequent review of the water supply quality and quantity by NYAWASCO to ensure sufficient and efficient water supply within the settlement.

Table 26: Water demand

Year	2025	2030	2035
Population	187	212	247
Daily Water Demand (m^3)	4.675	5.3	6.175
Monthly Water Demand (m^3)	140.25	159	185.25
Annual Water Demand (m^3)	1,706.375	1,934.5	2,253.875

Private/community water sources

Besides piped water supply by NYAWASCO, 4.55% of the community used community taps, and 13.64% relied on mobile vendors. Developers intending to establish their own water supply must obtain permission from the WRA and NEMA prior to the development of private water sources like boreholes and wells. The sale or distribution

of water to the public from these private sources will be allowed by the Laikipia County Government, contingent upon approval from the WRA and NYAWASCO, and in accordance with the drinking water guidelines outlined in the Water Quality Regulations of 2006.

6.3.2 Sewerage Systems

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

On-site sanitation

The socio-economic survey noted that a relatively high percentage (86.36%) had access to pit latrines while the remaining 13.64% had access to flush toilets. Although use of pit latrines was not efficient as they required frequent emptying, which was almost impossible due to the narrowness of the available roads, the plan recommended continued use of them in the short term. In addition, the plan has proposed installation of biodigesters especially for new developments in the short term. Developers will be required to include disposal of sewage in the development approval application submitted to the Laikipia County Government. The applicant must provide details about the proposed on-site treatment system and evidence demonstrating the site's suitability for this system as part of the planning application. Owing to the small size of the settlement, these bio digesters could be shared between neighboring households. For the long term, the plan has proposed road widening as discussed in section 6.2.5, that will provide space for conventional sewerage reticulation.

Bio digester

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

This plan supports that and proposes the following guidelines be obeyed during installation of bio digesters:

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

v. Has a clear plan for disposing of residual sludge and standby measures in case of system failure.

vi. Locate on the sloping side of the property to allow the discharge of the sludge and the effluent.

vii. Locate at the rear of the property where it's free of activity.

viii. Provide recycling plants within industrial and commercial establishments.

Plate 12: Bio digester

Waste water storage tanks

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

Plate 13: Wastewater tank

Evaluation of wastewater management options

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

Septic tanks and biodigesters treat wastewater on-site by allowing natural or engineered biological processes to break down organic matter. Biodigesters, in particular, create an anaerobic environment that not only treats waste but can also produce biogas for energy use. Both systems are designed to reduce risk of

environmental contamination by treating effluent before it is discharged or reused. Properly managed and engineered, these systems can be sustainable, especially in areas where installation of a conventional sewer system is not yet feasible. However, they require careful site assessment, regular maintenance, and consideration of local soil and groundwater conditions.

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

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

6.3.3 Storm Water Drainage

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

Plate 14: Sample of a covered roadside drainage system

The Roads Authority responsible for design and construction of road drainages should ensure compliance to design standards as stipulated in the **Kenya Road Design Manual, 1987**. In addition, owing to the size of the proposed roads it is advisable that the designers adopt a covered drainage system which is safe and secure drainage for road users. Plate 14 is an illustration of a covered drainage system. This type of drainage is easy to clean in case of blockage as the covering lid is movable.

6.3.4 Electricity supply networks

As evidenced in the settlement, there are low and medium voltage lines of overhead cables. The electricity poles are largely placed along the road reserves, as is recommended in planning standards. After road realignment, the electricity poles will need realignment as well to ensure all fall within road reserves to avoid power network hazards. The ***Figure 26*** presents the prototype illustration. In the future, where wayleave will be needed for overhead cables, the width of the wayleaves will be based on topography, structure type and span length.

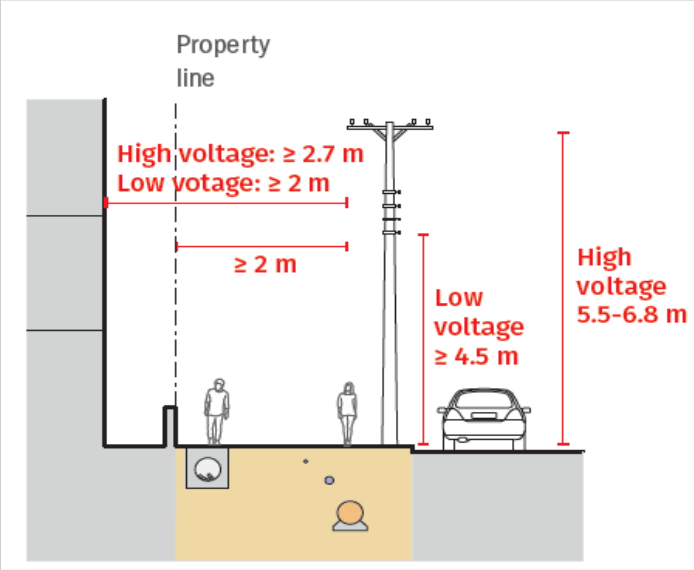


Figure 26: Placement of electricity poles on road reserve

The Physical and Land Use Planning Handbook 2025 recommends the following minimum horizontal right-of-way for overhead power lines:

Table 27: Powerline way leaves

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

6.3.1 Solid Waste Management

Plate 15: Waste sorting and collection bins at plot level and waste collection vehicles for the settlement

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

is produced is handled in an environmentally friendly manner.

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

6.4 Development applications

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

6.4.1 Subdivision and amalgamation

Subdivision and amalgamation are two important processes in land use and property development. Subdivision refers to the division of a larger parcel of land into smaller plots. On the other hand, amalgamation involves the merging of two or more parcels of land into a single larger parcel. Both processes are subject to local zoning laws and regulations. Under this plan, subdivision is permitted only in parcels where the resulting parcels will have a minimum size of 450m^2. At the preparation of this plan, all parcels were over 450m^2. Amalgamation of the resulting parcels will be permitted for all parcels involved in this project. The developer will be required to create a subdivision or amalgamation scheme in line with the provisions outlined in the Third Schedule (7) of the Physical and Land Use Planning Act, 2019.

6.4.2 Change of use

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

6.4.3 Extension of use

The extension of use of land refers to the process by which land use rights are expanded or modified to accommodate new activities or developments. This can involve changes in zoning laws, or the development of infrastructure that allows for more efficient use of land resources. As urban areas grow and populations increase, the need for effective land management becomes crucial. Stakeholders, including government agencies, landowners, and community members, must collaborate to

ensure that land use extensions are sustainable and beneficial for all parties involved. This approach enhances land productivity. In this plan, this will be applicable within the residential area where some owners may want to extend use of their parcels to commercial. Such shall apply for approval from the County Government of Laikipia.

6.5 Building lines and setbacks

According to the National Building Code 2024, a building line is defined as the minimum distance a building must be set back from the adjacent access road. This regulation aims to maintain uniformity in building placement, enhance safety, and promote aesthetic appeal in neighborhoods. On the other hand, the Physical and Land Use Planning Handbook, 2025, defines a setback as the distance between the building and the property boundary. Setbacks in buildings are important for reasons of privacy, amenity, health and safety. All parcels, besides one, within African Location B were over 450m², thus the plan has the borrowed the following guidelines from the handbook.

	Low density	Medium density	Allowable use
Front	6	6	Parking and greening
Side	3	2	Landscape greening
Rear	6	4	Parking and landscape greening

In addition, the handbook as well as this plan recommends the following guidelines:

- Ensure that the walls of the building are on or behind the specified building lines.
- Utilization of setbacks, frontage, rear and rooftops for purposes of greening.
- The minimum building lines may be determined by the road fronting that plot.

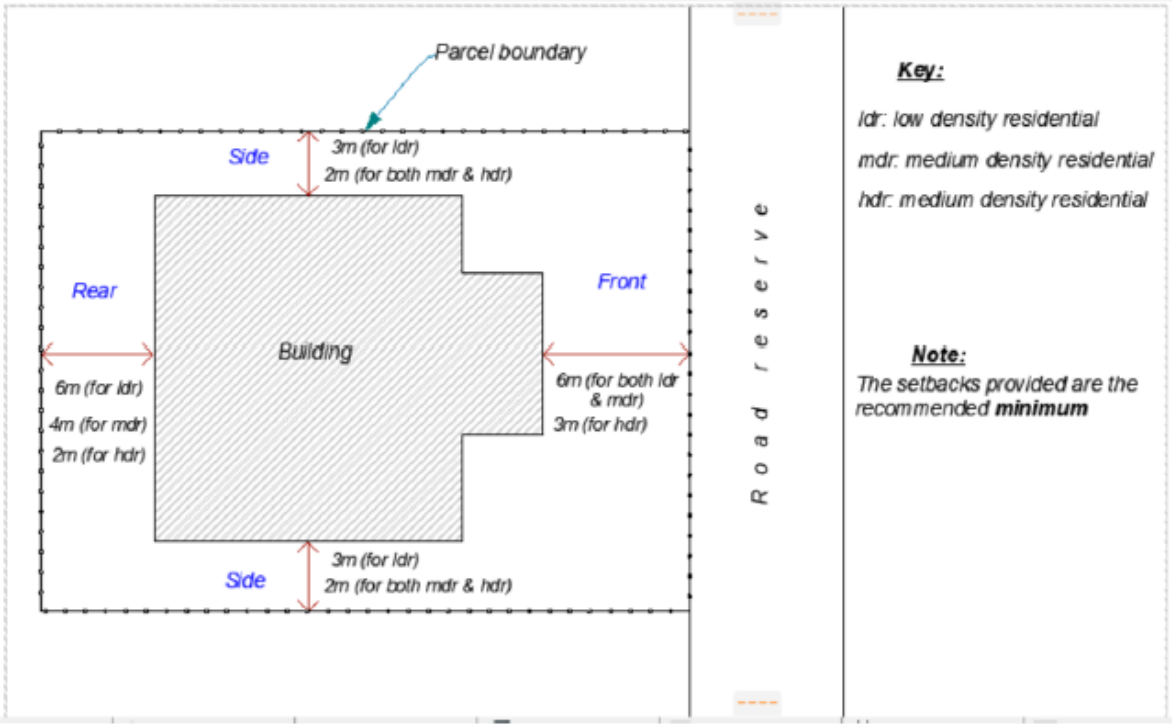


Figure 27: Illustration of setback

Source: Physical and Land Use Planning Handbook, 2025.

6.6 Plot Sizes and Tenure options

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

Given the informal nature of the areas where KISIP projects are done, like African Location B, the project allows for registration of parcels as small as 100 square meters, which is way below the practical minimal plot size, 450 square meters. After road widening and realignment, all the 68 resultant parcels for African Location B were over 100 square meters. Although initially all parcels were over 450m², after road widening and truncation, one parcel fell below 450m², measuring 421m² as shown in map 17.

Map 17: Resultant parcel sizes

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

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

Table 28: Leasehold Tenure Pros and Cons

Type	Advantages	Disadvantages
Certificate of Lease	Proprietor can apply for extension or renewal of lease upon expiry of the lease term. Under 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 leaseholder retains the rights to renewal or extension of lease

6.6.1 Individual title

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

6.6.2 Joint title

In the case of joint titling, the requirements are similar but include additional documentation to establish the relationship between the co-owners. This applied for marriage spouses, family members registration or individuals with common interests. In African Location, only four parcels had joint owners, and one parcel was public land, set aside for development of a market. Notably, no tenant was entitled to land ownership within the settlement. On the death of a joint tenant, that tenant's interest will vest in the surviving tenant(s) jointly.

Table 29 has detailed the tenure options application in African Location B.

Table 29: African Location B Titling Options

Titling Option	Form of tenure	Number of Parcels	Remarks
Individual	Private Ownership	60	These will be registered to the respective individuals as per resultant LoB
	Public (Soko Mjinga Market)	1	This will be registered under the county government
Joint tenancy (couples, siblings etc.)		4	These will be registered to the respective individuals (Maximum of four per parcel) as per resultant LoB

7 STRATEGIC ACTIONS FOR REGULARIZATION

7.1 Immediate Strategic Actions

7.1.1 Verification of Structure Owners

The primary objective of the project is to facilitate tenure regularization for residents within the settlement. Following the physical mapping and socio-economic survey carried out in January 2025, a preliminary list of beneficiaries was generated. This list has undergone preliminary and final verification processes as discussed in sections 3.10 and 3.16 respectively. During the final phase, verified beneficiaries were issued project identification cards containing their name, national ID number, and corresponding structure number. Consequently, independent verification will be done by KISP and NLC, upon completion of the project.

7.1.2 Cadastral survey

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

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

The compiled survey data will be submitted to the Department of Surveys (DoS) for authentication. This will involve review and validation in accordance with the provisions of the Survey Act and its regulations. Once authenticated by the DoS, the survey plans will be integrated into the Registry Index Map (RIM). This amendment will solidify the updates, ensuring all parcels and roads are officially recorded as per the approved plan.

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

KISIP2 project aimed at creating zero or minimal number of PAPs. However, with the project taking place post development (unregulated), 46 structures (7 permanent, 38 semi-permanent and 1 temporary) will be affected during road widening and realignment. The owners of the structures affected by the prepared plan will became

the Project Affected Persons (PAPs). An ESMP and/or RAP report will be prepared to highlight mitigative measures.

7.1.4 Valuation of structures and evaluation of losses

A comprehensive evaluation of the affected structures will be undertaken including assessment of the viability of the remaining structure after impact and the nature of losses that will be caused to the structure owner. All factors being considered, facilitation budget will be prepared within the ESMP/RAP report.

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

7.1.5 Facilitation of Project Affected Persons

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

7.1.6 Recession of affected structures

During the cadastral surveying, beacons will be placed as per the approved African Location B LP & LUDP. Therefore, following the payment of the necessary facilitation as outlined in the SMP/RAP recommendation, the PAPS will receive a grace period of three years during which they must complete all required readjustments as advised.

7.2 In-situ upgrading

As much as possible, the plan has adopted the existing settlement structure. It will be expected that subsequent improvements will be undertaken gradually as per the approved plan. It is expected that the implementation of the approved plan will cause slight to moderate alterations of the settlement structure in the short term, mainly through realignment and expansion of the access roads.

7.3 Incremental redevelopment

The plan allows for gradual redevelopment of the settlement which will likely occur progressively through incremental changes aimed at meeting certain intended standards over time, especially in regions where planning criteria were not met in the initial proposal. In this plan, redevelopment will take place not in a continuous manner but rather on an individual basis, where a developer must obtain development permission from the appropriate authority when they are prepared to proceed with redevelopment. When this occurs, the approving authority, specifically the CECM responsible for Physical Planning in Laikipia County, should require developers to strictly follow the development guidelines outlined in chapter 6 of this report.

