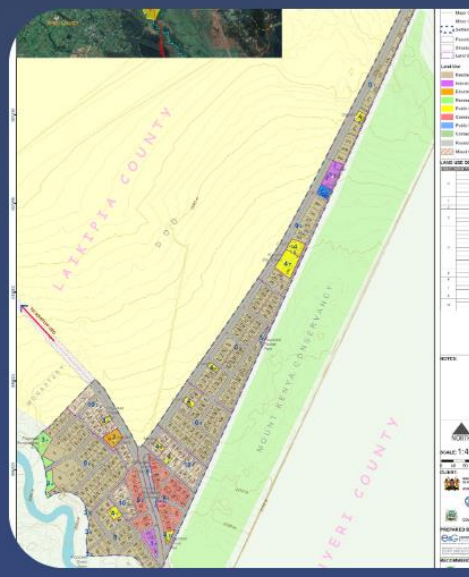
Ministry of Lands, Public Works, Housing and Urban Development

KISIP

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN FOR KANYONI MARKET, LAIKIPIA COUNTY

(2025-2035)



SEPTEMBER, 2025

THE WORLD BANK

County Government of Laikipia

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

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

CERTIFICATE

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

…… ……

Signed Date

Plan. Esther M. Githinji

Registered Physical Planner-0203

Recommended

…… ……

Signed Date

Plan. Michael Mudenyo

County Director of Physical Planning

APPROVAL

Certified

....

Signed **Date**

Hon. Martin Ekwam Nabos

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

Approved

....

Hansard No. **Date**

Laikipia County Assembly

Departmental Reference No.:.....*R54/2025/01*.....

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

FOREWORD

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

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

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

This Local Physical and Land Use Development Plan provides a framework for sustainable development, optimal use of space, environmental conservation, orderly development and safeguarding national security as provided in the constitution of Kenya 2010, Physical and Land Use Planning Act, 2019, National Land Policy and the draft Laikipia County Spatial Plan among other policies. The preparation of Kanyoni A settlement plan was anchored on the community vision "***To transform Kanyoni into a well-planned, accessible, and secure Settlement".*** This largely informed the plan proposals, which are in line with the best planning practices.

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

Successful implementation of this plan relies on the active commitment of all relevant actors, including the local community, county departments, non-governmental organizations, development partners, and national government, etc, who are urged to align their programs, budgets, and activities with the plan's objectives and vision. Implementation should be done in line with the implementation matrix, which is part of this plan. Coordinated action, resource mobilization, and sustained commitment will be essential to achieving inclusive, sustainable development for Kanyoni settlement.

.....

Hon. Martin Ekwam Nabos

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

ACKNOWLEDGEMENT

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

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

Special mention to:

- H.E. Joshua Wakahora Irungu, EGH. – Governor, Laikipia County Government
- Reuben Kamuri Ngatia- Deputy Governor, Laikipia county
- Martin Ekwam Nabos- CECM, Infrastructure, Land, Housing, Energy and Physical Planning
- Leah Njeri-CECM, Water and Environment
- Mwangi Gichuki-Chief Officer, Lands
- Plan. Michael Mudenyo-Ag. Director Lands and KISIP2 county coordinator
- Koinange Wahome-County Secretary
- Grace Wairagu-NLC Coordinator, Laikipia county
- Anthony Rukwaro-Municipal Manager, Nanyuki municipality
- Jackson M. Kibocha-Municipal Manager, Rumuruti municipality

- Plan. Richard Muchoki-Senior Planner, Laikipia West sub-county/Acting municipal manager, Nyahururu municipality
- Plan. Fredrick Gachagua-Chief Planner, Laikipia West sub-county
- June Yator-Communication officer
- Fiona Wachira-Environmental officer
- Diana Wangari-Social Development Officer

KISIP NPCT under the Ministry of Lands, Public Works, Housing & Urban Development): Supervisory follow up role in the project process, advisory role, attending all stakeholders' meetings, technical support and ease access to available required data by the consultant etc.

Special mention to:

- Mr. George Arwa – KISIP Project Coordinator
- Ms. Celestine Wanjala – KISIP Sub Component Head
- Mr. Anthony Kimosop- Ass Subcomponent Head
- Ms. Victor Sule-KISIP Liaison Person
- Mr. Maurice Asamwa-KISIP2 Environmental and Social Safeguards Officer
- Ms. Getrude Mbogo-KISIP2 Social safeguards officer

The various stakeholders and any other person who participated in data generation, visioning, objective setting exercise, property boundary verification, shared their knowledge, formulation of proposals and their commitment to the project's completion;

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

Signed:

.....

Plan. Esther M. Githinji
Director
E&G SPATIAL CONSULTANTS LIMITED

TEAM OF CONSULTANTS

Name	Designation
Plan. Esther M. Githinji	Project Director/ Project Coordinator
Plan. Nancy Asiepet Okodoi	Project Senior Planner
Ms. Jane Kamau	Sociologist
Mr Washington Okeyo Abuto	Project Surveyor
Mr. Sammy Muinde	LIS/GIS Expert
Dr. Andrew Kiplagat	Environmentalist
Mr. Julius K. Ngundo	RAP Specialist
Plan. Hezron Kagia Gathura	Planning Assistant
Mr. Nahashon Mokua	Planning Assistant
Plan. Perpetua Mutindi	Planning Assistant
Mr. Jack Teddy Onyango	Planning Assistant
Ms. Loise Nduku Kitulu	Planning Assistant
Mr. Eric Omburo Abuya	Planning Assistant
Ms. Frida G. Muriithi	Planning Assistant
Mr. Paul Kigen	Planning Assistant
Ms. Esther Naliaka	Planning Assistant
Ms. Mercy Chebet Cheruiyot	Planning Assistant
Ms. Joyce Wanjiru	Community Development Officer
Mr. John Gakundi	Community Development Officer
Ms. Lilian Brenda Olulo	Community Development Officer

EXECUTIVE SUMMARY

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

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

Consistent with the policy's directive under Section 211, KISIP2 intervenes in informal settlements by facilitating tenure regularization through planning and surveying services on suitable public land. This policy alignment is operationalized through KISIP2's Project Development Objective **to improve access to basic services and tenure security in participating settlements while strengthening institutional capacity for slum upgrading.**

This objective is realized through four components:

- Component 1 (Integrated Settlement Upgrading), which supports upgrading settlements through tenure regularization and infrastructure improvement;
- Component 2 (Socio-Economic Inclusion Planning), which promotes the inclusion of beneficiaries in government programs;
- Component 3 (Institutional Capacity Development), which builds institutional and policy capacities at national and county levels for slum upgrading; and
- Component 4 (Program Management and Coordination), which ensures efficient project management by supporting the National and County Project Coordination Teams (NPCT and CPCTs).

Notably, Component 1 on integrated settlement upgrading and Component 2 on socio-economic inclusion, are directly informed by planning activities.

The Consultancy: E&G Spatial Consultants Ltd was contracted to provide *Consultancy Services in Undertaking Physical Planning, Cadastral Survey, and Detailed Topographical Survey of Eleven (11) Selected Informal Settlements in Embu and Laikipia Counties, phase IIC– Cluster 1*. The firm is experienced in carrying out similar assignments,

as exhibited by its successful completion of similar assignments in several other informal settlements spread across the country.

The main objective of this consultancy was 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 selected 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). The planning report is limited to one of the eleven settlements under this consultancy, namely, ***Kanyoni Market.***

Project Scope: Kanyoni settlement is located approximately 7 kilometres from Nanyuki town along the Fairmont Hotel Road. Administratively, it is in Nanyuki Ward, Laikipia East Constituency, Laikipia East Sub County, Laikipia County. The settlement location coordinates are 37.1139586°E 0.0324425°S south, 37.1134097°E 0.0311287°S west, 37.1134097°E 0.0311287°S north, and 37.1139586°E 0.0324425°S east. The project scope was limited to **17.6Ha** within an area delineated by the County Government of Laikipia.

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

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

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

iii. **Identification of settlement perimeter boundaries and preparation of digital basemaps** – This activity involved demarcation of the project area boundary, guided by the scope provided in the ToRs. It also involved ground picking of existing property/parcel boundaries and physical features of the settlement pertinent in the land tenure regularization processes, such as beneficiary

parcel/structure boundary rights, roads, streets, spot heights, etc., to facilitate subsequent decision making. This culminated in the generation of a digital basemap that created an interplay between the physical characteristics of the settlement and subsequent spatial analyses.

iv. **Socio-economic surveys** – This activity involved enumeration of all settlement inhabitants (structure owners, tenants, and households). It also provided a detailed analysis of crucial thematic issues, including physical and environmental aspects, demography, infrastructure capacity, housing, land use and tenure, and the local economy, among others. One of the key outcomes of this activity was the list of beneficiaries (LOB), which is an important component of the consultancy.

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

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

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

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

Settlement Highlights: The KISIP2 project intervention for Kanyoni 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.

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 the local chief's endorsement). Despite the lack of tenure security, individuals were still conducting land transactions, albeit very informally. This scenario portrays self-help models 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.

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

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

Visioning and Community Proposals

During the community participatory stage, the community developed a vision and proposed several key considerations to be included in the plan. The vision was ***"To transform Kanyoni into a well-planned, accessible, and secure Settlement"***

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

i. Improvement and widening of the road network

ii. Established sewerage reticulation system
iii. A town with streetlights and a police post to enhance security.
iv. Provision for more educational facilities
v. Provision for an industrial centre and an economic hub
vi. Provision of modern health facilities

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

The adaptive option introduced defined land use zones, retained access patterns consistent with the existing settlement layout and introduced access to landlocked parcels, with footpaths measuring 3 and 4.5metres and access roads measuring 6 - 20 meters. This option impacted 121 structures, including houses, roof extensions and makeshift structures (vibandas). During the presentation of the first draft plan, the community expressed a preference for the adaptive option due alignment and regularization of the access roads, improved accessibility and connectivity and the symmetrical layout. However, they had another opportunity to validate the plan during the draft final plan presentation before its final adoption. The draft final LPLUDP was prepared based on comments from the community members and the key stakeholders, including the National Project Coordination Team (NPCT) and the County Project Coordination Team (CPCT).

The proposed plan successfully established key land uses, including residential, industrial, recreational, public purpose, commercial, transportation, and mixed-use zones, and ensured access to all parcels, thereby significantly improving connectivity within the settlement. Access networks varied in width, ranging from 3 - 20 metres. The resultant parcel sizes determined the tenure options, with the minimum parcel size for individual registration set at 100 square meters with all parcels except for 2, meeting this threshold. These two parcels have been merged to allow for group titling.

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

implementation of the tenure phase and the various proposed infrastructure projects thereafter.

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

Report structure

This report is organized into eight chapters.

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

Chapter 2 reviews the planning context; the history of the Kanyoni 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 Kanyoni'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 Kanyoni market 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.

Table of Contents

CERTIFICATE i
APPROVAL ii
FOREWORD iii
ACKNOWLEDGEMENT v
TEAM OF CONSULTANTS vii
EXECUTIVE SUMMARY viii
Table of Contents xv
List of Plates xix
List of Figures xix
List of Tables xix
List of Maps xx
List of Acronyms xxi
Definition of Key Terms xxii
1. INTRODUCTION 1
1.1 Kenya Informal Settlements Improvement Project (2) Background 1
1.2 Objectives of the Project 3
1.3 Plan Vision 5
1.4 Plan Preparation 6
1.4.1 Planning Period 6
1.5 Purpose of this Planning Report 7
1.6 Project Undertakings 7
2. PLANNING CONTEXT 1
2.1 Project location and Scope 1
2.2 History of the Kanyoni Settlement 2
2.3 Policy, Legal, and Institutional Framework 5
2.4 Planning Regulatory Framework 10
2.4.1 Physical and Land Used Planning Handbook (2025) 10
2.4.2 National Building Code, 2024 11
2.4.3 World Bank OP 4.12 on Involuntary Resettlement 11
2.5 Governance and Institutional Framework 11
2.5.1 National Government 12
2.5.2 County Government 13
2.5.3 Non-State Actors 15
3. PLAN PREPARATION PROCESS 18
3.1 Overview 18
3.2 Stakeholder identification and analysis 19
3.3 Stakeholder Mobilization and Sensitization 20
3.4 Environmental screening 25
3.5 Due Diligence 25
3.6 Basemap Preparation and Adoption 26
3.7 Socioeconomic Survey and Situational Analysis 28
3.8 Community Visioning and Participatory Planning 28
3.9 Verification of the List of Beneficiaries 29
3.10 Preparation of the Local Physical and Land use plan 30
3.10.1 Draft Plan presentation to the Technical Meeting 31
3.10.2 Draft Plan presentation to the community 31
3.11 Notice of Completion 33
3.12 Presentation of the Draft Final Plan 34

3.12.1 Presentation to the County Executive Committee and the Lands and County Assembly 34
3.12.1 Presentation to the Community 35
3.13 Plan Approval 36
3.14 Social Management Plan /Resettlement Action Plan Preparation 36
3.15 Cadastral Surveying 37
3.16 Land Information System 37
4. SITUATIONAL ANALYSIS 39
4.1 Overview 39
4.2 Physical and Environmental Characteristics 39
4.2.1 Climate and Climate Variability 41
4.2.2 Vegetation 41
4.2.3 Topography and Slope 42
4.3 Drainage 44
4.3.1 Soils 45
4.3.2 Air Quality 45
4.3.3 Disaster Risk and Environmental Hazards 45
4.3.4 Key Environmental Challenges 46
4.4 Population and Demographic Characteristics 47
4.4.1 Population Size and Projection 47
4.4.2 Population Structure and Composition 48
4.5 Local Economy 49
4.5.1 Occupation Types 49
4.5.2 Places of Work 50
4.6 Settlement Land Tenure, Structure and Housing 51
4.6.1 Settlement Structure 51
4.7 Existing Land Use Patterns 54
4.8 Built vs Unbuilt Up areas 56
4.9 Parcel Sizes 58
4.10 Housing Typologies and structure Types 60
4.11 Infrastructure and Utility Services 62
4.11.1 Transportation 62
4.11.2 Water Supply 64
4.11.3 Storm Water Drainage 65
4.11.4 Sanitation and Hygiene 65
4.11.5 Liquid Waste Management 66
4.11.6 Solid Waste Management 67
4.11.7 Energy 68
4.12 Social Infrastructure 69
4.12.1 Education Facilities 69
4.12.2 Health Facilities 69
4.12.3 Religious and Security Facilities 70
4.12.4 Police post 70
4.13 Summary of Emerging Issues 74
5. PLAN APPROACHES, ALTERNATIVES AND SELECTED SETTLEMENT PLAN 76
5.1 Overview 76
5.2 Planning Approaches 76
5.2.1 Settlement upgrading 76
5.2.2 Adaptive approach 77
5.2.3 Urban renewal and Urban regeneration 77
5.2.4 Urban redevelopment 78
5.3 Planning Principles 78
5.3.1 Public/Community participatory planning 79

5.3.2 Land-use integration and Effective Land Management 79
5.3.3 Promote Environmental Protection 80
5.3.4 Inclusive Governance Systems 80
5.3.5 Enhanced Economic Potential 81
5.3.6 Enhance Disaster Risk Management 81
5.3.7 Promotion of Connectivity and Sustainable Mobility 82
5.3.8 Sustainable Riverine Management 83
5.3.9 Equitable and Enhanced Utilities Provision 84
5.3.10 Ensure Gender equity and Social Inclusion 84
5.4 Plan Structuring Elements 85
5.4.1 Existing settlement land uses and development layout 85
5.4.2 Settlement's Neighbourhood context 85
5.4.3 Assigned project area boundary 86
5.4.4 Existing access networks 86
5.4.5 Current land uses within and in the immediate surrounding 86
5.4.6 Natural features 86
5.5 Alternative Planning Scenarios 86
5.5.1 Overview 86
5.5.2 Alternative 1: Nil Intervention 88
5.5.3 Alternative 2: Adaptive Planning Scenario 1 90
5.6 Evaluation of Plan Alternatives 96
5.6.1 Impact Analysis of the Plan Alternatives 96
5.6.2 Evaluation of Alternatives 97
5.6.3 Selection of Best Alternative 97
5.7 Kanyoni Market Settlement Plan 98
5.7.1 Land Use Budget 99
5.7.2 Land use proposals 102
5.7.3 Impacts Generated by the Preferred Alternative 105
6. DEVELOPMENT GUIDELINES 107
6.1 Overview 107
6.2 Zoning Ordinance 107
6.2.1 Residential zone 108
6.2.2 Educational Zone 109
6.2.3 Recreational Zone 109
6.2.4 Public Purpose 110
6.2.5 Commercial Zone 110
6.2.6 Transportation Land Use 111
6.2.7 Proposed Conservation Area 116
6.2.8 Mixed Land Uses 116
6.3 Infrastructure and Utility 117
6.3.1 Stormwater Drainage 117
6.3.2 Water supply 117
6.3.3 Sewerage Network System 118
6.3.4 Electricity Supply Networks 119
6.3.5 Street Lighting 120
6.4 Solid Waste Management 120
6.5 Building Code 121
6.5.1 Building Setbacks 121
6.5.2 Building Lines 121
6.6 Development Applications 121
6.6.1 Change and Extension Use 122
6.6.2 Subdivision and Amalgamations 122
6.7 Tenure options 122
6.7.1 Individual Title 123
6.7.2 Joint Ownership 123

6.7.3 Group Title 124
7. STRATEGIC ACTIONS FOR REGULARIZATION 126
7.1 Immediate Strategic Actions 126
7.1.1 Verification of Structure Owners 126
7.1.2 Plan approval 126
7.1.3 Cadastral surveying 126
7.1.1 Structures Affected by Plan and Project Affected Persons (PAPs) 126
7.1.2 Valuation of Structures and Evaluation of Losses 127
7.1.3 Facilitation of Project Affected Persons 127
7.1.4 Recession of Affected Structures 128
7.2 In-situ upgrading 128
7.3 Incremental Development 128
7.4 Environmental Protection Strategy 128
7.5 Infrastructure Strategy 129
7.6 Transportation Improvement Strategy 130
7.7 Housing Strategy 131
7.8 Livelihood Improvement Strategy 132
8. IMPLEMENTATION MATRIX 134
8.1 Overview 134
8.2 Implementation Objectives 134
8.3 Implementation Opportunities 134
8.4 Possible Implementation Challenges 134
8.5 Projects Classification 135
8.5.1 Quick Wins 135
8.5.2 Continuous Projects 135
8.5.3 Short term projects 135
8.5.4 Midterm Projects 136
8.5.5 Long Term Projects 136
8.6 Mechanisms for Implementation 136
8.6.1 Creation of Awareness 136
8.6.2 Participatory Plan Implementation 137
8.6.3 Capacity Building 137
8.7 Development Control and Land Use Regulations 138
8.8 Actors and their roles in Implementation of the Plan 139
8.9 Implementation Plan Matrix 141
8.10 Monitoring and Evaluation 145
References 148
Annexes 150
Annex I: Statutory Notices 150
Notice of Intention to Plan 150
Notice of completion 152
Annex II: Minutes 154
Minutes of the presentation of draft plans 154
Minutes of the presentation of socio-economic survey findings, visioning, community participatory Mapping 168
Attendance List 179

List of Plates

Plate 1: Presentation of the socioeconomic survey findings 28
Plate 2: LOB verification and Sample of the Project Identification cards issued to Kanyoni Beneficiaries 30
Plate 3: Highlights from the draft plan presentation 32
Plate 4: Photos showing the Final plan validation by adoption and final plan validation by Kanyoni residents 36
Plate 5: Vegetation within Kanyoni settlement 41
Plate 6: R. Nanyuki section passing through the settlement 44
Plate 7: Worship facilities 70
Plate 8: Pictorial representation during the presentation and selection of preferred alternative 98
Plate 9: Presentation, validation and adoption of the settlement plan 99
Plate 10: Typical medium-rise residential buildings (2- 3 floors) 108
Plate 11: A sample of shallow storm drains on 3m footpaths 113
Plate 12: Covered Roadside Drains 115
Plate 13: Solid waste segregation 120

List of Figures

Figure 1: Project Undertakings 8
Figure 2: Snippet of the 2004 PDP that influenced the current settlement layout 4
Figure 3: Institutional framework 12
Figure 4: Summary of the Plan Preparation process 18
Figure 5: Population structure 49
Figure 6: Planning principles 79
Figure 7: Land management principles 80
Figure 8: Connectivity and sustainable mobility 83
Figure 9: Empowerment and community resilience 85
Figure 10: Illustration of the proposed residential structure 102
Figure 11: Illustration of the proposed public purpose structure 103
Figure 12:Snippet of proposed commercial zones 104
Figure 13: Illustration of the mixed-use structure 105
Figure 14: Example of typical urban road classification 112
Figure 15: Cross-section on 9m access 113
Figure 16: Co-shared vehicle-pedestrian street 114
Figure 17: Illustrations showing truncations and reduced fence height 115
Figure 18: Road capacities 116
Figure 19: Illustration of overhead power line cables 119

List of Tables

Table 1: KISIP2 project components 2
Table 2: Relevant Policies and Legislations 5
Table 3: Roles of each party in the county government 14
Table 4: Roles of the various state actors 16
Table 5: Key stakeholders 19
Table 6: Stakeholder mobilization and sensitization 21

Table 7: Photos taken during the various stakeholder engagements 23
Table 8: Highlights of the issues discussed in regard to the plan 32
Table 9: Negative impacts generated from the plan 36
Table 10: Population projection 47
Table 11: Settlement Development Analysis 56
Table 12: Water demand up to 2035 64
Table 13: Wastewater projection 66
Table 14: Solid waste generation projection 67
Table 15:Summary of emerging 74
Table 16: Land use budget for the nil intervention 89
Table 17: Land use budget for the adaptive intervention 92
Table 18: Impacts generated from adaptive alternative 1 94
Table 19: Evaluation of alternatives 97
Table 20: Impacted properties by nature and number 105
Table 21: Proposed residential standards 108
Table 22: Recommended standards for education facilities 109
Table 23: Water Connection Regulations 118
Table 24: Standards for sanitation facilities 118
Table 25: Overhead power line cables standards 119
Table 26: Security lighting installation 120
Table 27:Building setbacks 121
Table 28: Leasehold tenure pros and cons 123
Table 29: Individual Titling Options 123
Table 30: Kanyoni Group Options 124
Table 31: type of structures impacted 127
Table 32: involvement of the county team in the community meetings 138
Table 33: Monitoring and evaluation matrix 145
Table 37: Monitoring and Evaluation Framework for Kanyoni market 145

List of Maps

Map 1: Kanyoni informal settlement location map 1
Map 2: Settlement base map 27
Map 3: Environmental issues map 40
Map 4: Topography and slope for Kanyoni 43
Map 5: Settlement morphology 53
Map 6: Existing settlement Land Uses 55
Map 7: Built vs unbuilt 57
Map 8: Picked plots' sizes 59
Map 9: Structure typologies distribution 61
Map 10: Settlement access network 63
Map 11: Social facilities within the settlement 71
Map 12: Educational facilities proximity analysis 72
Map 13: Kanyoni Dispensary catchment analysis 73
Map 14: Nil Intervention option 90
Map 15: Adaptive Planning Scenario 93
Map 16: Impact analysis of the adaptive option 95
Map 17: Kanyoni preferred Plan 101
Map 18: Impacts generated by the preferred alternative 106
Map 19: Kanyoni Tenure Options 125

List of Acronyms

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

Definition of Key Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. INTRODUCTION

1.1 Kenya Informal Settlements Improvement Project (2) Background

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

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

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

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

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

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

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

Table 1: KISIP2 project components

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

This consultancy is being undertaken under Component 1: Integrated Settlement Upgrading, specifically Subcomponent 1.1: Tenure Regularization. As highlighted in the

introduction, the components of KISIP 2 were refined and enhanced based on lessons learned from KISIP 1. Notably, the integration of Component 1 resulted from previous experiences in KISIP 1, where tenure regularization and infrastructure upgrading were initially implemented as independent, parallel components. Their coordination under a single component in KISIP 2 was aimed at maximizing project impact by leveraging synergies in implementation at the settlement level.

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

1.2 Objectives of the Project

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

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

Specific Objectives

The specific objectives that guided this assignment and the plan preparation process were executed through the following key activities:

a. Literature review and desk study

This entailed reviewing relevant policy documents and legislation pertaining to the regularization of tenure through planning and survey. Key documents reviewed included best practices for planning of informal settlements, like the Laikipia county Spatial Plan and the Rumuruti Municipality plan, among others.

b. Stakeholders' identification and mobilization

As a foundational activity, this step was paramount to the project's success. It involved:

(i) Identifying and mobilizing all relevant stakeholders, including the consultant's team, the National and County Project Coordination teams (NPCT, CPCT), relevant government departments, SEC and GRC members, the community, and local leaders.

(ii) Briefing all stakeholders on the project's Terms of Reference (ToRs), expected outputs, timelines, approaches, and their respective duties and responsibilities.

This was essential to ensure transparency and promote active participation throughout the planning and surveying process.

c. Social and environmental screening

This foundational undertaking served two purposes:

(i) Viability assessment: To establish the settlement's viability for project participation and confirm its location on public land (due diligence for KISIP intervention).

(ii) Impact identification: To identify potential adverse environmental and social impacts of the plan proposals with a view toward mitigation.

d. Identification of settlement perimeter boundaries and digital basemap preparation

This involved the demarcation of the project area boundary as guided by the ToRs. It included ground picking of critical physical features and boundaries pertinent to land tenure regularization, such as:

- Existing property/parcel boundaries and settlement morphology.
- Roads, streets, and spot heights.

The data gathered culminated in the generation of a digital basemap to facilitate subsequent spatial analyses and decision-making.

e. Socio-economic surveys and physical mapping

This comprehensive activity involved the enumeration of all inhabitants (structure owners and tenants) and a detailed analysis of the settlement's thematic issues, including:

- Physical and environmental aspects.
- Population, demography, and economy.
- Transport, infrastructure, land use, and land tenure profiles.

A key deliverable from this activity was the Generation of the List of Beneficiaries (LOB).

f. Preparation of the Local Physical and Land Use Development Plan

This is the core deliverable of the consultancy and the basis for this report. The Plan established and determined land tenure rights and addressed other important aspects, including:

- Suitable land uses and development control guidelines.
- Settlement implementation matrix and capital investment plan.

Key inputs were the socio-economic findings, the digital basemap, and crucially, the stakeholders' inputs derived from participatory planning exercises with the Kanyoni community.

g. Resettlement Action Plan (RAP) / Social Management Plan (SMP) Preparation

As one of the ultimate tasks, this significant activity involves implementing the approved plan layout. It entails the demarcation of the boundaries of the resultant plots/parcels. This will yield Approved Survey Plans and Signed and Sealed Registry Index Maps (RIMs), which are essential inputs for the final stage.

h. Cadastral surveying

As one of the ultimate tasks, this significant activity will involve implementing the approved plan layout. It entails the demarcation of the boundaries of the resultant plots/parcels. This will yield Approved Survey Plans and Signed and Sealed Registry Index Maps (RIMs), which are essential inputs for the final stage.

i. Registration of rights (preparation of leases)

This is the climax of the tenure regularization exercise. It entails the preparation and issuance of leases for all identified and registered beneficiaries. This final activity will be carried out by KISIP in collaboration with the National Government's Departments of Land Administration and Land Registration. The Consultant's responsibility is to submit the final approved outputs:

- Approved and authenticated Survey Plans and RIMs with area lists.
- Adopted List of Beneficiaries.
- Approved Local Physical and Land Use Development Plan.

A detailed discussion on how these specific objectives and activities were executed is provided in Chapter 3, including a highlight of the subsequent tasks leading to the completion of the project assignment.

1.3 Plan Vision

The settlement planning vision was developed during the third stakeholder engagement exercise. The consultant presented the socioeconomic survey findings to the community, which aimed to show residents a picture of the current situation and encourage them to visualize and define the kind of settlement they anticipated to live in over the next 10 or so years.

During this meeting, the community members expressed diverse views on their dream future settlement. All were synthesized into a unified vision i.e.

"To transform Kanyoni into a well-planned, accessible, and secure Settlement"

This thereafter became the guiding focus in the preparation of the settlement's development plan.

1.4 Plan Preparation

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 centre, or trading/market centre. The Act stipulates the preparation, approval, and implementation of such plans, with the County Government acting as the primary planning authority responsible for development control.

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

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

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

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

1.4.1 Planning Period

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

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

and integrate necessary modifications to align with evolving urban dynamics and policy shifts.

1.5 Purpose of this Planning Report

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

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

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

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

1.6 Project Undertakings

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

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

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

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

iv. Safeguarding vulnerable groups: Special attention was given to vulnerable groups, including minorities, widows, persons with disabilities, and orphans. These groups were represented in the Settlement Executive Committee (SEC) and advised on rights protection measures, such as the use of trustees for underage beneficiaries. 2% of the residents were disabled while 102 (32%) parcels were registered under women.

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

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

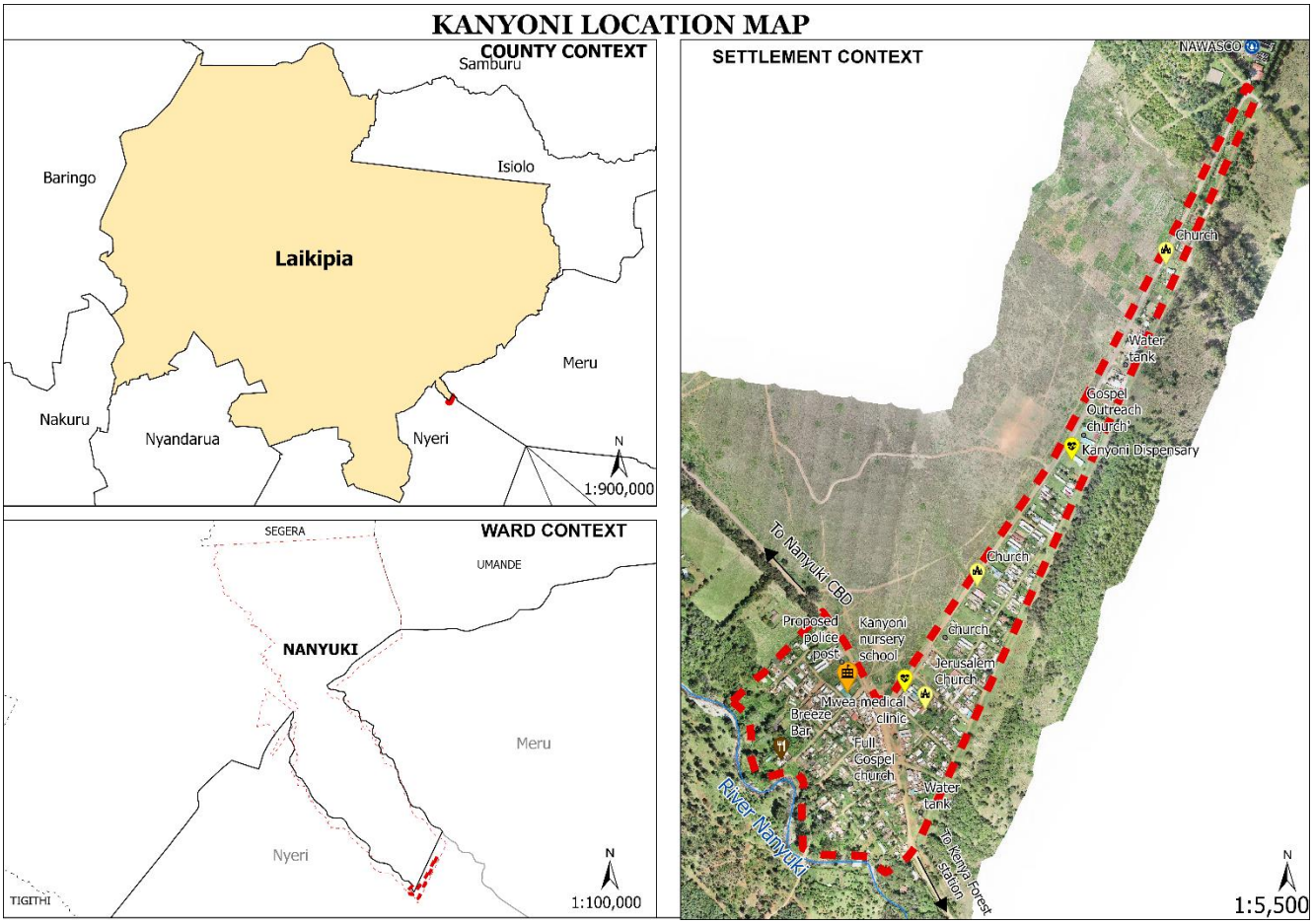
Figure 1: Project Undertakings

2. PLANNING CONTEXT

2.1 Project location and Scope

Kanyoni settlement is located approximately 7 kilometres from Nanyuki town along the Fairmont Hotel Road. Administratively, it is in Nanyuki Ward, Laikipia East Constituency, Laikipia East Sub County, Laikipia County. The settlement location coordinates are 37.1139586°E 0.0324425°S south, 37.1134097°E 0.0311287°S west, 37.1134097°E 0.0311287°S north, and 37.1139586°E 0.0324425°S east.

The perimeter boundary identified for the settlement measures approximately **17.6Ha.**



Map 1: Kanyoni informal settlement location map

2.2 History of the Kanyoni Settlement

Kanyoni is a Kikuyu name that means 'a bird'. In the early 1960s, the land bordering Mt. Kenya Conservancy, then owned by a white settler, Major Nicholson, was used for dairy and wheat farming. The area attracted crown birds that fed on pollard, a byproduct of wheat processing. Captivated by the striking appearance of the birds and lacking knowledge of their actual name, locals began referring to the area as "Kanyoni" as a way to identify it.

The settlement's own history dates back to the **1970s** when the first inhabitants of the settlement were employees of Timsales, a wood-based products processing company. Timsales and Kenya Forest Service (KFS) were operating in the neighbouring Kahurura forest located just across the settlement boundary in the neighbouring Nyeri County. In addition to the Timsales' employees, squatters from the Kahurura forest also moved into the area.

Since the area was regarded as unoccupied public land, the first dwellers simply demarcated individual portions for themselves. However, since they didn't have formal claims to the land, they lived in fear of eviction. Consequently, the settlement concentrated on the southern side, stretching from the murram road leading to Nyeri towards the river Nanyuki.

This informal partitioning of the land continued all through to the **1980s and 1990s**. The land occupation model was based on the initial inhabitants welcoming new entrants and readjusting their own "boundaries" to create new plots. This communal practice while fostering a sense of community and communal occupation, led to the continuous shrinking of the original portions of land and resulted in haphazard development across the settlement.

In the early **2000s**, the population of Kanyoni saw a significant influx of new occupants. This was primarily driven by the demolition of Kwa Mbuzi village, which was located on the adjacent Kenya Army land (bordering Kanyoni to the west). Many displaced individuals from Kwa Mbuzi relocated and settled in Kanyoni.