7.4 Densification

The plan proposes for redevelopment of the settlement into the future including vertical densification. This approach aims to boost the housing supply in response to the anticipated rise in demand due to population growth. Additionally, it will promote the efficient use of limited land resources and adapt to the emerging trends of multi-storey buildings in the area. This plan proposes vertical densification to occur after improvement of infrastructure such as transport and development of missing infrastructure such as sewerage systems.

7.5 Environmental protection strategy

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

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

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

The plan promotes urban greening as a response to climate and ecological challenges. In accordance with the Physical and Land Use Planning (General Development Control) Regulations (2021), the plan proposes the planting of indigenous trees along standard road reserves, complemented by County Government-led incentives to encourage residents to plant trees within private and communal spaces. These measures contribute to the objectives of the Climate Change Act (2016) and the National Climate Change Action Plan (2018–2022) by enhancing urban microclimates and increasing vegetation cover.

7.6 Housing strategy

The plan has retained residential land use as the dominant land use, however, with strategies to transition the 35.1% semi-permanent and 10.48% temporary housing units to permanent structures. It is recommended in the plan that upon tenure regularisation, the beneficiaries would be at liberty to redevelop their parcels individually or at group levels based on the tenure option for each parcel.

The housing strategy is premised on enabling a progressive transition from low-density, family-based housing units to medium-rise tenement-style developments, structured around secured tenure and guided densification. This transition is envisioned as a pathway toward improved shelter adequacy, enhanced land use

efficiency, and increased economic opportunities for beneficiaries, consistent with the aims of the National Housing Policy (2004) and the Affordable Housing Programme under the Big Four Agenda.

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

Section 6.2.1 of this report outlines recommended plot ratios and building densities to guide vertical expansion. These densities are calibrated to ensure spatial compatibility with infrastructure capacity and adjacent land uses. Redevelopment projects must incorporate onsite parking within parcel boundaries to reduce pressure on circulation spaces and protect pedestrian movement, in line with the Physical and Land Use Planning (General Development Control) Regulations (2021).

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

Further, the zoning framework accommodates incremental housing development, allowing residents to improve their dwellings progressively in response to their financial capacity. Regulations permit the integration of home-based enterprises, maintaining the mixed-use character of the settlement and supporting household livelihoods.

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

7.7 Transportation improvement strategy

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

Although the settlement had standard roads (over 12m), the roads had ununiform road widths. Thus, the plan has proposed road realignment to achievable uniform widths with minimal impacts. Notably, the nature of the roads was earthen that made them impassable during rainy seasons, presenting significant challenges for mobility and

access. The plan has proposed phased upgrading of the roads using cabro and tarmacking of the major roads. This will be actualized during the subsequent KISIP 2 subcomponent on infrastructure upgrading. In addition, the plan proposes inclusion of NMT infrastructure during road design and implementation as all the roads met the minimum standard, 9m, thus allow such designing, as per the Physical and Land Use Planning Handbook, 2025.

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

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

7.8 Physical and social infrastructure strategy

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

7.9 Livelihood improvement strategy

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

To provide avenues to enhance improved living standards, the plan has proposed a mixed-use development zone, covering 36.03%, with preference leaned towards residential and commercial user. However, the permittable commercial uses should be compatible with residential function. This would include supermarkets, wholesale and retail shops, salons & barber shops, grocery shops, milk bars, among others. This would enable integration of commercial with other compatible land uses in order to revitalize the economic activities within the settlement. Users that are incompatible with residential function such as bars, and other noise generation businesses are

considered to be in conflict with the social and human well-being of the residents and should therefore be prohibited/ restricted through zoning controls, consistent with the Physical and Land Use Planning Regulations (2021) and Public Health Act (Cap. 242).

Additionally, the strategy emphasizes on the development of the Soko Mjinga market. This market will increase visibility for local businesses and link the settlement more efficiently to the broader urban economy. Development of the market will take into consideration the following:

i. Recognizing the gendered dynamics of informal economies, the strategy integrates gender-responsive livelihood initiatives, including:
ii. Provision of childcare facilities in or near the market to support women's uninterrupted participation in economic activities.
iii. Inclusive access to microfinance and cooperative savings schemes, with a focus on improving financial literacy and credit access for women-headed households, in line with the National Gender and Development Policy (2019).
iv. Gender-sensitive design of public infrastructure, including lighting, sanitation, and safety measures, particularly in market and circulation areas, to ensure secure operating environments for women traders.

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

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

8 IMPLEMENTATION FRAMEWORK

8.1 Overview

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

8.2 Implementation objectives

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

8.3 Implementation opportunities

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

8.4 Possible implementation challenges

i. The project has occurred after development, which means that the established characteristics of the settlement restrict planning interventions.
ii. Availability of resources and funding considered for any future redevelopment.

8.5 Projects classification

8.5.1 Quick wins

Quick wins are defined as projects/programmes to be achieved immediately after plan approval. These will act as catalyst with high visibility and impact using minimal resources to trigger the confidence/trust of the executive in the eyes of the citizens and

stakeholders. They also require low up to zero funding. Some of the proposed projects considered as quick wins in this Plan include:

i. Implementation of the plan through cadastral surveying process
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 of up plan implementation committees within the settlement.
vi. Training of staff on the details of the plan for decision making.
vii. Sensitizing the public on the plans.
viii. Enhancing neighbourhood security through quick measures as stipulated in the implementation matrix.
ix. Formulation of waste collection schedules.
x. Provision of sizable waste receptacles within the settlement.
xi. Preparation and maintenance of updated water, sanitation and energy demands and supply inventories.
xii. Establish a system of scrutinizing development applications for approval, supervision, and enforcement of development. The LIS system will be very instrumental in development applications.

8.5.2 Continuous projects

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

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

8.5.3 Short-term projects

Short-term projects consist of those intended to be executed within one to three years. These initiatives are grounded in the expressed preferences and significance identified during the situational analysis. Typically, these projects serve as catalysts, facilitating the implementation of more extensive mid-term and long-term projects. The short-term projects mentioned here will encompass:

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

8.5.4 Midterm projects

Medium-term projects refer to initiatives expected to be completed within a span of three to five years. These projects necessitate greater time, financial, human, and material

resources for execution compared to short-term plans. The five-year maximum duration serves as a benchmark, indicating the lifespan of single-term projects under county government authority, prior to any significant changes in management structure, as outlined in the Constitution of Kenya (2010). Consequently, many projects categorized as short and medium-term can be carried out within a single term of a county government. In this context, medium-term projects will encompass:

i. Paving of internal 6m connector roads using Cabro
ii. Installation of security lights to enhance security.
i. Construction of storm water channels.
iii. Development of water infrastructure

8.5.5 Long term projects

As per this plan, the long-term projects are expected to extend beyond five years until the conclusion of the planning period, which will last until 2035. These projects primarily involve:

i. Tarmacking of the 12, 15m and 18m roads
ii. Construction of the proposed Soko Mjinga market
iii. Development of sewerage system

8.6 Mechanisms for implementation

8.6.1 Creation of awareness

The development and execution of the plan necessitate public awareness to encourage its adoption and acceptance. Thus, raising awareness about the African Location B Settlement Plan will serve as a strategic approach to communicate, disseminate information, promote the plan, and ensure it is accessible to the public for reading, reviewing, and providing feedback. Since the beginning of the plan project, community mobilization has been consistently carried out to enhance awareness throughout all phases of this plan (detailed discussion of the stakeholder engagements is in section 3.2 of this report). The law mandates that the CECM responsible for physical planning within the county government publicizes the plan in local media prior to its preparation and after its completion for public comments. These were duly done, and copies of the notices are annexed in this report.

The following strategies were employed during this process:

i. Promoted and ensured access to public platforms or meeting venues - from the outset, community mobilization was conducted to raise awareness at every stage of this plan through posters, public announcements in the settlement, door-to-door outreach by the SEC team, SMS, direct phone calls, and emails to the technical teams.
ii. Conducted public meetings through “Barazas” and workshops for information dissemination - several public Barazas were organized with the community during presentation of socio-economic findings, visioning, participatory planning,

presentation of draft plans and the plan adoption. In addition, numerous technical meetings with county officials were held at every phase of the planning process.

iii. Utilized Media Coverage to promote the plan; the CECM in charge of Physical Planning ensured that notices of intention to plan and of the plan's completion were published in at least two local newspapers with national circulation and in the Kenya Gazette.

As a posterity measure:

i. Plans will be shared with the community for continued reference and safe keeping.
ii. The community will be mobilized to participate in implementation activities such as cadastral survey and ESMP/RAP implementation

8.6.2 Participatory plan implementation

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

8.6.3 Capacity building

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

8.6.3.1 Measures of approach

Individual level: sensitizing, creating awareness and public education to the African Location B community to educate them more about the importance of the plan and proposals therein. So far, from the project inception phase to the presentation of the LP & LUDP, the Consultant organized approximately 5 meetings (project launch, environmental screening focus group discussion, presentation of socio economic findings, visioning, participatory planning, presentation of draft plans and plan adoption) to ensured that the process was very transparent, consultative and participatory by all the stakeholders, and especially the community. Details about these meetings are discussed in chapter 3 of this report.

Institutional level: Training of Laikipia County staff on the use of the plan for decision making; and equipping the service departments with tools deemed necessary to implement the plan proposals. Consequently, around six technical meetings were held with the county team, KISIP CPCT and NPCT as discussed in chapter 3 of this report.

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

8.7 Development control and land use regulations

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

Land Information System

Enforcement and execution sector – Sub County Planners

Policy sector – CEC and CEO

8.7.1 Land Information System

This entails storage and management of digital land information of the settlement. The LIS prepared and packaged contains all the settlement's raw data with all fields as per the Client provided data dictionary. This will be important information in development control, sharing of settlement information with other project components and in facilitating efficient and accurate access to land information.

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

8.7.2 Enforcement and execution sector

This sector should oversee the following aspects in the settlement:

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

8.7.3 Policy sector

This sector will oversee the following aspects in the settlement:

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

8.8 Actors and their roles in Implementation

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

Table 30: Actors and their varied roles

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

			• Communicate the decisions of the county governments on development applications. • Issuance of development permission and other development control permissions
		Sub County Planners	• Implementation of the resultant LPLUDPs • Vetting, verifying and approval of development application plans (building plans, subdivisions); site inspection to establish suitability of proposed development; development control. • Facilitation and coordination of citizen participation in the development of policies and plans; responds to relevant county chief officer (County Government Act, 2012 sec. 50).
		Sub County Environmentalist	• Will enforce environmental regulations within the settlement. • Will ensure protection of natural resources within the settlement. • Will provide an enabling environment for the implementation of the proposed environmental projects. • Will supervise and advise on applications for environmental impact assessments and environmental audits as provided in EMCA, 1999.
		County department of public works	• Will oversee infrastructure projects such as roadworks and public transport systems
		County department of housing and urban development	• Will manage housing developments. • Will act as facilitators, linking resources and expertise to the implementation of the plan
3:	Area local leaders	Ward Administrator, Chief and Sub-chief	• Take lead watchdog role of implementation of the plan on behalf of the community. • Ensure local mobilization for plan implementation. • Safeguarding public land and public facilities • Disseminate planning information to the locals through village Barazas;
4:	The Public	The people/residents of the settlements	• Take overseer role to ensure implementation of the plan takes care of their proposals and addresses their plan vision. • Monitor developments within their neighbourhood. • Comment on public notices on proposed developments. • Participate in voluntary services and planning. • Safeguarding parcels designated for public use

8.9 Capital investment plan

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

The CIP entails the proposals made within this plan and discussed throughout this report. These projects are in line with the community's desired vision, ***'A settlement with an elaborate and improved infrastructural (social and physical) system.'***

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

Table 31: Capital investment plan

Sector	Project	Project Location / Site	Project Unit / Quantity	Estimated Total Costs (Ksh)	Actors
Public utilities	Procurement and placement of waste receptacles	Designated areas within the settlement	Two receptacles	100,000	County Government of Laikipia
	Installation of security lights	Along the main roads	Twenty-nine posts (At an interval of 50m)	1,450,000	County Government of Laikipia
	Construction of storm water drains	Along the main roads	1468.35m (total length of the 12, 15 & 18m)	9,161,775	County Government of Laikipia
	Development of water infrastructure	Along the main roads	2524.47m (total length of the 12, 15 & 18m)	2,000,000	County Government of Laikipia
Transport	Removal of structures	Along the proposed roads	1581.93m (total length of all roads	200,000	African Location B community

	obstructing access paths.		within the settlement)		
	Paving of internal 6m connector roads using Cabro	Along the two connector roads	113.58m (length of the 6m roads)	5,679,000	County Government of Laikipia
	Tarmacking of the 12, 15 and 18m roads	Along the proposed roads	1581.93m (total length of the 12, 15 and 18m roads)	41,295,720	County Government of Laikipia
Commercial	Construction of the proposed Soko Mjinga market	The proposed Soko Mjinga market	0.266 ha (0.5 acres)	569,797,360	County Government of Laikipia Investor
Total				**629,683,855**	

8.10 Plan implementation matrix

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

Residential						
Problems	Objectives	Strategy	Projects	Actors	Phasing	Timelines
Settlement Informality	-To upgrade and improve the living conditions -To enhance liveability in the settlement	-Enhancing security of tenure -Preparation and implementation of a LP & LUDP	-Issuance of title deeds	KISIP NPCT Plot Owners Donors Laikipia County Government Community	Quick win/ Short term	0-3 years
			Improve infrastructure (sanitation, water, and drainage connections)		Short to medium term	3-10 years
Low rise and dilapid	-To improve the living conditions	-Incremental housing	-Building of new houses (Adopt better housing typologies).	-Plot Owners/ Developers	Medium term	5-10 years

ated developments	of the inhabitants	- Settlement redevelopment	-Mixed use developments	-Laikipia County Government		
Transportation Sector						
Problem	Objectives	Strategy	Projects	Actors	Phasing	Timelines
Ununiform road widths	To enhance accessibility and circulation in the settlement	- Realignment of the road widths.	- Realignment of the road widths. -Removal of structures on these accesses	Local Community Laikipia County Government	Short Term	0-3 years
Unpaved roads	To upgrade the road infrastructure	- Upgrading of the roads	-Paving of the internal roads with Cabro -Tarmacking of major access road -Improve roadside drainage system -Integration of NMT -Installation of street lighting	Local Community Laikipia County Government Kerra KURA	Medium term	3-10 years
Economic Sector						
Problem	Objectives	Strategy	Projects	Actors	Phasing	Timelines
Dormant economy	To improve the community livelihoods	Creation of employment and income generating opportunities	-Development of Soko Mjinga market -Mixed use developments	Investors/Business community Laikipia County Government Community groups	Short to medium term	2-10 years

Physical Infrastructure						
Problem	Objectives	Strategy	Projects	Actors	Phasing	Timelines
Lack of sewera	To enhance wastewater	Encourage the use of	-Installation of onsite sanitation	Developers	Short -	0-5 years

ge system	disposal mechanisms	sustainable onsite sanitation	mechanisms such as bio digesters	Community groups Laikipia County Government	medium term	
		Development of trunk sewer system	-Layout sewer network to plot levels	Laikipia County Government Community groups	Medium term	5-10 years
Poor solid waste management	To sustainably manage solid waste	Apply Reduce, Reuse and Recycle methods of waste management	-Siting of waste collection receptacles within the settlement. -Using community groups for waste collection.	-Community -Laikipia County government -Youth groups	Short - medium term	0-5 years
Inadequate piped water supply	-To ensure availability and sustainable water supply	- Augmentation of the existing water supply	Water reticulation to plot/household level	- Community / developers -Nyahururu Water and Sewerage Company (NYAWASCO) -Laikipia County government -Donors	Short - medium term	0-5 Years
Inadequate storm water infrastructure	To ensure sustainable stormwater management	Management of stormwater	-construction of stormwater drains. -Planting more trees to curtail speed of runoff and increase soil infiltration.	-KISIP NPCT - Community -Laikipia County government -Youth groups	Medium term	5-10 years

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Land use Management						
Problem	Objectives	Strategy	Projects	Actors	Phasing	Timelines
Uncoordinated land use management	To have a sustainable land use plan	Application of Planning standards in future developments -Liveable neighbourhood concepts -Participatory planning	Preparation and approval of the LP & LUDP Observation of building codes (building lines, plot ratios, and coverages)	– Laikipia County Government – Community – Donors	Medium term	5-10 years
Environmental						
Problem	Objectives	Strategy	Projects	Actors	Phasing	Timelines
The prevalent use of charcoal and firewood for cooking contributing to deforestation	To conserve and protect the environment	Advocate and educate the community on alternative sources of cooking energy such as biogas.	-Installation of biogas plants at household level. -Planting trees along the road reserves to increase vegetation cover and carbon sinks.	Laikipia County Government -Community NGOs NEMA	Medium term	0-5years

8.11Monitoring and Evaluation (M&E)

This is a project management tool to ensure that the developed LP & LUDP realizes its objectives and the desired end state. M&E will provide unbroken response and views from the local community and stakeholders on the extent to which the plan is achieving its objectives and set goals. Table 32 highlights the main objectives expected to be realized with M&E tools:

Table 32: Monitoring and Evaluation Matrix

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

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Annexes

Annex I: Statutory Notices

Notice of Intention to Plan

Standard Newspaper and Taifa Leo dated 19th December 2024

Mbunge sasa ataka usaidizi zaidi kwa waliohama makazi

NA KITAVI MUTUA

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

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

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

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

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

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

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

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

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

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

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

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

MOMBASA

KPA yapelekwa kortini kuhusu zabuni ya kutupa magurudumu yaliyotumika

NA PHILIP MUYANGA

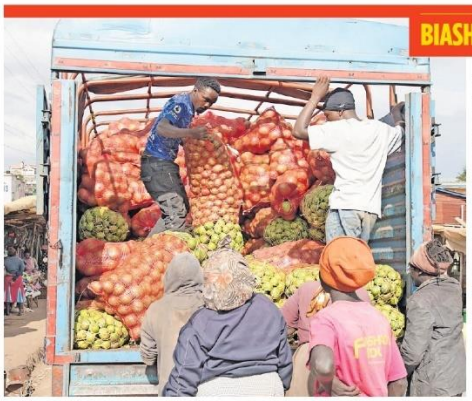
MWANAHARAKATI pamoja na kundi la kutetea haki wameishtaki Mamlaka ya Bandari za Kenya (KPA) kuhusu zabuni ya utupaji wa magurudumu yaliyotumika, wakidai ilitolewa bila kufuata sheria.

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

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

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

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



BIASHARA YANOGA

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

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

Mkenya aliyezuiliwa na US miaka 17 hatimaye ni huru

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

NA BRIAN OCHARO

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

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

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

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

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

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

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

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

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

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

JAMHURI YA KENYA

SERIKALI GATUZI YA LAIKIPIA

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

SHERIA YA MPANGO WA MATUMIZI YA ARDHI, 2019

ILANI YA NIA YA KUPANGA

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

Ilani inatolewa kwa wakazi 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 maundo na matumizi ya ardhi ya maeneo yaliyotajwa hapo juu, ikiwa ni awamu ya pili ya mradi wa kitaifa wa kuboresha vitongoji visivyo rasmi (KISIP2).

Mradi huu unanuia kuhakikisha na kuimarisha huduma za kimsingi na usalama wa umiliki wa ardhi kwa wakazi wa vitongoji vilivyochagulwa 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, ushamasishaji wa jamii, na ushirikishwaji wa wadau, utayarishaji wa ramani za msingi, kufanya utafiti wa kijamii na kiuchumi, uchoraji wa ramani ya mukazi, kutathmini athari za kimazingira na kijamii (uhakiki), maandalizi ya mipango ya kimaendeleo ya matumizi ya ardhi ya maeneo husika kwa makazi yasiyo rasmi, kuandaa mpango wa usimamizi wa kijamii na/au mpango wa utekelezaji wa makazi mapya (RAP), upimaji wa matokeo, viwanja na utayarishaji wa mipango ya upimaji, maandalizi ya uchunguzi wa kina wa topografia kwa miundo ya kihandisi na utayarishaji wa mfumo wa kutarifu mambo ya ardhi (LIMS). Hau utakuwa msingi wa maandalizi ya mipango ambayo inalenga kuboresha hali ya maisha katika gatuzi la Laikipia kwa kuhalalisha umiliki wa ardhi.

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

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

Imetolewa: Novemba 26, 2024

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

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

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

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

KAMAU MUTHONI, NAIROBI

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

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

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

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

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

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

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

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

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

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

Kenyatta National Hospital in Nairobi. [File]

Abdominal pain

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

The court heard that the pain did not go away.

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

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

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

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

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

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

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

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

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

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

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

Theatre nurse

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

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

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

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

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

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

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

jmuthoni@standardmedia.co.ke

Simlaw Seeds
Superior & Reliable

TENDER NOTICE
OPEN NATIONAL TENDER (ONT)

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

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

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

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

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

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

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

General Manager

FORM PLUPA I_1 (r.9)
REPUBLIC OF KENYA
COUNTY GOVERNMENT OF LAIKIPIA
DEPARTMENT OF INFRASTRUCTURE, LAND& PHYSICAL PLANNING, ENERGY AND URBAN DEVELOPMENT

PUBLIC NOTICE

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

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

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

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

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

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

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

Dated this 25th day November 2024

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

FORM PLUPA I_1 (r.9)
REPUBLIC OF KENYA
COUNTY GOVERNMENT OF EMBU
DEPARTMENT OF LANDS, MINING, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT

PUBLIC NOTICE

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

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

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

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

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

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

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

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

Gazette notice 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

Notice of completion

MATARAJIO | Wakenya wengi wamekuwa wakiamini kwamba ODM itarasimisha ndoa yake ya kisiasa na chama cha UDA 2027

Raila adai si msaliti, asema ODM itagombea urais 2027

Kwa mara ya kwanza Odinga azungumzia haja ya chama chake kusimamisha mwaniaji urais mnamo 2027 licha ya muafaka wake wa ushirikiano na Rais William Ruto

NA WINNIE ATIENO

KIONGOZI wa chama cha ODM Raila Odinga anajitahidi kujivua nembo la usaliti kutokana na ndoa yake ya kisiasa na Rais William Ruto kwa kusisitiza kuwa chama chake kitakuwa na mgombeaji wa urais 2027.

Chama hicho kimetangaza kuwa kitawania urais katika uchaguzi mkuu wa 2027 kumenyana na Rais William Ruto.

Bw Odinga ana mkataba na Rais Ruto wanaosema ni wa kuunganisha taifa huku baadhi ya wandani wa waziri mkuu huyo wa zamani wakitangaza kuwa wataunga Ruto katika uchaguzi mkuu wa 2027.

Hata hivyo,Bw Odinga amejitetea akisema ushirikiano wake na Rais si usaliti kwa wakenya bali ulinuiwa kuleta amani wakati wa joto kali la kisiasa.

"Hatujaingia katika ndoa hii na serikali ili kusaliti Wakenya. Kenya ni muhimu sana kuliko watu binafsi. Lazima Wakenya waungane na wafanye kazi pamoja. Lakini wakati wa uchaguzi, ODM itakuwa debeni," alielezea umma huko Mombasa Jumamosi.

Hii ni mara ya kwanza kwa Bw Odinga kutangaza rasmi hadharani kuwa chama chake kitawania urais katika uchaguzi mkuu ujao. Hata hivyo hakusema iwapo ni yeye atakayepeperusha bendera hiyo.

Ili kujitayarisha kwa kinyanganyiro cha uchakuzi mkuu miaka miwili ijayo, Bw Odinga alisema ODM itafanya uchaguzi wa chama katika sehemu zote nchini.

Aliwataka wagombeaji wote kuwa watulivu wakati wa uchaguzi huo ili kusizuke vurumai.

"Nataka uchaguzi wa chama uwe wa kirafiki, msipigane. Atakayechaguliwa ni sawa kwani nyote ni ndugu," alisema Bw Odinga.Haya yanajiri siku chache baada ya wafuasi wa ODM huko Pwani kumtaka aahirishe uchaguzi wa chama wakihofia hakutakuwa na usawa na haki. Baadhi ya wanachama wa chama cha Chungwa katika Kaunti ya Mombasa wanataka uchaguzi wa mashinani wa chama uliopangwa kufanyika wiki ijayo uahirishwe kwa hofu ya kuwepo kwa udanganyifu.

Wanadai kuwa uchaguzi huo unapaswa kuahirishwa ili kutoa nafasi kwa mashauriano, wakihofia kuwa iwapo utaendeshwa katika mazingira ya sasa, huenda ukasababisha mgawanyiko ambao unaweza kudhoofisha umaarufu wa chama katika uchaguzi ujao.

Akizungumza kwa niaba ya wanachama wa chama hicho, James Owera aliibua tahadhari kuhusu madai ya kuinginiliwa kwa uchaguzi wa mashinani na baadhi ya viongozi wa kisiasa, hali inayotilia shaka uhalali wa mchakato mzima.

Kiongozi wa Chama cha ODM Raila Odinga akihutubu Jumamosi wakati wa Eid Baraza katika Kaunti ya Mombasa. Raila amedokeza kwamba chama chake kitawasilisha mwaniaji urais mnamo 2027. PICHA| WACHIRA MWANGI

MOMBASA

Kadhi Mkuu Abdulhalim Hussein akihutubu awali. PICHA| WACHIRA MWANGI

Kadhi Mkuu aunga mkono jopo la kuteua makamishna wa WAQF

NA BRIAN OCHARO **KADHI** Mkuu Abdulhalim Hussein ameonyesha nia ya kuunga mkono jopo la watu watano waliochaguliwa hivi majuzi kwa ajili ya kuwasaka watu wanaofaa kuteuliwa kama makamishna wa Tume ya WAQF (Mfuko wa Mali za Waislamu).

Akizungumza wakati wa Idd Baraza huko Mombasa, Kadhi Mkuu Hussein alisema kuwa jamii ya Waislamu ina matumaini kuwa jopo hilo litachagua watu wenye uwezo wa kuifufua tume hiyo ili ianze tena kutekeleza majukumu yake muhimu.

"Tunamshukuru Mwanasheria Mkuu Dorcas Oduor kwa kuliunda jopo hili la kuwasaka makamishna. Sasa tunatazamia kuona uteuzi wa makamishna ili Tume ya WAQF ianze tena kazi. Taasisi hii imekuwa muhimu sana katika kuhifadhi mali na utajiri wa Waislamu kwa miaka mingi," alisema.

Kadhi Mkuu alibainisha kuwa tume hiyo ilikuwa na mchango mkubwa katika kuhifadhi mali hadi ilipositisha shughuli zake mwaka wa 2019 kutokana na ukosefu wa makamishna.

FOMU PLUPA L-2 (r.10)

JAMHURI YA KENYA

SERIKALI YA KAUNTI YA EMBU

SHERIA YA MIPANGO YA MATUMIZI YA ARDHI (No. 13 of 2019)

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI

KICHWA CHA MPANGO WA MAENDELEO:	**MPANGO WA KIENEO WA MATUMIZI YA ARDHI YA MIJI DUNI**

Kwa mujibu wa masharti ya kifungu cha 49 (1) cha Sheria ya Mipango ya Matumizi ya Ardhi, 2019, **TAARIFA** inatolewa hapa kwamba maandalizi ya Mpango uliofanywa kupitia kwa Mradi wa Kuboresha Maeneo ya Miji Duni ya Makaazi chini ya awamu ya pili ya mradi wa kuboresha vitongoji duni nchini Kenya (KISIP2) yalikamilishwa tarehe **31 Machi 2025**.

NAKILI	NAMBARI YA MPANGILIO	KICHWA CHA MPANGILIO
1.	E21/2025/01	Mpango wa Kieneo wa Matumizi ya Ardhi ya Mji Duni wa Makaazi wa Ithata "A"
2.	E21/2025/02	Mpango wa Kieneo wa Matumizi ya Ardhi ya Mji Duni wa Makaazi wa Ithata "B"
3.	E21/2025/03	Mpango wa Kieneo wa Matumizi ya Ardhi ya Mji Duni wa Makaazi wa Majimbo

Nakala ya mpango huo kama ilivyoandaliwa imeonyeshwa kwenye tovuti rasmi ya Serikali ya Kaunti ya Embu na kuwekwa kwa ukaguzi wa umma bila malipo katika **Ofisi za Mjumbe wa Kamati ya Utendaji ya Kaunti (CECM) Wa Ardhi, Mipangilio ya Miji, Uchimbaji Madini, Nyumba na Miji Endelevu katika Jumba la Uchumi, Kaunti ya Embu kati ya saa za ofisi za saa 8:00 asubuhi - 4:30 jioni, Jumatatu hadi Ijumaa.**

Mtu yeyote anayetaka kufanya uwakilishi wowote kuhusiana na, au kupinga mpango hapo juu anaweza kutuma maoni kwa CECM, **S.L.P. 36 - 60100,** ndani ya siku sitini (60) za tangazo hili. Uwakilishi au maoni kama hayo yataelezea sababu ambazo zinafanywa.