This continuous population growth, coupled with unstructured land subdivisions, prompted an intervention by the now defunct Nanyuki Municipal Council in an attempt to regularize the settlement and alleviate the old, informal partitioning model. Their goal was to rationalize plot sizes and create structured access networks. The Council's approach, similar to the current KISIP project, focused on regularizing parcels within the areas already developed by the dwellers. They collaborated with the then-District Administration under District Commissioner (DC) John Nandasaba. This effort led to the District Physical Planner drawing up a draft Part Development Plan (PDP) between **2001 and 2004**.

This plan proposed:

- A structured parcellation layout with plots of approximately 40x80 ft.
- Provisions for a riparian reserve and tree planting along the Nanyuki river (see Figure 2).

- A clear access network.

Following the creation of the draft PDP, plots that were already occupied were demarcated and beaconed according to the new, regularized sizes. To prevent further haphazard development, the Council prohibited the culture of "kusongeana" (arbitrary boundary adjustments) and unplanned subdivisions.

Allocations were then 'formalized' through the issuance of Municipal Council allotment letters (see Figure 3). Although the resultant PDP was never formally approved, it significantly informed the current settlement layout and access networks in Kanyoni.

However, it was noted that during the settlement's replanning/reorganization, a few individuals were left 'floating' with some finding themselves on road reserves while others missed space/regularized plots. Promises to resettle them to alternative sites have never been fulfilled to date. This matter has been forwarded to the County Government of Laikipia for redress. This is a key entry point for the KISIP2 project as regularizing the settlement's tenure security will assist the residents formalize their ownership rights, ending a many years' long wait.

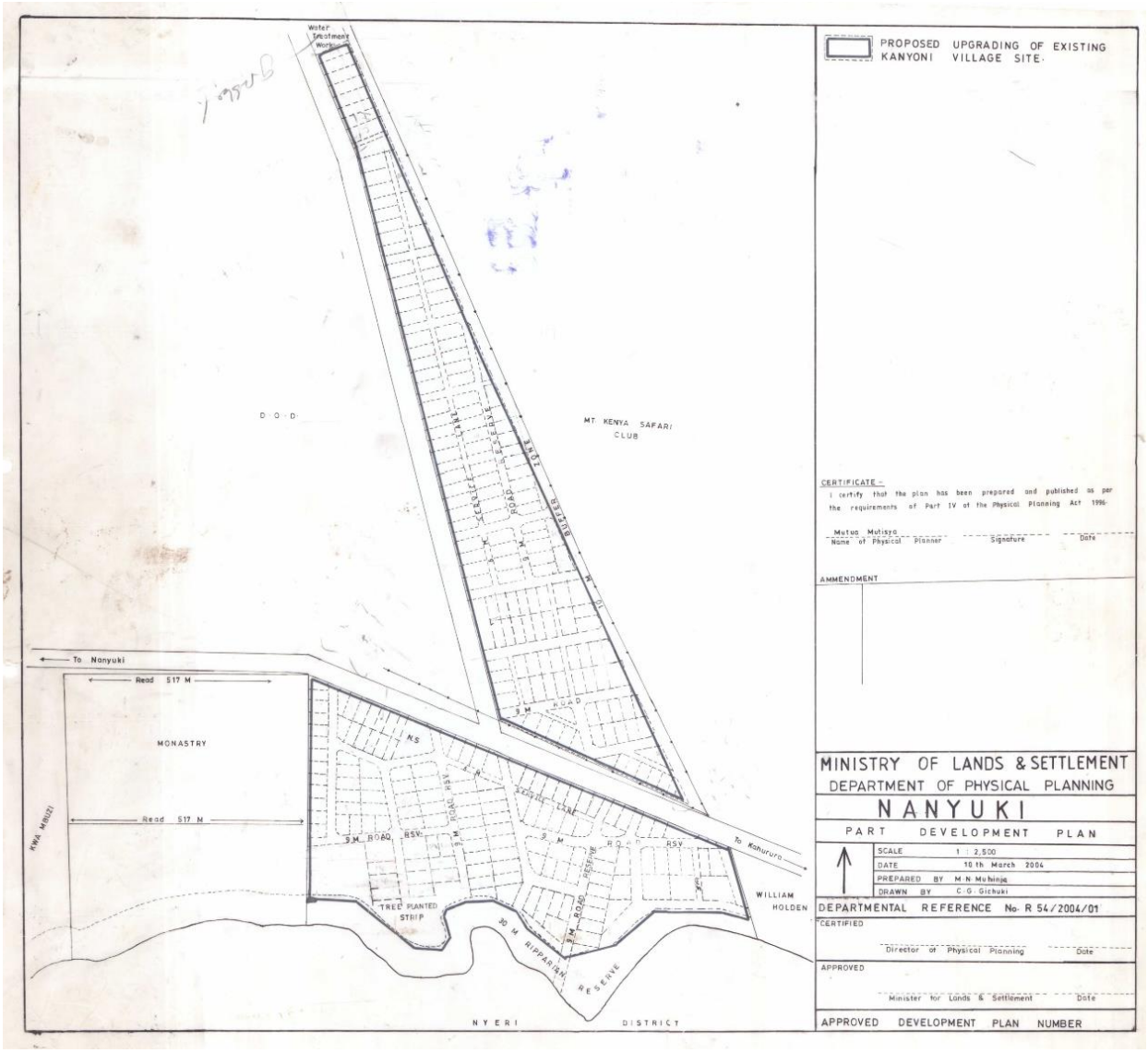


Figure 2: Snippet of the 2004 PDP that influenced the current settlement layout

2.3 Policy, Legal, and Institutional Framework

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

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

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

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

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

Table 2: Relevant Policies and Legislations

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

No	Policy	Provision	Relevance to the assignment
International Policy			
3.	Sustainable Development Goals (SDGs), 2015	Global framework consisting of 17 goals drawn from a shared common universal vision of progress towards a safe, just, and sustainable space for all human beings to thrive. Goal 5 aims at gender equality, 17 on partnership and 11 aims to make cities and human settlements more inclusive, safe, resilient, and sustainable. Specifically, targets 11.1 and 11.3 focus on ensuring universal access to adequate, safe, and affordable housing and essential services while upgrading slums by 2030.	KISIP2 significantly contributes towards the realization of Goals 5, 11, and 17 in its implementation.
4.	Agenda 2063	This is Africa's blueprint and Master Plan for transforming Africa into a global powerhouse for the future. It was an initiative by the African Union that sought to have Africa realize her full potential in development, culture and peace to establish flourishing, inclusive and prosperous societies. Aspiration 1 sought to ensure that the continent transforms and prospers on inclusive growth and sustainable livelihoods, transforming cities and towns into hubs of economic activities with modern infrastructure and access to affordable housing and services, structurally transformed economies to create shared growth, decent jobs and economic opportunities for all and modern agricultural practices for increased production, productivity and value addition to contribute to farmers and national prosperity and Africa's collective food security.	KISIP2 main focus is to improve the livelihoods of people living and working in informal settlements through regularization of land tenure, thus aligning with the collective vision of Agenda 2063.
National Policy Documents			
5.	Kenya National Spatial Plan 2015-2045	Kenya's long-term plan, covering a period of thirty years (30) from 2015-2045, defines the general trend and direction of spatial development for the country.	The settlement plan made under the KISIP2 was aligned with the policy objectives and strategies in the Kenya National Spatial Plan 2015-2045
	Kenya Vision 2030	The country's development blueprint covering the period 2008 to 2030. Its main aim is to create "a globally competitive and prosperous country with a high quality of life by 2030" through transforming Kenya into a newly industrializing, "middle-income country providing a high-quality life to all its citizens and build a just and cohesive society with social equity in a clean and secure environment". The Vision is being implemented through successive five-year Medium-Term Plans (MTPs) of which we are in the Third phase (MTPIII).	The conceptualization of KISIP2 is envisioned under the Medium-Term Plan III.
	National Urban Development Policy, 2016	Framework for the management of urbanization and urban development to ensure cities, towns, and metropolitan	KISIP2 under Component 1 sought to not only enhance tenure regularization but also upgrade

No	Policy	Provision	Relevance to the assignment
		areas play a critical role in national socio-economic development.	infrastructure in informal settlements.
	National Land Policy, 2009	Formulated to provide an overall framework and define the key measures that were required to address the critical issues, among others, "land administration, access to land, land use planning, unplanned proliferation of informal urban settlements, and security of tenure for all Kenyans.	The principle anchor of this consultancy recognizes the need for tenure security for all Kenyans, including residents of informal settlements.
	National Land Use Policy, 2017	Formulated from the recommendation of the National Land Policy of 2009 as a key principle to address land use planning issues.	Promotes informal settlement programmes as a strategy to create an effective physical planning system.
	National Slum Upgrading and Prevention Policy, 2016	Formulated to produce a policy whose goal is to guide the country towards upgrading existing and preventing the emergence of new slums in a coordinated and systematic manner.	Integrates the existing slums and informal settlements into the formal system whilst enabling them to enjoy reasonable basic amenities. This will be realized through planning and survey of these informal settlements.
	National Environment Policy, 2013	reviewed and formulated to meet the aspirations of the emerging issues in the management of the environment for posterity, after the promulgation of the Constitution of Kenya 2010.	Ensures that people live in safe, healthy, and dignified conditions with relatively easy access to amenities.
National Legislations			
6.	Constitution of Kenya, 2010	Article 40 stipulates that everybody has the right to own property either individually or in association with others, without any discrimination. Article 42 states that every person has a right to a clean and healthy environment. Article 61 (2) classifies land into three categories (public, community, and private). Article 66 mandates the state to regulate the use of land, but it is not limited to land use planning. Article 60(1) states. That land shall be held, used, and 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.	It is the basis for all legislation in the country. It provides for the right to own property and enshrines the role of the State in controlling the use of land through land use planning. Enshrines rights for everybody to own property without discrimination. The project will take cognizance of all the environmental aspects. Issuance of property ownership documents is the ultimate goal of the KISIP2 project.
7.	Physical and Land Use Planning Act, 2019 (PLUPA, 2019)	It is the main statute that provides the legal basis for physical and land use planning, development control, and enforcement, and for the preparation of different physical development plans. The Act stipulates the planning, preparation, and approval processes.	It is the planning principal law in Kenya. Provides for the LPLUDP preparation and approval processes. The provided planning process has been followed to the letter in the preparation of this settlement's plan.
8.	County Government Act,2012	The Act provides objectives for County planning. Section 8 enshrines the role of the County Assembly in approving County development plans. It also	Defines the County units' roles as the planning authorities under devolution. They were responsible for approval and the

No	Policy	Provision	Relevance to the assignment
	[Revised Edition 2020]	recognizes citizen participation under Part VIII as a critical component in land use planning.	implementation of the approved plans under the project. Laikipia County also had a CPCT, which was instrumental in provision of technical guidance during the preparation of this plan
9.	Land Act, 2012 [Revised Edition 2019]	It gives effect to Art. 68 of the Constitution to revise, consolidate, and rationalize land laws to provide for the sustainable administration and management of land and land-based resources. Section 5 identifies the forms of tenure, while Section 5(2) of the Act provides for "equal recognition and enforcement of land rights arising under all tenure systems and non-discrimination in ownership of, and access to land under all tenure systems".	Outlines various land acquisition methods including settlement programs, allocation. Provides for procedures for conversion of public land to private. This planning exercise is aimed at facilitating conferment of security of land tenure, therefore, the provisional of this Act guided the conversion of the uncontested public land within the settlement planning boundary to private through issuance of leasehold titles.
10.	Land Registration Act, 2012 [Revised Edition 2020]	The Act consolidates and rationalizes the registration of titles to land. Section 15 of the Act states that the authority responsible for the survey of land shall prepare and thereafter maintain a map/ series of maps that will be known as cadastral maps for every registration unit. It also requires that the parcel boundaries on such maps are georeferenced and surveyed to such standards as to ensure compatibility with other documents. 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 that will be applied to the beneficiaries' titles registration under this project. This will be the ultimate conferment of tenure security to the residents of the informal settlements.
11.	Land [Amendment] Laws, 2016	The amendments aim to provide for sustainable and productive management of land resources and streamline any identified inconsistencies with the Constitution.	Has streamlined various clauses in the principle land laws, which shall be adopted accordingly under this project.
12.	Survey Act, 1961 [Revised Edition 2020]	The Act guides land survey works and processes in Kenya.	Shall be the principal law that will guide all the surveying activities from beaconing, authentication of survey plans and amendment of RIMs
13.	Environmental Management and Coordination (EMCA) Act Cap 1999 [Revised Edition 2019]	The Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment. It seeks to integrate environmental concerns into national policies, plans, programmes, and projects. It legislates Environmental Impact Assessments and audits as tools to determine whether a programme, activity or project will have adverse impacts on the environment.	This legislation was applied together with ESMF on environmental screening and assessment of the plan proposals

No	Policy	Provision	Relevance to the assignment
14.	Environment and Land Court Act (ELCA), 2011 [Revised Edition 2016]	The Act gives effect to Art. 162(2) of the Constitution and establishes the Environment and Land Court to hear and determine disputes relating to among others, land use planning, title, tenure, and boundaries.	KISIP2 has developed a robust four-tiered grievance mechanism - at the community, county, and national and resolution through courts of law. In the event any case escalated; after exhausting all the available local avenues, the complainant(s) shall be entitled to lodge their complaints with the ELC for determination of issues in contestation as a last resort.
15.	National Lands Commission Act, 2012 [Revised Edition 2016]	National Lands Commission (NLC) has major functions including management of public land on behalf of the County and National governments and advising the national government on a comprehensive programme for title registration. Section 5 (2)(a) notes that on behalf of, and with the consent of the National and County governments, alienate public land that would result in conferring land rights to private individuals (beneficiaries). Additionally, the Commission is mandated to encourage the application of traditional dispute resolution mechanisms in land conflicts.	Creates the NLC that is mandated to manage public land on behalf of the National and County Governments Under this project, NLC will reserve the parcels that have been earmarked for regularization & participate in all processes as a key stakeholder.
16.	Urban Areas and Cities Act, No. 13 of 2011 [Amendment Act 2019]	This Act provides criteria for the classification of urban areas, their management and administration. The enactment of the Urban Areas and Cities Act transferred the control and management of towns, urban areas, cities, and municipalities to County Governments.	The subject settlement falls within Nanyuki municipality that was chartered in 2023. The settlement planning process was designed to integrate seamlessly with its surrounding context, ensuring that plan proposals were well-coordinated. This included considerations such as access networks, connectivity, proximity to public facilities, utility lines, and service connections. Additionally, the Act addressed key aspects such as the preparation of valuation rolls for property taxation, the provision of physical and social infrastructure, transportation planning, annual strategic plan development, disaster preparedness and response, and essential service delivery, including water, electricity, healthcare, telecommunications, and waste management.
17.	Matrimonial Property Act, 2013	This Act provides for the rights and responsibilities of spouses concerning matrimonial property and for connected purposes. Section 4 states that, despite any other law, a married woman has the same rights as a married man.	Safeguards married spouses' equal rights to property ownership. Throughout the project period, spouses were encouraged to register the land interest jointly

No	Policy	Provision	Relevance to the assignment
County Specific Regulations			
18.	Laikipia County Spatial Plan (2023-2033)	The County Spatial Plan provides a framework for land use management in the County. The CSP has outlined one of the strategic interventions to be on provision for regularization of land tenure in informal settlements.	This corresponds to this KISIP project's objective of ensuring tenure is regularized in the selected informal settlements. Therefore, the project augments the County's effort in addressing informal settlements.
19.	Laikipia County Water Management Master Plan (2021 – 2031)	The plan will provide the blueprint that will guide water resource development and supply	KISIP2 will provide comprehensive infrastructure upgrading in the settlements, including improved water supply. It was key in planning for the settlements especially in ensuring that the residents have access to clean and safe water.
20.	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 for 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 catalyse economic growth, improving the livelihoods of the most vulnerable. The Project also advocated for community involvement in all the project processes.
21.	The Laikipia County Service Youth Act, 2020	It enacts Articles 55 of the Constitution that provides for the establishment of the Laikipia Youth Service and for matters connected therewith and incidental thereto.	KISIP2 Project enhances socio-economic inclusion and prioritized the youth through involving them in the project activities such as data collection and during other community engagements. As a result, this greatly contributed to their skills enhancement and creating employment opportunities.

2.4 Planning Regulatory Framework

2.4.1 Physical and Land Used Planning Handbook (2025)

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

The preparation of these plans required a structured framework that defines guidelines, methodologies, standards, and key planning considerations. The handbook also specifies standard requirements for different land uses and densities—such as requirements for establishment of schools, hospitals, markets and police station--, some of which have been incorporated into the plan guidelines where applicable.

2.4.2 National Building Code, 2024

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

Part XXI section 363 (1) provides that a building shall be designed, constructed and equipped in a manner that in the event of a fire the occupants therein are protected. Further, the design and construction should minimize the spread and intensity of fire within the building, and the spread to other buildings. Additionally, sufficient stability is retained to ensure that the building does not endanger another building. Informal settlements often experience disasters, especially fires, and as building materials usually comprise of timber, iron sheets, among others; the fires tend to spread quickly, affecting a large area.

Issuance of land rights through tenure regularization will thus promote construction of permanent structures or semi-permanent that are safer. Additionally, the proposed Local Physical and Land Use Development will encompass regulations on development that will be enforced by the respective County government to ensure conformity with the building code/regulations.

2.4.3 World Bank OP 4.12 on Involuntary Resettlement

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

2.5 Governance and Institutional Framework

This section outlines the roles, responsibilities, and coordination mechanisms among various stakeholders involved in the implementation of the Kenya Informal Settlement Improvement Project (KISIP). Further, it highlights the governance structure and partnerships essential for project execution. Figure 3 illustrates the various actors, namely: the national and county governments, and non-state actors.

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

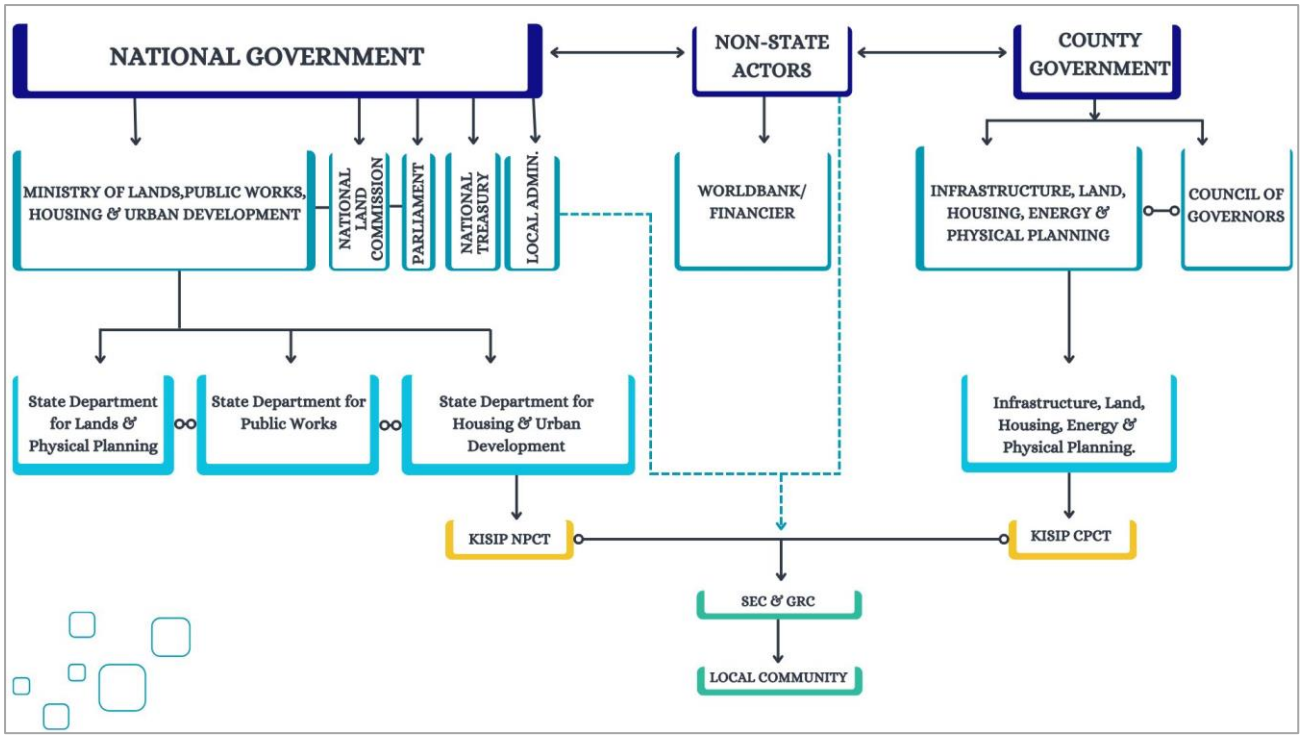


Figure 3: Institutional framework

2.5.1 National Government

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

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

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

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

Specific to the project, the National Land Commission (NLC) roles include:

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

The local administration (chief/assistant chief) disseminated information to locals through 'Barazas', ensured local mobilization during the plan preparation process, will

ensure public participation and act as a watchdog in the implementation of the plan on behalf of the community.

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

No	Category	Actor	Role of the Actor
1:	Ministry of Lands, Public Works, Housing and Urban Development	KISIP NPCT	• Developed frameworks and guidelines for the project, • Has provided technical expertise to county governments, including capacity building, tracking progress, impact, and challenges in project implementation. • Has ensured community participation in decision-making. • Will take lead role in processing and issuance of title deeds;
		National Director General of Physical Planning	• Undertake capacity building and technical support to the county on planning matters • Assisted KISIP in supervisory roles • Unbundling of PLUPA if and where need be
		Director of Surveys	• Authentication and Approval of the settlement survey plan • Produce and maintain plans of the property boundaries in support of land registration; • Amending the Registry Index Maps and preparation of area lists;
		Land Registrar (Department of Land administration and Land registration)	• Processing and issuance of ownership documents of the surveyed and verified plots within the settlement; • Custody and maintenance of Land information system of the cadaster - responsible for recording
		National Land Commission (NLC)	• The constitution mandates the National Land Commission to monitor and undertake oversight roles over land use planning in the country. This would include the planning area • In liaison with the county government of Laikipia, manage resultant public subplots on behalf of the County government.
2:	Ministry of internal security	National Government Administration (chief & assistant chief	• Maintained law and order during the project cycle • ensured local mobilization during the plan preparation process • Will ensure public participation and act as a watchdog in the implementation of the plan on behalf of the community

2.5.2 County Government

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

specialists in finance, procurement, monitoring and evaluation, engineering, planning, and safeguards.

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

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

Table 3: Roles of each party in the county government

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

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

2.5.3 Non-State Actors

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

The **World Bank** played a key role in KISIP, providing funding, technical support, and policy guidance. Its involvement was essential for enforcing environmental safeguards, and monitoring the project, ensuring it was effectively executed, sustainable, and aligned with global best practices in informal settlement upgrading.

The **Grievance Redress Committee (GRC) and the Settlement Executive Committee (SEC)** formed the community leadership and coordination machinery for the project in Kanyoni. The committees comprised selected members representing various demographic groups including youth, women, elders, and persons with disabilities.

The GRC was responsible for handling complaints and resolving conflicts that arose between community members. This was to ensure project-affected persons (PAPs) and other stakeholders had a structured platform to voice their concerns. Local resolution of matters minimized project delays, by circumventing time consuming bureaucratic channels.

The SEC served as the primary link between KISIP NPCT, CPCT, the consultant, and the local community. It ensured that settlement residents were actively involved in decision-making and project implementation.

Beyond the coordinating and leadership roles played by the GRC and SEC, local community members engaged voluntarily and actively in shaping their community vision, contributing proposals, and monitoring the implementation of plans aligned with that vision.

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

Table 4: Roles of the various state actors

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

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

	Parcel No.	Nature of the case	Agreements made	Current status
1.	KNY/78	**Case between Eunice Nyokabi and Family** The land originally belonged to the family matriarch who is deceased. Disagreements arose among the descendants regarding who should be listed as the registered owner of the parcel.	The family with help of the GRC agreed to have Ann Nyokabi enumerated and land registered under her	Resolved
2.	KNY/74	Parcel owned by Julia Mumbi Wahome. Concern centered on who the parcel would be registered under from among her children.	It was resolved that the parcel would be registered under the following: 1. David Karigithe Wahome 2. Eileen Njoki Wahome 3. Patricia Mumbi to represent the family	Resolved

3.	KNY/191	Gladys Wambui and children	The following will be their representatives: Peter Kamau and Dickson Ndirangu	Resolved
4.	KNY/92	Issue related to who would be registered of the children of Murithi Ngari Wagoro	Family agreed that Patrick Ngari, Lucy Wanja and Anthony Nderitu to represent the family	Resolved
5.	KNY/241	Initially registered under Daniel Ngatia Nguyo	Agreements reached to have the parcel registered under Daniel Ngatia, Peter Kibuka Ngatia, Ann Nyabera as representatives of the family	Resolved
6.	KNY/21	Involved parcel size and boundaries		Resolved
7.	KNY/261	Mary Wanjiru allegedly didn't know the extent of her parcel boundaries resulting to dispute with neighbors		Resolved
8.	KNY/2	Initially allocated to a single person	Parcel subdivided thus resolving the dispute	Resolved
9.	Plot 262	Was not found on the ground	Owner advised to follow it up with the county	
10.	KNY/272	Issue regards the owner of the parcel owned by Independent Church of Africa. Pastor Johnson and Pastor Gichuhi were given allotment. Management of the church changed to pastor Ndirangu and Pastor Njangara	Was agreed that the chairman of the church, Simon Mathenge, was to facilitate registration of the church	Resolved
11.	KNY/209	Moses Kanyingi Kamau owns the parcel but was ill and far off. Daughter to the owner, Jane Wanjira Kanyingi, to be registered as the owner of the parcel	The daughter to the owner to be registered	Resolved
12.	KNY/215	Owner lacked allotment letter	Ownership certified and cleared	Resolved
13.	KNY/256	Parcel registered by an individual	GRC determined that it is community land and so still disputed	Unresolved
14.	KNY/46	Initially was a youth center but is being claimed by someone else- an individual	Referred to the county government	Unresolved
15.	KNY/143A	Plot yet to be registered and/or numbered	Issue unresolved – Matter not dispute related	Unresolved

3. PLAN PREPARATION PROCESS

3.1 Overview

Section 12(7) of the Land Act 2012 mandates that public land may only be allocated after it has been properly planned, surveyed, and guided by established development parameters. The preparation of this plan was grounded in our in-depth understanding of the assignment and the practical realities of planning within public land – specifically informal settlements owned by the designated county governments. As illustrated in Figure 4 below, this approach was designed to ensure the plan remains relevant, implementable, and sustainable within the unique operating environment of these settlements.

Upgrading of informal settlements in Kenya and most parts of the world is a post development endeavour. This post-development nature poses significant challenges to applying conventional planning standards such as standard road widths, parcel sizes, plot coverage ratios, land use zoning, and the provision of public amenities and open spaces.

While the plan sought to introduce a degree of spatial order within the settlement, a flexible approach was adopted to minimize the number of Project Affected Persons (PAPs) resulting from the planning process. Further details on these planning alternatives are provided in Chapter 5.

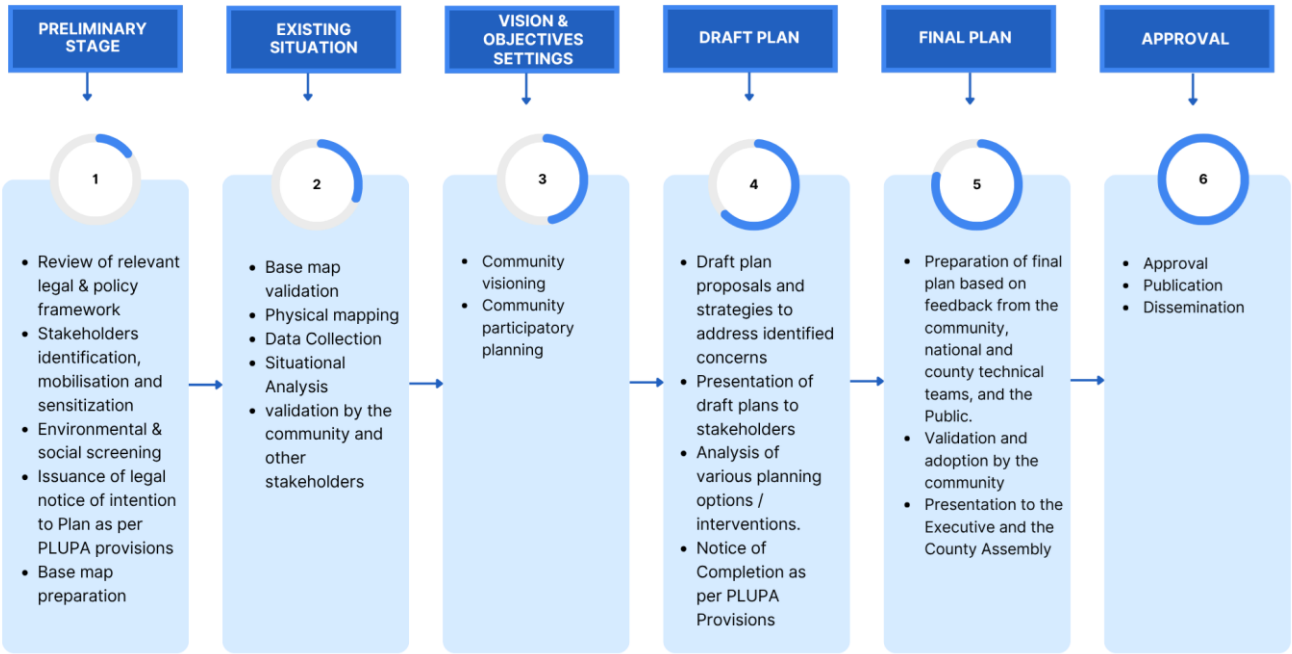


Figure 4: Summary of the Plan Preparation process

The process commenced with a review of relevant legal and policy frameworks, alongside the identification and analysis of key stakeholders, laying the groundwork for their mobilization and sensitization. Once stakeholders were actively engaged, a preliminary environmental and social screening was undertaken to evaluate the settlement's suitability

for intervention and to anticipate potential project impacts, thereby guiding subsequent actions.

Due diligence was then conducted to confirm the absence of ownership documentation for the settlement. This enabled the preparation and validation of basemaps, which served as a vital reference for physical mapping and the socioeconomic survey. These combined efforts yielded essential data on the settlement's current conditions and resident demographics.

The findings of the socioeconomic survey were shared with the community to enhance their understanding of existing conditions and to set the stage for visioning and participatory planning. This collaborative process was subsequently followed by a preliminary verification of the List of Beneficiaries (LOB), to ensure transparency and inclusivity.

The draft plans were initially prepared by blending community input with professional input. These drafts were then reviewed by the community, and a final version was created to incorporate all their comments.

Once the community validated and adopted the plan, it was submitted to the Laikipia County Government for formal approval. After submission, cadastral surveying and a detailed environmental and social screening were undertaken to refine the proposals and guarantee compliance. To manage potential risks, Environmental and Social Management Plans (ESMP) and/or Resettlement Action Plans (RAP) were developed simultaneously to address any adverse impacts.

3.2 Stakeholder identification and analysis

As the project commenced, a comprehensive identification was carried out of every group, individual, or institution that could either affect or be affected by the project's activities and outcomes. Their participation and influence were deemed critical to the project's success.

This exercise was essential for determining the relationship between various stakeholders and the project, which in turn helped in selecting the appropriate consultation methods for each group throughout the project lifecycle.

A detailed list of the stakeholders identified is presented in a separate Stakeholder Identification and Analysis Report, which will be submitted concurrently with the subsequent version of this document.

Table 5 below is a summary of the identified stakeholders and their various roles in this project.

Table 5: Key stakeholders

Category	Name of Stakeholder	Role in the project
Primary Stakeholders		
Community members	Structure owners	• The primary beneficiaries of the project as they were the direct recipients of tenure security. • Formed part of the key stakeholders during the community visioning and participatory planning

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

3.3 Stakeholder Mobilization and Sensitization

Stakeholder engagement began with the project launch meeting on 4th December 2024 at Pentecost Church Kanyoni. This meeting introduced the project scope, objectives, and process, including the socioeconomic survey, physical mapping, and participatory planning sessions that formed the foundation of the draft plan.

A second key engagement, the community visioning and participatory planning exercise, was held on 18th February 2025. During this session, community members articulated

their aspirations for the settlement, which, alongside professional input from the consultant team, guided the plan's formulation.

The third stakeholder meeting, which involved presentation of the draft plans, was held on 25th March,2025, at Pentecost Church Kanyoni. The community had an opportunity to present comments regarding the proposed plan. The community inputs and key experts' concerns were incorporated in refining the preferred plan alternative that was presented to the community for their validation and adoption at a fourth stakeholder meeting held on 26th June, 2025 as detailed in tables 6& 7 below.

Table 6: Stakeholder mobilization and sensitization

Date	Engagement/Meeting title	Venue	Objective of the meeting	Meeting highlights	Attendants
	Project launch	Kanyoni ECDE	Launch the project	• Emphasis was put on the general project activities and undertakings; ground picking and basemap preparation as well as the socioeconomic survey and physical mapping exercises that were to follow soon after. The meeting was informed that ground picking of the parcel boundaries would be done in the presence of abutting neighbours, and they were therefore required to be present during the exercise. Further, they were informed that the intent of the socio-economic and physical mapping exercise would incorporate all the settlement resident (both structure owners and tenants) and would incorporate settlement youths that would assist with the enumeration and data collection • The structure owners were urged to have a copy of ID, a copy of KRA pin and a copy of any document showing proof of ownership. • The cut-off date was set at **11th November 2024**. The community was informed that this the date when the drone mapping exercise was conducted. They were further informed that they should suspend any	• KISIP national and county team • County Planner Ward administrator • Area MCA • Area ass. chief • Consultant • SEC & GRC • Community Members

				further construction until the completion of the planning process.	
	Social and environmental screening	Kanyoni ECDE Transect survey across the whole settlement	To establish the social and environmental feasibility of the project	• Preliminary social and environmental screening • The SEC members were asked to point out environmentally sensitive areas as well as pollution points • Mapping of resources within the settlement	• SEC • Consultant – environmentalist, sociologist, planners
	Ground picking and topographical survey	The whole settlement	To pick all parcels extents, and existing structures within the settlement Picking of topographical data of the settlement	• Parcel owners were asked to stand against their claimed boundaries. This was done alongside their respective neighbours. • Picking of Parcels Rights by the consultant • SEC members assisted with verification of the claimed rights, whereas GRC assisted with dispute resolutions	• SEC & GRC • Community members • Consultant – surveyors and planners
	Physical mapping and socio-economic survey	The whole settlement	To establish the socio-economic characteristics of the settlement To form a basis for generating Lists of Beneficiaries	• Door to door enumeration process; settlement youths were negged in the activity • Thematic data collection for planning purposes • List of Beneficiaries was generated from this exercise	• SEC • Consultant – planners and surveyors • Enumerators drawn from the local youth • Area Chief
	Presentation of socio-economic survey findings, community visioning, participatory planning and preliminary verification of list of beneficiaries	Kanyoni resource centre	To present socio-economic survey findings To come up with a vision for the settlement To undertake community participatory planning To undertake preliminary verification of list of beneficiaries	• The community concurred with the presented socio-economic findings • They listed their vision statements, that the consultant refined to one statement • During participatory planning, the community's the community proposed the following: creation and alignment roads, provision of access to all parcels, provision of public and recreational spaces amongst other land uses	• KISIP national team • County Coordinator • County Director of planning • County planner • Consultant – planners, sociologists, RAP expert and environmental expert • SEC & GRC • Community members

25th March, 2025	Presentation of Drafts Plans	Kanyoni resource centre	To present the various planning alternatives to the community	The community chose adaptive 2 as their preferred alternative, however with a few modifications to enhance circulation	• KISIP national team • County Coordinator • County Director of planning • County planner • Consultant – planners, sociologists, RAP expert and environmental expert • SEC & GRC • Community members
26th June 2025	Presentation, validation and adoption of Final Draft plan	Kanyoni resource centre	To present the preferred planning option the community for validation and adoption	The community validated and adopted the final draft plan as their preferred option, that would guide development of their settlement for the next 10 years	• KISIP national team • County Coordinator • County Director of planning • County planner • Consultant – planners, sociologists, RAP expert and environmental expert • SEC & GRC • Community members

Table 7: Photos taken during the various stakeholder engagements

Project launch

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

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

3.4 Environmental screening

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

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

3.5 Due Diligence

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

The validation exercise for Kanyoni followed these key steps:

i. Engagement with the County Government of Laikipia – The county provided preliminary details on the settlement's scope—an unapproved 2004 allocation plan, subject to further verification.
ii. Community consultations – Meetings were held with residents to gather relevant information, including disclosures on existing proprietorships and historical perspectives on the settlement's emergence.

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

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

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

3.6 Basemap Preparation and Adoption

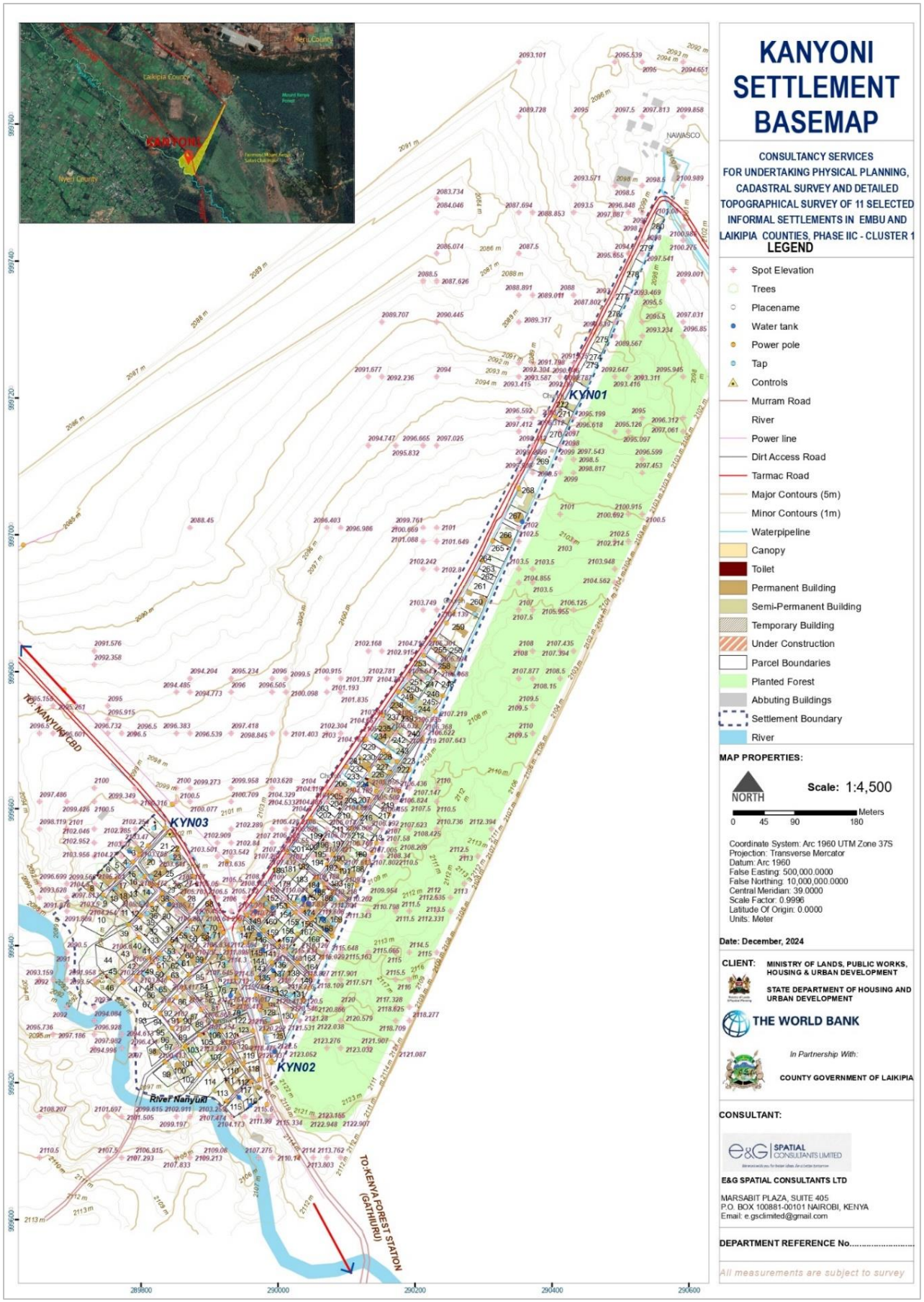
The basemap is a critical component in plan making as it serves as the project living document. A basemap with detailed settlement background information was prepared as detailed out in a separate report of this consultancy (refer to deliverable 2).

Given the considerable importance of accurately understanding the settlement, the activity was conducted using a combination of drone mapping and on-the-ground verification (ground picking). The ground picking of key discernible spatial features was undertaken with the help of residents, the SEC, and GRC members who identified structures and/or parcel boundaries.

The data collected through drone mapping and ground picking was processed to create the foundational spatial data for the Kanyoni settlement's final draft plan. These outputs were crucial for verifying physical boundaries and delimitation.
The resulting maps were then superimposed onto existing survey and physical planning data for comprehensive analysis. This final basemap accurately reflected the current on-ground realities and was periodically updated throughout the subsequent project phases. This meticulous methodology ensured the spatial data underpinning the planning exercise was both technically accurate and validated by the community.

The settlement basemap was presented to the community alongside the socioeconomic survey findings. This was meant to ensure residents understood their settlement's current status before any intervention, providing them with the necessary foundation for contributing to the plan proposals.

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



Map 2: Settlement base map

3.7 Socioeconomic Survey and Situational Analysis

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

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

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

Plate 1: Presentation of the socioeconomic survey findings

Some of the comments raised by the community members during the presentation are highlighted below. Minutes of the meeting are annexed to this report.

Table 8: Key Concerns Raised by the Community

Questions/issues raised	Response
A member inquired about whose responsibility it was to invite people with disabilities to the meeting	The project team leader mentioned that there is a representative for people with disabilities on the SEC Committee.
A member inquired whether the Kanyoni plan will be based on the existing PDP or the new plan	The Project Team Leader stated that the new plan will be aligned with the existing PDP and will blend elements of both
A member inquired why the consultant was planning for new roads yet there were already planned for in the PDP	It was emphasized that the already existing PDP roads will be aligned in the new plan
A member inquired whose name will be on the title deed for the public land such as the land that has the water tanks	The project team leader stated that all public land is registered under the County Government and National government

3.8 Community Visioning and Participatory Planning

Community visioning is a planning process that allows residents to articulate their aspirations and dreams for the future of their community; while participatory planning is an approach that responds to people's spatial needs by recognizing their lived experience

of place. These techniques were employed in this planning process to emphasize on direct and meaningful involvement of the community and other key stakeholders to enhance community level planning processes, foster ownership of outputs, and ease of implementation.

The community visioning sessions allowed the residents to project their dream and envision the future of the settlement. This stage in the planning process, came after presentation of the socioeconomic survey findings. Figure 7 below is a summary of the visions from Kanyoni settlement.

The vision statements expressed by the community were synthesized into a comprehensive vision statement:

"To transform Kanyoni into a well-planned, accessible, and secure Settlement

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

- Improvement and widening of the road network
- Established sewerage reticulation system
- A town with streetlights and a police post to enhance security.
- Provision for more educational facilities
- Provision for an industrial centre and an economic hub
- Provision of modern health facilities

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

3.9 Verification of the List of Beneficiaries

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

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

Plate 2: LOB verification and Sample of the Project Identification cards issued to Kanyoni Beneficiaries

3.10 Preparation of the Local Physical and Land use plan

The culmination of the preceding activities was the preparation of the draft Local LPLUDP, as discussed in this report. The socioeconomic survey exercise provided baseline data that informed the planning proposals and the initial LoB. The settlement basemap served as the primary reference upon which plan proposals were spatially laid and contextualized. During the community visioning and participatory planning exercises, residents articulated their aspirations for the settlement, shaping the proposed land use framework. Particular emphasis was placed on improving accessibility, with residents identifying areas where road networks needed enhancement.

Building on these community inputs, the Consultant incorporated additional planning considerations, including existing development layouts, the feasibility of proposals in relation to available space, neighbourhood contextual analysis (assessing the potential for existing nearby facilities to serve the settlement), and the number of affected persons (PAPs) generated by the planning process.

Two planning options, Nil intervention and Adaptive option 1, were developed and analysed independently and comparatively against key project elements. Each option was assigned a score based on various planning criteria. Following community presentations, the second adaptive plan was selected as the preferred option, with adjustments made to specific road sizes and land uses based on community feedback.

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

3.10.1Draft Plan presentation to the Technical Meeting

The draft plan was presented to the technical team, comprising the NCPCT and CPCT, on 25th March 2025. The meeting served to gather technical feedback ahead of the planned community presentation and to report on project progress. The technical team commended the consultant for the quality of work delivered. Several emerging issues were addressed during the meeting.

First, the influence of existing Part Development Plans (PDPs) in the project area was noted, as these previous planning efforts had shaped the planning process and informed the structure of the current plan. Secondly, the consultant reported that, as part of the ongoing due diligence. The existing plan was key in informing land use allocation decisions.

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

3.10.2 Draft Plan presentation to the community

Upon finalizing the draft plan, incorporating inputs from the community participatory planning exercise and aligning with the most applicable planning standards given the settlement's conditions, the two plan options (discussed in Chapter 5)—were presented to the community for review. During this session, residents assessed the plan options, including their associated impacts, and provided feedback based on their envisioned settlement outcomes (see

Plate 3). Community members were then given the opportunity to select the preferred alternative, which would be further refined to align with both current and future settlement needs. Following deliberations and feedback on both options, the decision was subjected to a community vote. The Adaptive Plan was unanimously selected, with agreed-upon modifications to address specific concerns raised by residents.

Plate 3: Highlights from the draft plan presentation

Some of the key issues discussed in regard to the plan are summarized Table 9 below. Detailed minutes of the meeting are attached to this report under Annex 2.

Table 9: Highlights of the issues discussed in regard to the plan

Questions/issues raised	Response
A community member inquired about the process in the case of a jointly owned plot with a neighbor, specifically asking what would happen if one party wished to separate and claim an individual portion of the land.	The KISIP Liaison Officer explained that in cases of joint ownership, the original title deed is retained by the County Land Registrar. If one party wishes to separate their share, they must visit the registrar's office for guidance on the appropriate legal steps to take. The Project Director further clarified that there are no jointly owned plots between unrelated individuals in Kanyoni Settlement. The only joint ownership cases identified are among family members—such as spouses or between parents and their children. She emphasized that such arrangements are beneficial as they help facilitate smooth succession and minimize potential family disputes over land ownership.
A community member requested that the area identified in the draft plan as "Gathuru," which connects Kanyoni Settlement to the conservancy, be renamed to "Kahurura" to reflect the locally preferred name.	The KISIP Liaison Officer acknowledged the request and confirmed that the correction will be noted and incorporated into the final version of the draft plan.
A community member inquired whether the community would be issued a title deed for the parcel of land proposed for the police post.	In response, the KISIP Liaison Officer clarified that land designated for public utilities such as a police post is typically registered under public or government ownership, not in the name of the community or individuals. Therefore, a title deed for that specific parcel would be issued to the relevant government body responsible for security services, not to the community. However, the community plays a key role in identifying and agreeing on the location of such public facilities.
A community member expressed deep concern about the potential displacement of the owners of parcels KYN/113 and KYN/114 due to the proposed road expansion. He inquired about what measures would be taken to address the situation of the affected plot owners.	The KISIP Liaison Officer and the Project Director explained that if the road expansion affects existing structures or leads to displacement, the matter will be addressed through the Resettlement Action Plan (RAP) process. The RAP team will assess the impact, engage directly with affected individuals, and ensure that appropriate compensation or resettlement measures are put in place in accordance with KISIP guidelines and national policy. A separate meeting with affected persons will be scheduled once the community finalizes its preferred planning option. The community member who raised the concern shared that, like all his neighbors, he had acquired land in the settlement and possessed the necessary documents proving ownership of his plots. However, he expressed a strong sense of responsibility and, in light of the displacement of his neighbors due to the road expansion, he felt compelled to allocate two plots from his own land to ensure that those affected would have a place to call their own. The County Planner thanked the community member for his selfless act of offering part of his land to accommodate his displaced neighbors. He further noted that, thanks to this generous gesture, the funds that had been set aside to support the displaced persons could now be redirected towards enhancing infrastructure and providing improved facilities within the settlement. The KISIP Liaison Officer commended the individual's action, describing it as a strong example of a social management plan—

	where the community comes together to support those who have been displaced, ensuring that no one is left without a home.
A community member raised concern about alleged land grabbing by certain government officials within the settlement, stating that some local residents still remain landless in their own area. He urged that this issue be addressed urgently. He further expressed his frustration by claiming that even the KISIP project appeared to be taking up more land, warning that if the situation continues, the people of Kanyoni may eventually be left without any land of their own.	In response, the KISIP Liaison Officer clarified that the KISIP project does not acquire land for its own use. Instead, it works in partnership with the community to improve settlement planning, secure tenure through the issuance of title deeds, and enhance infrastructure. Any land allocated for public utilities (such as roads, schools, or health facilities) is identified through a participatory process involving community input and approval. The Officer assured the community that KISIP's goal is to empower residents, protect their rights to land, and ensure that every genuine occupant has access to secure tenure—not to displace or disadvantage them. He also urged members of the community to always try to attend meetings when called upon, emphasizing that their participation is crucial. This, he said, helps ensure that important issues are addressed collectively and prevents concerns from being raised later due to absenteeism during earlier discussions. Regarding the concern about land grabbing by government officials, the project director encouraged the community to formally report any suspected cases of illegal land allocation through the established Grievance Redress Committee (GRC). He further advised that if the issue is not adequately resolved at the GRC level, the matter can be escalated to the County authorities for further action.
A community member asked why a plot KYN/171 with KYN/188 was indicated as a joint plot in one version of the draft plan but shown as a single plot in another version. He sought clarification on the inconsistency and how it would affect ownership and titling.	The KISIP Liaison Officer clarified that discrepancies between draft plans can occur as a computer error, but he assured the community that the final version will reflect the most accurate and agreed-upon information based on ownership documents, ground picking, and community input.
A community member inquired about the consideration given to persons living with disabilities (PLWDs) in the draft plan and specifically asked where they have been placed or accounted for within the proposed layout.	The Project Director responded by noting that while the draft plan does not allocate specific areas exclusively for persons living with disabilities (PLWDs), during presentation of the draft plan, she had requested the community to identify spaces where the youth—including PLWDs—could access learning opportunities or establish sustainable businesses. She emphasized that the intention is to promote inclusivity and ensure that youth benefit from all community development initiatives alongside other residents.
A community member asked about the advantages of commercial plots and further requested whether all plots along the main road could be designated as commercial plots.	The Project Director explained that commercial plots are intended to support business activities such as shops, offices, and service-based enterprises. These plots allow plot owners to generate income and contribute to local economic growth. However, she clarified that not all plots along the main road can be converted into commercial use, as proper planning requires a balance between residential, commercial, and public utility spaces. Over-conversion could lead to congestion, overstretched infrastructure, and reduced livability. She further noted that the draft plan proposes mixed-use plots in some areas to allow both residential and commercial activities to coexist harmoniously.

3.11 Notice of Completion

Following the completion of the draft plan preparation and presentation to the community, a notice of completion was published on 7th April 2024 in two national dailies of national circulation in line with Legal Notice 248, the Physical and Land Use Planning

(Local Physical and Land Use Development Plan) Regulations, 2021. (See Annex 1). This will enable the public to inspect the plan and offer comments before the final approval and adoption.

3.12 Presentation of the Draft Final Plan

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

3.12.1 Presentation to the County Executive Committee

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

Table 10: Emerging issues from the presentation to the County Executive Committee

Questions/Comments	Response
• **Consideration for renaming Kwa Mbuzi and Kanyoni settlements to reflect the community.** • **Issues of solid waste management** crosscutting **across the settlement.** • **She recommended consideration of environmental management in the budget. Community to be engaged/sensitized to segregate a space for solid waste collection/recycling or a sanitary landfill. Therefore, it shouldn't be a dumping site.** • **Key limitations in the budget are policies that are not pragmatic. Therefore, without policies and financial resources, nothing would be implemented.** • **The proposed Maina recreational area, which is waterlogged, needs environmental conservation measures, including the planting of trees and other greening measures.** • **Consideration of urban areas as dwelling places for the entire community** • **Well well-planned area brings a lot of glory.** • **Issues raised should be of concern to both MCAs and the executive.** • **The settlement portrays an urban character; therefore, it needs appropriate landscaping and greening measures to enhance aesthetics.**	• The consultant clarified that the community was involved in making decisions on changing the settlement name; however, they preferred retaining the existing one. • The KISIP coordinator added that changing the names at the advanced stage would reverse the project activities. He recommended consideration for changing after plan approval. • Reports accompanying plans have detailed strategies for the plan proposals. For example, the abutting parcel (136) to Maina Dispensary has been considered as part of the health facility in the proposed plan. • The county can obtain land for expansion or designation of other land uses.
• **Wide access roads can be multi-purpose, i.e., utilized as parking spaces, water reticulation, etc., and in return act as a source of revenue.** **Incorporate NMTs to support children's activities, e.g., skating and socialization in general.**	
• **Some individuals are dwellers in urban others in** rural **areas and others in both urban and rural areas.** • **The settlements will serve as permanent urban dwelling places, while others will serve as partially residential.**	

• **Proposed retaining 30m roads for multi-purpose.** • **Recreational (helps in curbing mental issues). These spaces will serve as a relaxation, regulating stress among other uses, e.g., Weddings.** • **Access to accommodate water, fiber installations.** • **Health facilities, e.g., Maina dispensary, would the existing facility adequately serve the population?** • **The CS recommended designating more spaces for public purposes, subject to space availability. This will help decongest the facilities.** • **County revenue is largely collected in counties with improved urban areas.** **The CECM clarified that KISIP aims to regularize tenure; therefore, existing land would not accommodate more land use proposals.**	
• **Designation of a slaughterhouse outside the settlement**	The slaughterhouse is a departmental issue within the county's scope. This is to prioritize designating outside the settlement.
Noted that: • **Uneconomical parcels- Upon plan approval, the county to control/manage land subdivisions.** **Next financial year, the county won't get budget allocation without approved plans.**	
Recommended appropriate greening measures and landscaping with consideration of indigenous trees.	
Appreciated the recommendations to retain the wide access roads while also lauding for supporting the facilitation of PAPs.	
• **Congratulated the team for ensuring land ownership issues are solved through tenure regularization, which is a long-term investment.** • **The consultant to examine together with the county individuals on road reserves to minimize expenses on those encroaching on such spaces, as they do not legally qualify.** **The Maina ECDE can't accommodate the population; therefore, the consultant to check the possibility of expanding the facility.**	
• **The small issues need to be addressed in the plan before submitting it to the assembly. This should be in collaboration with the executive.** • **Upon submission to the executive, the plan should not be modified as it has been subjected to public participation.** • **Assembly to approve the plan, then thereafter focus on facilitation of PAPs, i.e., reaching out to respective individuals during infrastructure upgrading and other major development.** • **Valuation to be done in time to avoid future unexpected facilitation expenses.** • **Slaughterhouse to be addressed by the county.** • **Religious parcels have huge parcels, though he did not suggest any changes.** **Proximity analysis to inform upcoming developments, e.g., adequacy of police station.**	
• **Challenged the county to isolate genuine public land that would serve the public, e.g., Maina, which largely lacked recreational spaces.** • **Centralization of Administrative units to serve a large area.** **Provision of adequate recreational spaces in a highly populated area.**	
• **Sought clarification on Maina space meant for a police post.** • **Noted that it is difficult to ask the community to repurpose uses.** • **Proposed slaughterhouse requires further engagement.** **The cemetery in AFL was degazetted and repurposed as a green park to serve the entire Rumuruti town. Initially, it was meant to serve the abutting cemetery.**	

3.12.1 Presentation to the Community

The Final Draft Plan, having incorporated comments from the County Executive Committee and the assembly, was presented to the community on 26th June, 2025 for their validation and adoption—see figure 11 below. The main purpose of this exercise was for the community to confirm whether the presented plan was their preferred alternative, and whether their comments had been incorporated into this plan.

Plate 4: Photos showing the Final plan validation by adoption and final plan validation by Kanyoni residents

3.13 Plan Approval

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

3.14 Social Management Plan /Resettlement Action Plan Preparation

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

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

As the project commenced, a comprehensive identification was carried out of every group, individual, or institution that could either affect or be affected by the project's activities and outcomes. Their participation and influence were deemed critical to the project's success.

This exercise was essential for determining the relationship between various stakeholders and the project, which in turn helped in selecting the appropriate consultation methods for each group throughout the project lifecycle.

A detailed list of the stakeholders identified is presented in a separate Stakeholder Identification and Analysis Report, which will be submitted concurrently with the subsequent version of this document.

Table 5 below is a summary of the identified stakeholders and their various roles in this project.

Table 5 9 below outlines some of the negative impacts identified by the plan proposals:

Table 11: Negative impacts generated from the plan

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

3.15 Cadastral Surveying

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

georeferenced positioning and beacon placement. Beneficiaries will be required to sign beacon certificates, confirming the demarcation of their parcel boundaries.

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

3.16 Land Information System

The Land Information System (LIS) is a GIS-based platform designed to capture, store, manage, manipulate, and visualize spatially geo-referenced, parcel-based cadastral data. As part of this project, the LIS has been continuously developed throughout the project, incorporating data from the basemap, socio-economic survey attributes, the list of beneficiaries and now the spatial and non-spatial attributes of this. Subsequently, this accumulated data will be integrated with the approved survey data, including parcel numbers to be issued by the Director of Surveys (DoS) and the area list, to support easy access, querying, and visualization for efficient decision-making, particularly in relation to development applications. In addition, the LIS will be populated with all raw data collected during the assignment, based on the data dictionary provided by the Client. This comprehensive and accessible database will serve as one of the final deliverables of the project and will be very important in aiding land management and administration, development control processes by the county government of Laikipia, as well as support other components such as infrastructure planning, without the need for repeated fieldwork.

4. SITUATIONAL ANALYSIS

4.1 Overview

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 shall be prepared providing details on spatial analysis, demographic characteristics, the state of the environment, economic base analysis, transport, communications networks, housing situation and social aspects such as education, health, recreational areas and other public purpose uses.

The socio-economic survey and physical mapping report was delivered as a separate component of this assignment, completed prior to the plan's development. As such, detailed reporting and analysis are contained within that report, allowing this chapter to avoid repetition and instead focus on the analytical statistics that directly inform the planning proposals. This chapter presents a comprehensive summary of the current conditions in Kanyoni settlement, using both textual and spatial formats to illustrate the data collected and its relevance to the settlement's planning process.

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

4.2 Physical and Environmental Characteristics

The analysis of physical and environmental characteristics highlighted the suitability of the settlement's location and the implications these dynamics had on planning decisions. The environment is key in planning as it represents the surrounding or conditions for human activities to take place. In this context, the physical and environmental conditions affected the decisions made in terms of planning proposals and the planning process. The physical environment also has implications on the socio-economic status of communities as it determines the nature of economic activities that can be leveraged and the potential vulnerabilities.

Map 3 illustrates the major environmental element, River Nanyuki, that borders the settlement on the southern side. It is worth noting that the river served as the natural drainage channel for the storm water by virtue of it being at the lowest point of the settlement. This necessitated considerations for its protection which included observation of the river's riparian reservation and allocation of a complementary use along the riparian reserve.

Key environmental aspects like sanitation and solid waste were inadequately addressed due to the settlement's lack of basic infrastructure. As a result, any redevelopment efforts must prioritize resolving these deficiencies. It was therefore imperative that deliberate

actions be taken to mitigate impacts on the settlement's environmental quality and overall aesthetics.

The findings underscore the need for integrated planning and sustainable development practices to address the settlement's environmental challenges. Implementing a structured waste management system is critical to reduce indiscriminate dumping, improve environmental quality, and mitigate health risks. Equally important is the promotion of safer sanitation practices to protect water sources like River Nanyuki and ensure access to clean water for residents.

Strict enforcement of zoning regulations will help prevent encroachment and protect these areas, ensuring they continue to serve their vital ecological roles. By balancing development needs with environmental conservation, the settlement can enhance its resilience, improve the quality of life for its residents, and create a more sustainable future.

Map 3: Environmental issues map

4.2.1 Climate and Climate Variability

The settlement experiences temperatures ranging from 16°C to 25°C and an annual precipitation of between 800-1000mm per year. The shorter rains peak in October-November and the longer rains in March - July. The rest of the months are relatively dry. The settlement occurs within Upper Midland 3 ecological zone where the rainfall received is comparatively high as compared with other areas of the County (CGL, 2023).

Given the climatic conditions, the current organic development pattern, and the absence of adequate stormwater drainage channels, the risk of flooding is significant. Additionally, runoff generated by heavy rainfall in upstream areas poses a threat to residents' lives and property. This runoff may also carry improperly disposed solid and liquid waste, creating serious health hazards for the community. Addressing these issues through improved drainage infrastructure and waste management practices is essential to mitigate flooding risks and protect public health.

The settlement plan proposals are therefore, key in mitigating and adapting this settlement to adverse climatic impacts since they are expected to enhance the development of a framework for adaptation such as investment in drainage systems (both runoff and sewerage) and greening of the Kanyoni village section, thereby saving the locals from vulnerabilities brought about by flooding and pollution. This will enhance locals' resilience to climate change effects.

4.2.2 Vegetation

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

The settlement is generally covered by some green vegetation that is comprised of short grass and planted trees at plot level accounting for 41.8% settlement coverage. This is illustrated by the vegetation map 4 below that was developed on the GIS-based unsupervised classification analysis, the settlement vegetation cover.

Plate 5: Vegetation within Kanyoni settlement

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

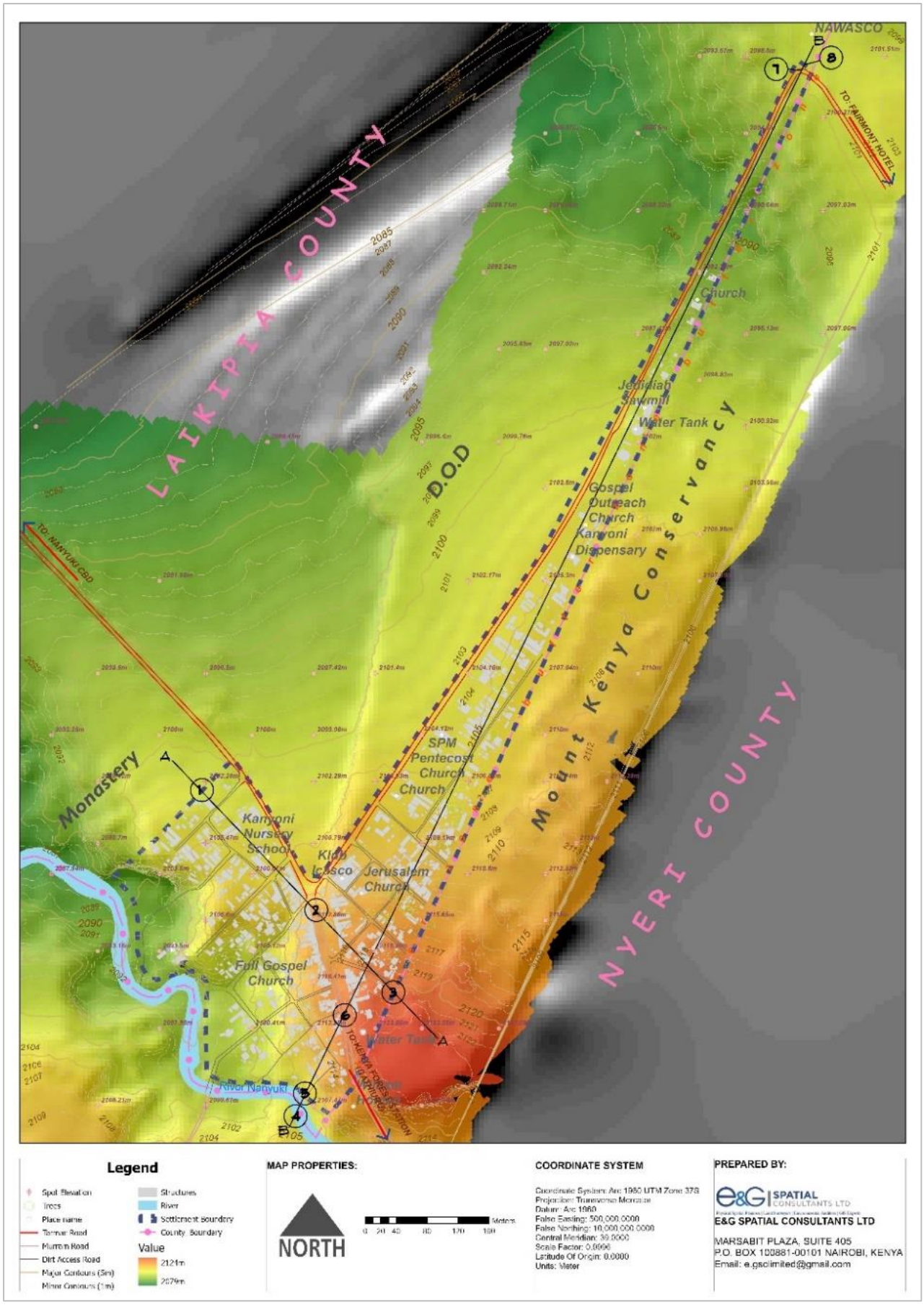
The settlement plan has put into consideration the existing environmental conditions in the allocation of various land use proposals and strategies. For instance, River Nanyuki riparian reserve has been clearly demarcated and set aside for conservation and protection. Further, the reports recommend reclamation, clear georeferenced demarcation and marking of the riparian reserve to curb future encroachment into this natural resource.

4.2.3 Topography and Slope

Topography is measurement of elevation while slope is the percentage change of the elevation over a distance. Consideration of topography and slope on land is critical information that will aid in land use planning and determining suitable developable areas.

The settlement has two slope wings, rising from a low point of 2089m above sea level near River Nanyuki and 2090m above sea level towards the Fairmont Hotel side, to a peak elevation of 2123m above sea level around the water tank at parcel 124 area.

The settlement rise gradient greatly informed the road network proposals as well as designing of the storm water channels. Map 4 below illustrates the settlement's topography.



Map 4: Topography and slope for Kanyoni

The areas near River Nanyuki are highly susceptible to erosion due to the steep topography, which causes gulley formation as stormwater flows downhill toward the river.

The identification of these zones was essential for determining the location and alignment of linear infrastructure including roads and drainage channels. Proper consideration of topography and slope helped in the planning for mitigation of erosion risks, for facilitation of infrastructure proposals and consideration of future growth, development, and sustainable land use. Steep areas were in most cases recommended for urban agriculture.

By integrating these factors into the planning process, the settlement was on its way towards enhancing its resilience to environmental challenges creating a safer, more sustainable living environment for its residents.

4.3 Drainage

Understanding drainage – how water, both surface and underground, flows in the settlement – was necessary as it influenced key planning decisions. For example, decisions with regards to location and alignment of drainage channels for management of surface runoff and settlement development to avoid potential disastrous consequences.

It was established that the settlement has a gently undulating terrain that is naturally well draining. Given the settlement's gradient, storm water in the settlement naturally flows through gravity from the higher grounds to the lower points while some percolates into the ground owing to the settlement's well-draining sandy-loam soils. River Nanyuki (to the south of the settlement) forms a key natural drainage feature. As a critical ecosystem that traverses beyond the Kanyoni settlement, it is critical to ensure that drainage channels leading to the River Nanyuki are structured to ensure no eroding of the banks.

Plate 6: R. Nanyuki section passing through the settlement

Addressing these drainage issues is critical for improving living conditions, public health outcomes, and environmental sustainability in the settlement. An elaborate, well-designed drainage infrastructure is needed to manage surface runoff effectively and prevent flooding in residential areas. Additionally, protecting natural waterways from encroachment and contamination is essential to safeguard the river and natural drainage, which are vital resources for the community. By implementing these measures, the

settlement can mitigate health risks, enhance environmental quality, and create a more resilient and sustainable living environment for its residents.

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

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

b. The plan has also proposed strategies and measures towards increasing the vegetation cover within the settlement, which will be useful in holding the soils together, thus reducing the risks of erosion.

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

4.3.1 Soils

Soil characteristics play a critical role in shaping human activities, including the establishment of settlements. Identifying the type of soil within the settlement area is essential for assessing the feasibility of proposed land uses. This information directly informs key planning components such as zoning decisions and the design of infrastructure networks.

Based on physical observation, the surface of the settlement is predominantly composed of sandy loam soils. This soil type is generally favorable for development due to its natural stability and good drainage properties. However, it is advisable to conduct detailed soil assessments during the redevelopment phase to fully understand the site's limitations and potential, especially before undertaking high-intensity development.

4.3.2 Air Quality

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

4.3.3 Disaster Risk and Environmental Hazards

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

i. Conflicts were identified as the most occurring disaster, commonly fueled by land ownership disputes, ethnic tensions and herder invasions. To this extent, the

success of this project will help solve these conflicts as parcel boundaries will be clearly demarcated and land ownership legally guaranteed. Application of alternative dispute resolution mechanisms will also ease tension especially in the ethnic and herder invasion issues.

ii. Drought was identified as the second most significant disaster. This was exacerbated by the climatic and weather conditions as well as destructive human activities. This has in turn resulted in food shortages, disease outbreak and economic hardships. This underscored the importance of targeted approaches to integrate drought risk management and climate adaptation measures into the settlement plan. Such would include involvement of all stakeholders to identify priority areas, setting targets as well as capacity building at the settlement level.