Imetolewa Tarehe 2 Aprili 2025
MHE. Raymond N. Kinyua, OGW
Waziri Wa Kaunti (CECM) – Ardhi, Mipangilio ya Miji, Uchimbaji Madini, Nyumba na Miji Endelevu, Serikali ya Kaunti ya Embu

SERIKALI YA KAUNTI YA TANA RIVER
IDARA YA ARDHI, UPANGAJI, KILIMO, MIFUGO, (MATIBABU YA WANYAMA), UVUVI, NA MAENDELEO YA USHIRIKA

SHERIA YA MIPANGO YA MATUMIZI YA ARDHI (*No. 13 of 2019*)

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI wa MAKAAZI YASIYO RASMI

	Nambari ya Kumbukumbu	Jina la Mpango
1	TRCG/233/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Kipini Mjini
2	TRCG/2364/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Oda
3	TRCG/1355/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Minjila Malakoteni
4	TRCG/1355/2025/02	Mpango wa Eneo na Matumizi ya Ardhi, Idsowe
5	TRCG/138/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Mji wa Pili
6	TRCG/312/2025/01	Mpango wa Eneo na Matumizi ya Ardhi, Handampia
7	TRCG/312/2025/02	Mpango wa Eneo na Matumizi ya Ardhi, Mikinduni
8	TRCG/312/2025/03	Mpango wa Eneo na Matumizi ya Ardhi, Kone

Kuambatana na kifungu 49(1) cha Sheria ya Upangaji wa Maeneo na Matumizi ya Ardhi (Nambari 13 ya Mwaka 2019), ILANI imetolewa ya kwamba utayarishaji wa mipango iliyotajwa hapo juu chini ya awamu ya pili ya mradi wa kuboresha vitongoji duni nchini Kenya (KISIP2) ulikamilika mnamo tarehe 21 Machi 2025.
Nakala za Mipango hiyo zimewekwa katika ofisi zifuatazo kwa ajili ya ukaguaji wa umma: Ofisi ya Waziri wa Serikali ya Kaunti anayesimamia idara husika ya Ardhi na Mipango, Hola; Ofisi ya Msimamizi wa gatuzi dogo la Tana River; na Ofisi ya Msimamizi wa gatuzi dogo la Tana Delta.

Nakala hizo zapatikana kwa ajili ya ukaguzi wa uma bila malipo kati ya saa mbili asubuhi na saa kumi-na-nusu jioni mnamo siku za kazi serikalini.

Mtu yeyote, mashirika au taasisi zinazopenda kutoa maoni yoyote au pingamizi kuhusu mipango hii wanahimizwa kutuma maoni yao kwa msandishi **Waziri wa Serikali ya Kaunti, Idara Husika ya Ardhi na Mipango, Serikali ya Kaunti ya Tana River, Sanduku la Posta 29-70101, Hola** ndani ya siku sitini (60) tangu tarehe ya kuchapishwa kwa tangazo hili. Pingamizi lolote linapaswa kueleza sababu za kupinga mpango husika.

Waziri wa Serikali ya Kaunti
Idara Husika ya Ardhi na Mipango
Serikali ya Kaunti ya Tana River
Sanduku la Posta 29-70101
Hola

Imechapishwa leo, Tarehe: 25th March,2025

Bi./Mhesh. Mwanajuma Hiribae
Waziri wa Serikali ya Kaunti ya Tana River
Idara ya Ardhi, Upangaji, Kilimo, Mifugo, (Matibabu ya Wanyama), Uvuvi, na Maendeleo ya Ushirika

FORM PLUPA L-2 (r.10)

SERIKALI YA KAUNTI YA LAIKIPIA
IDARA YA MIUNDOMBINU, ARDHI NA MIPANGO YA FIZIKIA, MAKAZI, NISHATI NA MAENDELEO YA MIJI
S.L.P 1271-10400, NANYUKI

SHERIA YA MIPANGO YA FIZIKIA NA MATUMIZI YA ARDHI (NA. 13 YA 2019)

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI

KICHWA CHA MPANGO WA MAENDELEO:	MIPANGO YA KIENEO YA MATUMIZI YA ARDHI KATIKA VIJIJI VYA MAINA (NYAHURURU), AFRICAN LOCATION (RUMURUTI), SIPILI, KANYONI NA KWA MBUZI (NANYUKI)

Kwa mujibu wa masharti ya kifungu cha 49 (1) cha Sheria ya Mipango ya Matumizi ya Ardhi, 2019, TAARIFA inatolewa hapa kwamba maandalizi ya Mipango hizo hapo juu chini ya awamu ya pili ya mradi wa kuboresha vitongoji duni nchini Kenya (KISIP2) yalikamilishwa tarehe **28 Machi 2025**.

Nakala za mipango hizo kama zilivyoandaliwa zimewekwa kwa ukaguzi wa umma katika Ofisi za Mjumbe wa Kamati ya Utendaji ya Kaunti (CECM) wa Miundombinu, Ardhi na Mipango ya Fizikia, Makazi, Nishati na Maendeleo ya Miji pamoja na Ofisi ya Mipango ya Fizikia ya Kaunti katika Miji ya Nanyuki na Rumuruti, Kaunti ya Laikipia. Nakala hizi zinapatikana kwa ukaguzi bila malipo kwa watu wote wanaopenda kati ya saa 8:00 asubuhi - 5:00 jioni, katika siku za kazi rasmi.

Mtu yeyote, mashirika au taasisi zinazopenda kutoa maoni yoyote au pingamizi kuhusu mipango hii wanahimizwa kutuma maoni yao kwa maandishi kwa Mjumbe wa Kamati ya Utendaji ya Kaunti (CECM) wa Miundombinu, Ardhi na Mipango ya Fizikia, Makazi, Nishati na Maendeleo ya Miji, Kaunti ya Laikipia, S.L.P 1271-10400, Nanyuki ndani ya siku sitini (60) tangu tarehe ya kuchapishwa kwa tangazo hili. Pingamizi lolote linapaswa kueleza sababu za kupinga mpango husika.

Imetolewa tarehe 28 Machi 2025.

Ekwam Nabos

Mjumbe wa Kamati ya Utendaji ya Kaunti Idara ya Miundombinu, Ardhi na Mipango ya Fizikia, Makazi na Maendeleo ya Miji Kaunti ya Laikipi

Family exhumes father to fight off land grabbers

▸ They claimed the patriarch, buried 15 year ago, was the only one who could defend them.

▸ Four members of the family have been arrested for exhuming a body without court order.

STEPHEN RUTTO, ELDORET

In a bizarre incident, a family in Kamagut, Uasin Gishu County, exhumed the remains of their father, who died and was buried in 2010, in protest over an unresolved land tussle.

Yesterday, residents of Leseru village awoke to a shocking sight -- the body of Noah Tanui had been exhumed by his children, who claimed he was the only one who could defend them from persistent threats by an individual claiming ownership of a 17-acre farm, allegedly inherited from their grandmother.

According to Tanui's children, they reached the decision to exhume his body after goons persistently threatened to evict them from the property since 2022. They stated that they had reported the threats to the authorities, but with no assistance forthcoming, they turned to the man who had always protected them, while he was still alive.

As neighbours watched in disbelief, the late Tanui's children maintained that they had been allegedly harassed by goons, who appear each planting season to grow maize on portions of their land. They said they would be visiting police stations with their father's remains in tow.

William Cheruiyot, a son of the deceased, said the harassment escalated on Saturday when machete-wielding youth raided the farm and began planting crops on one section.

Cheruiyot said he and his siblings politely asked the intruders to leave the property, but were instead attacked with machetes and knives.

He claimed previous reports of threats had not been acted upon by security agencies.

"If it means being tossed from one police station to another or even going to prison, we would be going with our father; even if he doesn't speak, we believe he will be speaking silently while defending us against individuals who want to take away our inheritance," Cheruiyot said.

He continued, "Security officers keep coming here to warn us against cultivating our land or threaten us with arrest. On Saturday, when youths planted on the section we had prepared using our own money, they attacked us with machetes and knives."

His brothers, Dismas Kemboi, 23, and Abraham Ruto, 29, displayed injuries to their heads and hands, which they claimes were sustained during the alleged attack.

"No one tells us the mistakes we have committed whenever we seek help from authorities. We are often termed as the perpetrators when we are victims," says Cheruiyot.

Faith Tanui, a daughter of the deceased, said their family had been frustrated enough by the tussle over a property that they inherited from their grandparents.

She claims the individual claiming ownership of the family land was working in cahoots with others to fabricate charges, resulting to repeated police harassment since 2022.

Their emotional mother, Sally Tanui, said she had tried to stop her children from exhuming their father, but her pleas were in vain. She said the man claiming their land was well known to her. She also revealed that efforts to resolve the dispute through local elders had failed.

As the standoff unfolded, police officers stormed the homestead situated off Eldoret Southern Bypass and arrested the widow, one of her daughters, and two sons.

Uasin Gishu County Police Commander Benjamin Mwanthi confirmed that the four were arrested for exhuming a body without a court order. "It is against the law to exhume a buried body—even if it's a relative's—without proper authorisation. It is also unlawful to interfere with human remains," said the County Commander.

He added that investigations had been launched into the family's claims of harassment and the alleged failure of police to offer protection.

srutto@standardmedia.co.ke

Sally Tanui, the wife of the late Noah Tanui, speaks to the media following the exhumation of her husband's body yesterday. [Peter Ochieng, Standard]

TRAGEDY

Three siblings dead, one injured in night blaze in Kiambaa

Sorrow has engulfed Gachie Village in Kiambaa Constituency, Kiambu County, following a tragic fire incident that occurred Saturday night, leaving three siblings burnt beyond recognition.

One child narrowly escaped death and is currently nursing injuries.

According to area residents, the fire broke out in the dead of night. Despite their efforts to put it out, the flames overwhelmed them.

Residents lamented that the Kiambu County fire engine arrived too late—by the time emergency services reached the scene, the fire had already consumed the entire structure, along with the lives of the three innocent children.

The house owner, John Ombasi, who works as a night guard, recounted how he was informed about the incident. Upon arrival, he found his house reduced to ashes.

The three children who perished were two girls and a boy, aged four, two, and one respectively. The only survivor, an eight-year-old boy, managed to escape.

The fire is believed to have started around 1 am. The mother of the four children, identified as Cynthia, was not at home during the incident. A neighbour, Brenda Akumu, explained that Cynthia, a single mother, had left the children alone overnight.

Area MCA Kabau Muthondu confirmed that the remains of the deceased had been taken to the Kihara Level Four Hospital mortuary, where post-mortems would be conducted.

He urged parents and guardians not to leave children unattended at night.

The exact cause of the fire remains unknown. **[Kimaku Chege]**

FORM PLUPA L-2

EMBU COUNTY GOVERNMENT

DEPARTMENT OF LANDS, MINING, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT

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

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

S/ NO.	PLAN NUMBER	TITLE OF PLAN
1.	E21/2025/01	Ithata "A" Local Physical and Land Use Development Plan
2.	E21/2025/02	Ithata "B" Local Physical and Land Use Development Plan
3.	E21/2025/03	Majimbo Local Physical and Land Use Development Plan

Pursuant to the provisions of section 49(1) of the physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans under the Second Kenya Informal Settlement Improvement project (KISIP2) was on the 31st day of March, 2025 completed.

Copies of the plans have been deposited for public inspection at the office of the County Executive Committee Member in charge of Lands and Physical Planning, Trade House, Embu.

The copies so deposited are available for inspection free of charge between 8.00 am and 4.30 pm during working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member C.E.C.M, Lands, Mining, Housing, Physical Planning and Urban Development Embu County Government, P.O BOX 36-60100** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated: **02nd April, 2025.**

Raymond N. Kinyua, OGW
C.E.C.M, Lands, Mining, Housing, Physical Planning and Urban Development

FORM PLUPA L-2 (x.10)

COUNTY GOVERNMENT OF LAIKIPIA

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

P.O Box 1271-104 00, NANYUKI

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

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

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

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

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

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member (CECM) Infrastructure, Land & Physical Planning, Housing, Energy & Urban Development, Laikipia County, P.O Box 1271-104 00 Nanyuki** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated the **28th March 2025.**

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

FORM PLUPA L-2

COUNTY GOVERNMENT OF TANA RIVER

DEPARTMENT OF LANDS AND PHYSICAL PLANNING, AGRICULTURE, LIVESTOCK, VETERINARY SERVICES, FISHERIES AND COOPERATIVE DEVELOPMENT

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

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

S/NO.	PLAN NUMBER	TITLE OF PLAN
1.	TRC6/233/2025/01	Kipini Mjini Local Physical and Land Use Development Plan
2.	TRC6/2364/2025/01	Oda Local Physical and Land Use Development Plans
3.	TRC6/1355/2025/01	Minjila Malakoteni Local Physical and Land Use Development Plan
4.	TRC6/1355/2025/02	Idsowe Local Physical and Land Use Development Plan
5.	TRC6/138/2025/01	Mji wa Pili Local Physical and Land Use Development Plan
6.	TRC6/312/2025/01	Handampia Local Physical and Land Use Development Plan
7.	TRC6/312/2025/02	Mikinduni Local Physical and Land Use Development Plans
8.	TRC6/312/2025/03	Kone Local Physical and Land Use Development Plans

Pursuant to the provisions of section 49(1) of the physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans under the Second Kenya Informal Settlement Improvement project (KISIP2) was on the 29th day of March, 2025 completed.

Copies of the plans have been deposited for public inspection at the office of the County Executive Committee Member in charge of Lands and Physical Planning, Hola and respective subcounty Administrators offices in Tana River and Tana Delta.

The copies so deposited are available for inspection free of charge between 8.00am and 4.30pm during working days.

Any interested person (s), organizations or entities who wishes to make any representation in connection with or objection to the above plans may send the same in writing to be received by the **County Executive Committee Member, C.E.C.M, lands and Physical Planning, County Government of Tana River. County Council Road, P.O BOX 29-70101, Hola** within **sixty (60)** days from the date of publication of this notice and any such representation shall state the grounds on which they are made.