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

4.3.4 Key Environmental Challenges

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

a. **Absence of liquid and sewerage waste management systems** – liquid waste/wastewater pollution emerged as a major issue as the settlement does not have adequate infrastructure for the management of sewerage and other liquid wastes, thereby causing pollution. The plan has proposed roads wide enough to accommodate sewerage infrastructure such as sewerage trunk lines. For the short term, standard septic tanks and bio-digesters whose development should be closely regulated by the County Government is required. This should be supported by affordable exhaustion services. In addition, the incomplete sewerage system project should be fast tracked as well as expanded to serve the settlement in its entirety.

b. **Absence of storm water management infrastructure** – uncoordinated flow of storm water was identified as one of the environmental problems whenever it rains. The existing storm water management system is not efficient as it only covers parts of the settlement as well as blockages from indiscriminate solid waste disposal within the drainage system. It was, therefore, necessary to provide strategies that would lead to the development and proper maintenance of storm water management infrastructure in the settlement.

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

d. **Poor sanitation** with a significant number of the households over relying on pit latrines. Settlement interventions for addressing absence of liquid and sewerage management were considered during the planning for Kanyoni. This included provision for space to develop sewerage infrastructure such as sewerage trunk lines and concentration/treatment ponds. In the short term, standard septic tanks/bio-digesters whose development should be closely regulated by the County Government is required. This should be supported by affordable exhaustion services.

4.4 Population and Demographic Characteristics

Given the project's development objective - *"to improve access to basic services and tenure security of residents in participating settlements…",* understanding the population profile was critical for assessing the potential scale and impact of the project. As outlined in the Project Appraisal Document (PAD) and the Project Operational Manual (POM), the success of the project's success is measured by the number of beneficiaries—both direct and indirect—who gain from enhanced tenure security.

4.4.1 Population Size and Projection

Population size is a key parameter in planning. It is the basis that informs demand and supply of various facilities and infrastructure networks that goes into planning proposals. The socio-economic survey conducted in December 2024, that Kanyoni settlement had a population of 747 persons. This translated to an average household size of 2.4 persons per household. This was useful in this phase in the projection of housing and land demand analysis.

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

Planning for informal settlements requires both present and future population considerations. Population projection is a critical tool for anticipating future demographic trends and their implications for planning. Projection involves extrapolating the current population into the future based on existing demographic trends. For this analysis, the assumption is that all current factors influencing population growth in the settlement will remain constant. The intercensal growth rate applied is 2.9 % per annum, as per the Kenya National Bureau of Statistics (KNBS) 2019 data. As illustrated in Table 12 below, the population is expected to grow from 747 in 2025 to approximately 849 by 2030 and 965 by 2035.

Table 12: Population projection

Current population (2024)	Intercensal County Growth rate	5 years projection (2030)	10 years' projection (2035)
747	2.6%	849	965

Land tenure security is a key factor in economic development, consequently, affecting the population growth factors. Thus, the population of this settlement is likely to increase

significantly, beyond the projected figures, upon provision of land tenure security. It is expected that the provision of secure tenure is likely to attract further settlement and investment, potentially accelerating population growth.

4.4.2 Population Structure and Composition

This highlights the settlement's general population distribution in terms of the age-sex cohorts. Understanding of the age compositions will inform the necessary needs that would characterize the various age groups in the settlement.

Kanyoni settlement's population is characterized by a youthful population with the dominant age group being 26-45 years cohort (31% of the population) followed by the 10-17 years age group accounting for 18% of the total population. This is a plus in terms of labour force that is currently underutilized. The working-age population highlights the urgency for job creation initiatives, skills training, and enterprise support to meet labour market needs

In perspective, the 0-4-year-olds (toddlers) are the youngest within Kanyoni settlement population structure. They account for 10% of the settlement's population. It is important to note that this age bracket forms the very crucial formative development stages of a child brain-wise and physically.

Therefore, their key requirement is childcare support under full responsibility of the parents and general community. This necessitated ensuring that the settlement offers a safe environment for them through well-thought out planning considerations to support their growth and development. Such proposals included the proper zoning of the Kanyoni ECDE inclusive of strategies for expanding it to accommodate the growing population.

The settlement's 10-17 years age group is the settlement's second most populous cohort representing 18.2% of the established population. This is a group that is further scaling up the education ladder and advancing from the lower levels of learning. This group therefore has children who qualify-age-wise to enrol in upper primary school (9-11 years), those that will be transitioning to junior secondary (aged around 12-14 years) as well as those that are attending senior secondary (15-17 years). At the senior secondary level, the learner is ready to specialize on their focus areas of study[2]. Important to this cohort, therefore, is the requirement for convenient access to academic institutions that have the required class cadres and supporting facilities for smooth transition into the respective levels. An analysis of the neighbouring schools revealed their adequacy however, this plan recommends expansion, densification and equipping of these facilities so as to ease delivery of services

Those falling between 26-45 years are the dominant group representing 31% of the settlement population. These are young adults who are seeking to establish themselves independent from their parents' households or those seeking employment opportunities. For the case of Kanyoni, such a populous group can be associated with those working in the adjacent Fairmont hotel. Such group's demands are mostly on their economic prosperity through getting employment opportunities, running businesses and starting their own households. This thus points out to expected population change in the

[2] The age brackets for the various levels of education are based on Kenya's ministry of education guidelines (https://vision2030.go.ke/wp-content/uploads/2018/05/Re-Alignment-Education-Sector..pdf)

settlement through marriages, grand children being born or even others venturing out of the settlement for opportunities elsewhere. Equally this presents evolving dynamics on demand for more housing stock as well as the possible subdivisions of the current parcels due to inheritance factors that is associated with the population that have come of age to start their own families.

The age group of 46-65 years can be considered as the established adulthood period. Several important demographic changes would have taken place over the past half century that would shape and make this demographically distinct from emerging and middle-age adulthood in the age period of 26-45 years above. (CM. Mehta, et al, 2020)[3]. This therefore means that this cohort would also be more leaning to a particular lifestyle that would require consideration for specific facilities and services that can influence on the resultant planning proposals.

The settlement has a diminishing aging population (over 65 years) that accounts for only 4.5% of the total residents and is overwhelmingly female (86%). This group requires special consideration to ensure vital facilities necessary for their advanced age are integrated into the plan.

The overall analysis of the population pyramid highlighted key dynamics that shaped the settlement's plan. It was essential to integrate low-order facilities (those that serve immediate, local needs) directly into the settlement. Additionally, high-order facilities (those serving a larger population) must be reasonably accessible and possess sufficient capacity to meet the community's demands conveniently.

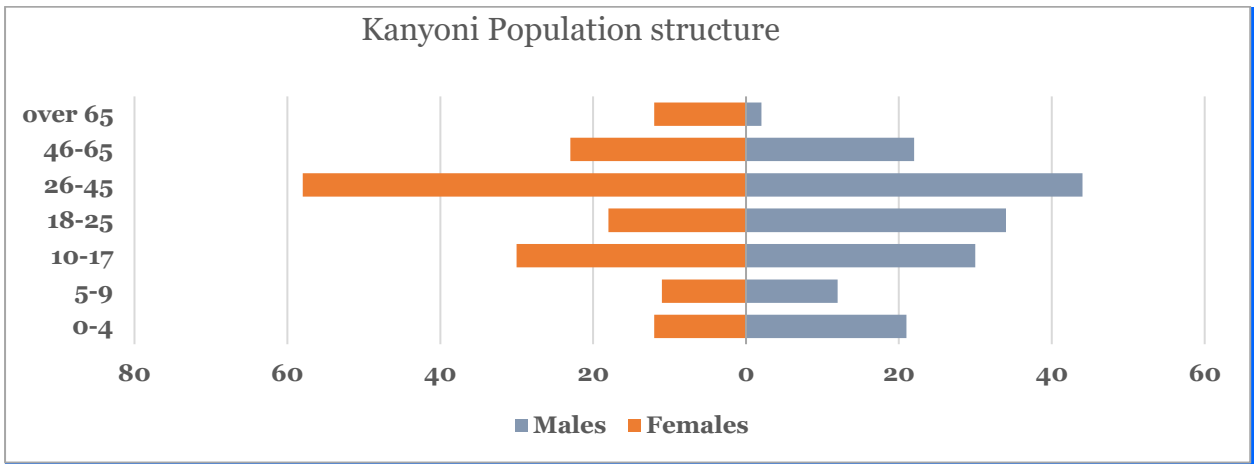


Figure 5: Population structure

4.5 Local Economy

4.5.1 Occupation Types and Employment

Employment patterns in Kanyoni settlement show a significant need for intervention.

Unemployment affected majority of the respondents, 36.8%. This rate is substantially higher than the national unemployment rate of 4.9%[4]- (KNBS, Q4 20223). This high

[3] Mehta, Clare M.; Arnett, Jeffrey Jensen; Palmer, Carlie G.; and Nelson, Larry J., "Established Adulthood: A New Conception of Ages 30 to 45" (2020). Faculty Publications. 4710. https://scholarsarchive.byu.edu/facpub/4710

[4] KNBS (2023). QUARTERLY LABOUR FORCE REPORT. Quarter 4 October – December, 2022

figure underscores the need for targeted economic inclusion as outlined in project's objectives and the livelihood improvement strategy detailed in section 7.6 of this report

Among those engaged in income-generating activities, the primary occupations were:

- Casual Laborers (24.3%): The largest segment of the employed population.
- Self-Employed (18.4%): These individuals typically operate small-scale businesses.
- Formal Employment (8.9%): These residents work for private companies or the County/National government.

Additionally, some residents engage in plot-level livestock keeping, raising animals such as goats, cows, and hens.

Among the self-employed, most operate small-scale, low productivity businesses, including retail shops, kiosks, grocery stalls, cyber cafés, and eateries, predominantly along the existing roads within the settlement. While self-employment provides flexibility, the high proportion of casual labourers, and informal economic activities, leaves the settlement's economy highly vulnerable and limits opportunities for upward mobility. This called for proper strategies to promote economic independence and sustainability.

These economic patterns align with the objectives of Kenya's national development goals namely:

- Bottom-Up Economic Transformation Agenda (BETA): The plan supports BETA's aim to uplift informal workers and micro-entrepreneurs through structured support and financial inclusion.
- National Urban Development Policy (NUDP): The NUDP advocates for integrating informal economies into urban planning to promote sustainable livelihoods.
- KISIP2 Framework: Improving tenure security through this project is expected to incentivize business expansion and encourage small-scale investment, thereby fostering greater economic resilience.

The Kanyoni plan has directly integrated livelihood improvement strategies by supporting microenterprises, expanding job opportunities, and designating specific commercial and mixed-use areas to enhance connectivity and accessibility.

4.5.2 Places of Work

A significant majority of Kanyoni residents, 73.3%, report working within the settlement itself. While the integrated 'live and work' model is generally considered a best practice for healthy neighborhoods, the dynamics in Kanyoni indicate a vulnerability: most local economic activities are low-productivity and lack guaranteed income earnings.

These movement patterns, high internal reliance, exacerbate the settlement's existing structural and infrastructure limitations, particularly:

- Inadequate road networks.
- Poor transport linkages.
- Unstructured land use allocations.

To address these constraints, the plan prioritizes strategic road improvements to enhance both internal movement and external accessibility. Furthermore, establishing well-

planned mixed-use corridors and designated business zones is expected to strengthen the settlement's economic base by supporting local entrepreneurship and facilitating efficient connections to larger economic centers.

4.6 Settlement Land Tenure, Structure and Housing

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

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

In informal settlements, land tenure operates differently. Despite the absence of formal legal rights, structure owners are considered the de facto landlords. While they lack legal ownership of the land itself, they are recognized by the community as property owners, providing housing to residents. This informal land administration system is characterized by boundaries that are either based on the extents of the structures or on draft subdivision plans (such as Part Development Plans, or PDPs) that were never fully realized.

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

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

Ownership within Kanyoni was parcel-based. Although residents lacked legally recognized documentation, there was strong local, informal respect for claimed boundaries and land transactions (buying and selling). These existing, informally recognized rights were mapped onto the basemap, totaling 302 parcels.

Accordingly, the objective of this project is to regularize the tenure security of the residents. Based on the final plan and land registration guidelines, the resulting plots will be surveyed and granted the appropriate type of tenureship (either individual or group).

4.6.1 Settlement Structure

The structure of an informal settlement refers to the spatial distribution and physical layout of buildings and key infrastructural elements. Informal settlements often exhibit diverse layouts, depending on their origins and evolution over time. Some settlements develop organically, while others display a degree of organization, suggesting initial planning attempts. In cases where semi-structured layouts exist, they often indicate the presence of Part Development Plans (PDPs), allotment letters, or survey plans, even if

many of these plans were never formally approved. It is important to note that initial layouts may have been altered over time due to informal transactions and further subdivisions.

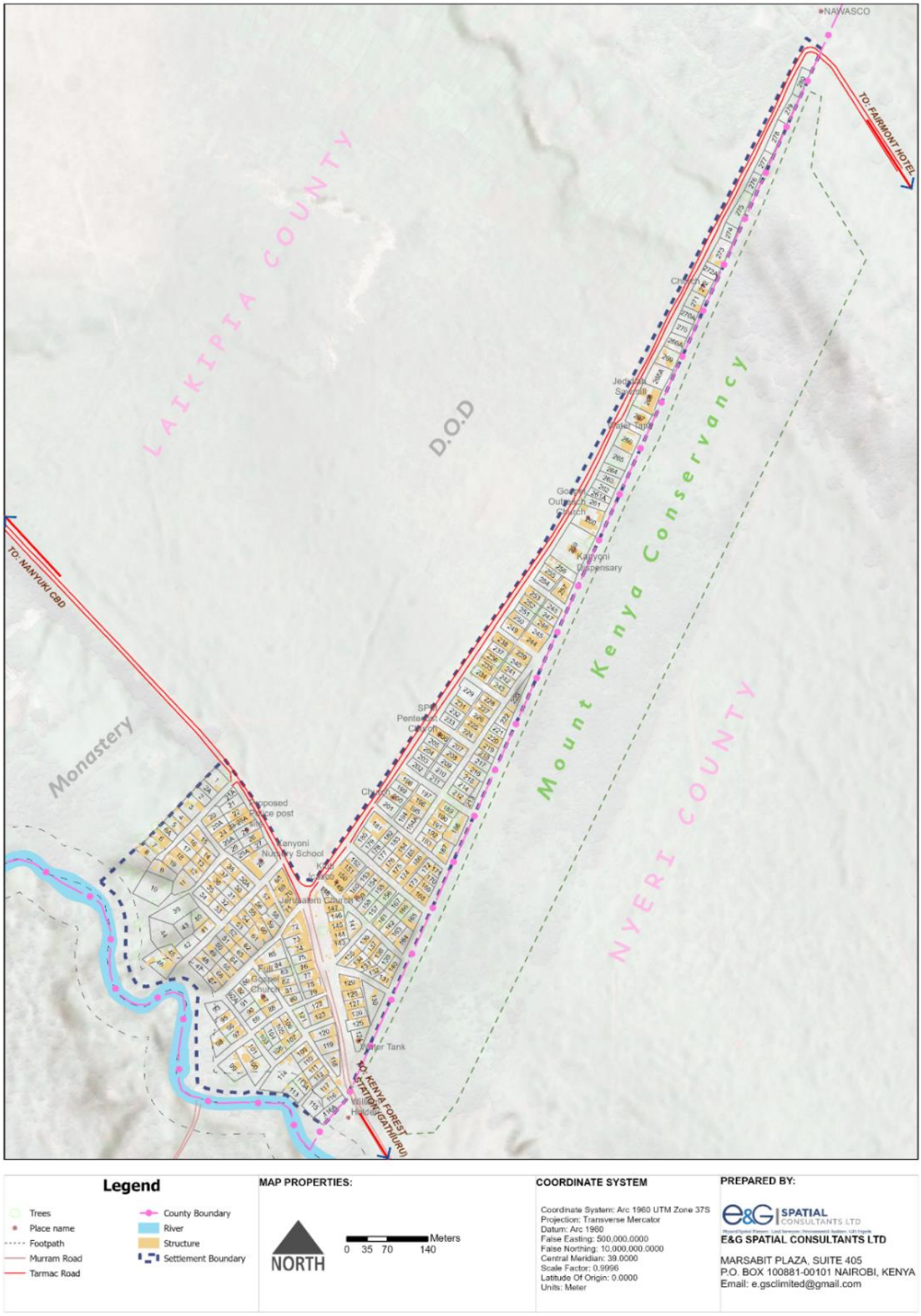
Externally, the Kanyoni settlement has a unique shape that resembles a tick [✔]. The key external structuring elements include the river Nanyuki to the south, the intercounty boundary between Laikipia and Nyeri counties on the eastern side and the Kenya army parcel to the western side of the settlement. It is notable that the settlement narrows to diminishing point on the northern side.

Internally, the settlement depicts a semi-grid layout pattern characterized by primary access roads measuring 9m wide and service lanes, 6m wide. The layout of parcels and the street network largely reflect the provisions of the unapproved 2004 PDP that was originally meant to regularize the land allocation in the settlement. Whereas the accesses have to a large extent been observed as provided in the initial PDP, realignments will be done to regularize the few sections with encroachments.

In terms of functionality, the settlement is by and large a residential settlement with most residents being structure owners. The structure typologies are a mix of permanent, semi-permanent and temporary structures. The settlement skyline is largely of non-storey developments but there a few single-storey structures in the area.

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

Pragmatic approaches to minimize possible impacts as per the project's advocacy for zero or minimum impacts will be adopted. Any resultant impacts will be mitigated through the project provided safeguards.



Map 5: Settlement morphology

4.7 Existing Land Use Patterns

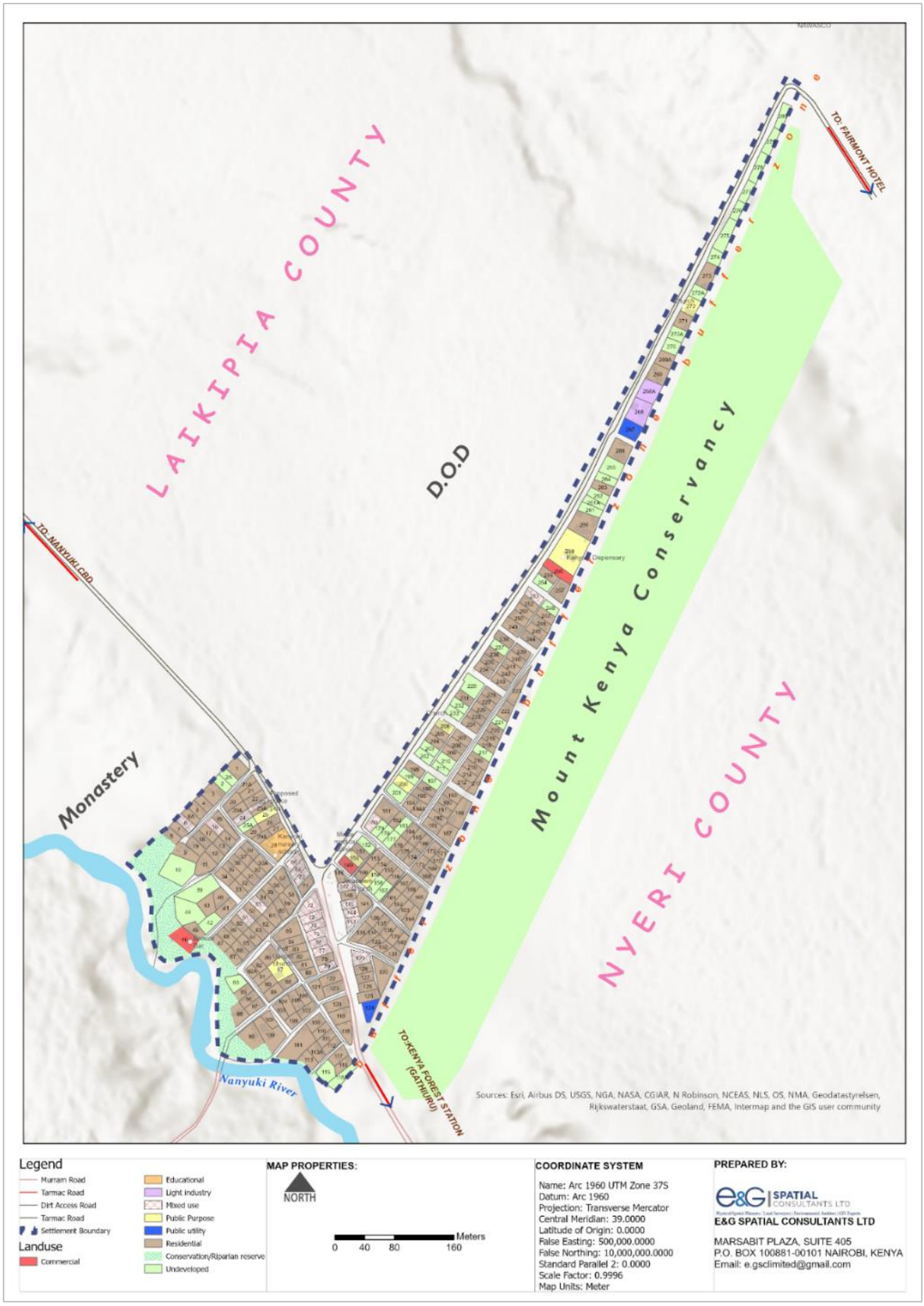
Most of the plots in the settlement are under residential land use with a few public purpose establishments such as religious facilities spread out across the settlement.
Several parcels are however undeveloped, taking up a considerable amount of portion (12.3%) of the settlement. Addressing the underutilization of land through structured densification strategies, such as promoting mixed-use development along major corridors were proposed to optimize land use efficiency while accommodating the settlement's evolving spatial demands.

Given the project's intervention is taking place in-situ, this existing pattern has been definitive in influencing the resultant plan layout.

Policy-wise, the findings aligned with national urban development frameworks, including the Kenya Informal Settlements Improvement Programme (KISIP) and the Physical and Land Use Planning Act (2019), which emphasize the need for tenure regularization and integrated land use planning.

Table 13: Existing land use

Land use code	Colour code	Land use	% of total
0		Residential	39.4%
1		Light industrial	0.9%
2		Educational	0.6%
3		Undeveloped Space	12.3%
4		Public Purpose	3.3%
6		Public Utility	0.6%
6		Commercial	0.9%
7		Transportation	31.8%
10		Mixed Use (Residential-Commercial)	4%



Map 6: Existing settlement Land Uses

4.8 Built vs Unbuilt Up areas

Given that land is a scarce resource, this analysis helped determine the optimal land utilization within the settlement by comparing the buildings' footprint to undeveloped spaces.

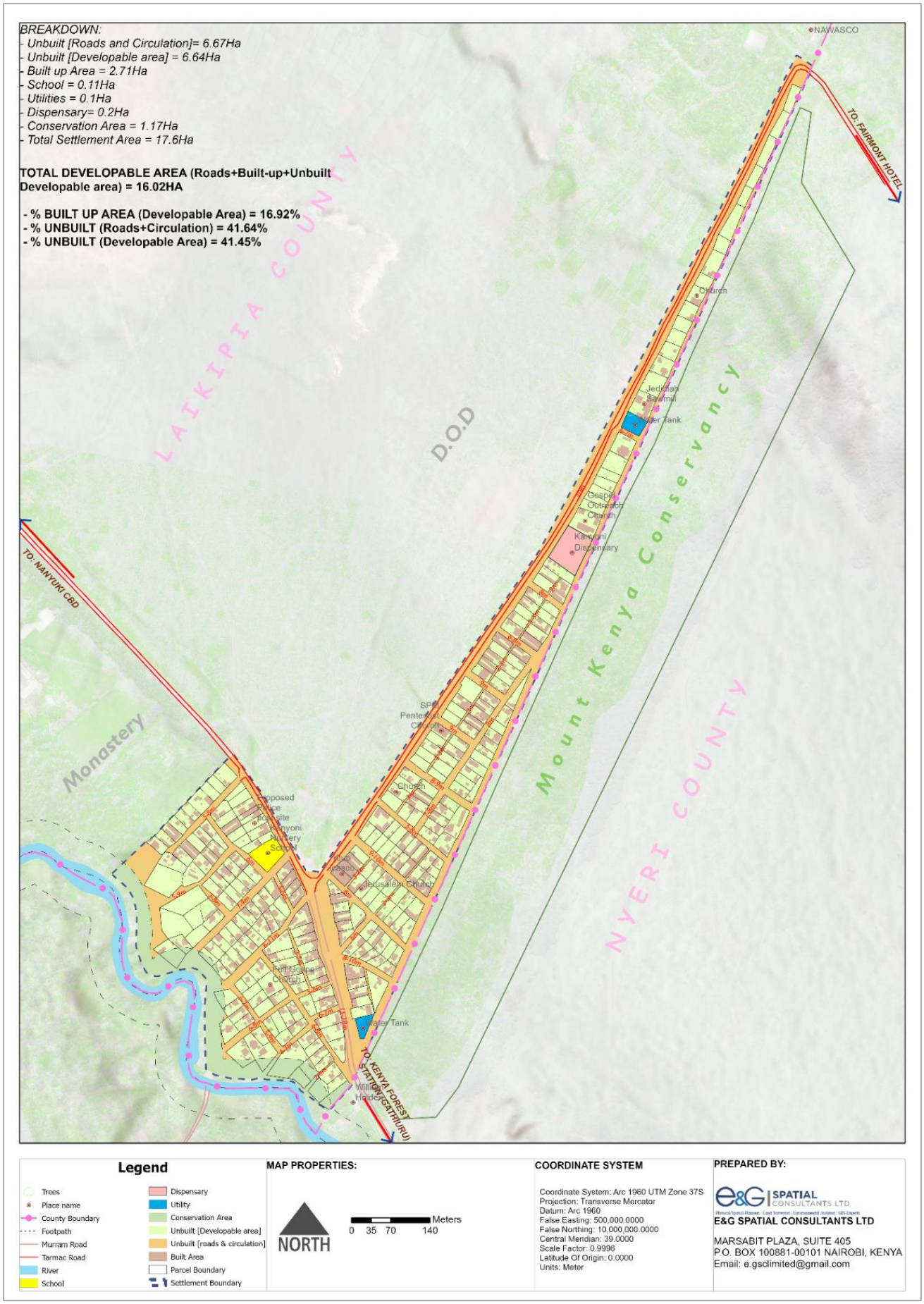
As detailed in Table 11, the analysis established that the cumulative built-up area only covers 18.08% of the total developable settlement area. In contrast, unbuilt areas (which can be redeveloped, excluding public utility spaces) account for 37.42%. The remaining space is significant, with access ways covering about 44.5% of the settlement's size.

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

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

Table 14: Settlement Development Analysis

Element	Acreage	%
Settlement area	**17.6Ha**	
Built up area	2.71Ha	18.08%
Unbuilt (developable areas)	5.61Ha	37.42%
Unbuilt (accesses ways)	6.67Ha	44.5%



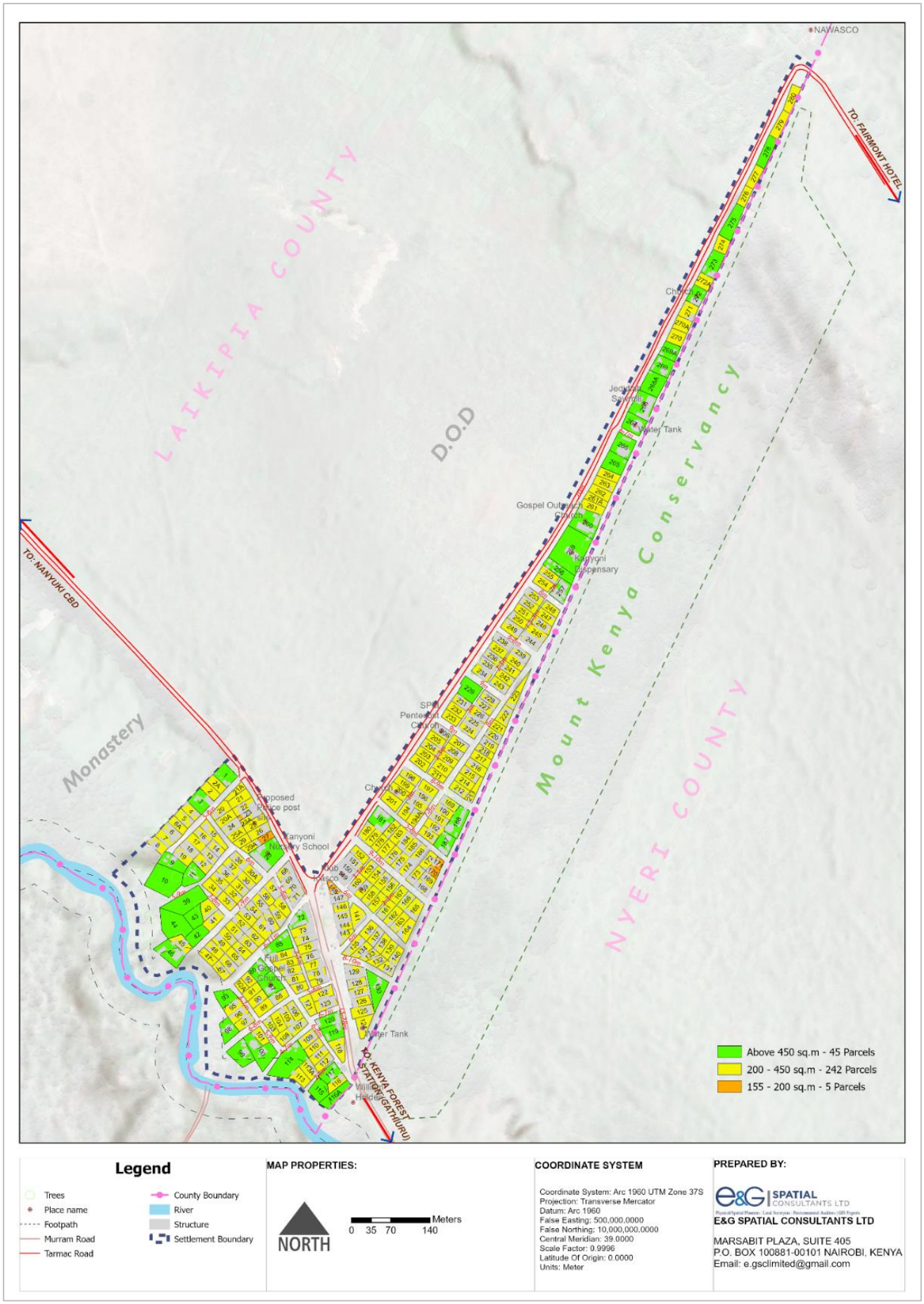
Map 7: Built vs unbuilt

4.9 Parcel Sizes

The initial mapping identified existing parcels, but their final sizes were determined by the subsequent planning process, specifically after land was excised to create and realign roads. The realignment of access ways, among other planning issues, was a key factor that contributed significantly to the final spatial layout presented in this report. The final plot sizes were therefore a result of the community participatory approach used to develop the settlement plan.

The size of the resulting parcels was critical in determining the preferred land tenure options for Kanyoni. Almost all parcels met the minimum registrable acreage of 100 square meters. Only two parcels fell below this threshold and will be merged into a single parcel to achieve compliance. Consequently, all viable plots will be registered under individual parcel titling.

Map 8 (below) illustrates the distribution of parcels as they were mapped on the basemap before any planning intervention or road realignment took place.



Map 8: Picked plots' sizes

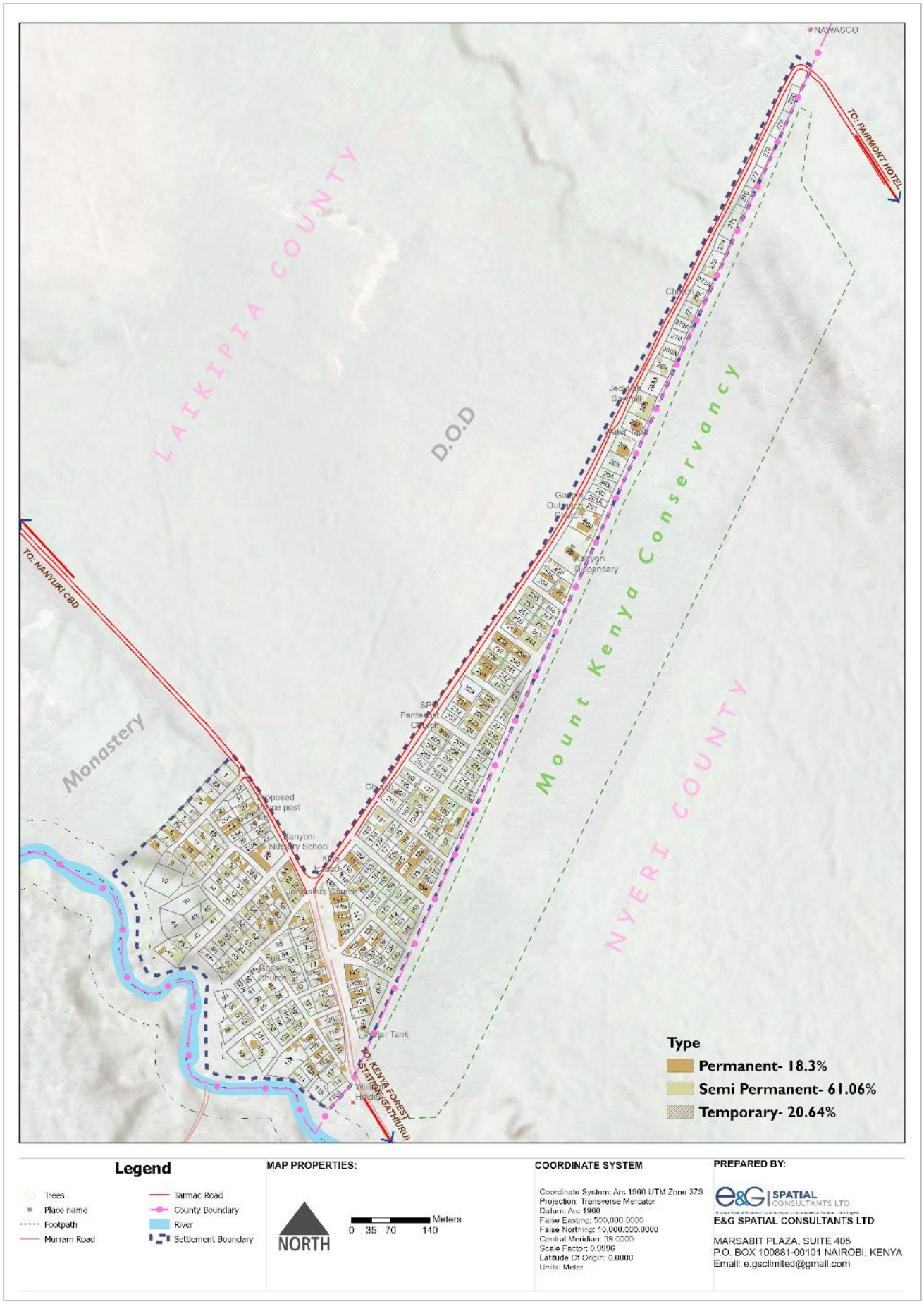
4.10 Housing Typologies and structure Types

As illustrated in map 9, the settlement is dominated by semi-permanent structures which accounted for 61.6% of the structures. The permanent ones were 18.3% while 20.6% were temporary. This analysis was crucial as it quantified the negative impacts caused by the realignment of the settlement's roads during the planning stage, specifically identifying structures that were consequently affected.