Dated: 25th March, 2025
Hon. Mwanajuma Hiribae
C.E.C.M, Lands and Physical Planning, Agriculture, Livestock, Veterinary Services, Fisheries and Cooperative Development

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

Annex II: Minutes

Minutes of the presentation of draft final plans

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING, AND URBAN DEVELOPMENT
KENYA INFORMAL SETTLEMENT IMPROVEMENT PROJECT (KISIP2)
PLANNING, CADASTRAL, AND TOPOGRAPHICAL SURVEY OF SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES- PHASE IIC – CLUSTER 1
Project by:
E&G Spatial Consultants Ltd

MINUTES OF THE PRESENTATION OF DRAFT PLANS HELD AT CATHOLIC CHURCH, IN AFRICAN LOCATION INFORMAL SETTLEMENT ON 24th JUNE 2025

Agenda

1. Introduction and preliminary remarks
2. Presentation of final draft plans
3. Plenary and comments
4. Adoption of Plans
5. Closure and adjournment of the meeting

AFL /MIN/001: INTRODUCTION AND PRELIMINARY REMARKS

The Chairperson of the Settlement Executive Committee (SEC) officially opened the meeting at 9:30 a.m. He began by introducing members of both the SEC and the Grievance Redress Committee (GRC). He conveyed apologies for the absence of a few members, noting that they were assisting with mobilization efforts within the community to ensure broad attendance. He encouraged all attendees to engage actively and share their feedback during the day's presentation.

Remarks from the ACC

She mentioned that they fully supported the project and assured that their offices are always open in case of any issues. She also passed on regards from the area chief.

Remarks from the county planner

He acknowledged the presence of the physical planner, environmentalist, and social officer. He also recognized the efforts made by the consultant, the committee, as well as the national and county governments. He encouraged the community to share their proposals, as the project is nearing completion, and to actively participate during the upcoming presentation.

Remarks from MCA representative

She conveyed regards from the MCA, mentioning that he fully supports the project and will back the plan when it is presented at the county assembly.

Remarks from KISIP national

He welcomed the SEC and GRC members and outlined the day's agenda, emphasizing inclusive participation in the planning process. He highlighted tenure regularization as the main objective of the KISIP component and urged community members to seek clarification and provide feedback on the draft plan. He cautioned the SEC and GRC to ensure proper registration of parcels, especially for absent owners, and encouraged local resolution of disputes with proper documentation. He concluded by urging active community engagement to ensure the final plan reflects their needs.

AFL/MIN/002: PRESENTATION OF FINAL FRAFT PLAN

During the meeting, the consulting team introduced themselves, after which the team leader urged community members to resolve any ongoing disputes peacefully and in good time. She then provided an overview of the project methodology, which included the formation of the Settlement Executive Committee (SEC) and Grievance Redress Committee (GRC), project launch, drone mapping and picking, preliminary environmental and social screening, and both socio-economic and physical mapping. She emphasized that the **Final Draft Plan** would guide the next steps of the project—namely surveying, beaconing, and eventually the issuance of title deeds. She clarified that the plan would be presented to the County Assembly for approval and once passed, would become a legal instrument.

The consultant provided an update on the settlement, noting that it covered an area of 41.2 hectares. From the socio-economic survey, 370 parcels were enumerated, while about 30 had not. Residents whose parcels were not captured were urged to come forward for registration; otherwise, their parcels would be registered under the County Government. The settlement was reported to be accessible via the C77 (Nyahururu–Maralal) road, and all plots were served by well-defined access roads ranging from 5 to 35 meters in width.

In terms of development, 45% of the area remained undeveloped. The built-up area consisted of 48% semi-permanent structures, 37.2% permanent structures, and 14.8% temporary structures. The settlement was reported to be well-served by social amenities including educational institutions, worship centers, an open-air market (Soko Mjinga), a cemetery, and private health care facilities.

During the participatory planning phase, the community had proposed several development priorities. These included the creation of a designated dumpsite and waste collection points, improved sanitation and liquid waste management, upgraded drainage and stormwater channels, enhanced security through lighting and ICT centers, development of a market, and improved road connectivity and internet access. These proposals were consolidated into a shared community vision for a sustainable and well-connected settlement with improved sanitation, infrastructure, and security.

Following the distribution of maps to community members, the final draft of the plan was presented. The **Final Draft Plan** incorporated most of the community's proposals while maintaining the existing settlement layout with minimal disruptions. It introduced practical redevelopment strategies that were both realistic and tailored to the settlement's context. A total of 216 structures were affected under the plan: 105 semi-permanent, 86 permanent, 23 temporary, and 2 under construction, with the extent of impact ranging from 1.41 to 152.79 square meters.

He then explained that the subsequent activities would include surveying and beaconing, which would require all beneficiaries to be present. In the event that a beneficiary was unavailable, a representative could stand in as a signatory, provided they presented an affidavit as proof of authority from the owner. He cautioned the community against vandalizing the placed beacons, emphasizing that they were legally binding. Additionally, he assured that persons whose structures would be affected during the demarcation of roads would be facilitated in accordance with the regulations governing the project.

The advantages of the **Final Draft Plan** included a more organized spatial layout, a well-defined road hierarchy for improved access, better living conditions, and optimal land use. It allowed for increased density and vertical development, supported efficient infrastructure provision, and enabled long-term planning. The plan also ensured individual tenure security and promoted integrated, sustainable development aligned with the community's vision.

MIN/AFL/003: Comments, Questions and Answers

S/no	Comment	Response
1	The settlement was noted to lack connector roads. The GRC chairperson added that connector roads had been grabbed and few available were grabbed.	The consultant clarified that the only mapped connector roads are those that were shown during picking. If the community members were willing to give part of their parcels for connector roads, that would be added in the plan.
2	A member requested a change of Soko Mjinga name	Subject to further deliberations by the community members
3	Claims were raised that the picked area of Soko Mjinga entailed 4 private parcels - K, K1, K2 and K3. A proposal was made for these people to be legally compensated if the parcel was to be registered as a market – public land.	The issue was forwarded to the CCPCT as earlier the GRC were unable to resolve.
4	The owner of parcel 287 requested that the space between 287 and 286 be changed back to a road and recreational.	The consultant took note of the comment for amendment on the plan.
5	Owner of parcel 34 claimed that parcel 34A was part of parcel 34.	The consultant noted that owner of parcel 34A had been enumerated and was on the list of beneficiaries as well. Both 34 and 34A owners were advised to solve their issue with GRC.

6	Owner of parcel 255 claimed that it was supposed to be two parcels	The consultant noted the parcel and requested the owner to remain for subdivision of the parcel after the meeting.
7	A member claimed that his parcel was P5, but he could not see it on the map	The consultant requested his remain after the meeting and be shown his parcel.
8	A member observed that the parcels differed in sizes and asked whether land rates should be based on the plot sizes.	The consultant responded that the parcels were picked as shown by the plot owners, as the project is about regularization and not allocation. The community was informed that land rates are calculated based on plot size and use.
9	Owner of parcel 314 claimed that the 9m road next to his parcel was part of his parcel.	The consultant noted the parcel for site visit after the meeting.
10	Owner of parcel 272 claimed that his parcel was missing in the final plan.	The consultant explained that the parcel was found to be fully on the Maralal KeNHA road reserve.
11	A member enquired about duplication of parcel numbers	The consultant clarified that African Location A and African Location B were different settlements as per the project besides African Location A was coded AFL and African Location B coded ALB.
12	A member noted that parcels 171 and 191 were privately owned but the plan had indicated them as public purpose.	The consultant noted that use and ownership are different. Public purpose colour only indicated use of the parcels and not ownership.

AFL/MIN/004: Adoption of Plans

The KISIP representative led the community in formally adopting the Final Draft Plan and emphasized that the plan would be presented to the County Assembly for approval. To symbolically affirm the community's support, he requested members to take a group photo holding copies of the Final Draft Plan as a sign of adoption.

He further informed the community that final verification and validation of the beneficiary lists would take place immediately after the meeting. He also noted that the remaining project activities, namely surveying and beaconing, as well as the preparation of the Environmental and Social Management Plan (ESMP) and the Resettlement Action Plan (RAP) would be carried out at a later date to be communicated in due course.

AFL/MIN/005: Closure and Adjournment of the Meeting

The GRC chairman expressed his gratitude to the consultant, the county team, and the community at large. The meeting was then adjourned with a word of prayer from one of the community members at 12 p.m.

Minutes Confirmed by:

Consultant

Name: _____ Designation: _____

Signature: _____ Date: _____

KISIP national representative

Name: _____ Designation: _____

Signature: _____ Date: _____

KISIP county representative

Name: _____ Designation _____

Signature: _____ Date: _____

SEC (Representative)

Name: _____ Designation _____

Signature: _____ Date: _____

Minutes of the presentation of draft plans

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

KENYA INFORMAL SETTLEMENT IMPROVEMENT PROJECT (KISIP2)

PLANNING, CADASTRAL, AND TOPOGRAPHICAL SURVEY OF SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES- PHASE IIC – CLUSTER 1

Project by:

E&G Spatial Consultants Ltd

MINUTES OF THE PRESENTATION OF DRAFT PLANS HELD AT CATHOLIC CHURCH, IN AFRICAN LOCATION INFORMAL SETTLEMENT ON 26th MARCH 2025

AGENDA

Introduction and preliminary remarks

Summary of socio-economic findings

Vision and proposals

Presentation of draft plans

Plenary and comments

6. Closure and adjournment of the meeting

MIN: AFL /01/26/03/2025: INTRODUCTION AND PRELIMINARY REMARKS

The chairperson of the Settlement Executive Committee (SEC) opened the meeting at 9.30 a.m. He began by introducing the SEC members, as well as those from the Grievance Redress Committee (GRC). He also extended apologies for the absence of some members, explaining that they were engaged in mobilizing community members for the meeting. He encouraged everyone to actively participate and give feedback on the day's presentation.

Remarks from the ACC

She mentioned that they fully supported the project and assured that their offices are always open in case of any issues. She also passed on regards from the area chief.

Remarks from the county planner

He acknowledged the presence of the physical planner, environmentalist, and social officer. He also recognized the efforts made by the consultant, the committee, as well as the national and county governments. He encouraged the community to share their proposals, as the project is nearing completion, and to actively participate during the upcoming presentation.

Remarks from MCA representative

She conveyed regards from the MCA, mentioning that he fully supports the project and will back the plan when it is presented at the county assembly.

Remarks from KISIP national planner

He recognized the presence of SEC/GRC and began by explaining the day's agenda, emphasizing the importance of creating space for planning. He encouraged everyone to ask questions and provide feedback on the draft plan, particularly where clarification was needed. He reiterated the main objective of the KISIP component—tenure regularization—and explained that the draft plan would have various impacts on the parcels. He stressed the importance of seeking feedback and addressing concerns within the 60-day period before it becomes law.

He also cautioned them to be careful, especially regarding parcels whose owners were not present during the socio-economic survey, encouraging the SEC/GRC to be vigilant in such cases to ensure that the correct owner is registered for each parcel. He urged the GRC to handle disputes at the local level before escalating them to the county or KISIP, emphasizing the need for impartiality when resolving disputes and the importance of documenting minutes during such resolutions.

He emphasized the importance of community involvement in creating the draft plans, highlighting that those who will be affected by the project will be guided by the draft plan. He encouraged everyone to be fully engaged in the day's agenda and to provide their comments.

MIN: AFL /02/26/03/2025: PRESENTATION OF SOCIO-ECONOMIC FINDINGS

The consulting team introduced themselves, and then the team leader began by encouraging those with disputes to ensure they are resolved peacefully and promptly. She proceeded with an overview of the project methodology, which included the formation of the SEC and GRC, project launch, drone mapping and picking, preliminary environmental and social screening, and socio-economic and physical mapping.

She further explained that the draft plans will guide the next phase, which includes beaconing and, ultimately, titling. She reiterated the approval process for the draft plans and informed the community that the final draft will be presented to the county assembly. Once approved, the plans will become law. She then outlined the upcoming phase, which involves surveying and beaconing.

Settlement's context	The consultant reported that as from the last presentation, the settlement acreage is 41.2ha
Enumeration status	she reported that during the socio-economic exercise,370 parcels were enumerated, with around 30 parcels not enumerated, encouraging them to avail themselves for registration, otherwise they'll will be registered under the county government

Transport network, existing roads	She stated that location is Accessible via C77 road (Nyahururu- Maralal road) with all parcels been accessible with well-defined and sizeable access roads (5m - 35m
Development status	It was reported that 45% of the settlement is undeveloped with 48% semi-permanent structure, 37.2 -permanent, 14.8 temporary
Social facilities	It was reported that the settlement has adequate educational institutions with access to Worship centres, Open air market, - Soko Mjinga Cemetery, and Private health care facilities

MIN: AFL /03/26/03/2025: VISION AND PROPOSALS

The proposals that were put forward during the participatory planning phase included:

- A designated area for a dumpsite, and waste collection points
- Improved sanitation, and liquid waste management
- Improved drainage and storm water channels
- A Secure settlement, with security lights and ICT centres and a market.
- A well-connected settlement, with internet, and good roads network system
- The community visions were all summarized to
  A sustainable settlement with designated waste collection areas, better drainage and sanitation, security measures and improved connectivity

MIN: AFL /04/26/03/2025: PRESENTATION OF DRAFT PLANS

"Residents were given the opportunity to review the draft plans to confirm that their inputs were correctly captured.

- **Nil Intervention**- retaining the status quo: No plan proposals and letting the settlement development continue without any regularization guidelines.
- **practical option**- this option largely adopts the existing plan layout. It introduces some level of intervention that will suit the existing settlement situation considering the feasibility of applicable proposals with but with modalities/guidelines on how to incrementally redevelop the settlement to desired levels. This option affected 216 structures, 105 semi-permanent, 86 permanent, 23 temporary, 2 under construction. The extent of the impacts ranged from 1.41-152.79sqm.
  Advantages of the Practical option

The settlement will be more organized in a regular spatial pattern.

A clear road hierarchy will be achieved and allow for efficient accessibility and connectivity within the settlement

Improved living conditions

Optimal space utilization

Allows for intensification and densification of development

Best for futuristic development

Vertical developments and horizontally aligned layouts would enhance economies of scale in utilities reticulation and space use

Security of tenure secured at individual parcel level

Integrated & sustainable development

Disadvantages

PAPs

Costly implementation

Might require institutional realignment during implementation

Full Implementation is not immediate- takes time

MIN/AFL/05/26/03/2025/: Comments, Questions and Answers

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

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

MIN/AFL/06/26/03/2025: Voting on the Plans

The KISIP representative led the voting session, offering further clarification on the two options. He emphasized that the plans are still in the draft stage, allowing time for feedback, which the consultant will consider when finalizing the plan. He also reiterated that the final plans will be presented to the county assembly for approval, with another opportunity for the community to provide feedback. Additionally, he encouraged the county to address the road issue. The first proposer noted that the plan is crucial for the future, allowing access for fire trucks and ambulances in the settlement. The seconder proposed access to allow for drainages and sewer lines, therefore seconding the practical option. In the end, the community unanimously chose the practical option.

The consultant then provided a brief overview of the remaining project activities, which included the final community public participation, the final verification and validation of the beneficiary lists, survey and beaconing, and, lastly, the preparation of the ESMP (Environmental and Social Management Plan) and RAP (Resettlement Action Plan).

MIN/AFL/07/26/03/2025: Closure and Adjournment of the Meeting

The GRC chairman expressed his gratitude to the consultant, the county team, and the community at large. The meeting was then adjourned with a word of prayer from one of the community members at 12 p.m.

Minutes Confirmed by:

Consultant

Name:_____Designation _____

Signature: _____Date: _____

KISIP national representative

Name:_____ Designation _____

Signature: _____Date: _____

KISIP county representative

Name:_____Designation _____

Signature: _____Date: _____

SEC (Representative)

Name:_____Designation _____

Signature: _____Date: _____

Minutes of the presentation of socio-economic survey findings, visioning, community participatory Mapping

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

PLANNING, CADASTRAL SURVEYING AND DETAILED TOPOGRAPHICAL SURVEY FOR ELEVEN (11) SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTY PHASE IIB-CLUSTER 3

Project by:

E&G Spatial Consultants Ltd

MINUTES FOR THE MEETING ON PRESENTATION OF SOCIO-ECONOMIC SURVEY FINDINGS, VISIONING AND VERIFICATION OF LIST OF BENEFICIARIES HELD AT RUMURUTI CATHOLIC CHURCH, AFRICAN LOCATION 'A' SETTLEMENT ON THE 20TH of FEBRUARY 2025

Agenda

Preliminaries and Introductions

Presentation of the socio-economic survey findings by the consultant

Key Findings from the Socio-Economic Survey

Community Visioning

Participatory Planning

Adjournment and Meeting Closure

Verification of the Preliminary List of Beneficiaries

Members Present

See the attendance list attached

AFL/MIN/ 001: Preliminaries and Introductions

The meeting began with a prayer from one of the community members, followed by brief speeches from the stakeholders, including:

SEC Chairman

The Chairperson formally opened the meeting by extending a warm welcome to all attendees. He acknowledged and expressed his appreciation to the KISIP National officials for their visit to the settlement and their role in facilitating the election of community representatives of two key committees: The Settlement Executive Committee (SEC) and The Grievance Redress Committee (GRC). He emphasized that these committees serve as the primary liaison between the community and key stakeholders, including the Consultant, the National County Project Team (NCPT), and the County

Project Coordination Team (CPCT). Their role is to ensure that the community's concerns, perspectives, and interests are effectively communicated and addressed throughout the project implementation process.

The Chairperson expressed appreciation to the Chairman of the GRC for the diligent handling of grievances and disputes related to the KISIP project. He recognized the committee's commitment to addressing all concerns with the importance they deserve. He further noted that the SEC Chairman would later provide an opportunity for the GRC Chairman to offer remarks regarding the progress made in resolving disputes.

The Chairperson proceeded to commend and express his gratitude to the Consultant for upholding their commitment to ensuring a smooth and transparent process while maintaining consistent engagement with the community. He further outlined the key milestones achieved by the Consultant in the implementation of the KISIP project within the settlement. Although not presented in chronological order, he highlighted the following significant stages:

- The formation of the SEC and GRC committees.
- The introduction of the Consultant responsible for implementing the KISIP project.
- Completion of drone mapping of the settlement.
- Surveying and measurement of individual parcels within the project boundary.
- A consultant environmental specialist engaged SEC and GRC members and assessed the impact of flooding within affected zones.
- Physical mapping to assign parcel identification numbers and conduct a socio-economic survey, which commenced towards the end of 2024 and continued into early 2025.

The Chairperson further noted that the primary agenda of the meeting was for the Consultant to present the findings of the socio-economic survey. Additionally, the community would have the opportunity to articulate their aspirations for the settlement and actively participate in the planning process. This includes providing input on the allocation of public facilities aimed at enhancing living standards and proposing road networks to improve accessibility and mobility within the settlement.

The Chairperson took the opportunity to invite the GRC Chairperson, acknowledging the challenging role he has played in ensuring that the majority, if not all, disputes have been resolved amicably. He commended the GRC for its dedication and diligence in handling grievances and emphasized the importance of fair and transparent dispute resolution.

As an example, he highlighted a particular case involving five brothers who were all claiming ownership of a single parcel of land and each seeking an individual title in their name. To resolve the dispute and prevent potential conflicts in the future, he advised the brothers to agree on having the title registered under the name of the original living owner. This approach aimed at fostering unity and avoided prolonged disputes over ownership.

Additionally, the Chairperson expressed his gratitude to all community members for maintaining peace throughout the various stages of the project. He urged any individuals

who felt that their cases had not been fairly addressed by the GRC to seek further redress through the County Project Coordination Team (CPCT).

He noted with concern that the process of obtaining a title deed can be daunting. However, he assured the community that CPCT and NCPT have collaborated to take up the process and ensure its success—completely free of charge. He encouraged community members to ask all the questions they may have to minimize any doubts regarding the KISIP Project.

Finally, he stated that, on behalf of the community representatives, he is grateful to the community for entrusting them with the responsibility of representation. He acknowledged that it is a role that requires guidance from God, emphasizing that without divine support, they would not have come this far.

He then invited all community representatives entrusted with this responsibility to stand and introduce themselves, stating their respective positions within either the SEC or GRC committees.

SEC Vice Chairlady

The SEC vice Chairlady took the opportunity to introduce herself and encouraged all community members with questions or concerns regarding any stage of the KISIP Project to raise them during the meeting. She emphasized that addressing these issues openly would help eliminate any doubts that could lead to misunderstandings or tensions within the community.

GRC Chairman

The GRC Chairman welcomed the consultant team and the community, expressing his gratitude for their attendance in large numbers. He began by stating that his committee had received more than five disputes, emphasizing that these issues can be resolved at the community level.

He provided an example of a recurring dispute where multiple individuals claim ownership of the same parcel of land, with one claimant attempting to be enumerated. However, he clarified that disputes beyond the GRC's capacity to resolve had been escalated to the DCI and CPCT levels, assuring that everything is progressing smoothly.

He further stated that during the verification exercise, all parcel owners must present, in addition to their KRA PIN and a photocopy of their ID, all relevant ownership documents proving their claim to the land. He emphasized that the consultant team will guide the community on how the verification process will be conducted.

Finally, he expressed his gratitude to both the National Government and the County Government for their support in making the exercise a success. He emphasized that this initiative is highly significant for the community as a whole.

Area Chief

The Area Chief expressed his sincere gratitude to all attendees for their presence at the meeting, especially the consultant team and KISIP National team, for giving the people of African Location the opportunity to obtain title deeds—something they have been praying and believing in for a long time.

In conclusion, he urged the entire community to embrace the project and extend their full cooperation whenever required, fostering a collaborative and supportive environment for its successful implementation.

ACC (Assistant County Commissioner)

The ACC introduced herself and thanked everyone present for being at the meeting.

County Physical Planner

The County Physical Planner acknowledged the presence of everyone and invited the County Team accompanying him to introduce themselves. After the introductions, he expressed appreciation for the community's continuous support and cooperation with the consultants throughout every stage of the project.

He further commended the consultants for their excellent work in ensuring the smooth progress of the project and for keeping all stakeholders informed whenever their involvement was needed. Jokingly, he remarked that the consultant and her team had become part of the community, helping to create a sense of ease and trust in the KISIP project.

Municipal Manager

The Municipal Manager acknowledged the presence of everyone at the meeting, especially the consultant. He appreciated the cooperation that the SEC, GRC, and the community had extended to the consultant, noting that the project is progressing smoothly without any hiccups.

He further stated that all disputes brought to their attention will be addressed in accordance with the procedures outlined in the KISIP National rules and regulations. Additionally, he emphasized that the County is more than willing to work closely with the consultant to ensure the successful completion of the KISIP Project in African Location.

Area MCA

The Area MCA warmly greeted everyone present at the meeting, expressing gratitude for their attendance. He thanked them for taking the time to join and expressed hope that they would actively participate throughout the session.

AFL/MIN/ 002: Presentation of the socio-economic survey findings by the consultant

The Project Director commenced the session by expressing gratitude to the community for their attendance. She then noted with concern that the contributions of the previous speakers, including the SEC Chairman and County Officials—who played a pivotal role in bringing the KISIP Project to the African Location—had not been fully acknowledged. She inquired whether this was due to the community's anticipation and high expectations for

the day's activities or concerns regarding the project, particularly the planning and allocation of areas designated for road construction.

She began by introducing herself before inviting the team accompanying her to do the same. She clarified that her team was significantly larger than those present, as other members were concurrently conducting a similar exercise in a neighboring settlement.

The Director commenced the presentation by outlining the day's three main agendas to the community including:

- Public participation by engaging the public in planning their settlement and gathering their aspirations for the next 5–10 years
- Presentation of Socio-Economic survey findings to the community.
- Verification of the List of Beneficiaries – At this stage, the Director urged community members to actively participate by confirming that the details recorded during the socio-economic survey were accurately documented. Additionally, they were requested to provide all necessary documents for verification.

The Director inquired whether anyone in the meeting had a pending dispute regarding their parcels. She took note of the few individuals who raised their hands and emphasized that all disputed parcels should be properly documented during the verification exercise. She instructed the SEC and GRC Committees to review and resolve these disputes before proceeding with verification.

She then asked the community which organization had brought the project to the African Location. Noticing that only the SEC and GRC members responded, she elaborated that the project was initiated by the National Government under the Kenya Informal Settlements Improvement Project (KISIP), in collaboration with the County Government of Laikipia and other counties.

She further explained that KISIP stands for the Kenya Informal Settlements Improvement Project, and its primary objective is to enhance the living conditions of settlements like African Location through the issuance of title deeds and infrastructure upgrades.

She commended the SEC Chairman for his valuable contributions and acknowledged the comprehensive overview he provided earlier regarding the stages the consultant had guided the community through since the project's inception.

She then proceeded to elaborate on each stage in detail, beginning with:

- **Formation of the SEC and GRC Committees–** She explained that the selection of SEC (Settlement Executive Committee) and GRC (Grievance Redress Committee) members was carried out by KISIP National Officials. She further stated that committees serve as a vital link between the Consultant, the National Project Coordination Team (NPCT), the County Project Coordination Team (CPCT), and the community of African Location.

  She emphasized that the SEC and GRC are the primary points of contact before the Consultant engages with the community. Their role is to ensure that community members are well-informed about upcoming project stages and to address any disputes related to the KISIP Project.

- **Introduction Meeting of the Consultant to the Community–** She explained that KISIP National Officials organized a formal meeting to introduce the Consultant to the community as the entity responsible for implementing KISIP Subcomponent 1.1, which focuses on land tenure regularization within the settlement.

This meeting took place on 18th November 2024, at Rumuruti Catholic Church, providing an opportunity for the community to understand the Consultant's role in the project.

- **Project launch-** The Director explained that this meeting marked the official unveiling of the project to the community. During the session, the Consultant provided comprehensive information about the project, outlined the various stages involved, and clarified the community's roles and responsibilities at each stage of the KISIP Project.

  This meeting was held on the 3rd of December 2024, at Rumuruti Catholic Church

- **Drone Mapping –** The Director explained that a drone was flown over the settlement to capture an aerial view and accurately identify the project area boundaries. She noted that this exercise was conducted in the initial stages of the project to ensure that the mapping reflected the original state of the settlement before any major improvements were made.
  She mentioned that the drone maps that were generated had been displayed on the walls of the meeting hall, allowing the community to view and verify the mapped boundaries of the settlement, and their parcels.

- **Ground Picking -** The Director explained that ground picking was conducted as part of the land tenure regularization process. This involved physically identifying and recording the exact locations and boundaries of individual parcels within the settlement. The exercise ensured that all plots were accurately mapped and aligned with the drone imagery, providing a reliable basis for the subsequent stages of the project.
  She further stated that the drone maps that had been pinned on the wall also included clearly marked boundaries for each parcel within the project area.

- **Socio-Economic Survey-** The director indicated that the most recent phase of the socio-economic survey involved the collection of detailed information from each household. She also emphasized that the presentation of the survey findings was a primary item on the day's agenda.

The director further stated that the subsequent phase would be the planning stage, during which the community will be engaged to provide their vision for the future development of the settlement. This process will involve gathering input on the desired structure and growth of the area over the next 5 to 10 years. Community members will submit proposals, which the consultant team will be tasked with incorporating into a comprehensive mapped plan.

Additionally, the director stated that the prepared plan, once the community consents to adopting it, will be submitted to the County Assembly for approval. Upon approval by the County Assembly, the plan will be utilized by the surveying team to place beacons. She specifically emphasized that beacons cannot be placed on any parcel until the planning stage is fully completed.

The Director further clarified that an additional area of the settlement had been incorporated into the project area, following the exclusion of another settlement that failed to meet the necessary criteria for inclusion. This newly added area was fortunate to be included in the project, with the residents benefiting from its incorporation.

The added area was designated as African Location B, as the consultant had already commenced work on the other section of African Location, which was later named African Location A. The Director further mentioned that activities for both African Location A and B will proceed concurrently, with meetings being held simultaneously for both areas."

The Director indicated that the total project area to be covered across both African Location A and B is 41 hectares, approximately 100 acres, comprising a total of 399 parcels within the project area.

AFL/MIN/ 003: Key Findings from the Socio-Economic Survey

The following are the key findings from the socio-economic survey

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

Economic profiles	The consultant reported that
	• In African 33.9% were self-employed, 17% were casual laborers while 21% were unemployed
	• 53.9% of the respondents worked outside the settlement compared to 46.9% working inside the settlement
	  • Majority of the residents at 46.4% were low-income earners depending on an informal economy
	  • Need for strategic planning interventions that can improve economic opportunities in the settlement.
	  • "She expressed concern that, despite most people earning up to Shs 10,000, some monthly expenditure goes as high as Shs 30,000. She questioned the discrepancies in these figures."