The significant proportion of permanent and semi-permanent structures suggested that many residents view Kanyoni as a long-term settlement, reinforcing the need for a tenure security framework that encourages investment in housing. As KISIP2 advances tenure regularization, planning interventions aimed to minimize displacement while ensuring that formalized plots provided adequate access, drainage, and public amenities.

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

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



Map 9: Structure typologies distribution

4.11 Infrastructure and Utility Services

4.11.1 Transportation

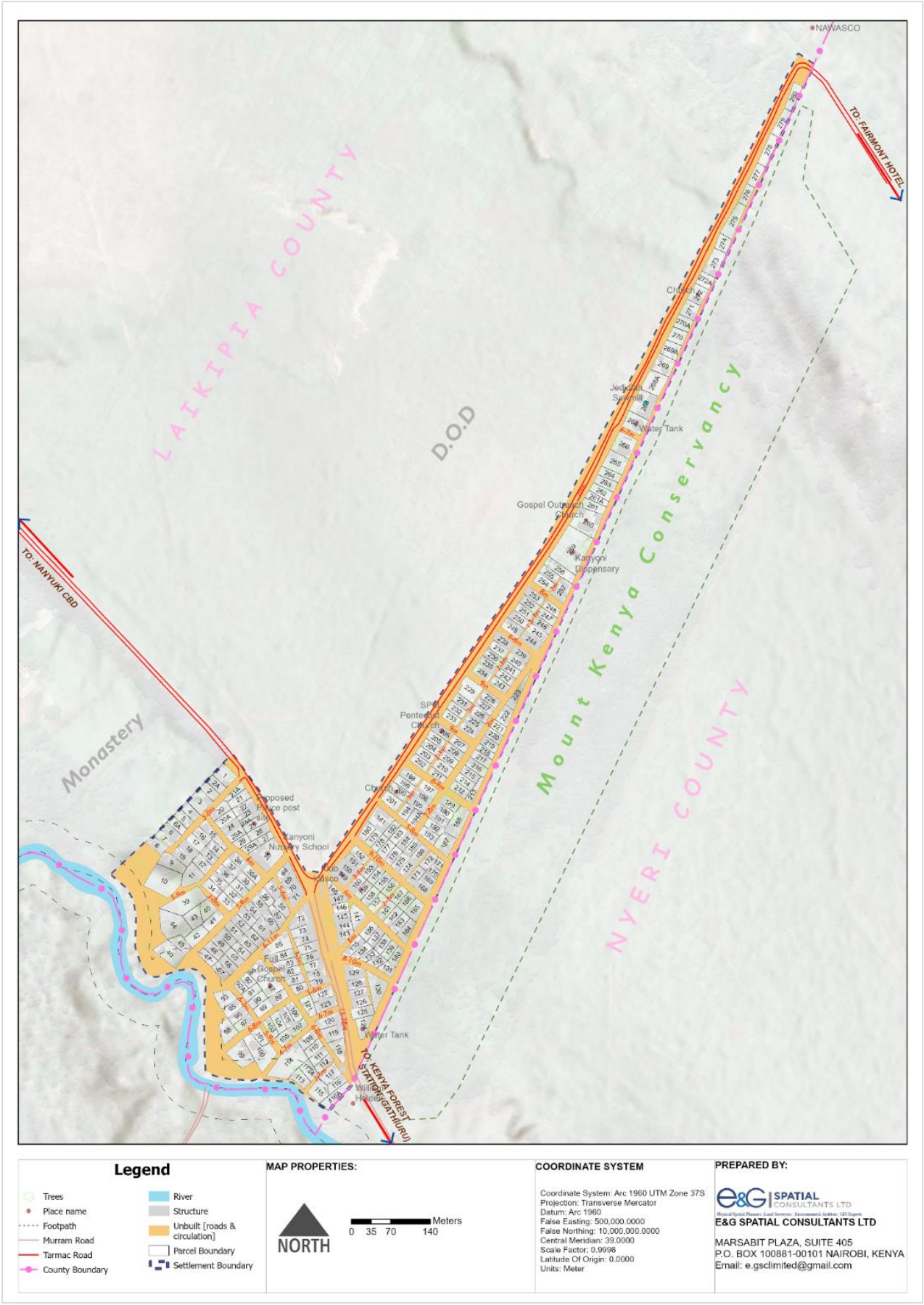
Kanyoni settlement is accessed via the 20m wide tarmacked road that passes on its western periphery running from Nanyuki town and terminating at the Fairmont Mt. Kenya Safari Club. There is a murram road that branches from the tarmac section and connects to Nyeri County through the Kahurura Forest.

Internally, the settlement's transport network is characterized by a structured semi-grid network of accesses defined by established main access roads, which are 9 meters wide, and supporting service lanes, which are 6 meters wide. Although unpaved, the access routes are generally motorable and pedestrian accessible. It is notable that the access corridors usually serve secondary functions such as, carrying utility infrastructure (water pipes and electricity lines), and drainage channels. This multifunctionality was further assessed during the planning phase to ensure optimal utilization of the road reserves.

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

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

Existing land use patterns, particularly the mix of residential and commercial activities, called for transport planning that strengthens economic linkages by enhancing connectivity between commercial areas and residential zones through structured access roads. By integrating these mobility enhancements, the settlement will improve transport efficiency while supporting broader urban upgrading efforts. The map below illustrates the transport routes within Kanyoni market.



Map 10: Settlement access network

4.11.2 Water Supply

The socioeconomic survey, revealed that 55.9% of the respondents relied on piped water for their domestic water needs. The water is supplied by Nanyuki Water and Sanitation Company Ltd (NAWASCO), the supply of which residents described as stable and sufficient. Other sources include rivers and stream (44.1%). These diverse sources highlight the community's reliance on both formal and informal water systems to meet their daily needs.

A study by the UN indicates that each person uses a minimum of 0.025 m^3 of water per day. As illustrated in Table 15 future water demand in the settlement is projected to increase from 30.1 m^3 per day in 2025 to 37.8 m^3 per day by 2035, necessitating phased upgrades in infrastructure capacity to align with population growth and planned sewer system introduction.

Table 15: Water demand up to 2035

Year	2025	2030	2035
Population	**747**	**849**	**965**
Daily Water Demand (m^3)	18.7	21.2	24.1
Monthly Water Demand (m^3)	560.3	636.8	723.8
Annual Water Demand (m^3)	6723	7642	8685

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

Given the settlement's reliance on multiple sources, an integrated water supply approach is proposed in this plan. This includes rainwater harvesting at both household and community levels and exploring shallow wells for non-potable uses, provided they meet minimum water quality standards.

Ensuring safe drinking water requires complementary investments in treatment facilities and household-level purification, alongside community sensitization on water safety and hygiene practices. The proposed regulatory measures enforce service-level standards for alternative supply sources, including mobile vendors, to guarantee quality control. Sustainable water supply solutions will also depend on strengthening governance structures, particularly local water management committees, to enhance service reliability, address maintenance challenges, and ensure equitable access. This structured approach to water provision will not only improve habitability but also support long-term planning objectives, ensuring the settlement remains resilient and sustainable.

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

4.11.3 Storm Water Drainage

Stormwater runoff, resulting from heavy rainfall, is typically managed through designated drainage channels or through natural drainage into the ground where there are well drained soils. Owing to the settlement's gentle slope and well drained soils, it does not experience storm water stagnation. However, since Kanyoni lacks a proper stormwater drainage system, it was important to integrate storm water infrastructure with the roads, to direct the flow.

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

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

4.11.4Sanitation and Hygiene

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

The sanitation conditions in the settlement highlighted both accessibility and sustainability concerns. While most residents had access to toilets and bathrooms, reliance on pit latrines and septic tanks presented long-term challenges. This was particularly dire in areas with limited space, poor drainage and reliance on underground water sources.

Given the prevalence of on-site sanitation, transitioning to more sustainable options such as shared ablution blocks or decentralized wastewater treatment systems (DEWATS) is recommended. This entails raised latrines or lined pit systems in areas with high groundwater tables to reduce contamination risks. In the long term, assessing the feasibility of connecting the entire settlement to the existing sewer network will be

essential. Effective faecal sludge management is also critical, requiring planned collection and treatment mechanisms to address space constraints through regular desludging, vacuum trucks, or localized treatment solutions.

Public health risks associated with inadequate sanitation necessitate community sensitization on hygiene practices, handwashing stations, and wastewater management awareness programs, alongside coordinated drainage and sanitation improvements to prevent wastewater accumulation and groundwater contamination.

The anticipated water reticulation system upgrade has factored the increased water demand for improved sanitation, while stormwater drainage planning aligns with sanitation infrastructure to prevent cross-contamination. Sustainable sanitation solutions such as eco-san toilets, which convert waste into fertilizer, or biogas digesters could provide alternative models in space-constrained areas, while standardized septic tanks with desludging access could enhance long-term viability. While access to sanitation facilities is relatively high, ensuring the sustainability of existing systems requires effective implementation of the plan recommendations to align sanitation upgrading with water supply. Similarly, drainage improvements are expected to enhance public health outcomes while remaining spatially and economically feasible.

4.11.5 Liquid Waste Management

The disposal of liquid waste in Kanyoni primarily occurred through pit latrines and direct discharge onto adjacent pathways, a consequence of the settlement's lack of defined drainage facilities. This unregulated disposal exacerbates sanitation risks, particularly given that 80% of the water consumed per person per day is converted into wastewater. Based on the projected water demand (refer to Table 15 above), wastewater generation is expected to rise from 24.1 m^3 per day in 2025 to 30.2m^3 per day by 2035 (see Table 16). Addressing this challenge required a structured approach that integrates decentralized wastewater treatment solutions, such as constructed wetlands or DEWATS, alongside shared soak pits and infiltration trenches to prevent indiscriminate discharge.

Table 16: Wastewater projection

Year	2025	2030	2035
Population	**747**	**849**	**965**
Daily Wastewater (m^3)	14.9	19.9	19.28
Monthly Wastewater (m^3)	449	508.8	578.4
Annual Wastewater (m^3)	5386	6105.6	6940.8

Household-level interventions, including simple greywater filtration systems like gravel filters or reed beds, have been recommended to further reduce environmental contamination while supporting non-potable reuse, such as irrigation for kitchen gardens.

Additionally, the planned stormwater drainage network incorporates designated wastewater disposal points to minimize surface water pollution, while zoning regulations restrict direct discharge onto pathways and encourage proper drainage connections. Public sensitization on the risks of improper greywater disposal, coupled with enforcement of sanitation and environmental health guidelines, will be crucial in maintaining a clean

and sustainable living environment. A multi-tiered strategy that aligns wastewater management with settlement upgrading efforts is recommended as essential in mitigating health risks and improving overall sanitation conditions.

4.11.6 Solid Waste Management

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

Solid waste generation in Kanyoni occurs primarily at the household level. However, the absence of a structured waste disposal mechanism has resulted in widespread burning as the predominant disposal method. According to a World Bank study on global trends in solid waste management, per capita waste generation averages 0.74 kilograms per day, ranging from 0.11 to 4.54 kilograms[5] depending on socio-economic and urbanization factors. The National Sustainable Waste Management Policy for Kenya estimates that urban residents generate approximately 0.5 kilograms of waste per person daily[6].

Given that Kanyoni lies within an urban area, the policy's projections are used to estimate future waste volumes, as shown in Table 17.

Table 17: Solid waste generation projection

Year	Daily waste generation per person 0.5Kgs	2024	2029	2034
Population		747	849	965
Projected Daily Solid Waste Generated (Kgs)		373.5	424.5	482.5
Projected Monthly Solid Waste Generated (Kgs)		11205	12735	14475
Projected annual Solid Waste Generated (Kgs)		134460	152820	173700

The composition of waste in the settlement is largely plastics (22.8%) and paper (23.5%) from packaging materials despite the nationwide ban on plastic bags. Organic waste generated from kitchens constitutes 18% and is often repurposed as livestock feed, reducing its perceived burden. However, the absence of structured waste segregation, recycling, or reduction mechanisms means that the settlement follows a linear waste disposal model, where materials are discarded without reuse or recovery. As the population increases, this approach will become increasingly unsustainable.

The settlement upgrading plan proposes a structured waste management strategy incorporating the 7R's framework (Rethink, Refuse, Reduce, Reuse, Repair, Recycle, and Recover) to transition from a linear waste model to a circular and sustainable approach. Community sensitization on waste segregation, composting, and recycling will be necessary to shift behaviours toward sustainable waste management. The establishment

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

of designated waste collection points will facilitate organized waste disposal and reduce indiscriminate dumping. A decentralized waste management approach, supporting community-led initiatives in waste recovery and recycling while engaging local authorities, will offer a practical alternative where government intervention is limited. Encouraging waste recovery and recycling will also create economic opportunities while reducing environmental risks. Policy and infrastructure integration will be essential to ensure that waste management aligns with stormwater drainage, sanitation, and broader settlement planning, fostering a cohesive urban upgrading strategy.

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

4.11.7 Energy

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

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

Despite electricity connectivity, cooking energy in Kanyoni remains predominantly reliant on traditional biomass fuels, with 51.1% of households using firewood and charcoal. These energy sources contribute to deforestation and environmental degradation, exacerbating climate change risks. Additionally, indoor air pollution from charcoal and firewood use poses severe health hazards, particularly due to carbon monoxide exposure in enclosed spaces, increasing the risk of respiratory diseases.

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

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

embedding energy planning within the broader settlement development strategy, Kanyoni can support both immediate infrastructure needs and long-term sustainability objectives.

4.12 Social Infrastructure

Social infrastructure comprises facilities that provide essential services to the community, including education, healthcare, religious institutions, and security services. The assessment evaluates the availability, accessibility, and adequacy of these facilities concerning planning standards. Map 11 illustrates the distribution of these facilities within and around the settlement. The analysis indicates that most facilities are within an accessible radius, ensuring reasonable service provision to residents.

4.12.1 Education Facilities

The settlement has one public ECDE facility within its boundaries. The households with school going children, reported that they took their children to the public schools. Based on the facilities' location (Kanyoni Nursery and Nanyuki Garrison School), the average distance as estimated by the resident was 0.5-3km. This is within the facilities' required catchment radius.

Planning considerations have been made to expand and improve the learning environments of existing educational facilities.

4.12.2 Health Facilities

Kanyoni settlement is served by the Kanyoni Dispensary which is located within the settlement. In case of referrals, the Nanyuki Teaching and Referral Hospital is within reach from the settlement. Majority of the residents, 71%, considered the medical facilities to have been in good conditions in offering medical services to them. It was reported that the health facility is within reach of the residents and that they were satisfied with the services offered in this facility. Common diseases that cause the residents to visit the facility included respiratory illnesses (common cold) and malaria.

The plan recommends improving the water supply and sanitation in order to improve the status of public health within Nanyuki municipality and thereby reducing the number of sanitation related ailments. Finally, the expanded water supply system will serve the dispensary, potentially improving the service delivery.

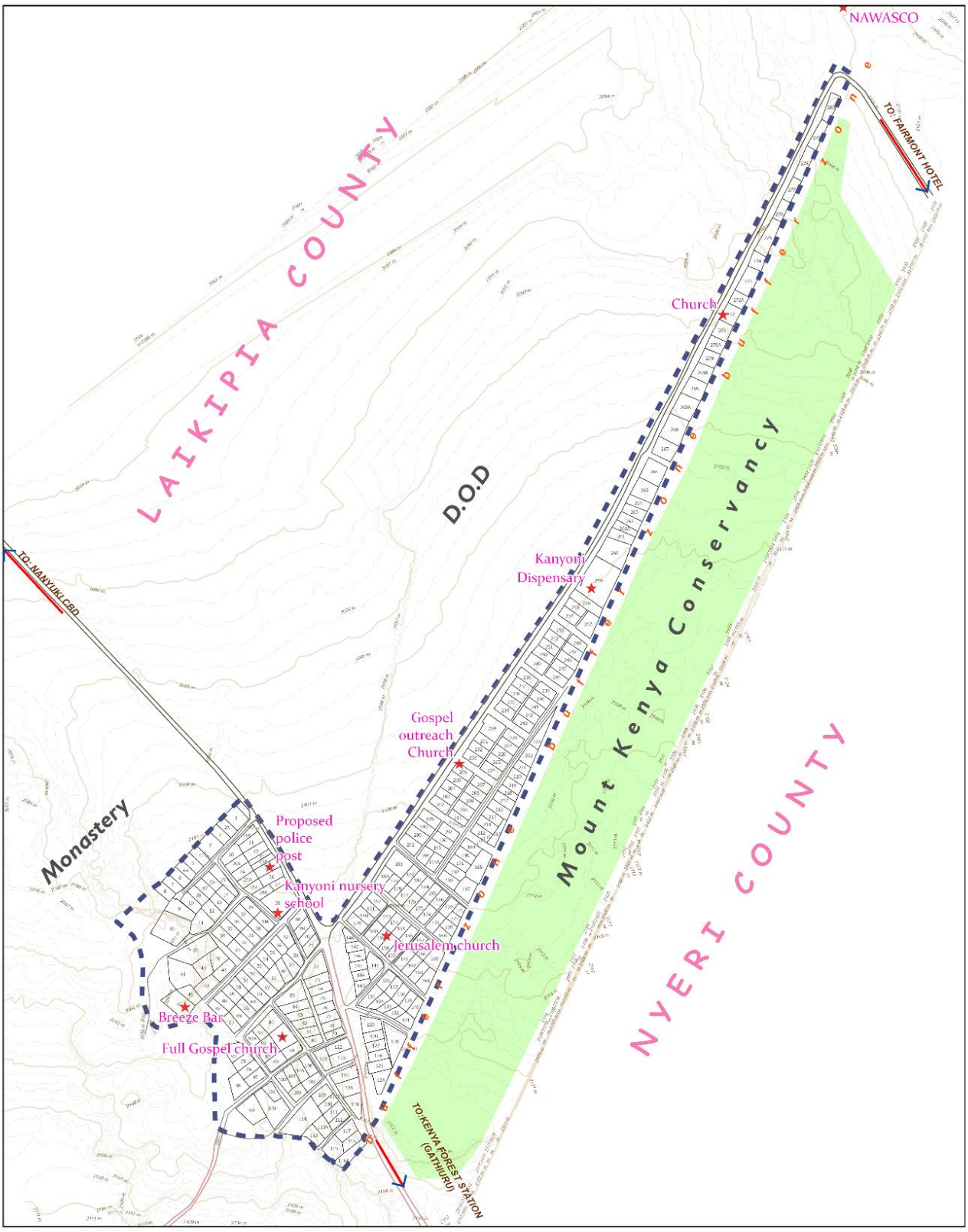
4.12.3 Religious and Security Facilities

The settlement has a few churches within its boundaries. They include, Full Gospel Churches of Kenya, New Jerusalem Church, Holy Independent Church of God, and Gospel Outreach Church.

Plate 7: Worship facilities

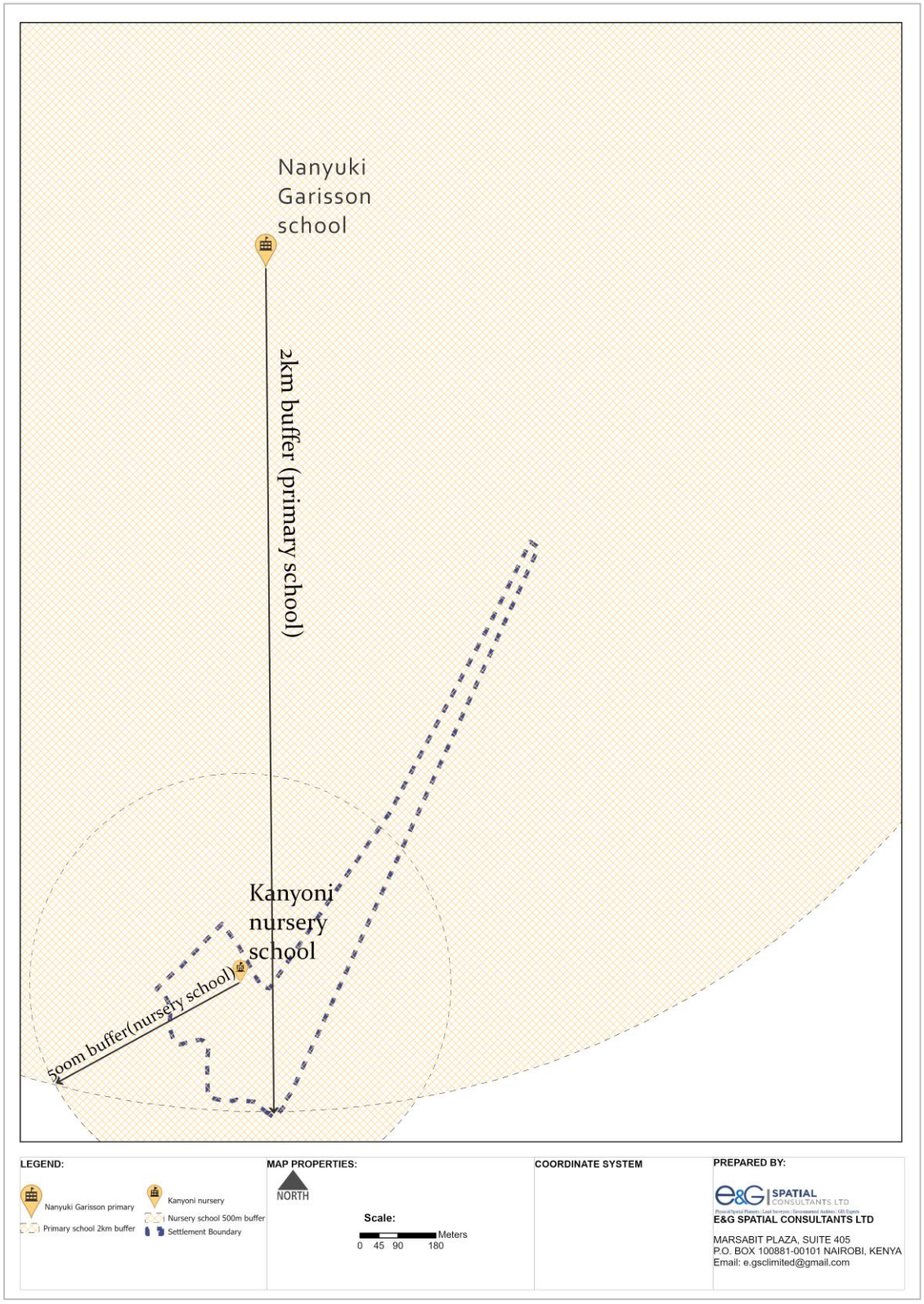
4.12.4 Police post

Within the settlement there is a site for a proposed police post with a constructed structure but yet to be occupied. This facility has been maintained in the plan, thus there is need to have this facility operationalized to offer security to the residents which was cited as a key priority for intervention outside the tenure project intervention.

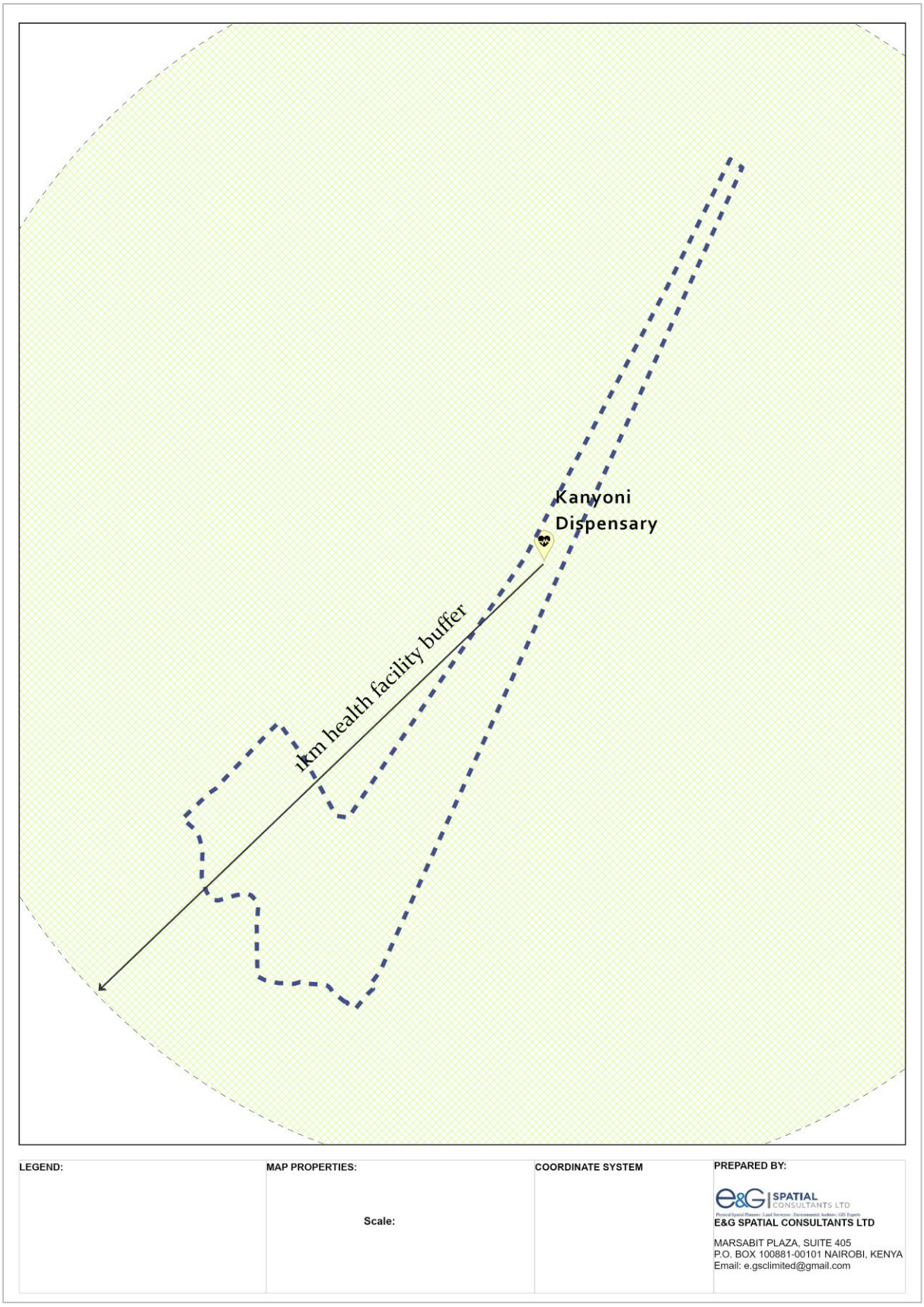


Map 11: Social facilities within the settlement

The map above presents the distribution of the social facilities within the settlement. Maps 12 and 13 show the proximity analysis of educational and health facilities respectively. From this analysis it can be noted that the settlement is currently well served and the facilities are sufficient and well accessible to continue serving the settlement residents in the near future-within the planning horizon.



Map 12: Educational facilities proximity analysis



Map 13: Kanyoni Dispensary catchment analysis

4.13 Summary of Emerging Issues

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

Table 18:Summary of emerging

No.	Section/Settlement element	Key issues	Planning implications
1.	Population and Demographic characteristics	• Other factors held constant, the settlement population is expected to keep increasing • Population structure presents diverse needs that will suit each cohort • Illiterate adult population.	• Current Population size, structure and its projections and dynamics largely informed the justifications for planning proposals. • Gender split was factored to ensure planning proposals are inclusive and gender sensitive in serving all the residents. • As part of giving back to the Kanyoni community, the youths have been engaged in this project in a number of activities, including: data collection during socio-economic surveys, PAPs interviews, facilitative role during community engagements and shall be engaged during cadastral surveying to assist in installation of beacons and bush clearing wherever necessary. • The planning interventions as well as other socially oriented programs should be implemented to boost the fertility rate.
2.	Settlement's economy	• Majority of the income earners earn fairly low incomes. • The economy is dependent on small scale businesses that are of low productivity • There is quite high level of unemployment.	• The plan has integrated economic spaces within the settlement through provision of commercial and mixed-used developments zones
3.	Settlement structure	• The settlement has a fairly structured spatial layout that is alluded to the previous planning attempts through a draft PDP of early 2000s.	• Minimal reorganization and planning as well as formulation of development control guidelines were required. • Safeguards measures played a significant role
4.	Housing	• Dominance of semi-permanent structures- Most of the developments are non-storey	• Semi-permanent structures indicate minimum disruptions arising from the planning interventions • Vertical densification of the settlement in the long term has been recommended, however, in consideration of the location of the settlement against the prevalent factors of urbanization
		• Projected increase in population would lead to increased demand for housing thus overstretching the current house supply.	• Tenure security would give the structure owners the confidence to develop better structures as they are sure of the land tenureship and would be able to access credit facilities for development purposes

5.	Transportation	• The settlement has well-structured access networks (though some have slight encroachments) • Nil NMT facilities despites high level of the residents who move around on foot • Most of the access roads have earth surface with the situation worsening in the rainy season	• Enhance accessibility and connectivity through grading of the roads • The plan has considered integration of NMT infrastructure in the settlement access networks • Grading &/ murraming of the designated road reserves
6.	Infrastructure and utility services	• Poor solid waste management • Reliance on use of pit latrines is not sustainable. • Poor liquid waste management • Lack of storm water drains	• The plan has proposed better solid waste management mechanisms • Expansion of the existing county council waste collection areas has been recommended • Exploration of the most effective sewerage modes for the settlement. • Provision of stormwater drains and construction of water pans for stormwater management.
7.	Sanitation	• Dominance use of pit latrines • Lack of solid waste management systems	• Consideration for viability of sustainable sewerage network reticulation • Proposals on better solid waste management strategies such as designation of waste collection areas.
8.	Social infrastructure	• The settlement has a few social facilities within the settlement	• The existing facilities within the settlement were retained were retained in the settlement plan • Neighbourhood analysis indicated that some facilities are available outside the settlement boundary, and the assessment considers their accessibility and capacity to be adequate
9.	Land tenure system	• Lack of security of tenure	• Formalization and regularization of tenure for all beneficiary parcels in Kanyoni • PWDs access to land • Enhancing joint ownership in pursuit of ensuring non-discrimination in land ownership
10.	Environment	• Lack of designated recreational facilities	• Consideration for recreational facilities proposal were made with the locals' input

5. PLAN APPROACHES, ALTERNATIVES AND SELECTED SETTLEMENT PLAN

5.1 Overview

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

5.2 Planning Approaches

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

5.2.1 Settlement upgrading

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

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

ownership for residents, while sub-component 1.2 focuses on infrastructure development, ensuring that services such as roads, drainage, water supply, and sanitation systems are provided once tenure is secured. This phased approach aligns with global best practices in upgrading informal settlements by prioritizing legal recognition before introducing physical changes.

5.2.2 Adaptive approach

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

Unlike other informal settlements that lack a structured and formalized access structure, Kanyoni has a semi-formal layout owing to the existence of the 2000 PDP and the Nanyuki municipality plan.

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

5.2.3 Urban renewal and Urban regeneration

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

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

Urban regeneration involves strategic investments in underdeveloped areas to stimulate economic growth, attract investment, and improve living standards. This approach focuses

on revitalizing existing urban spaces by leveraging economic opportunities, upgrading infrastructure, and enhancing the physical and social environment. Regeneration initiatives typically involve a mix of public and private sector investments aimed at unlocking the potential of an area, improving accessibility, and fostering socio-economic development.

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

5.2.4 Urban redevelopment

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

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

5.3 Planning Principles

The planning process for Kanyoni Settlement was guided by a set of principles aimed at ensuring the sustainability, inclusivity, and effectiveness of the proposed interventions as illustrated in Figure 6. It also explored alternatives for land use in the settlement to select and adopt the best land use options. The planning exercise will inform the surveying process afterwards. The physical planning exercise therefore sought to improve efficiency and maximize on the use of the available resources in Kanyoni. Planning in the community was done to make good use of what they already have by identifying and exploiting their strengths and opportunities. It was also important to identify their weakness and threats to find a tenable solution.

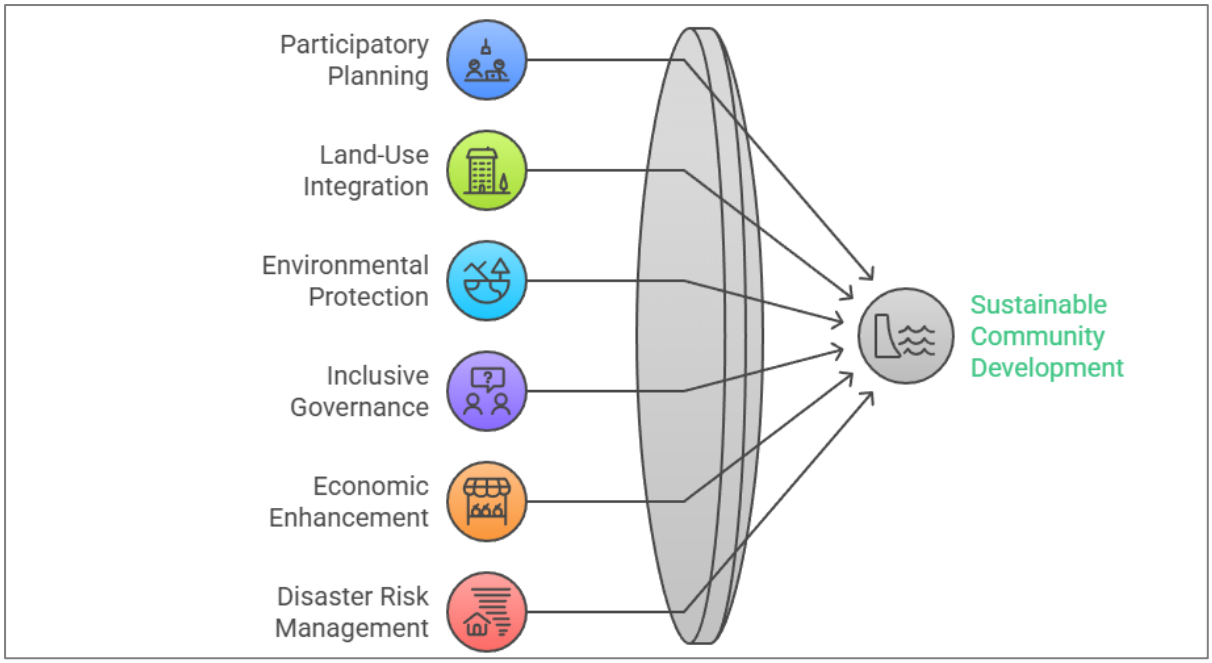


Figure 6: Planning principles

5.3.1 Public/Community participatory planning

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

Community participation was embedded in the planning process to enhance project ownership and ensure that residents' voices were incorporated into the development framework. The consultant facilitated participatory sessions involving residents, county government officials, KISIP national team and other stakeholders to gather input on land use preferences, infrastructure needs, and tenure considerations. This inclusive approach ensured that the final plan reflected local aspirations while aligning with planning regulations and development objectives.

5.3.2 Land-use integration and Effective Land Management

Efficient land management is a cornerstone of sustainable urban development. The planning exercise assessed existing land characteristics, demographic patterns, and infrastructure requirements to develop a land use framework that optimizes resource use and promotes orderly growth (See Figure 7). The plan considers the conservation of natural resources, particularly river Nanyuki and its riparian reserve while facilitating tenure regularisation and issuance of ownership documents, settlement upgrading and infrastructure development.

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

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

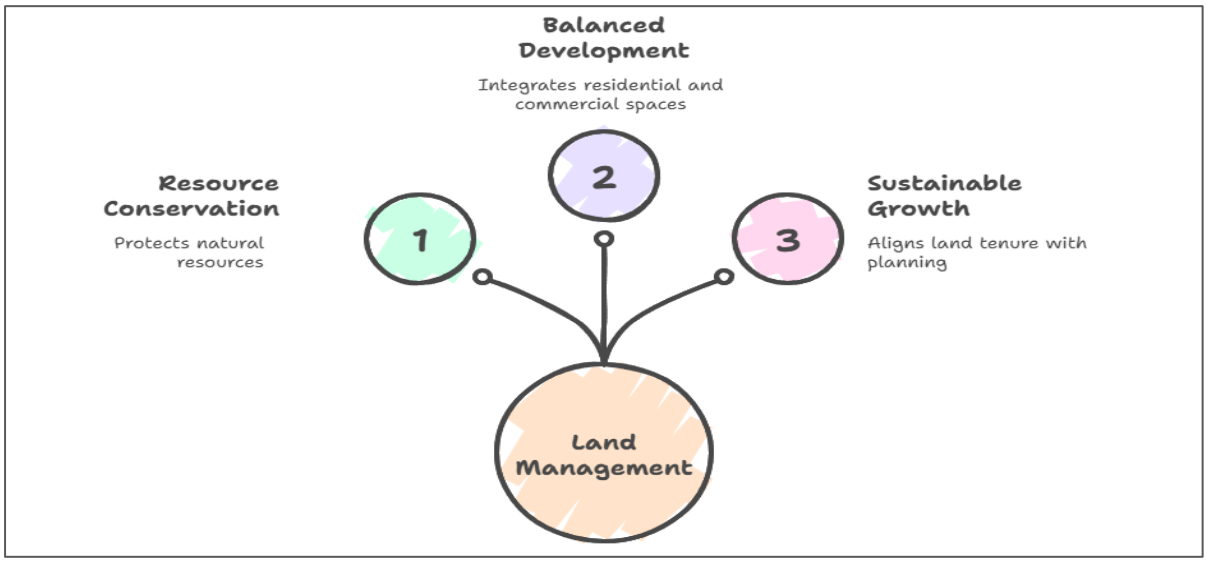


Figure 7: Land management principles

5.3.3 Promote Environmental Protection

Urban settlements are often associated with environmental challenges, including pollution, habitat degradation, and waste accumulation. The planning approach for Kanyoni incorporates environmental sustainability measures to mitigate these challenges and promote green development. Investments in green infrastructure, conservation initiatives, and sustainable land use planning have been prioritized to enhance environmental resilience.

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

5.3.4 Inclusive Governance Systems

Effective governance is crucial for the successful implementation of the settlement upgrading plan. The planning process incorporates both traditional and formal land governance systems to ensure a harmonized approach. Engaging diverse stakeholders, including government agencies, community representatives, and civil society organizations, enhances transparency and accountability in decision-making.

The plan promotes partnerships between the county government and relevant national agencies to support the implementation of infrastructure and service improvements. For instance, proper solid waste management requires efforts from the county government,

NGOs/CBOs and the local community. In addition, implementation of the plan will be straightforward as all the proposals have been made in collaboration with government authorities and the community members. By fostering inclusive governance structures, the planning framework ensures that settlement upgrading efforts are participatory, equitable, and sustainable.

5.3.5 Enhanced Economic Potential

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

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

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

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

5.3.6 Enhance Disaster Risk Management

Disaster risk management is fundamental in ensuring the resilience and sustainability of human settlements. This principle emphasizes proactive identification, assessment, and mitigation of potential hazards to minimize the impact of disasters. The analysis of disaster risks in Kanyoni highlighted two primary concerns: drought and conflicts. Addressing these risks requires an integrated approach that combines risk assessment, early warning systems, and community engagement.

The principle emphasizes the establishment of emergency response mechanisms. This includes setting up disaster response teams, coordinating emergency communication channels, and enhancing community capacity to respond effectively to emergencies.

Building local resilience through education, training, and community-led preparedness initiatives is one of the disaster management approaches that has been proposed in the plan. It is vital in ensuring that residents are equipped to handle disaster events. In addition, opening up access network is expected to enhance emergency response by ensuring all sections of the settlement are accessible.

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

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

5.3.7 Promotion of Connectivity and Sustainable Mobility

Connectivity and mobility are essential for economic growth, social inclusion, and environmental sustainability (see Figure 8). The principle of sustainable mobility ensures that people and goods can move efficiently, safely, affordably, and with minimal environmental impact[7]. The transportation infrastructure in Kanyoni needs to be developed in a manner that enhances accessibility while minimizing congestion and pollution.

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

Sustainable mobility also requires considerations for public transport, road safety measures, and environmental conservation. Reducing reliance on private motor vehicles through improved pedestrian and cycling infrastructure is expected to enhance urban sustainability while contributing to public health and reduced carbon emissions. As evidenced from the socioeconomic survey, walking is the main mode of transportation

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

within the settlement. The plan exploits the existing situation to promote and support the use of NMT.

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

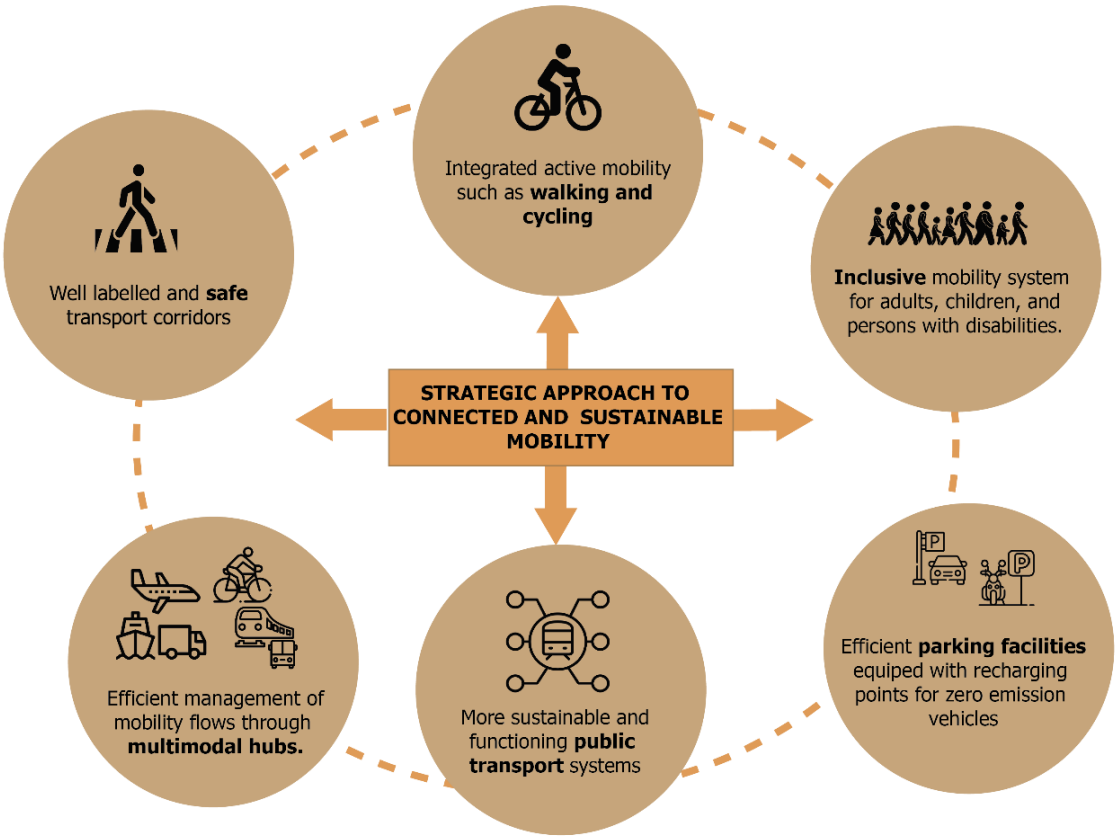


Figure 8: Connectivity and sustainable mobility

5.3.8 Sustainable Riverine Management

This principle embodies a holistic and sustainable approach to harnessing the potential of river ecosystems for economic prosperity while preserving their ecological integrity. Riverine management emphasizes the need for comprehensive strategies to safeguard and enhance river ecosystems. This involves measures such as watershed protection, riparian corridor preservation, water quality management, and flood control to ensure the sustained health of river systems. Kanyoni settlement is traversed by a seasonal river as well as its close proximity to River Nanyuki and its riparian reserve thus the need for the plan to enhance riparian management.

The plan has clearly demarcated the River Kanyoni and its riparian reserve located to the southern side of the settlement and set it under conservation. This is meant to clearly demarcate the habitable areas from the inhabitable ones. Additionally, guidelines towards conservation such as agro ecology, agro forestry and irrigated agriculture have been provided, to prevent further degradation of the environmentally sensitive zones within the settlement.

5.3.9 Equitable and Enhanced Utilities Provision

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

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

5.3.10 Ensure Gender equity and Social Inclusion

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

Among the vulnerable in Kanyoni Settlement include orphans, widows, and persons with disabilities, whose rights were safeguarded throughout the planning and implementation process. The plan ensures that land allocation, housing policies, and service provision incorporate the needs of these groups, allowing them full participation in decision-making processes and securing their right to tenure and social services. For instance, all groups have been involved in the planning process, and the consultant has and continues to advocate for joint registrations for couples. In addition, the plan has recommended the designation of trade spaces for women and PWDs. Similarly, the proposed public facilities remain accessible to all people and part of the building regulations involve constructing PWD friendly facilities.

By embedding gender equity and social inclusion into the planning framework, the settlement's development fosters fairness, empowerment, and community resilience, ensuring that all residents benefit from urban transformation.

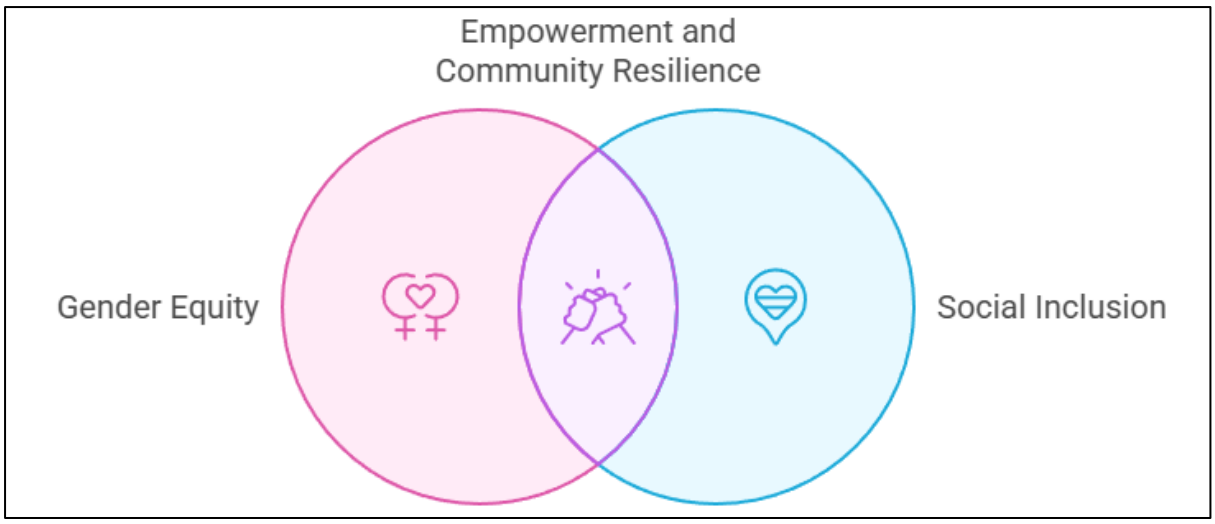


Figure 9: Empowerment and community resilience

5.4 Plan Structuring Elements

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

5.4.1 Existing settlement land uses and development layout

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

5.4.2 Settlement's Neighbourhood context

Externally, the Kanyoni settlement has unique shape that resembles a tick [✔]. The key external structuring elements include the R. Nanyuki to the south, the intercountry boundary between Laikipia and Nyeri counties on the eastern side and the Kenya army parcel to the western side of the settlement. It is notable that the settlement narrows to diminishing point to the northern side (tip of the tick).

River Nanyuki to the south limited expansion of concrete developments towards that side as there was need to conserve the riparian reserve. The Kenya army parcel, though undeveloped informed proposals on building heights within Kanyoni market.

The tip of the tick limited the plot sizes to be achieved, access provision, general usability of the resultant parcels. There exists a natural drainage channel at this section of the settlement, thus coupled with very narrow resultant parcels this section was put under conservation use.

5.4.3 Assigned project area boundary

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

5.4.4 Existing access networks

Internally, the settlement depicts a semi-grid pattern characterized by well laid out main accesses of 9m wide and 6m service lanes. The parcels layout and the street network are largely informed by the early 2000s PDP that was meant to regularize land allocation in the settlement. This PDP though not approved was key in the delimitation of the planning area boundary, as well as guiding road proposals.

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

5.4.5 Current land uses within and in the immediate surrounding

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

5.4.6 Natural features

River Nanyuki, the settlement's topography and slope were critical in determination of the plan proposals on the line infrastructure proposals as well as determination of the settlement's suitability for development/habitation. The settlement is generally flat with the slope falling gently towards the south. This area is not suitable for development and has been allocated agricultural/conservation use.

5.5 Alternative Planning Scenarios

5.5.1 Overview

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

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

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

The plan alternatives discussed here under, were anchored on a number of approaches: adaptive planning approach, settlement upgrading approach, urban renewal and urban redevelopment, as well as urban regeneration. The adaptive approach was preferred during the plan preparation as it focused on utilizing flexible standards to minimize planning impacts and disruptions. By adjusting planning proposals to align with the existing development layout, the adaptive approach aimed to preserve the social fabric and reduce resettlement. Based on this approach, one adaptive planning option was prepared.

Settlement upgrading approach acknowledges the phases used in KISIP2 in improving the status of informal settlements, with this phase, geared towards tenure regularization. Thus, the prepared plan alternatives factored the possible titling options. Notably, besides nil alternative, which would result in one community title, the adaptive planning option prepared would allow all parcels to be individually registered. Urban regeneration approach aimed at revitalizing areas that are in decline, informed the delineation of various land use zones to foster economic development in Kanyoni Market. Cumulatively, 62.2 of the structures were temporary and semi-permanent, thus presenting an opportunity for redevelopment, upon issuance of titles.

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

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

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

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

5.5.2 Alternative 1: Nil Intervention

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

This alternative was presented to the community on 27th March 2025, highlighting its advantages and disadvantages. One of the primary advantages of the Nil Intervention approach is that it ensures that there is no demolition or relocation of existing structures and residents. This helps preserve the social fabric of the community, maintaining vital social networks that have been established over time. Furthermore, the formal recognition and registration of community ownership foster a sense of empowerment among residents, reinforcing their rights to the land they inhabit.

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

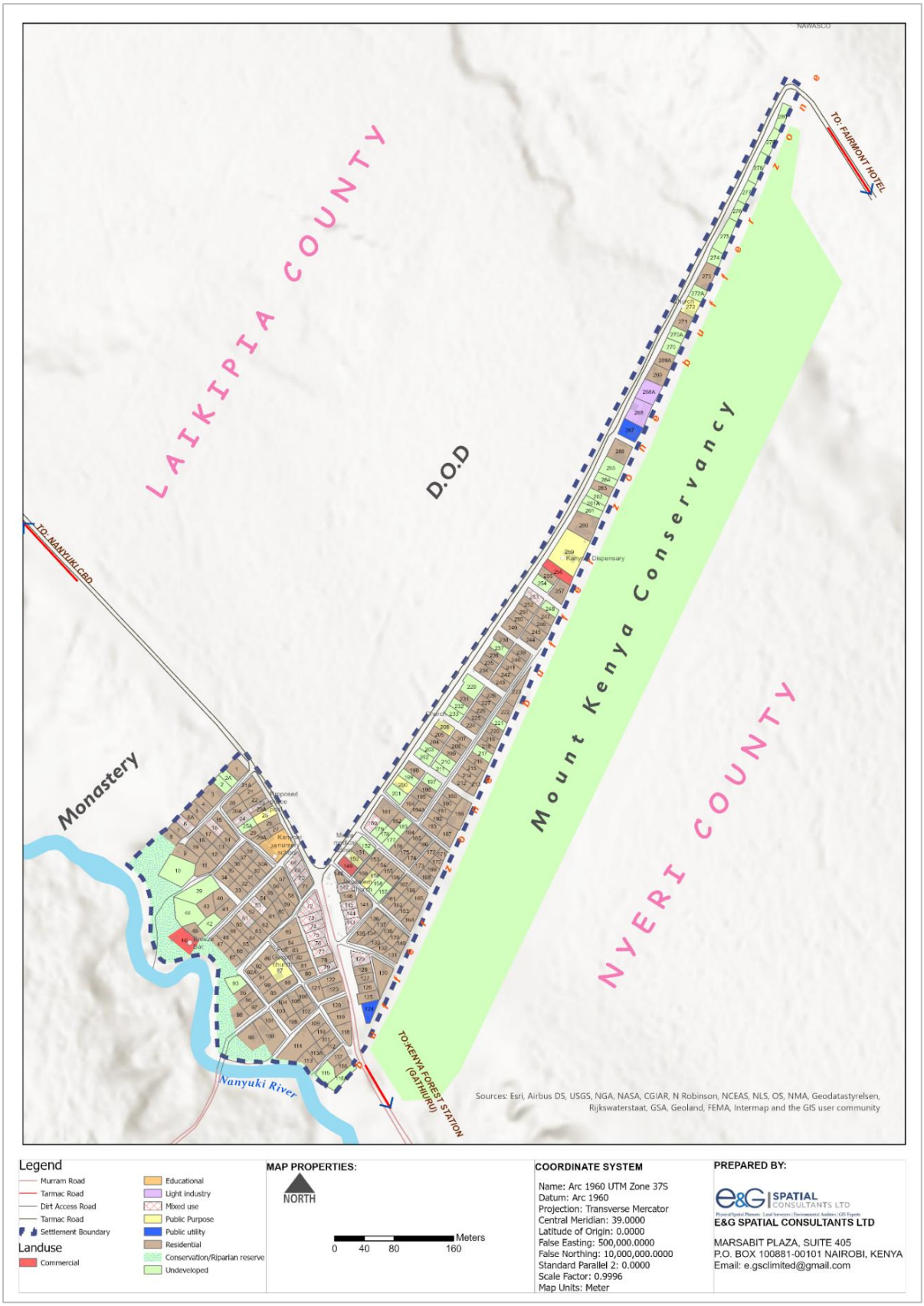
Additionally, the Nil Intervention scenario limits opportunities to allocate land for public amenities, unless residents are willing to relocate—an unlikely prospect under this approach. Infrastructure development, such as water, sewer, or electricity lines, would be extremely challenging, often requiring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

Land Use Budget for the Nil Intervention

The land use budget for the nil intervention maintains the status quo, as presented in Table 19 below. Residential remains the dominant land use, accounting for 39.4% of the settlement acreage. Transportation has a significant coverage of 31.8%, followed by undeveloped parcels at 12.3%. Religious institutions accounted for public purpose facilities (3.3%). Mixed use (commercial cum residential) accounted for 4%. Other land uses included public utility and educational anal (0.6%each), light industrial and commercial at 0.9% each Map 14 below presents the spatial representation of the land uses.

Table 19: Land use budget for the nil intervention

Land use code	Colour code	Land use	%
0		Residential	39.4%
1		Light industrial	0.9%
2		Educational	0.6%
3		Undeveloped Space	12.3%
4		Public Purpose	3.3%
5		Commercial	0.9%
6		Public Utility	0.6%
7		Transportation	31.8%
10		Mixed Use (Residential-Commercial)	4%



Map 14: Nil Intervention option

5.5.3 Alternative 2: Adaptive Planning Scenario

In addition, during the community meeting held at the catholic church on 26th March 2025, the adaptive planning option was presented to the community for evaluation. This

scenario is a strategic approach that aims to ensure sustainable development while minimizing disruptions to the existing community structure and social fabric. This option fosters resilience by adapting to changing circumstances and integrating various land uses effectively. It emphasized on the importance of maintaining the current settlement's spatial layout while introducing necessary improvements to the infrastructure. Due to the previous planning efforts, this option proposed standard road sizes of between 9-20m—for the main access roads, and service lanes of 6m as well as footpaths of 3m.

The planning interventions in this model include road widening and realignment to enhance accessibility and connectivity within the settlement. Thus, this planning scenario has created a road hierarchy ranging from one 20m road, one 18 m road, fourteen 9m roads, and several 6m service lanes, as well as 3m foot paths. Thus, access to all parcels was enhanced.

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

However, some challenges remain. The inclusion of 3m-wide footpaths, while providing connectivity, will prove too narrow for vehicle access, which does not fully address the community's desire for a fully accessible settlement. As a result, much of the unstructured layout characteristic of the existing settlement will persist. The road widening measures will unfortunately necessitate the removal or modification of 108 structures (representing 102 PAPs) to facilitate new access routes. Finally, despite these interventions, the settlement layout will remain unchanged in the near future.

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

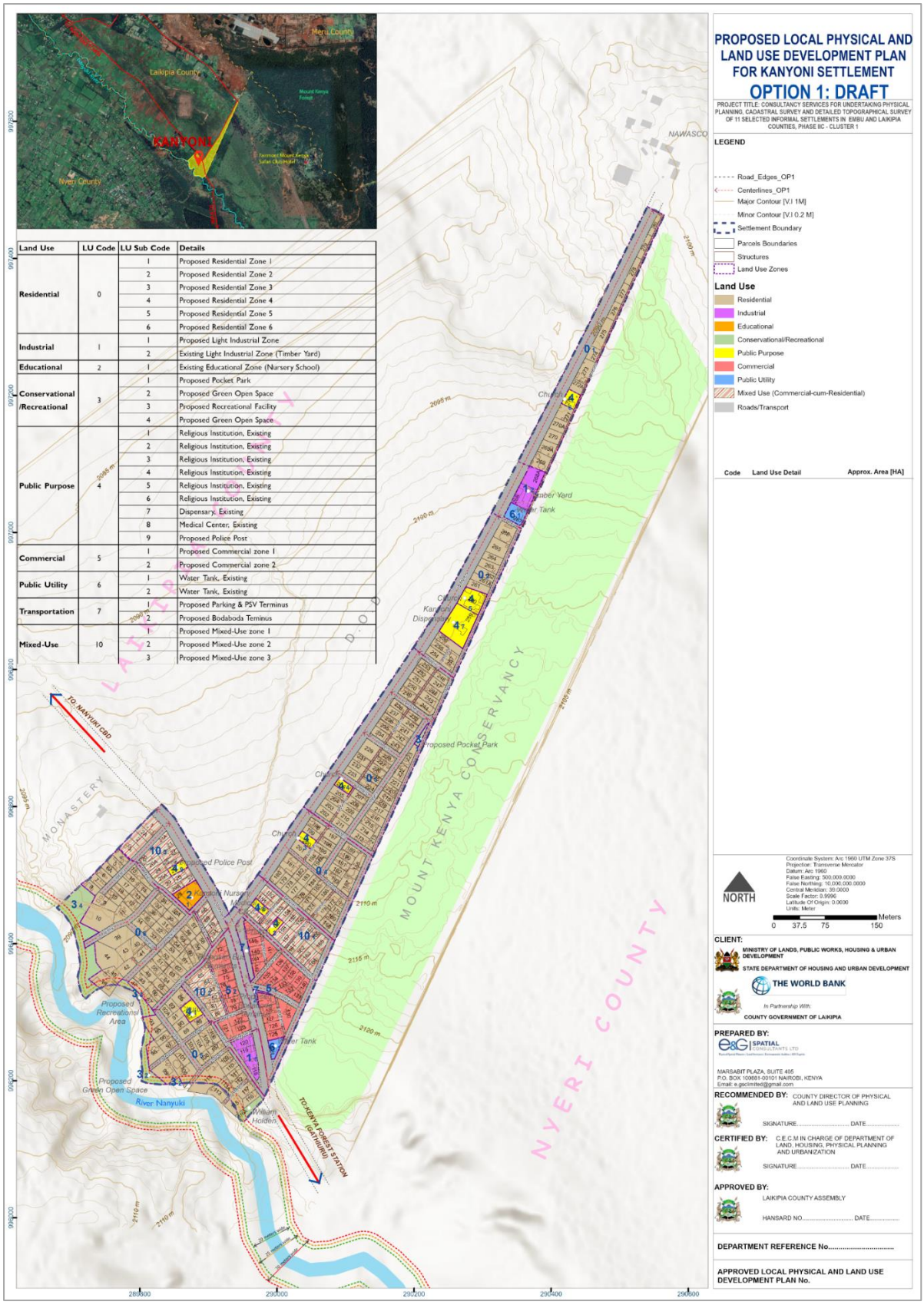
Land use budget for Adaptive scenario

Map 13 presents the spatial representation of the proposed land uses. The major land uses introduced include commercial and mixed-use zones along the primary access roads,

recreational land use along the riparian zone. The proposed access networks range from 3m footpaths to 20m primary access roads. Realignment and creation of access to parcels/structures lacking access have been considered to promote both access and connectivity.

Table 20: Land use budget for the adaptive intervention

LU code	Colour Code	Land use	Grand Total
0		Residential	7.9
1		Industrial	0.3
2		Educational	0.1
3		Recreational	0.1
4		Public Purpose	0.5
5		Commercial	1.1
6		Public utility	0.1
7		Transportation	
10		Mixed-use	1.4



Map 15: Adaptive Planning Scenario

Impacts Analysis Adaptive Option

Impacts generated from the adaptive option were mostly a result of access realignment. A total of 108 structures were impacted, as presented in map 16 and detailed in table 18. Most impacts were on semi-permanent structures (72%), and permanent structures, accounting for 23%. Temporary structures were the least affected, accounting for 5%. However, within the project guidelines, the high number of impacts, more so the permanent has cost implications facilitating the affected persons (PAPs).

Within the project guidelines, the number of impacts, more so the permanent structures would have cost implications arising from the need to facilitate the PAPs and preparation of a Resettlement Action Plan & / Environmental and social Management Plan.

Table 21: Impacts generated from adaptive alternative 1

No. of Impacts generated	108 structures
Semi-permanent	78 structures
Permanent	25structures
Temporary	5 structures
Range of Impacts	1 sq.m - 51 sq.m

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

Legend

- Place Names
- Road Edges
- Road Centerlines
- Initial Parcel Boundary
- Cleaned Parcels
- Affected Parcels
- Road
- Semi Permanent structure
- Permanent Structure
- Temporary structure
- Toilet
- Settlement Boundary
- 30 meters
- River

MAP PROPERTIES:

NORTH

0 35 70 140 Meters

COORDINATE SYSTEM

Coordinate System: SUTM37
Projection: Transverse Mercator
Datum: ARC1960
False Easting: 500,000.0000
False Northing: 10,000,000.0000
Central Meridian: 39.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

PREPARED BY:

E&G SPATIAL CONSULTANTS LTD

MARSABIT PLAZA, SUITE 405
P.O. BOX 100881-00101 NAIROBI, KENYA
Email: e.gsclimited@gmail.com

Map 16: Impact analysis of the adaptive option

5.6 Evaluation of Plan Alternatives

After the presentation and selection of the community best preferred plan the various planning options discussed above were evaluated based on their impacts to the project objectives as discussed in the subsequent sections below.

5.6.1 Impact Analysis of the Plan Alternatives

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

	Sector	Nil Intervention	Adaptive Planning Scenario
12.	Urban Agriculture	Agricultural activities along River Nanyuki will continue	Agricultural activities along River Nanyuki will continue

5.6.2 Evaluation of Alternatives

To determine the most suitable planning alternative for Kanyoni, the two plan options were assessed based on an evaluation criterion in which the selected plan was considered the best fit. This criterion took cognizance of tenure security and living and working conditions of residents while adhering to World Bank Safeguard provisions on environmental and social screening and minimizing Project-Affected Persons (PAPs). Additionally, the evaluation considered settlement opportunities and constraints, and in line with the community priorities as established from the socio-economic survey, participatory planning exercises, and other key stakeholder meetings. Other factors included compliance with planning standards and principles, and land registration requirements established by the Ministry of Lands and Physical Planning. Table 22 below presents the findings on the evaluation of various plan alternatives, which were attained or not.

Table 22: Evaluation of alternatives

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

5.6.3 Selection of Best Alternative

After the analysis of the performance of the various elements against the various plan options in sections 5.61 and 5.62 above, adaptive 2 plan option had the highest score. The three plans were presented to the community and after a critical analysis, the residents of Kanyoni settlement preferred the Adaptive Option. This option was chosen as its enhanced accessibility and promoted connectivity within the settlement and well presented the aspirations of the settlement. However, a few modifications to this option were proposed—replanning of parcels 10, 39, 43 and 44 to accommodate for 13 beneficiaries. This was aimed at accommodating perceived squatters who undertake farming in this portion. However, due to topographical characteristics and

a steep slope, the resultant parcels were put under agricultural use. Further it was also agreed that the 5 no. parcels at the far north of the settlement (tip of the tick) be merged and put under conservation use. A modified version of this option has been discussed in detail in section 5.7 below and chapters 6-8 of this report.

Plate 8: Pictorial representation during the presentation and selection of preferred alternative

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

5.7 Kanyoni Market Settlement Plan

This section looks at the preferred settlement plan. This option was presented to the community for validation and adoption on 26th June, 2025 – see plate 3. During the presentation the plan's pros and cons of the plan as well as the land use budget and impacts resulting from selected plan were well articulated and the community given the chance to suggest further edits into the plan. The land use proposals/zones resulting from the preferred plan are as discussed in detail in section 5.7.2 below and chapters 6-8 of this report.

5.7.1 Land Use Budget

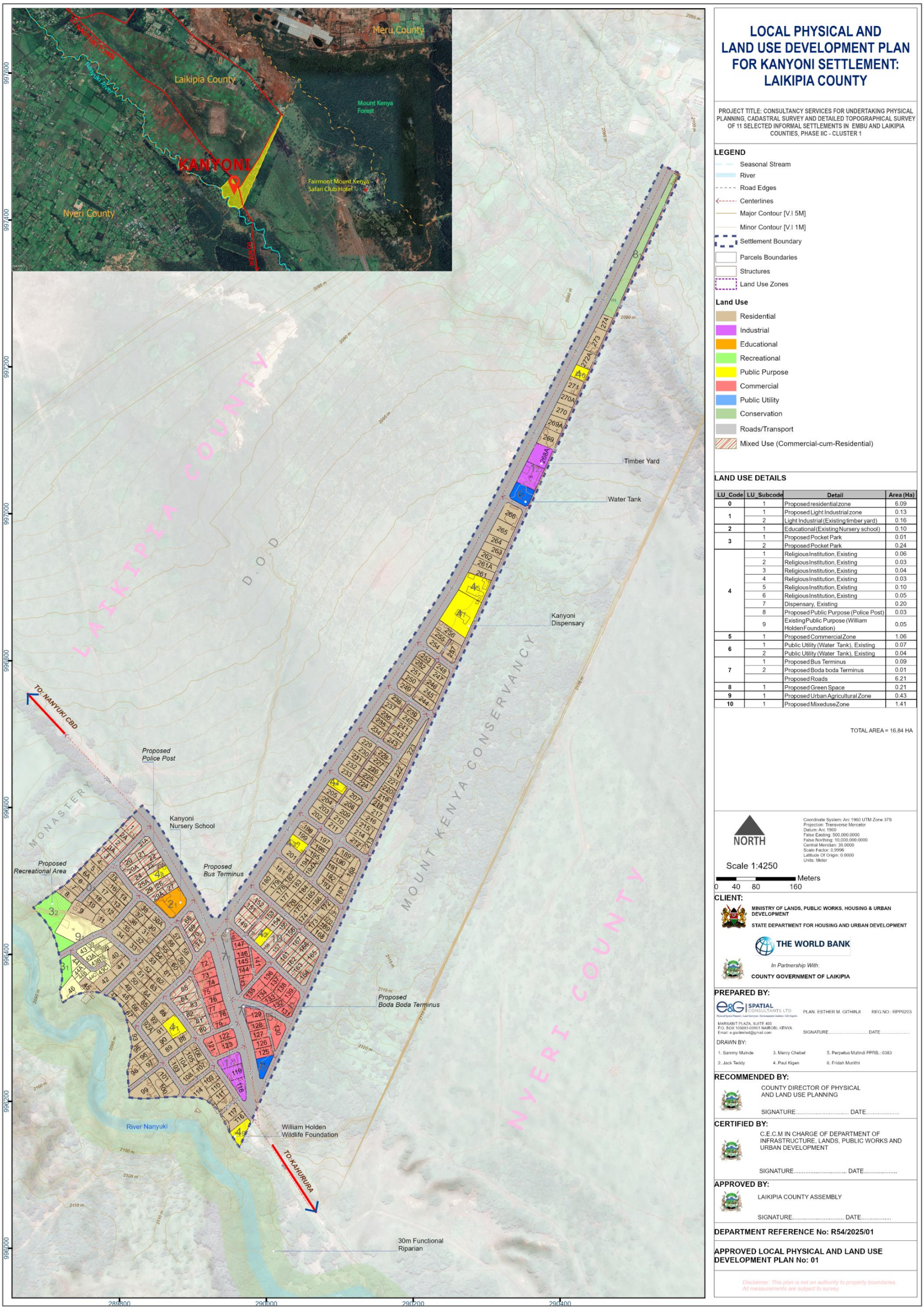
Plate 9: Presentation, validation and adoption of the settlement plan

The preferred option has achieved various land uses as detailed in the table and map 17 below. Notably due to the plot development planning efforts and the small size of the settlement not all community aspirations could be achieved as all parcels have individuals laying claims on them. Further, to maintain the social ties within the settlement most of the existing land uses have largely been maintained, with a mixed use and transportation land uses introduced. This was aimed at opening up the settlement and expanding its economic base.