Structure types	● Characterized by grid development pattern ● Structured settlement layout-Two-faced access frontages (from main access roads and on the service lanes) ● Externally, the settlement is defined by the tarmac road C77 (Rumuruti-Maral Road) AIC Rumuruti Primary School in the south and river Kandutura on the eastern side ● Parcel boundaries are defined by the beacon-to-beacon perimeter walls or structure walls and fences. ● She also took note of the structure types in the settlement, with most buildings being categorized as follows: Semi-permanent: 48% Permanent: 37.2% Temporary: 14.8%"
Parcel sizes	A map showing the various parcel sizes was presented to the community. The consultant noted that: ● 390 parcels were above 450sq.m ● 9 parcels were between 250-450sq.m She noted that all the parcels within African Location meet there required sizes by the KISIP Project sizes that include:

	● 50ft by 100ft is the minimum size for titling ● KISIP project allows up to a minimum of 100sq.m
Land acquisition, ownership and use	● The consultant noted that 48.6% of the parcels were acquired through purchase, 30% through inheritance, 13.5% were self-acquired, and 6.5% were gifted. ● She further noted that 78% of the people possess land rate receipts, while only 2% have letters of allotment. ● The director stated that only 37.1% of the parcels are owned by women compared to 62.9% that are owned by men. ● The Director encouraged community members to include their spouses and children in order to jointly own a parcel of land. She further stated that, in cases where the land is jointly owned by multiple individuals, the title can accommodate only up to four names therefore, the family must agree on the name(s) that will be included in the joint title. ● She emphasized that individuals whose names appear on the title hold ownership on behalf of all listed others and should be involved in every decision regarding the land. She noted that: ● 45% of the settlement is undeveloped with only 18% are developed parcels. This presented an opportunity for (re)development in the future once the titles had been obtained ● Dominant land use – residential at 48%
Transportation	The participants were shown a spatial representation of the transport network in the settlement and the director stated that: Main access roads run longitudinally Accesses are of varying road sizes (along their structures) There is generally a good transportation network in the settlement, with most people having set aside the road reserves. She, however, noted that some roads were of uneven widths and therefore required standardization. Some were of very narrow widths. She urged the community to start thinking about how these cases would be addressed during the subsequent planning stage.
Water Supply	The consultant also stated that: ● Most residents have piped water into the compound 79.9%. ● She went on to note that most of the residents do not face any water-related issues
Sanitation and Environment	● Dominant use of pit latrines is not sustainable due to space limitations. 99% of residents had access to toilets with 70.7% mainly use pit latrines as the main type of toilet facility ● A high risk of groundwater contamination from pit latrine waste infiltration, ● Lack of stormwater drainage systems due to broken sewer lines in some parts of the settlement

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

AFL/ MIN/ 004: Community Visioning

The Consultant GIS Expert led the session, beginning by asking the community members what they understood by the term 'visioning.' One member explained that visioning refers to the dreams and aspirations a person has for the long term, while another stated that it refers to the goals one sets for their future. The Consultant then emphasized that visioning involves forming a clear mental image of a desired outcome, he further stated that the visioning for this project should span at least 10 years. He encouraged all residents to share their perspectives on how they would like their settlement to be

structured, stressing that the visioning and planning process for the settlement would be participatory, involving the residents of African Location.

The community members expressed their views as follows:

- Improvement of the road network within and around the settlement for better accessibility.
- Implementation of a proper drainage system to enhance sanitation and prevent flooding.
- They wanted a town with streetlights to enhance security.
- Provision for nursery school, ICT hub and playground within the settlement.
- Provision for storm water drainage in cases of flooding.
- Provision for an industrial center for production to help improve their economic stability
- Provision of modern health facilities equipped with advanced medical equipment.
- The area designated for the cemetery should be allocated for use as a social facility
- Provision for a police post.
- Proposed feeder roads to help during disaster management

AFL/MIN/ 005: Community Participatory Planning

The Director began the session by suggesting that a community member could choose to designate part of their parcel of land to start an ECDE Centre, potentially generating income from this venture. Alternatively, the government could purchase land from a community member to build a community ECDE Centre for the area. However, she raised a concern, questioning whether there are enough young children to attend such a center, as statistics from the socio-economic survey indicated that the population of children under 9 years is very low.

The Director also asked the community to propose ideas for the location of a police post. One member stood up and suggested that the 300 acres of land originally designated for an industrial center (some distance from the settlement) should be sufficient to accommodate both the industrial center and the police post. Another member proposed that the police post be situated inside the Soko Mjinga market center, though this suggestion was not well received by others. One member then suggested that the area designated for the cemetery could be repurposed for the police post. Another member pointed out that since there is already a police station in the central area, the new police post should be placed within the settlement to address any emerging security concerns. Another suggestion was made to allocate part of the land designated for social facilities for the police post. Finally, a member proposed that the old cemetery could serve as a suitable location for the police post, although he also noted that there may be space around the Soko Mjinga market that could be designated for this purpose.

The Director reiterated a point made earlier by a member, emphasizing that if any proposals are not feasible within the settlement, there is an existing spatial plan for the town that can accommodate these facilities. She also suggested that the proposed amenities, which are essential to the community, could be accommodated within the two government-designated areas: the old cemetery and the marketplace known as Soko Mjinga, if and where possible. The Director directed the discussion by highlighting the areas where the community would like changes to be made. These were the final agreements:

- Soko Mjinga will continue to serve as a market center for the community
- If the proposed cemetery land is still available, it was suggested that it could be used to accommodate a social and recreational hall, as well as a community center.

Finally, the Director inquired about how to proceed with the widening of the road and noted that the expansion might affect some plots and houses within the settlement. While some members supported the widening of the main roads, they were opposed to the creation of feeder roads. Ultimately, it was suggested that the feeder roads be maintained at a width of 6 to 9 meters to improve accessibility, particularly during disasters, and also to enhance security. She also emphasized that the planned roads will be expanded on the best fit basis so as to minimize destruction.

AFL/MIN/ 006: Matters Arising

QUESTIONS/ISSUES RAISED	RESPONSE
A member inquired whether, if a road were to cut across his parcel of land, he would still be able to obtain a title for the remaining portion of the land	It was noted that whereas the project had no provision for compensation for land, the PAPs generated would be facilitated by the county government to move the parts/sections of the affected property. To answer the question, she said that the remaining parts of their parcels/land will be titled, as long as they were of adequate size.
The Director inquired if there is any government-designated area within the settlement.	The community members responded as follows: ● Soko mjinga market center ● The Old Cemetery Area
The Director also inquired whether there is a need for an ECDE Centre, given the very low population of children under 9 years	The Director assigned the community members this task to reflect upon
A member expressed his deep concern over the abandonment of the proposal to have a police post within the settlement, citing the high level of insecurity in the area.	"The Director explained that his fellow community members had abandoned the idea of a police officer post due to the proximity of an existing police station. However, she acknowledged the concerns regarding the high level of insecurity but also reminded him of the various security measures suggested by other members, including the installation of solar streetlights to help curb the issue. Additionally, she pointed out that there is no available space within the settlement to establish the police post."

AFL/MIN/007: Verification

The SEC chairman informed the community that after the meeting the next exercise will involve verification of information that they provided during the socio-economic survey. He further explained that there will be different verification desks in the room. He provided guidance on how the beneficiaries should organize themselves for the verification exercise.

AFL/MIN/ 008: Closure and Adjournment of the meeting

With no other business to discuss, the meeting was adjourned at 1:30pm with a word of prayer from a community member.

AFL/MIN /009: Verification of the Preliminary List of Beneficiaries

This exercise commenced at 2:30 pm, right after the adjournment of the community meeting. The following were the key highlights:

- Verification of beneficiaries' details, which involved confirmation of the correctness of the name, the photo, ID no, KRA pin number, any other documents that show ownership of the parcel and the structure number. Once these details were confirmed, the beneficiary appended their signature against their names. Where errors were noted, the relevant amendments were made by hand, pending subsequent amendment on the official list.
- A total number of 330 turned up for the verification exercise.

The exercise was adjourned at 4:30p.m

Minutes Confirmed by:

Consultant Representative

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

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

County Representative

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

Signature.....Date.....

SEC Representative

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

Signature.....Date.....

Attendance lists

ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP 2)

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

County LAIKIPIA **Settlement** African Location **Venue** Catholic Church

Meeting/ Activity PRESENTATION OF SOCIO-ECONOMIC FINDINGS AND VERIFICATION OF LOBs **Date** 20th FEB 2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	FLORENCE MURIUKI	ACC RUMURUTI	0723438076	flomuriuki9@gmail.com	
2.	Jackson Maina Kibocha	Municipal Manager	0721463491	jacksonmaina584@gmail.com	
3.	JUNE YATOR	Communication Officer	0713094195	yatorjune@gmail.com	
4.	RICHARD MUCHOKI	PHYSICAL PLANNER	0723467806	muchokirichard2@gmail.com	
5.	Fredrick Gachagua	Physical Planner.	0700402929	gachaguafredrick@gmail.com	
6.	FIONA WACHIRA	ENV. SAFEGUARDS OFFICER.	0724073665	fionawanguri7@gmail.com	
7.	PETER MANTARA	LANDS SURVEYOR	0723767042	Mangucmaina@gmail	
8.	Diana Wangari	Social Dept Officer	0700634753	dwangari42@gmail.com	
9.	SAMUEL-KI TUM	SENIOR CHIEF	0722834953	samuelkitum@gmail.com	
10	Julius Ngundo	RAP/SAP (E&G)	0722237317	juliusngundo2012@gmail.com	

1

No.	Name	Project Designation	Contact	Email Address	Signature
11	JOHN GICHUKI	MCA	0722329770	gichuki4000@gmail.com	
12	FAITH W. BENSON	OOP / ACC	0720571140	wambuibenson@gmail.com	
13	PETER MUTHEE	County Surveyor	0724723057	Petermuthee@gmail.com	
14	~~Catherine Kalamalani~~		~~0726078749~~		
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ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County LAIKIPIA **Settlement** AFRICAN LOCATION **Venue** R. CATHOLIC CHURCH

Meeting/ Activity PRESENTATION OF SOCIAL ECO **Date** 20th FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Alice Mukami		✓	Community Member	0700620986	Mukami
2.	Stanley Munyua	✓		Community Member	0721363223	
3.	James Mutua Maina	✓			0704204040	
4.	Agnes Alimlim		✓	Community Member	0715318962	
5.	Macharia Karina	✓		Community Member	0722710380	
6.	Henry Maina Kabuthia	✓		Community Member	0727731686	
7.	Stanley Ngechu Kiwani	✓		Community Member	0726127118	
8.	Margaret Wacheria		✓	Community Member	0703420558	
9.	Damaris Nambi		✓		0708455842	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Esther Wairimu Wachira		✓	Community Member	0728721516	
11	Elijah Ndirangu	✓			0718412027	
12	Mary Mukami		✓		0727578816	
13	Grace Nyaundo		✓		0754707288	
14	Simon Muli	✓			0720063241	
15	Steven Muthoni		✓		0712458444	
16	Josphat Losenge	✓			0726055667	
17	Naftali Otondo	✓			0795812840	
18	Miriam Wambui		✓		0705935786	
19	Margaret Wambui		✓		0715712800	
20	Sarah Leting		✓		0723766222	S.L
21	Irene Wairimu		✓		0717822985	
22	Hanna Wangari		✓		*0712575691	
23	WILLIAM MWAURA	✓			0726952488	
24	PURITY SEGEL		✓		0726688050	
25	MARGARET W. MUTHU		✓		0726464809	
26	Joseph K. Kabiro	✓			0721312575	
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	Sub-totals Male/Female					

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ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

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KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County LAIKIPIA **Settlement** African Location **Venue** Catholic CHURCH

Meeting/ Activity Presentation of socio-Economic survey Findings & verification of Lots **Date** 28th FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	ANTHONY MUNENE NJAGI	✓		Community Member	0721-456086	
2.	JOHNSON KURIA GICHAKGIRE	✓		Community Member	0710802324	
3.	Ruth Klangui		✓	Community Member	0722833815	
4.	Nancy Njoki		✓	Community Member	0720316900	
5.	Samuel Mundia Kamau	✓		Community Member	0725665414	
6.	JOHN WAGURA	✓		Community Member	0729195524	
7.	Samson Ndegithi	✓		Community Member	0722860209	
8.	Rebecca Muthoni		✓	Community Member	0710464701	
9.	Josphat Njuguna Kimani	✓		Community Member	0717144554	
	Sub-totals Male/Female					

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Paul Mathaniko	✓		Community Member	0724268368	
11	Kioingla Ewoi	✓		Community Member	0710454338	
12	Daniel Eshikon Lokengen	✓		Community Member	0713648305	
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	Sub-totals Male/Female					

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ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

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KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County LAIKIPIA **Settlement** AFRICAN LOCATION **Venue** R. CATHOLIC CHURCH

Meeting/ Activity PRESENTATION OF SOCIO-ECONOMIC FINDINGS & VERIFICATION **Date** 20th FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Samuel Mathenge	✓		Community Member	0725589934	
2.	Samuel G. Kiharason	✓		Community "	0717970981	
3.	Jecinta Wanjiku Mwaniki		✓	Community Member	0724723025	
4.	Sammy Edufu	✓		Youth Leader	0712337761	
5.	LYDIA WANGARI		✓	Community Member	0790738181	
6.	CHARLES MARIUKI MWANGI	✓		Community member	0723033242	
7.	JOHN KARANJA	✓		Community member	0725235837	
8.	Esther Achieng' Nyanjumbi		✓	Community Member	0707806723	
9.	Letisha Makaba		✓	Community Member	0729927142	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Kenneth Gathungu Gachohi	✓		Community Member	0724993476	
11	Stephen Wanjiru	✓		Community Member	0701325641	
12	David Wachira Maina	✓		Community Member	0721256996	
13	Joseph Mbotha	✓		Community Member	0739285212	
14	Margaret Gathoni		✓	Community Member	0716369863	
15	Helten Wandia		✓	Community Member	0717409100	
16	Joyce Gathoni Ndirangu		✓	Community Member	0720565878	
17	Esther Nyambura		✓	Community Member	0724839334	
18	Jackson M. Kibocha	✓		Municipal Manager	0721463491	
19	Peterson M. Mutonyi	✓		Community Member	0721815913	
20	Esther Wanjiku		✓	Community Member	0720769355	
21	JOHN WAMBUGU MWANGI			Community Member	0729079318	
22	Joseph Muthee Macharia	✓	✓	Community Member	0729584749	
23	Ryeben Kairu Muthee	✓			0715736629	
24	SAMUEL KINGORI KATHURIA				0729539853	
25	PETE	✓			0729539853	
26	Ann Wanjiru Muraguri		✓		0720295593	
27	JOHN LOSUSU HEGA				0713795412	
28	Amos Chege Kinya	✓			0726743210	
29	Joseph Mwaniki Kuko				0795098463	
30	Lucy Njeri				0725114018	
	Sub-totals Male/Female					