Table 16: Land use budget for the final draft Plan

Land use Code	Land use Subcode	Detail	Area (Ha)
0	1	Proposed residential zone	6.09
1	1	Proposed Light Industrial zone	0.13
	2	Light Industrial (Existing timber yard)	0.16
2	1	Existing Educational (Nursery school)	0.10
3	1	Proposed Pocket Park	0.02
	2	Proposed Pocket Park	0.01
	3	Proposed Pocket Park	0.01
	4	Proposed Pocket Park	0.26
4	1	Existing Religious Institution	0.06
	2	Existing Religious Institution	0.03
	3	Existing Religious Institution	0.04
	4	Existing Religious Institution	0.03
	5	Existing Religious Institution	0.10
	6	Existing Religious Institution	0.05
	7	Dispensary, Existing	0.20

	8	Proposed Public Purpose (Police Post)	0.03
	9	Existing Public Purpose (William Holden)	0.05
5	1	Proposed Commercial Zone 1	1.05
6	1	Existing Public Utility (Water Tank),	0.07
	2	Existing Public Utility (Water Tank),	0.04
7	1	Proposed Bus Terminus	0.09
	2	Proposed Boda boda Terminus	0.01
		Proposed Roads	6.20
8	1	Proposed green space	0.21
9	1	Proposed Urban Agriculture	0.43
10	1	Proposed Mixed-use Zone 1	1.41
		Total	**16.88**



Map 17: Kanyoni preferred Plan

5.7.2 Land use proposals

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

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

Residential Land Use Development

Under the settlement's existing situation, residential is the dominant land use at 39.4%. However, under the preferred option, this has reduced to 38.9% due to adoption of some areas into mixed-use zones as well as the realignment of the access network.

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

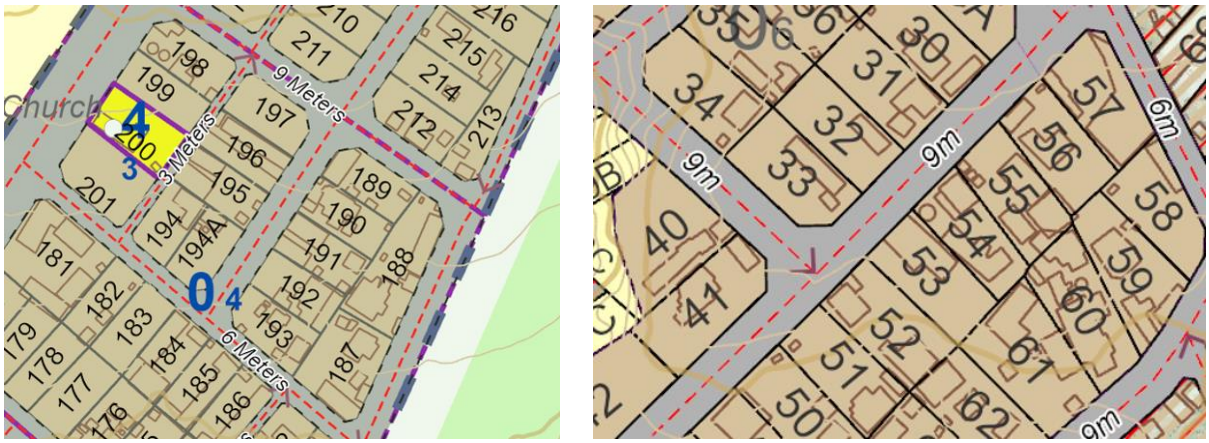


Figure 10: Illustration of the proposed residential structure

Public Purpose Land Use

The existing public purpose land uses in the settlement — including worship areas and a private health facility— were retained in the proposed plan, collectively accounting for 3.6% of the total area. In response to community proposals, parcel 124, was repurposed to a social hall, to better reflect the current needs.

Figure 11: Illustration of the proposed public purpose structure

Public Utility Land Use

The settlement hosts two public water tanks, one on the northern side and the other one on the southern side of the settlement. These two have been maintained in the plan with a proposal to augment water supply to the plot level. Further, the plan considered sub-surface utility lines that will be laid along the proposed access ways but were not allocated a land use presentation per se, however, their integration has been detailed in the strategies. This included strategies for laying power lines, water and sewer reticulation.

Recreational Land Use

The proposed plan allocates 1.8% of the total area to recreational, comprising two pocket parks. The two pocket parks emerged as residual spaces created by the alignment of the River Nanyuki riparian reserve. These areas present opportunities for urban open spaces, though their functionality would require landscaping and the provision of amenities such as seating. Since none of these parcels are currently claimed by beneficiaries, the County Government will not need to undertake land acquisitions, allowing them to be immediately repurposed for public recreational use.

Commercial Land Use

Commercial land uses within the settlement were observed along the 20m main access spine to the settlement. During the participatory planning exercise, the community emphasized on the need for a well-defined commercial area, where they set up business activities and create local employment. The preferred plan has therefore provided for a commercial zone along this access spine. The proposed zone measures approx. 1.05ha translating to 6.3% of the settlement land. With development of this zone, there will be creation of more businesses spaces that will not only enable the residents to trade their products but also create new job opportunities to the locals. Strategies towards land use integration in this zone have been provided in chapter 7 of this report.

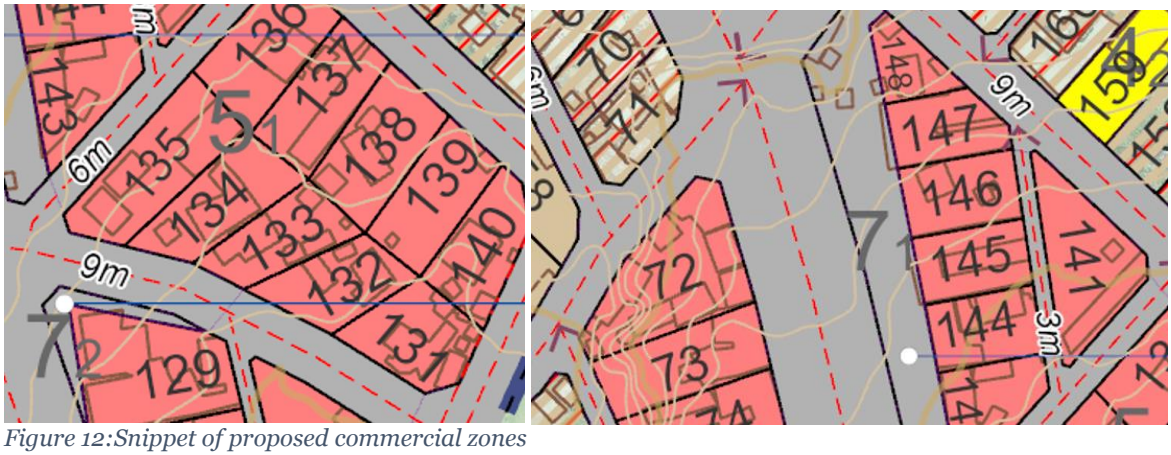


Figure 12:Snippet of proposed commercial zones

Transportation Land Use

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

At the point of the KISIP2 intervention, the settlement had a semi-structured access system. The available accesses had varying widths, accounting for about 18.9% of the settlement area. However, under the proposed plan, there has been realignment of access roads and enhancement of connectivity. As a result, the transportation land use under the plan now occupies 37.4% of the settlement area with the achieved internal road sizes ranging 3m footpaths to -20m access roads. However, opening up the access roads in some sections was largely inhibited by the already existing developments and the project's requirement to minimize impacts. A bus park and a boda boda terminus were also achieved along the 20m main access spine

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

Mixed Land Use

Mixed use is a set up where more than one land use type is blended, either horizontally or vertically with the intention of optimizing the use of space. The settlement has got some level of mixed-use land uses basically being commercial-cum-residential. Currently this is represented by 3.19%. However, under the adopted plan, mixed use zones have been proposed with a coverage of about 8.2%. Of significance is ensuring compatibility with the uses which can be at structure level, plot level or wider neighbourhood. In addition, mixed land use designation was determined on the sizes of the access ways fronting the proposed mixed-use areas. This is due to the expected human and vehicular traffic flow in such an environment. The residents had desired to have more land under commercial use but achieving this was limited by the current development status. As a result, the mixed-use zone was recommended to allow for

flexibility in uptake of establishing commercial ventures as well as residential or any other compatible uses.

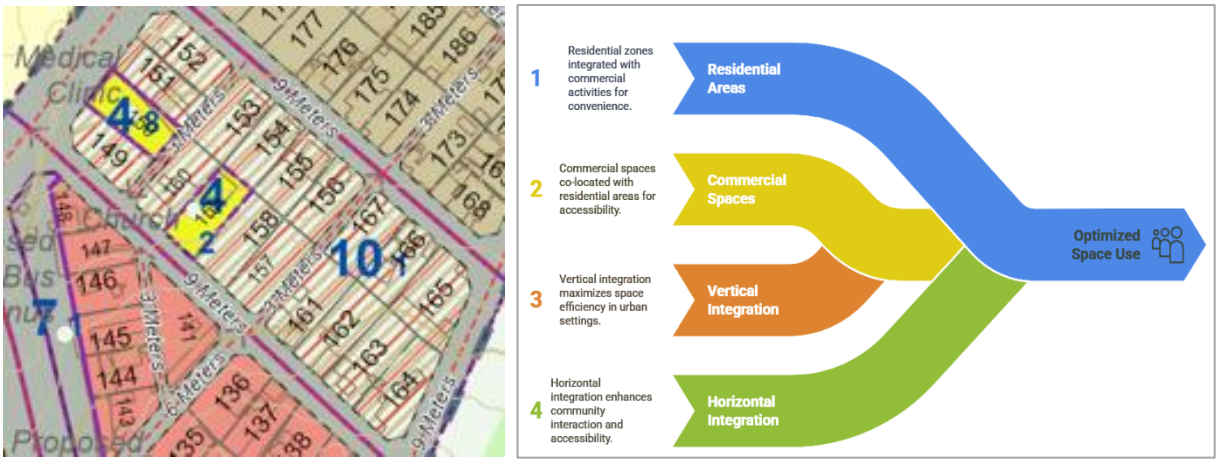


Figure 13: Illustration of the mixed-use structure

5.7.3 Impacts Generated by the Preferred Alternative

The impacts generated from the preferred plan were attributed to access realignment. A total of 121 impacts, accounting for 92 PAPs, were generated, as presented in table 20 and Map 18. This was in line with the technical teams' inputs (KISIP NCPCT and CPCT), the consulting team and other relevant stakeholders as well as the community.

Semi-permanent structures were the most impacted, accounting for 71% of the total impacts. Permanent structures accounted for 19% and temporary establishments at 10%. Out of the 121 impacts, 22 comprised roof extensions, 2 were toilets, 4 were balconies while the rest were sections of structures. Impacts range from 1 m² to 24.5m². These figures demonstrate the effort made to minimize impacts during the planning process.

In addition, impacts and PAPs arising from the realignment of the riparian reserve – parcels, 113, 114 and 115 – were not considered in this assessment as they fall outside the scope of the project. These impacts as well as their mitigation measures have been addressed in the ESMP report—a separate deliverable of this project. The ESMP and the associated implementation budget will be handled by the County Government of Laikipia through facilitation of PAPs to recess and move the affected structures.

Table 23: Impacted properties by nature and number

Type of Structure	Number of structures	Range of Impacts
Semi-permanent	**86**	**1.60m-15.26m**
Permanent	**23**	**1.42m-22.58m**
Temporary	**12**	**1.35m-4.65m**
Total number of structures	**121**	

Map 18: Impacts generated by the preferred alternative

6. DEVELOPMENT GUIDELINES

6.1 Overview

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

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

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

6.2 Zoning Ordinance

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

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

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

6.2.1 Residential zone

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

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

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

Table 24: Proposed residential standards

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

Plate 10: Typical medium-rise residential buildings (2- 3 floors)

6.2.2 Educational Zone

The purpose of this provision is to ensure compliance with education and planning standards, land use compatibility, and to promote a conducive environment for the dissemination of knowledge. Within Kanyoni settlement, there are no existing education facilities. However, within a radius of 500m-3km, there exist facilities that adequately serve the settlement, i.e., ECDE (within the settlement), primary school (2km), and secondary school (3km). This complies with the planning standards as presented in Table 25. The plan, however, recommends infrastructure upgrading and vertical densification of the abutting education facilities to accommodate the growing population.

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

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

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

Table 25: Recommended standards for education facilities

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

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

6.2.3 Recreational Zone

The Physical Planning Handbook 2025 categorizes recreation as urban green spaces. This includes playgrounds, which must meet a minimum size of 1 hectare and provide recreational facilities for urban populations. Unclaimed spaces within the settlement account for the proposed recreational areas (pocket parks- 0.30 ha). The recreational

spaces will require landscaping and greening measures, and provision of support infrastructures such as sitting benches to enhance their functionality. The county government of Laikipia will implement greening measures to enhance aesthetics, air quality while ensuring inclusive access via disability-friendly infrastructure.

6.2.4 Public Purpose

The existing public facilities in in Kanyoni are religious institutions such as the Kenya Assemblies of God Church. The community expressed a desire for a community resource centre, however, due to lack of available space for such, this plan recommends continued reliance on the available religious spaces as meeting points. Considering the adequacy of the abutting education facilities like the Nanyuki Garrison School, the plan recommends expansion and equipping of these facilities so as to continue accommodating the anticipated growth in school going population in the near future. The redevelopment of these facilities will require development approval (from the County Government of Laikipia), thus this plan advocates for adherence to such.

6.2.5 Commercial Zone

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

Kanyoni includes designated commercial zones, as well as areas with mixed-use developments that combine residential and commercial functions. Permissible business activities within these zones include shops, mini-supermarkets, boutique stores, hardware outlets, guest houses, salons, stationery shops, motels, hotels, and other complementary enterprises that support the settlement's economic growth.

Commercial developments are expected to have adequate exits and fire escapes for safety purposes. Additionally, they will require parking lots in a ratio of one to every 500 sq. ft and service lanes for loading and offloading of goods.

Within a radius of 500m of the greater Kanyoni area, a market operates that serves the settlement, spurring the local economy. Additionally, it acts as an employment hub, contributing to improved livelihoods for residents.

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

(i) Minimum of 0.045ha
(ii) Maximum plot coverage is 80% to allow for verandas and pedestrian walkways.
(iii) Observe a building line of 6m for access ranging 9-18m and 18m for roads above 18m wide.
(iv) Prohibit direct access to residential or other buildings within the CBD.
(v) Provide 6m service lanes for commercial plots.

(vi) Enclosure of rear yard by walls not exceeding 2.1m in height.
(vii) Main access should be on the frontage and the service lane on the rear side.
(viii) Provide one (1) parking space for every 40m² gross- floor area. This applies as follows:

- Banks-1 space per 25m² of gross floor area.
- Shopping centre-4 spaces per 100m² of gross floor area.
- Roadside stall- minimum of 2 stalls.
- Markets-1 space for every 2 stalls.

To ensure smooth transition into the desired settlement economic state, this plan proposes livelihood improvement strategies – see section 7.5 – that can be integrated during the plan implementation phase. This is in line with the principal of ensuring land use integration as well as gender balance and inclusion principles.

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

6.2.6 Transportation Land Use

Transportation land use majorly focuses on the allocation and management of land for the infrastructure and facilities that enable people and goods to move, such as roads—specific to this plan, as well as the analysis of the relationship between land use patterns and transportation demand and supply.

Developments along access roads will be restricted to avoid encroachment onto the reserves that accommodate utilities such as water and sewer reticulations, drainage facilities, street lights, among others.

Transportation Networks

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

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

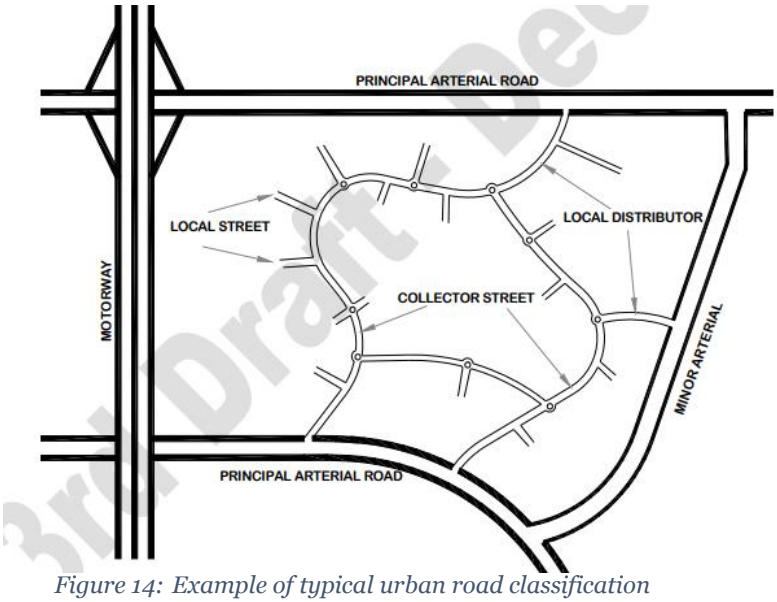


Figure 14: Example of typical urban road classification

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

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

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

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

Plate 11: A sample of shallow storm drains on 3m footpaths

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

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

9M-18M Access: These serve as primary access into the settlement. The access encompasses the carriageway (two vehicles bypassing each other) and other infrastructure such as drainage, streetlights, NMT, and shoulders. Upgrade of the accesses (those ungraded/untarmacked) will be undertaken in line with the design and engineering standards.

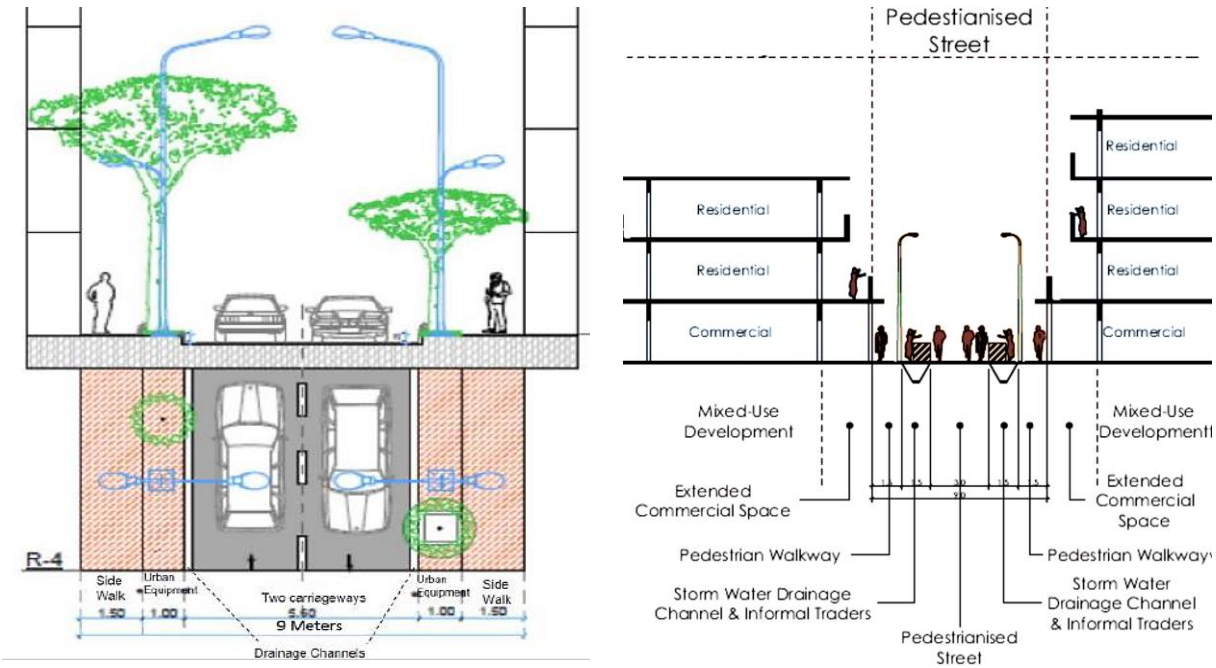
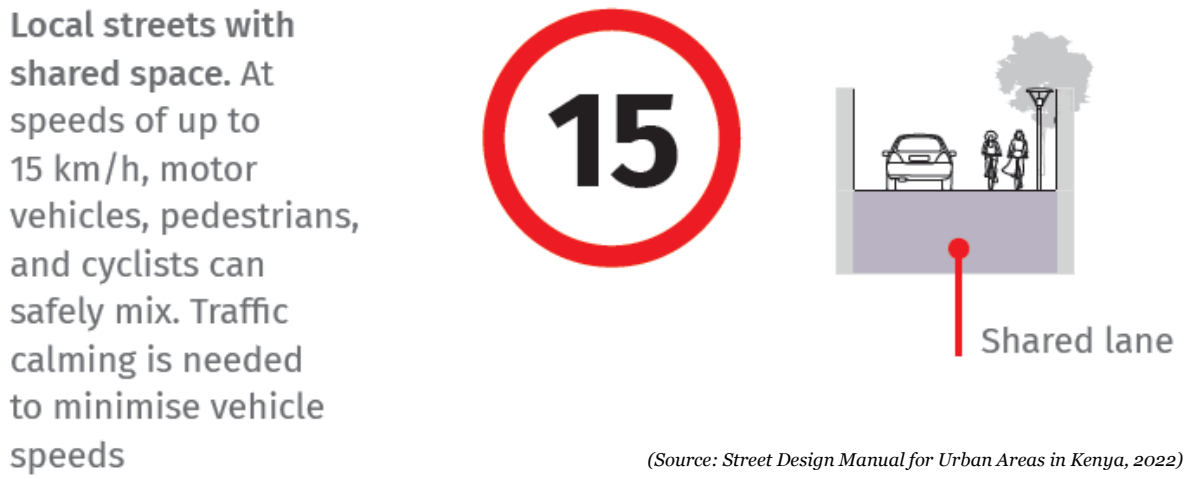


Figure 15: Cross-section on 9m access

Non-motorized transport (NMT): Residents largely commute on foot; however, NMT is limited and in some sections, nonexistent. In areas where separating motorized and non-motorized traffic is not feasible, a shared street model will be adopted, allowing pedestrians and cyclists to coexist with occasional low-speed vehicular traffic (refer to Figure 16). The non-motorized transport (NMT) network and its supporting infrastructure will be integrated across all access routes where possible. Proposed provisions include 1–2-meter-wide pedestrian walkways or frontage zones on either side, or at least one side of the 9-18-meter roads, or along pedestrian footpaths. NMT corridors will be designed to be accessible and inclusive for all users. Bollards will be installed to prevent vehicles from encroaching onto pedestrian spaces.



(Source: Street Design Manual for Urban Areas in Kenya, 2022)

Figure 16: Co-shared vehicle-pedestrian street

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

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

Truncations: Visual truncations are required for safety purposes, ensuring adequate sight lines are maintained when a vehicle enters or egresses from a property onto a roadway. These will be necessary to avoid black spots within the settlement. The physical and land use planning (development permission and control) (general) regulations, 2021, provide that where public roads intersect, a truncation of half the width of the lower hierarchy road shall be provided. The preferred planning plan alternative has truncated all roads within the settlements and will be implemented during the cadastral surveying exercise. The county government will ensure that such parameters are observed in the infrastructure implementation phase and during the settlement redevelopment phase. Property boundary liners will also be truncated and have reduced heights to avoid obstruction. Figure 17 is a sample of a truncated plot and road.

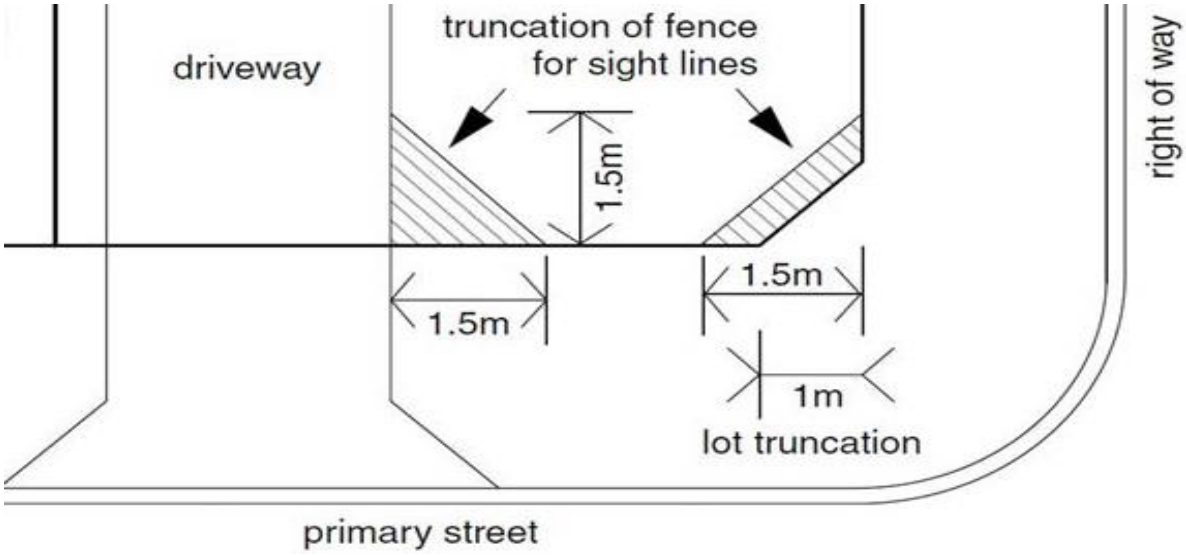


Figure 17: Illustrations showing truncations and reduced fence height

Roadside Drainages: Road reserves often accommodate various utilities, including drainage systems. The plan recommends the installation of underground drainage facilities with permeable covers such as precast slabs or metal grills to allow surface water infiltration (Plate 12). This approach enhances safety for road users, unlike open drains, which are unsafe, susceptible to debris accumulation, and waste dumping. Regular maintenance will be essential to prevent clogging. These drains can be positioned on either one or both sides of the roadway depending on the road width provided.

Plate 12: Covered Roadside Drains

Structure extension onto road reserves: Since the planning of Kanyoni settlement is happening post-development, the LPLUDP has achieved access ranging between 3-18m. While a significant portion of access roads met the standard width (over 9m), accesses of 3-6m were incorporated where site constraints made wider roads infeasible. The County government is expected to implement the road reserves proposed and established during the cadastral survey. Recession of all encroachments will be done, and moving forward, no structural extensions will be permitted within the road reserves. Figure 188 presents the various road capacities.

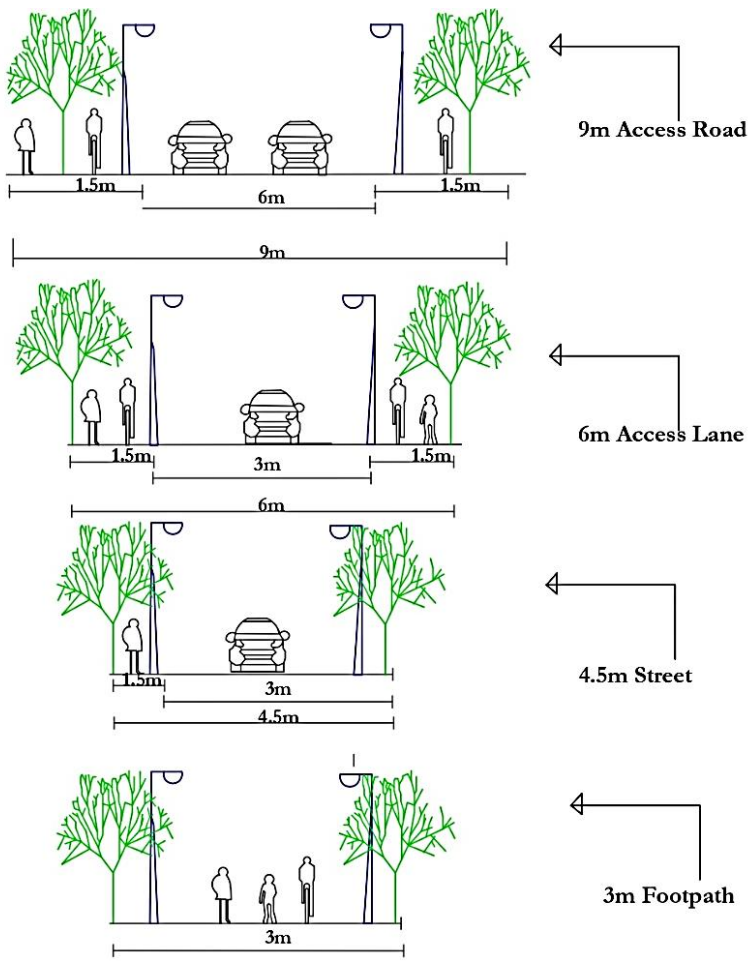


Figure 18: Road capacities

6.2.7 Proposed Conservation Area

The proposed conservation area covers approximately 0.21 ha. Activities within the conservation area will be limited, except for temporary activities that will be subject to conditions. The county government of Laikipia in collaboration with the Mt Kenya Wildlife Conservancy is expected to implement greening measures, such as the planting of vegetation within the conservation area, to enhance the ecological conditions of the settlements.

6.2.8 Mixed Land Uses

Mixed-use developments have been designated along access roads ranging from 9-20m wide. Horizontal and vertical mixed uses are recommended in this plan for compatible land uses such as residential cum commercial. Whereas, in horizontal developments, commercial uses are recommended on the frontages and residential uses on the rear, for vertical developments, ground-level floors are recommended for commercial and subsequent levels for residential. Other complementary/compatible land uses, such as restaurants, public uses, such as professional offices, will be permissible by the County Government upon formal application for development permission. Consideration of other laws or bylaws on the location of any other developments will be considered in the issuance of approvals. Incompatible land uses, such as heavy industry, will not be permissible. To

ensure proper transition to and compatibility with adjacent developments, conditions will be issued on the proposed developments.

6.3 Infrastructure and Utility

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

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

6.3.1 Stormwater Drainage

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

Road Size (m)	*Physical Planning Handbook (2025) – Wayleave Size (M)*	*Proposed drainage size (m)- Hybrid Adaptive Planning Option*
3m	3 – 4.5	0.5- one-sided
6m		1- one-sided
9m		1.5- one/two-sided, depending on the topography and road orientation

6.3.2 Water supply

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

Considerations for water supply include:

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

Table 26: Water Connection Regulations

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

Source: Nairobi City County Development Control Policy, 2016

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

6.3.3 Sewerage Network System

On-site Sanitation

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

Table 27: Standards for sanitation facilities

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

Source: National Building Regulations (2014)

Bio Digester

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

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

Bio digesters are recommended in low-density developments.

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

6.3.4 Electricity Supply Networks

As established from the socio-economic survey, there exists power lines of low-medium voltage within the settlement, which are properly aligned with the existing roads. However, in cases where the electricity poles fall within the proposed realignment then rerouting of such electricity poles will have to be done to align with the planned road network. To protect residents from electricity-related risks, the following basic safety guidelines will be essential. A prototype illustration is provided in Figure 19 on the next page.

Table 28: Overhead power line cables standards

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

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

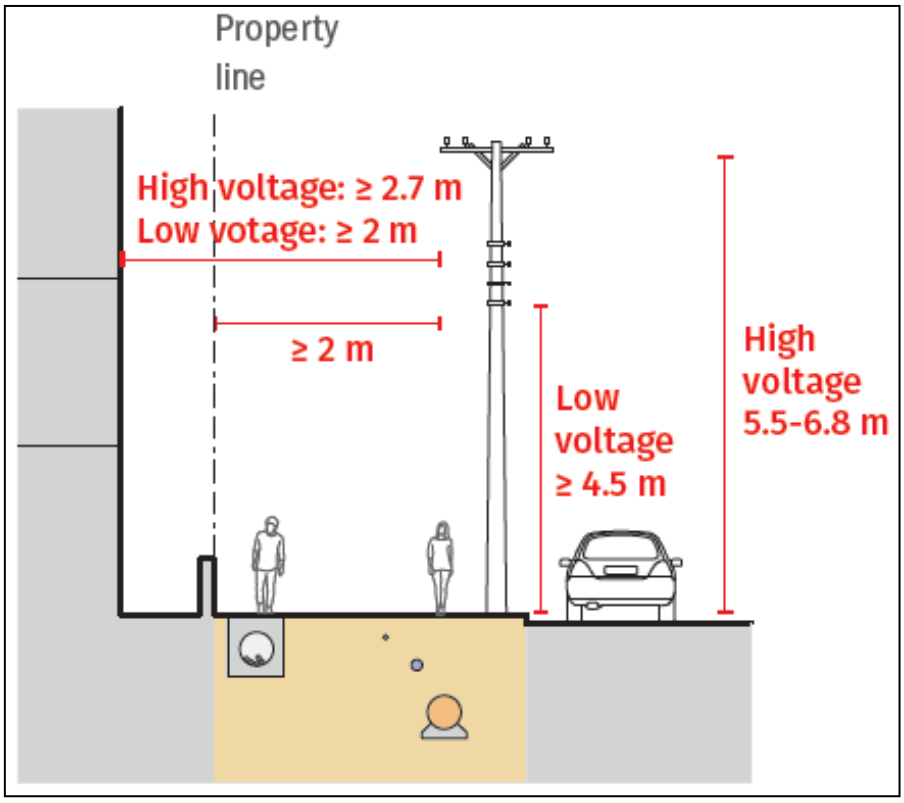


Figure 19: Illustration of overhead power line cables

(Source: Street Design Manual for Urban Areas in Kenya, 2022)

6.3.5 Street Lighting

This plan aims to improve individual and overall settlement safety through the installation of streetlights along the primary access roads and the strategic designation of floodlights. The proposed security lights installation measures are as illustrated in Table 29 below.

Table 29: Security lighting installation

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

6.4 Solid Waste Management

Sorting of waste at the household level (organic and inorganic waste) is recommended. Consequently, solid waste collection points (receptacles) will be required at designated strategic points, preferably along access roads. Additionally, all receptacles will require labels for ease of segregation of organic and inorganic waste as presented in plate 13 below.

Youths will be sensitized to participate in clean-up activities to enhance the settlement's hygiene. The plan recommends that the County Government of Laikipia take charge of managing solid waste including collection, transportation, and disposing of garbage.

The disposal of hazardous substances—including chemicals, oil, or mixtures—into the ground will be prohibited unless carried out in full compliance with the Water Management Regulations, 2006, to prevent contamination of underground water sources and other environmental components.

Plate 13: Solid waste segregation

Community youth groups will be formed to assist in the waste collection from the households and business as well as segregation. This will be done daily. The waste collection points will be equipped with skip containers and be fenced off to avoid scattering

of collected waste by scavenging animals and birds. The final disposal of the settlement waste will be integrated with the available centre -wide disposal options.

Kenya's waste strategy has a **7R** oriented strategy on waste management which include **R**educing, **R**ethinking, **R**efusing, **R**ecycling, **R**eusing, **R**epairing and **R**efilling waste. This will be sensitized to the locals to avoid the current the common practice of "take-discard" with no abandon.

6.5 Building Code

6.5.1 Building Setbacks

Setbacks refer to the minimum required distances between a building (or any structure) and the property boundaries (front, rear, or sides). Setbacks aim to ensure privacy, fire safety, and adequate space for infrastructure installations such as drainage and water reticulation. However, setbacks are not uniform, i.e., they vary depending on their location like the frontage, rear, and sides of the property. The recommended minimum setbacks (physical planning handbook-2025) are presented in Table 30 below. This promotes compliance with zoning regulations, balancing aesthetic and functional aspects.