2

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
31	Julius K Marai	✓		Community member	0722898053	
32	Hellen Lengesuma		✓	Community Member	0746051981	
33	Celina Chemngeno		✓	Community Member	07	
34	Elizabeth Wanjiku		✓		0728404436	
35	Nira Mumbi		✓		0727263023	
36	Mary Siemy		✓		0713053991	
37	Anne Muiruri		✓		0726795544	
38	Paul Wahome Kirombe	✓			0722402586	
39	Robert Wambua	✓		Community Member	0712963484	
40	Richard Mutero				0722462993	
41	MARTIN M. KIGANO	✓			0710802418	
42	BENSON M. GATHUNGU	✓			0745969052	
43	John Mugambi				0723883701	
44	ISAAC NATRANGU	✓			0722468244	
45	Matthew K. Mawia	✓		Community Member	0724847141	
46	Agnes N. Kiriko		✓		0727146080	
47	Agnes Njeri Maina		✓		0723148838	
48	Gabriella Gathigia		✓		0756682128	
49	Simon Mthiri Kanjeria	✓			0721361394	
50	Elijah Muriuki				0724492828	
51	Jane Mumbi Nyoro				0705421384	
	Sub-totals Male/Female					

3

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
52	Patrick Wachira	✓		Community Member	0753863406	
53	Caroline Mundi		✓	Community Member	0723833474	
54	Rueben Njogu			Community Member	0700305850	
55	Lydiah Wangechi Gitonga		✓	Community Member	0723475831	
56	James Gitau	✓		Community Member	0714790089	
57	Agnes Waithaka		✓	Community Member	0720144030	
58	Muthoni Wawero		✓	Community Member	0700629053	
59	Mary W. Kamau.		✓	Community Member	0711348707	
60	Hannah Njeri			Community Member	0728544408	
61	Samuel Thiko Nyaga	✓		Community Member	0720077053	
62	Susan Kambo		✓	Community Member	0746906102	
63	Margaret Kimani		✓	Community Member	0711545604	
64	Lucy Mugo		✓	Community Member	0710131686	
65	Susan Mwikaki Njuguna		✓	Community Member	0720294001	
66	Peter M Njuguna	✓		Community Member	0721388006	
67	Rebecca Wanjugu Ndongwa		✓	Community Member	0783672776	
68	Peter Kimani Kihiko	✓		Community Member	0790219567	
69	Mary Njeri		✓		0705937417	
70	Joshua Wachira Mworia	✓			0722432278	
	Sub-totals Male/Female					

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ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

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KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County LAIKIPIA **Settlement** African Location **Venue** Catholic church

Meeting/ Activity Presentation of socio-economic Findings/Verification **Date** 20th FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	LAWRENCE M. KANYI	✓		Community member	0714962609	
2.	Jackson K. Gichero	✓		GRC Member	0722449668	
3.	Margaret Wambui Miano		✓	Community Member	0729568076	M. WAMBUI
4.	Joseph Wanyoike Gichuhi	✓		Community Member	0723833122	
5.	Mary Nyagura Gitonga		✓		0710544389	
6.	Joseph Kariuki Wamari	✓		Community Member	0720425082	
7.	Mary Nyambura		✓	SEC Member	0723382449	
8.	Anne Wanjiku Wathuani		✓	Community Member	0725165095	
9.	Rose Nyoki Mundia		✓	Community Member	0725178367	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Boniface Kanuki	✓		Community Member	0701325643	
11	Margaret Orno		✓	Community Member	0719301071	
12	JAMES NDIRANGU RUKWARO	✓		Community Member	0722696299	
13	VINCENT P. GIKONYO	✓		Community Member	0722696299	
14	ANDREW C. TOROITICH	✓		Community Member	0720969096	
15	Ntaino Lakishira	✓		Community Member	0723519109	
16	Jane Muiyeru		✓	Community Member	0726887496	
17	MOSES LOPUWA EPEYUNION	✓		Community Member	0789611540	
18	Jimmy Lesetketeti	✓		Community Member	0742983121	
19	Martha Waithiegeni Wathiani		✓	Community Member	0726407938	
20	GITITU MARTIN NGUTITHA	✓		Community M.	0721950022	
21	MARSAGRACE WAMUYU BARAGU		✓	Community Member	0715366037	
22	Mary Wanjeri		✓	Community Member	0731273264	M. W
23	Francis Chemboi	✓		Community Member	0723423939	
24	Ann Wambui		✓	Community Member	0728828650	
25	Joseph Kimankwaro	✓		Community Member	0724618929	
26	Emily Nyakabi Gichuru		✓	Community Member	0741264894	
27	Esther Muhoro		✓	Community Member	0716802607 9	
28	Dorcas Chepkorir		✓	MCA'S OFFICE Representative	0725902604	
29	Mary Gichuki		✓	Community Member	0799906989	Mary W
30	Karami Salim	✓		Community Member	0723976552	
	Sub-totals Male/Female					

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
31	Punty Mombi Mbuchu		✓	Community Member	0723474759	
32	Richard Mbuchu Kinyua	✓		Community Member	0723474773	
33	Rachael Munyi		✓	C.R.C	0729157402	
34	ROBERT MWANGI	✓		Community Member	0720857754	
35	Ambrose Munyi	✓		Community Member	0720662536	
36	Antonella Lekampach		✓	Community Member	0115673141	
37	Rose Muthoni Mdiranou		✓	Community Member	0721542960	
38	Irene Wanjiru Muraga		✓	Community Member	0712673130	
39	ANN NJERI NDIRITU		✓	~~Community Member~~	0722937026	
40	CAITHIRA M. KIANGA		✓	Community Member	0728365341	
41	FRANCIS MUTIURI GACHABU			Community Member	0720613286	
42	ANTHONY KIARIE WAITHAKA	✓		Community Member	0721584381	
43	Paul Muiruri Wachira	✓		Community Member	0113393456	
44	Charles Maina Wavuta	✓		Community Member	0722821743	
45	CHARITY KIRIGO MURITHI		✓	Community Member	0721610732	
46	Jane Njoroge		✓	Community Member	0713354071	
47	CHARITY RINUTHIA		✓	Community Member	0702350596	
48	Lucas Wanjiku Macharia		✓	Community Member	0720723962	
49	WACHIRA KAMENJU	✓		Community Member	0722567232	
50	Lydiah W. Muraya		✓		0725571605	
51	SUSAN W. KIGANO		✓		0707877032	
	Sub-totals Male/Female					

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
52	FLORENCE NJAMBI GITHINJI		✓	Community Member	0799955870	
53	ESTHER DUTIO		✓	Community Member	0726722139	
54	Titus Muema	✓		Community Member	0722664559	
55	Harris Wanjiku Maina		✓	Community Member	0722419415	
56	Paul Gitau Gatari	✓		Community Member	0707284164	
57	James Gu Ngunjiri Wamai	✓		Community Member	0705584939	
58	Joshua Kabiru	✓		Community Member	0722936102	
59	Elizabeth Kabiru		✓	Community Member	0728799343	
60	GACHARA KAMYEKI	✓		Community Member	0721282340	
61	James Thuku Kahunoo	✓		Community Member	0715353514	
62	Samuel Nyoro Muigoo	✓		Community Member	0723404261	
63	Lucas Kirombe	✓		Community Member	0724574037	
64	MIRIAM WANEMI NJABIA		✓	Community MEMBER	0710114893	
65	ZIPPORAH NKIROTE KUBANIA		✓	Community member	0716879120	
66	JELIUS WANJIRU WAINAINA		✓	Community Member	0711119545	
67	Paul Muiruri Kabiru	✓		Community Member	0724146304	
68	Elizabeth Rono		✓	Community Member	0728353464	
69	Priscillah Waite		✓	Community Member	0726345072	
70	Stephen Kipkorir Ruto	✓		Community Member	0721466623	
	Sub-totals Male/Female					

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KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County LAIKIPIA **Settlement** AFRICAN LOCATION **Venue** Catholic CHURCH

Meeting/ Activity PRESENTATION OF SOCIO-ECONOMIC FINDINGS VERIFICATION **Date** 20th FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Paul Museithi Njoroge	✓		Community Member	0714960489	
2.	Pauline Njeri Kibutthi		✓	Community Member	0711454487	
3.	Peter Losusui Kaboko	✓		Community Member	0721174111	
4.	PETER MAINA KAGWERI	✓		Community Member	0718405886	
5.	David Madai	✓		SEC Member	0787292414	
6.	GEORGE KORO	✓		Community Member	0720258054	
7.	Martin Muchandu	✓		Community Member	0720088287	
8.	Antony Ndegwa Muchangi	✓		Community Member	0757929609	
9.	Ndegwa Kibesa	✓		Community Member	0727843874	
	Sub-totals Male/Female					

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Paul Ndesitu Githiaka	✓		Community Member	0728301890	
11	Lawrence Maina Githiako	✓		Community Member	0720904555	
12	Paul Ndahi Kangeki	✓		Community Member	0727100288	
13	Zipporah Klanjiku		✓	Community Member	0728863884	
14	Julia Wangui Njeru		✓	Community Member	0726136438	
15	Timothy Kiogua	✓		" "	0720244795	
16	Beatrice Kabuka		✓	Community Member	0743354349	
17	DAVID GICHOHI			" "	0718856575	
18	GEOFFREY NJUGUNA	✓		SEC Member	0743297103	
19	SIMON WAWERU	✓		Community Member	0724402896	
20	HARRISON NJOGU			Community Member	0725503275	
21	Godfrey Gitahi	✓		" "	0712515243	
22	Susan Wamucii Kinyua		✓	" "	0710528289	
23	Jane Acucu Rokuau		✓	" "	0713880847	
24	ESTHER Nyagulkie		✓	" "	0715255268	
25	Pauline Ethokon Ekoel		✓	" "		
26	Martin Kaman Njoroge	✓		" "	0729347080	
27	Samuel Kagumba Wigui	✓		" "	0724553520	
28	Richard Lotu Kimani	✓		" "	0720957632	
29	Gabriel Machagia Kasiuki	✓		" "	0700721469	
30	JULIUS MAINA MUNENE	✓		" "	0724217176	
	Sub-totals Male/Female					

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
31	Charles Machakia	✓		Community Member	0722878798	
32	Peter Kiombati	✓		Sec Member	0710402984	
33	HELLEN MUITHONI		✓	Community Member	0706127872	
34	ALICE WAMBA		✓	" "	0769148605	
35	Susan Muthoni		✓	" "	0727157867	
36	Mary Cheptoo		✓	" "	0725490008	
37	Julia Kachukra Muangi		✓	" "	0729539948	
38	Naftali Mathambo	✓		" "	0711124747	
39	Joseph Kahome	✓		"	0781845771	
40	Daniel Kagiri				0720935490	
41	Henry Gichohi Mutuakuhio	✓		" "	0740342208	
42	Mary Njeri Kimathi		✓	" "	0712006391	
43	Mary Wangari		✓	" "	0720709278	
44	Charles Bakagia	✓		" "	0710322359	
45	Robert Kibui	✓		" "	0721502960	
46	Nancy Leji		✓	" "	0724430125	
47	Robert Wanderi	✓		" "	0703275415	
48	Paul Kinyanjui	✓		" "	0729514082	
49	Gitungi BAZARE	✓		" "	0725721255	
50	Jackline Rotich		✓	" "	0792031882	
51	Rose Nyaguthii Njawira		✓	" "	0743064118	
	Sub-totals Male/Female					

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No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
52	Richard Kipkurui	✓		Community Member	0794413235	
53	BRIAN MUTAHI	✓		Community Member	0717494199	
54	SUSAN W. MAKUMI		✓	Community Member	0723719355	
55	James Gitonga Charles	✓		Community Member	0757469321	
56	David Maina Kaunya	✓		Community Member	0705192470	
57	David Ndaraiga Mbui	✓		Community Member	0724724830	
58	Esther Chebo Chepkochep		✓	Community Member	0729298588	
59	Agnes Njeri Maina		✓	Community Member	0723148838	
60	Moses Ngunjo	✓		Community Member	0757954900	
61	Julia Ndindio		✓	Community Member	0714922189	
62	Jane Gathigia Kiamana		✓	" "	0719461796	
63	Rose Kagunjidi		✓	" "	0723236550	
64	Pauline Gachui		✓	" "	0716716540	
65	Jemifer Njagati Kachika		✓	" "	0723087232	
66	Isaac Kusiuki	✓		Community Member	0714827575	
67	Simon Lekorere	✓		Community Member	0711552604	
68	Esther Njakio		✓	" "	0721780153	
69	Milka Wangari		✓	" "	0713614908	
70	ANTHONY Githambo	✓			0723803063	
	Sub-totals Male/Female					

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Ministry of Lands, Public Works
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KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP 2)

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

County LAIKIPIA **Settlement** African Location **Venue** Catholic church

Meeting/ Activity Presentation of Socio-Economic Findings & Verifications **Date** 20th FEB 2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Simon Mbugua	G.R.C	0721257957	Simonjugma@Gmai	
2.	Diana Wamitiria	GRC member	0729707601		
3.	Brenda Kamure	SEC member	0717624704		
4.	Paul Ichiuki	SEC	0726743328		
5.	Ann Wanogi	SEC Community Member	0792744436		
6.	Jackline Njeri Mundia	SEC Community Member	0722150877		
7.	Agnes Abono	SEC/GRC	0748571358		
8.	Elijah Mbiriithi	SEC/GRC	0725771877		
9.	Guampa Lenankeiai	Community Member	0726405990		
10	Caroline Sawe	Community Member	0721104047	carlchirg@gmail.com	

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No.	Name	Project Designation	Contact	Email Address	Signature
11	Auvekia Wanja Waciuri	Community Member	0722263471		
12	John Maina Ndeiru	Community Member	0721436266		
13	MARTIN KAHINDI	community member	0723248284		
14	Elijah Wambaka	Community Member	0711410017		
15	Esther Wanjiku Kibiriri	Community Member	0725696333		
16	Stephen Gitiaka	Community Member	0726952738		
17	David Nwanga Kacharia	Community Member	0729090087		
18	Agnes Wamuar	Community Member	0710983512		
19	Robert Gakio Waryaga	Community Member	0723747472		
20	PHILIP NDEKWA MUSANA	Community Member	0726291324		
21	Anne Murigi	SEC Member	0722638070		
22	Lampsiany Alfred	community member	0705728125		
23	JOHN KARANG MUTHAURA	Community Member	0722474717		
24	Abram Karuki Kamau	Community Member	0712357666		
25	Karen Kiruto Njoki	Community Member	0112351808		
26	Margaret GATHONI WAKARA	Community Member			MG
27	KIMANI MWANGI	Community Member	0713538365		
28	Bernard Gitonga Waiti	Community Member	0701152323		
29	Gladys Mumbi	Community Member	0721571321		
30	Grace Wateve	Community Member	0725496168		

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