Table 30:Building setbacks

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

6.5.2 Building Lines

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

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

This project is being carried out in an informal settlement, where full application of conventional standards is limited due to the uneconomical nature of parcels.
In this case, the project has achieved road widths including footpaths ranging from 3-18m. The plan therefore proposes the following access frontages:

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

6.6 Development Applications

Given that the plan has designated various zones, it is anticipated that some beneficiaries would make various development applications, i.e., change of use, extension of use, renewal of lease, subdivision, and amalgamation.

6.6.1 Change and Extension of Use

Given the plan has designated various zones, it will be anticipated that some beneficiaries would want to change the plan-designated uses. This will require lodging of a change of use application to the **County Government of Laikipia**. Consideration of the application will have to be made in line with the plan provisions. It should be noted that a change of use should be carried out to completion i.e., to the extent that a new lease certificate indicating the new use is obtained.

Notices of the application and comments from any party will be vital in informing the change of use application approval. However, it is important to note that application for a change of use is a tedious process in addition to being an expense to the owner and the government and should be shunned unless absolutely necessary. The plan, therefore, has tried as much as possible, to provide a layout that will serve the Kanyoni population adequately for the next 5 to 10 years

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.

6.6.2 Subdivision and Amalgamations

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

For the area covered under this plan, subdivision is not advocated for however, where necessary, it will only be allowed in parcels where the resultant parcels will be a minimum of 450m^2. This will therefore be applicable to a limited number of parcels as a larger percentage of the beneficiary resultant parcels are below the allowable minimum subdivision.

Amalgamation of the resultant parcels is allowed for all the resultant parcels under this project. The applicant shall prepare a subdivision or amalgamation scheme in accordance with the provisions of the Third Schedule (7) to the Physical Planning and Land Use Act, 2019. The resultant scheme should subsequently be submitted to the county government of Laikipia for approval consideration. Consideration for approval shall be made in lie with this plan provisions as well as other enabling legislations.

6.7 Tenure options

The plan proposes an adaptive planning alternative as the best option following the community's preference during the presentation of the draft plan. This plan is a precursor to the issuance of land rights in Kanyoni settlement. Under this option, the current

settlement structure has been retained (extensively elaborated in the preceding sections), with significant physical improvements that include creation/realignment of the access networks. In the context of tenure regularization in Kanyoni, section 9 of the Land Act 2012 provides for the conversion of land categories from one form to another. Therefore, the KISIP2 project aims to facilitate the conversion of this public land to private land under leasehold tenure to issue land rights to individual proprietors. Leasehold tenure: involves granting occupants the right to use the land for a specified period (99 years), while recognizing their right to transfer, sublease, or mortgage the land within the terms of the lease.

Table 31: Leasehold tenure pros and cons

Type	• Advantages	• Disadvantages
Certificate of Lease	• The proprietor can apply for extension or renewal of the lease before the lease term elapses. • Under special cases, the leaseholder can have 'Peppercorn' rent terms.	• Property owned within a registered specific time (99 years), hence necessitating renewal/extension fees. • Necessitates remitting of both land rates (county government) and land rent (national government). • Land reverts to the lessor failure to renew the lease within the required timeframe.

6.7.1 Individual Title

The parcels with registerable acreages under this project (100sq. m and above) will be legible for individual titling. Section 24 of the Land Registration Act 2012, states that a person can be registered as a proprietor of parcel of land and will be conferred the applicable interest (freehold or leasehold). Out of the total 288 picked and mapped parcels, 286 parcels qualify for individual titling.

6.7.2 Joint Ownership

Section 91 further states that two or more people can own land under joint tenancy. This will apply to spousal registration, family member's registration or individuals with common interests. Under joint tenancy, no tenant will be entitled to any separate share in the land. This will mean that dispositions on the subject parcel will only be made by all the joint tenants' consent. On the death of a joint tenant, that tenant's interest shall vest in the surviving tenant(s) jointly. So far 40 parcels have been registered under joint ownership.

Thus, the table below illustrates the viable forms of tenure under individual titling in Kanyoni settlement

Table 32: Individual Titling Options

No	Titling Option	Form of Tenure	Number of parcels	Plot sizes (sq.m)	Remarks
1.	Individual	Private Ownership	286	100 and above	These will be registered to the respective individuals as per resultant parcels

		Public	7		Churches
		Public	1		Unenumerated Parcels
		Public	1		Existing Nursery school
		Public	1		Proposed police post
		Public	2		Recreational park
		Public	1		Existing dispensary
		Public	2		Existing water tanks
		Public	1		Existing foundation
2	Joint Tenancy (only applicable to couples)	Private Ownership	40		

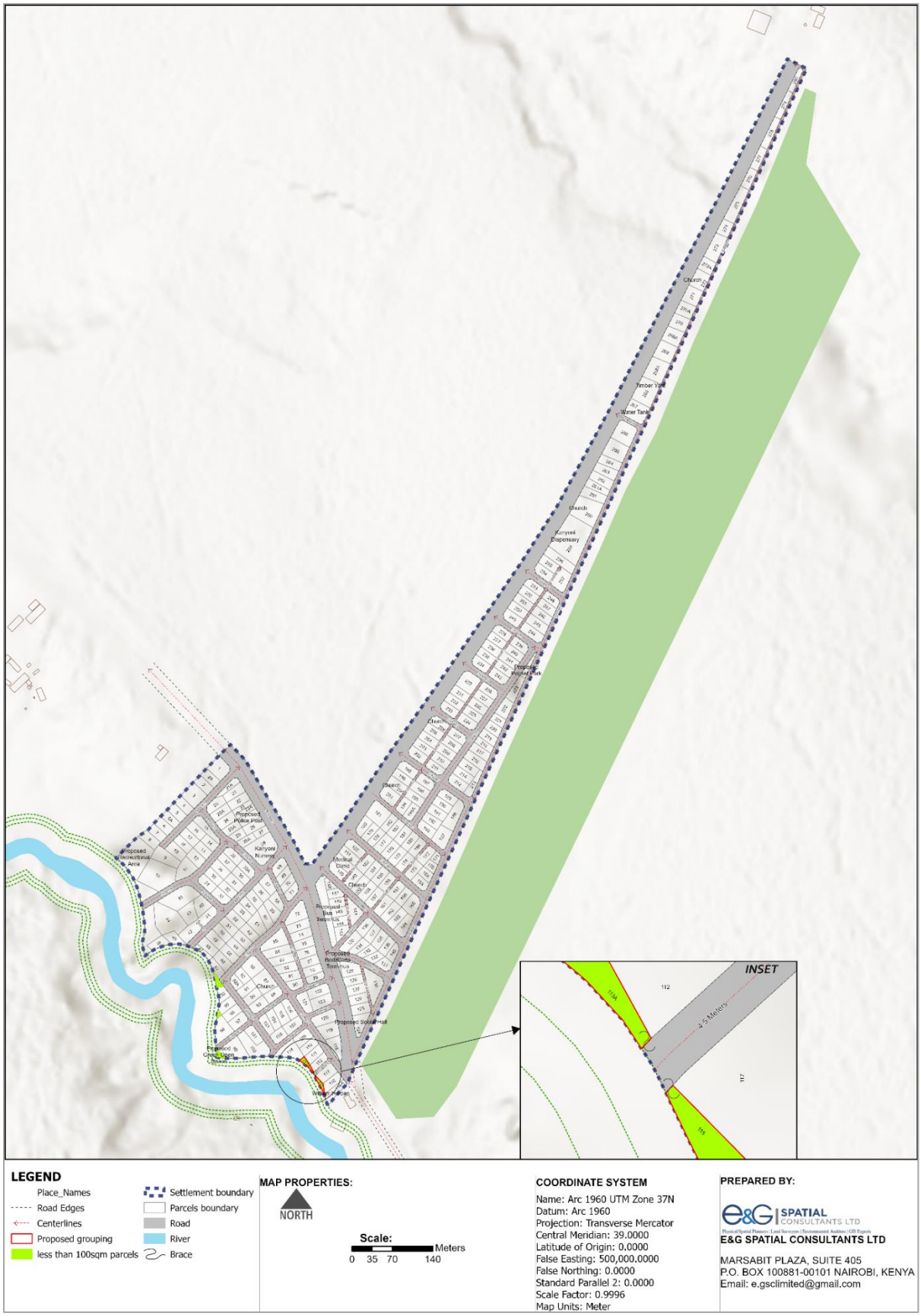
6.7.3 Group Title

In cases of uneconomical parcels that are unregistrable, they will be consolidated with abutting parcels to meet the minimum acreage for titling under this project. This will be done in line with section 91 of the Land Registration Act 2012, which provides for registration of land under ***tenancy in common***. Under the group titling option, each tenant(beneficiary) shall be entitled to an undivided proportionate of the whole consolidated property. The Act further provides that on the death of a common tenant; the deceased's share shall be treated as part of their estate. On the proof of registration documents, section 92 provides that each co-tenant (beneficiary) of land will be entitled to receive a copy of the certificate of title of that land. In Kanyoni, two parcels did not meet the minimum threshold. These two have been merged and registered under tenancy in common.

Titling Option	Number of Parcels	Description		
Group Title	2 parcels will be merged to generate 1 group titles	Parcel number	Old parcel size	New parcel size
		115	74.3	198.14
		113A	93.84	

Based on this plan (preferred alternative), the viable tenure options have been detailed in table 33 below. It is proposed that parcel 113A which measures approx. 93.84m² to be merged with an adjacent parcel 115 which measures 74.3 to enable these parcels beneficiaries obtain ownership documents. These two claimants have been engaged to sensitize them on this titling option. The titling options for Kanyoni are as illustrated in map 18 below.

Table 33: Kanyoni Group Options



Map 19: Kanyoni Tenure Options

7. STRATEGIC ACTIONS FOR REGULARIZATION

7.1 Immediate Strategic Actions

7.1.1 Verification of Structure Owners

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

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

7.1.2 Plan approval

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

7.1.3 Cadastral surveying

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

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

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

The planning for Kanyoni has taken place post development, therefore, despite the projects safeguard guidelines advocating for causing minimum or zero impacts, it was impossible to avoid creating PAPs. The impacts on structures were largely caused by

realignment of roads. In the attempt of opening up and enhancing connectivity within the settlement, 121 structures were affected partially and in different ranges as detailed in the table below.

Table 34: type of structures impacted

Type of Structure	Number of structures	Range of Impacts
Semi-permanent	**86**	**1.60m-15.26m**
Permanent	**23**	**1.42m-22.58m**
Temporary	**12**	**1.35m-4.65m**
Total number of structures	**121**	

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

7.1.2 Valuation of Structures and Evaluation of Losses

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

The ESMP/ARAP report has been prepared and will be handed over to the county Government of Laikipia for implementation as stipulated in the KISIP2 participatory agreement. The aim of an ESMP is 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 has been 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.

7.1.3 Facilitation of Project Affected Persons

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

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

7.1.4 Recession of Affected Structures

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

Thus, upon payment of the required facilitation as per the ESMP/ARAP recommendation, the PAPS will be given a period (as the implementing agency may wish) upon which they will be required to do all the recession as informed. However, the county government should strive to enforce implementation within the shortest period possible post facilitation to avoid future encumbrances during infrastructure provision as has been experienced in other settlements.

7.2 In-situ upgrading

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

7.3 Incremental Development

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

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

7.4 Environmental Protection Strategy

This strategy seeks to promote sustainable urban environmental management in Kanyoni 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 the 9–18-metre-wide road reserves and along River Nanyuki riparian reserve, complemented by County Government-led incentives to encourage residents to plant trees within private and communal spaces. These measures contribute to the objectives of the Climate Change Act (2016) and the National Climate Change Action Plan (2018–2022) by enhancing urban microclimates and increasing vegetation cover.

The area along the riparian reserve and conservation zone are to be protected, in line with Sections 57 and 60 of the Physical and Land Use Planning Act (2019), which mandate the protection of environmentally sensitive areas. This designation seeks to safeguard the natural floodplain and watercourse from encroachment and unregulated development, while also facilitating ecosystem restoration and community-based conservation efforts.

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

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

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

7.5 Infrastructure Strategy

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

The settlement has a public primary school within its boundary; however, it lacks provision for basic social facilities such as health facilities and playgrounds. As it's expected that the school going population will continue to increase, the plan proposes the following forward looking strategies:

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

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

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

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

7.6 Transportation Improvement Strategy

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

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

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

The transportation strategy is also informed by the provisions of the Urban Areas and Cities Act (2011), which mandates the development of integrated urban transport systems

that are accessible, inclusive, and environmentally responsive. Accordingly, future road upgrades will be accompanied by pedestrian infrastructure, provision for non-motorized transport, and coordination with broader county-level transport and mobility planning frameworks.

Transportation networks formed the main structuring elements of the resultant plan. Whereas, alignments were done to minimize adverse impacts' generation, incremental widening of key accesses is recommended during the settlement's redevelopment phase. This is important because access ways are multi-purpose utilities going beyond providing connectivity to serving as carriers of other auxiliary services. They are also the main determinants of the extent to which densification can be undertaken within a given land use zone area.

7.7 Housing Strategy

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

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

Section 6.2 of this report outlines recommended plot ratios and building densities to guide vertical expansion. These densities are calibrated to ensure spatial compatibility with infrastructure capacity and adjacent land uses. Redevelopment projects must incorporate onsite parking within parcel boundaries to reduce pressure on circulation spaces and protect pedestrian movement, in line with the Physical and Land Use Planning (General Development Control) Regulations (2021).

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

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

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

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

7.8 Livelihood Improvement Strategy

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

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

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

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

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

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

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

8. IMPLEMENTATION MATRIX

8.1 Overview

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

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

8.2 Implementation Objectives

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

8.3 Implementation Opportunities

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

8.4 Possible Implementation Challenges

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

8.5 Projects Classification

8.5.1 Quick Wins

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

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

8.5.2 Continuous Projects

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

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

8.5.3 Short term projects

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

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

8.5.4 Midterm Projects

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

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

8.5.5 Long Term Projects

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

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

8.6 Mechanisms for Implementation

8.6.1 Creation of Awareness

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

The following measures were used during this process.

i. Publicized and facilitated access to public platforms or meeting places- from the inception stage community mobilization has been undertaken to foster awareness at all stages of this plan through posters, public announcements in

the settlement, door-to-door mobilization by the SEC team, through SMS and direct phone calls as well as e-mails to the technical teams.

ii. Organized public meetings through "Barazas" and workshops for propagation and sharing of information- several public Barazas were held with the community during plan adoption after numerous technical meetings with the county officials in relation to the best planning proposals for the settlement.

iii. Use of Media Coverage for publicizing the plan, through the CECM in charge of Physical planning, a notice of intention to plan and completion of the plan adverts were placed in at least two local dailies with national circulation and the Kenya Gazette.

iv. Enabled the preparation of statements in response to publicly raised issues or queries- this will be done after the lapse of 60 days from the day the notice of completion of the plan is done

v. The county government to communicated and create awareness to the public using the steadily popular social media platforms such as Facebook, Twitter, and Instagram among others- this will be done upon the final approval of the prepared plan.

vi. Sharing of the plans with the relevant stakeholders- as posterity measure, upon approval, the county will share the plans with the community for continued reference and safe keeping

vii. Participation in the immediate implementation activities of the plan such as cadastral survey and ESMP/RAP implementation

8.6.2 Participatory Plan Implementation

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

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

8.6.3 Capacity Building

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

Measures of approach

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

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

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

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

8.7 Development Control and Land Use Regulations

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

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

a. Land Information System

i. Store and manage digital land information of the settlement. The LIS to be prepared packaged will contains all the settlement's raw data with all fields as per the Client provided data dictionary. This will be important information in development control, sharing of settlement information with other project

components and in facilitating efficient and accurate access to land information.

ii. The LIS will also contain an updated physical address system in the settlement to enhance revenue collection.

b. Enforcement and execution sector

This sector should oversee the following aspects in the settlement:

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

c. Policy sector

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

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

8.8 Actors and their roles in Implementation of the Plan

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

No	Category	Actor	Role of the Actor
1:	Ministry of Lands, Public Works, Housing and Urban Development	KISIP NPCT	• Take lead role in processing and issuance of title deeds;
		National Director General of Physical Planning	• Undertake capacity building and technical support to the county on planning matters
		Director of Surveys	• Authentication and Approval of the settlement survey plan • Produce and maintain plans of the property boundaries in support of land registration. • Amending the Registry Index Maps and preparation of area lists.
		Land Registrar (Department of Land administration and Land registration)	• Processing and issuance of ownership documents of the surveyed and verified plots within the settlement. • Custody and maintenance of Land information system of the cadastre - responsible for recording
		National Land Commission (NLC)	• The constitution mandates the National Land Commission to monitor and undertake oversight roles

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

8.9 Implementation Plan Matrix

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

1. Residential							
Problems	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**
Settlement Informality	-To upgrade and improve the living conditions -To enhance livability in the settlement	-Enhancing security of tenure -Preparation of a development plan -Enforcement of planning standards	-Issuance of title deeds	KISIP NPCT Plot Owners Donors Laikipia County Government Community	Contractually binding	Quick win/ Short term	0-3 years
			Improve infrastructure (sanitation, water and drainage connections)		320M	Medium to long term	3-10 years
Low rise developments	-To improve the living conditions of the inhabitants	-Incremental housing redevelopment	-Building of new houses (Adopt better housing typologies). -Mixed use developments	-Plot Owners/ Developers -Laikipia County Government	As per developers Budget	Long term	5-10 years
2. Transportation Sector							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**
Lack of motorable roads	To enhance mobility and circulation in the settlement	-Opening up the informal access roads	-Realignment and opening up of the existing informal accesses	– Local Community – Laikipia County Government	80M	Short Term	0-3 years
			-Removal of structures encroaching into these accesses		4M		
Unpaved roads	To upgrade the road infrastructure	-Upgrading the roads	-Paving of the internal roads with Cabro -Tarmacking of abutting roads -Improve roadside drainage system -integration of NMT -Installation of street lighting	– Local Community – Laikipia County Government – KeRRA – KURA	240M	Medium-long term	3-10 years

3. Economic Sector							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**
Overreliance on informal and subsistence economy	To improve the community livelihoods	Creation of employment and income generating opportunities	-- Entrepreneurial and technical skills training	Investors/Business community Laikipia County Government Community groups	5M	Short-long term	2-10 years
			-Encourage labour intensive community works.		3M		
			Mixed use developments		As per developers' budget		
4. Physical Infrastructure							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**
Lack of full coverage of the sewerage system	To enhance wastewater disposal mechanisms	Encourage the use of sustainable onsite sanitation	-Installation of onsite sanitation mechanisms	Developers Community groups Laikipia County Government	As per developers' budget	Short - medium term	0-5 years
		Develop the trunk sewer system to cover the entire settlement	-Undertake feasibility study for incorporation into the Municipality trunk sewer system -Layout sewer network to plot levels	Laikipia County Government Nanyuki Municipal Board Community groups	345M	Medium-long term	5 years and beyond
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	10M	Short - medium term	0-5 years
5. Social Infrastructure							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**
Insecurity	To curb insecurity	- Illuminating the streets	-Provision of streetlights	- Financiers	15M	Short-long	0-10 years

	in the settlement	and other dark areas within the settlement - Neighbourhood policing	-Installation of a flood light	- Laikipia County Government - Community			
Lack of enough capacity in schools and health facilities within and close to the settlement	Continued reliance on the neighbouring facilities	Densification of the existing facilities	Vertical increase in the number of classrooms Increase in the number of sanitation facilities Upgrading of the playground Proper fencing of the school compound Expand the dispensary and improve capacity	-Laikipia County Government -Ministry of Education - Community -Private developer -NGO's and other Financiers	150M	Medium-long	5-10 years
6. Land use Management							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**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 development plan Observation of building codes (building lines, plot ratios and coverages)	Laikipia County Government Community Donors	As per the County regulations and the stipulated development control guidelines in this report	Medium-long term	5-10 years
7. Environmental							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**
Degradation	To conserve and protect the environment	-Restoration of the lost vegetation cover - Preparation of EIAs for proposed projects	-Planting of greeneries along the road reserves and the proposed green belt	Laikipia County Government - Community NGOs NEMA	8M	Medium-long term	0-5years
8. Recreational							
Problem	**Objectives**	**Strategy**	**Projects**	**Actors**	**Cost estimate**	**Phasing**	**Timelines**

Lack of designated recreational areas	To have recreational sites for the community	-Creating public recreation sites within the settlement	-Sharing of spaces with other social facilities such as schools and churches	Laikipia County - Government Community NLC	3M	Short-Medium term	0-5 years

8.10 Monitoring and Evaluation

Monitoring and Evaluation (M&E) is a project management tool to ensure that the developed Local Physical and Land Use Development Plan realizes its objectives and the desired end state. M&E will provide unbroken response and views from the local community and stakeholders on the extent to which the plan is achieving its objectives and set goals. Table 36 below highlights the main objectives of expected to be realized with M&E tools:

Table 36: Monitoring and evaluation matrix

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

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

Table 37: Monitoring and Evaluation Framework for Kanyoni market

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
Educational	• Densification and expansion of the neighbouring educational facilities	• Ministry of Education • County director of planning	• Ease access to primary, junior and senior secondary school for school going children within the settlement	• Improved literacy level within the settlement
Health	• Expansion and equipping of Kanyoni dispensary	• Ministry of Health • Department of Health Laikipia County	• Enhanced accessibility to health services	• Improved access to health services • Improved health conditions

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
		• County director of planning		within Kanyoni and its environs
Recreational	• Development and maintenance of the conservation zone	County Government of Laikipia Fairmount hotel	• Complete and operational park (with appropriate infrastructure).	• Improved quality of open spaces • Increased access to recreational spaces
Public Utilities	• Establishment of sewer reticulation.	KISIP/County Government of Laikipia, NAWASCO NEMA Ministry of Public works	• Improved hygiene. • Prevention of surface and underground water contamination to support disease control.	• No of Kms of sewer reticulation installed • Effectiveness of sewer system
	• Designation of onsite solid waste collection points.		• Improved waste management/hygiene.	• Reduced levels of indiscriminate dumping
	• Augmentation of water supply to plot level		• Enhanced water access.	• Increased levels of access to water services
	• Installation of streetlights/floodlights.		• Improved security. • Boost local economy.	• Enhanced road safety • Advancement of the 24-Hour Economy
	• Completion of storm drains.		• Stormwater management (Flood control).	• Effectiveness of stormwater drainage system
Transport	• Upgrading the access roads (9m, 18m, and 20m) to bitumen standards.	KISIP/County Government of Laikipia, KURA Ministry of Public works	• Enhanced accessibility/connectivity. • Economic boost-transportation of goods to and from the market.	• Ease of circulation • Improved transport quality services • Adequacy of road connectivity in the settlement
	• Grading/Cabro paving of footpaths/walkways (3m footpaths and 6m roads).		• Enhanced accessibility/connectivity.	• Improved level of NMT

Sector	Nature of Projects	Monitoring Institutions	Expected Outcomes	Indicators of success
	• Greening measures transport corridors- boulevards).		• Environmental sustainability. • Aesthetics enhancement.	• Number of landscaping features installed
Social infrastructure	• Development of the proposed community resource centre to include a social hall and ICT centre	• County Government of Laikipia	• Property constructed and equipped social hall	• Preference of use by community as opposed to facilities outside the settlement

References

1. Anderson M.& Mwelu K. (2013). Kenyan Slum Upgrading Programs: KISIP & KENSUP
2. GOK. (1961). *Survey Act*. National Council for Law Reporting. Retrieved from https://eregulations.invest.go.ke/media/SurveyAct25of1961.pdf
3. GOK. (1999). *Environmental Management and Coordination Act (revised 2012)*. National Council for Law Reporting with the Authority of the Attorney-General
4. GOK. (2009). *National Land Policy*. Government Printer, Nairobi.
5. GoK. (2010). *Constitution of Kenya, 2010*. Government Printers, Nairobi.
6. GOK. (2011). *Environment and Land Court Act*. National Council for Law Reporting with the Authority of the Attorney-General
7. GOK. (2011). *Urban Areas and Cities Act (Amendment 2019)*. Nairobi: Government Printer.
8. GOK. (2012). *County Government Act, No. 17*. Nairobi: Government Printer.
9. GOK. (2012). *Land Act (revised 2019)*. Government Printer, Nairobi.
10. GOK. (2012). *Land Registration Act*. National Council for Law Reporting with the Authority of the Attorney-General
11. GOK. (2012). *National Land Commission Act*. National Council for Law Reporting with the Authority of the Attorney-General
12. GoK. (2013). Matrimonial Property Act, No. 49 of 2013. Nairobi: Government Printers.
13. GOK. (2013). *National Environmental Policy*. Government Printer, Nairobi.
14. GoK. (2015). *Environmental Management and Coordination Act Cap 387 (Amended in 2015)*. Nairobi: Government Printers.
15. GOK. (2015). *National Spatial Plan, 2015- 2045*. Ministry of lands, Department of physical planning. Nairobi: Government Printer.
16. GoK. (2024). *National Slum Upgrading and Prevention Policy*. Government Printer, Nairobi.
17. GOK. (2016). *National Urban Development Policy*. Ministry of Transport, Infrastructure, Housing and Urban Development, State Department of Housing and Urban Development: Government Printer.
18. GOK. (2016). *Water Act*. Nairobi: Government Printer, Nairobi.
19. GOK. (2017). *National Land Use Policy*. Government Printer, Nairobi.
20. GOK. (2018). Guidelines for Land Tenure Regularization in Informal Settlements
21. GoK. (2019). *Kenya Informal Settlements Improvement Project Phase II (KISIP II): Environment and Social Management Framework (ESMP)*. Nairobi: Ministry of Transport, Infrastructure, Housing and Urban Development and Public Works.

22. GOK. (2019). *Kenya Vision 2030*. Government Printer.
23. GoK. (2019). *Physical and Land Use Planning Act No. 13 of 2019*. Nairobi: Government Printers.
24. GOK. (2021). Project Operations Manual (POM). Second Kenya Informal Settlements Improvement Project.
25. KNBS. (2019). *2019 Kenya Population and Housing Census. Volume II: Distribution of Population by Administrative Units*. Nairobi: Kenya National Bureau of Statistics.https://www.knbs.or.ke/2019-kenya-population-and-housing-census-results/
26. Otiso, Kefa. (2003). Forced Evictions in Kenyan Cities. Singapore Journal of Tropical Geography. 23. 252 - 267. 10.1111/1467-9493.00130.
27. UN-Habitat (2003). The Challenge of Slums-Global report on human settlements.
28. United Nations. (2015). *Sustainable Development Goals*. United Nations.
29. United Nations. (2017). *Household size and composition around the world*. United Nations.
30. World Bank. (2005). *Environmental and Social Safeguard Policies*. Retrieved November 22, 2022, from https://www.worldbank.org/en/projects-operations/environmental-and-social-policies
31. World Bank. (2013). *Operational Manual, OP 4.12 - Involuntary Resettlement*. Washington, DC: World Bank Publications.
32. World Bank. (2020). Project Appraisal Document. Kenya Informal Settlement Improvement Project.

Annexes

Annex I: Statutory Notices

Notice of Intention to Plan

Mbunge sasa ataka usaidizi zaidi kwa waliohama makazi

NA KITAVI MUTUA

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

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

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

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

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

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

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

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

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

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

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

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

MOMBASA

KPA yapelekwa kortini kuhusu zabuni ya kutupa magurudumu yaliyotumika

NA PHILIP MUYANGA

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

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

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

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

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

BIASHARA YANOGA

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

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

Mkenya aliyezuiliwa na US miaka 17 hatimaye ni huru

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

NA BRIAN OCHARO

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

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

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

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

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

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

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

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

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

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

JAMHURI YA KENYA

SERIKALI GATUZI YA LAIKIPIA

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

SHERIA YA MPANGO WA MATUMIZI YA ARDHI, 2019

ILANI YA NIA YA KUPANGA

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

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

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

Malengo ya mipango hiyo ni;

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

Zoezi la kupanga litahusisha matumizi ya sera husika, kanuni na mifumo ya kitaasisi, uhamasishaji wa jamii, na ushirikishwaji wa wadau, utayarishaji wa ramani za msingi, kufanya utafiti wa kijamii na kiuchumi, uchoraji wa ramani ya makazi, kutathmini athari za kimazingira na kijamii (uhakiki), maandalizi ya mipango ya kimaendeleo na 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 mlundo ya kihandisi na utayarishaji wa mfumo wa kutaarifu mambo ya ardhi (LIMS). Huu utakuwa msingi wa maandalizi ya mipango ambayo inalenga kuboresha hali ya maisha katika gatuzi la Laikipia kwa kuhalalisha umiliki wa ardhi.

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

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

Imetolewa: Novemba 26, 2024

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

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

- The patient was awarded Sh800,414 as special damages and an extra Sh100,000.
- The High Court upheld the award and ordered the hospital to also pay the cost of the case.

KAMAU MUTHONI, NAIROBI

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

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

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

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

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

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

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

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

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

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

Kenyatta National Hospital in Nairobi. [File]

Abdominal pain

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

The court heard that the pain did not go away.

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

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

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

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

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

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

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

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

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

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

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

Theatre nurse

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

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

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

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

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

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

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

jmuthoni@standardmedia.co.ke

Simlaw Seeds
Superior & Reliable

TENDER NOTICE
OPEN NATIONAL TENDER (ONT)

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

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

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

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

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

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

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

General Manager

FORM PLUPA I_1 **(r.9)**

REPUBLIC OF KENYA
COUNTY GOVERNMENT OF LAIKIPIA
DEPARTMENT OF INFRASTRUCTURE, LANDS 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.

Notice of completion

Family exhumes father to fight off land grabbers

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

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

STEPHEN RUTTO, ELDORET

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

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

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

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

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

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

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

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

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

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

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]

"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

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 (r.10)

COUNTY GOVERNMENT OF LAIKIPIA

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

P.O Box 1271-10400, NANYUKI

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

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

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

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

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

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

Dated the **28th March 2025.**

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

FORM PLUPA L-2

COUNTY GOVERNMENT OF TANA RIVER

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

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

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

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

Pursuant to the provisions of section 49(1) of the physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans under the Second Kenya Informal Settlement Improvement project (KISIP2) was on the 21st day of March, 2025 completed.

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

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

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

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

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

Raila adai si msaliti, asema ODM itagombea urais 2027

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

NA WINNIE ATIENO

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

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

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

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

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

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

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

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

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

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

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

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 uma: Ofisi ya Waziri wa Serikali ya Kaunti anayesimamia idara husika ya Ardhi na Mipango, Hola; Ofisi ya Msimamizi wa gatuzi dogo la Tana River; na Ofisi ya Msimamizi wa gatuzi dogo la Tana Delta.

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

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

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

Imechapishwa leo, Tarehe: 25th March,2025

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

FORM PLUPA L-2 (r.10)

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

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

TAARIFA YA KUKAMILIKA KWA MPANGO WA MAENDELEO YA MATUMIZI YA ARDHI

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

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

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

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

Imetolewa tarehe 28 Machi 2025.

Ekwam Nabos

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

Annex II: Minutes

Minutes of the presentation of draft plans

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 DRAFT PLANS AT KANYONI RESOURCE CENTRE, KANYONI SETTLEMENT ON THE 27TH MARCH 2025

Members Present

See the attendance list attached

Agenda

1. Preliminaries and Introductions
2. Summary of the socio-economic survey findings by the consultant
3. Community Vision and Proposal
4. Presentation of Draft Plans
5. Deliberations on Draft Plan Presentation
6. Final Resolution
7. Adjournment and Meeting Closure

KNY/MIN/ 001: Preliminaries and Introductions

The sociologist called the meeting to order and invited a community member to lead a prayer before the proceedings commenced. This was followed by brief remarks from key stakeholders, including local government officials, community leaders, and the Consultant.

SEC Chairman

The Chairperson officially opened the meeting by warmly welcoming all attendees. He extended heartfelt appreciation to both the KISIP National Project Coordination Team (NPCT) and the KISIP County Project Coordination Team (CPCT) for selecting the settlement for the implementation of the KISIP Project. He also acknowledged and commended the Governor of Laikipia for his continued support of the project, particularly in Kanyoni Settlement. He went on to express his gratitude to the Consultant for their unwavering commitment to ensuring a smooth, transparent process and for maintaining continuous engagement with the community throughout the project's various stages.

The Chairperson noted that the primary agenda of the meeting was the presentation of the draft plan by the Consultant. He encouraged all community members to actively participate by asking questions or raising concerns regarding any aspect of the KISIP Project. Following this, the SEC Chairman invited members of the SEC and GRC committees to come forward and introduce themselves. He highlighted that these committees serve as a crucial link between the community and key stakeholders, including the Consultant, NPCT, and CPCT. Their core responsibility is to

represent the community's interests and ensure that their concerns are addressed throughout the project's implementation.

The Chairman reassured residents that the ultimate aim of the KISIP Project is to improve their quality of life—not to create divisions or conflict. He emphasized the unique nature of their settlement as a metropolitan area, where diverse individuals have learned to live together peacefully. He concluded by reminding the community that this is the only home many have known, and it will continue to exist long after the project ends. Therefore, he stressed that cooperation and mutual support are essential for a sustainable and united future.

Area Chief

He went on to reintroduce himself, stating his name and the various positions he holds, including his role within the Kanyoni Settlement. He also informed attendees that he was representing the Area Chief and the District Officer (D.O.), who were attending another meeting elsewhere in the county.

Conveying their message, he emphasized that both the Chief and the D.O. fully support the KISIP project and urged the community to extend their full cooperation to the consultant. He highlighted that the project's success would ultimately lead to the issuance of title deeds for community members, securing their land ownership.

County Planner

The County Planner expressed his sincere gratitude to all attendees for their presence, with special appreciation extended to the Consultant team. He commended both the SEC and GRC committees for their dedication and commitment in keeping the community well-informed on all aspects of the KISIP Project. He recalled engaging with several leaders from Laikipia County about the KISIP Project back in 2022, at a time when only a few believed in its potential. He expressed his satisfaction in seeing the project now taking shape and thanked the community for their increasing support and active participation.

He further commended the Consultant team for their outstanding work since the project's inception. Highlighting the purpose of the meeting, he noted that it was centered on the presentation of the Draft Plans. He urged the community to remain attentive and to actively participate by asking questions. This, he said, would help ensure a clear understanding of the Draft Plans, confirm whether their proposals had been implemented, and allow for the inclusion of additional recommendations where necessary.

The County Planner also took a moment to invite his colleagues to introduce themselves, ensuring the community was familiar with the key individuals involved in the project. He warmly recognized the presence of the NLS Coordinator and her team, expressing his appreciation for their attendance. He then graciously invited them to come forward and introduce themselves to the gathering.

Municipal Manager

The Municipal Manager thanked the people of Kanyoni for their cooperation with the Consultant team, noting that their support had made the process much smoother and more efficient. He went on to highlight that the KISIP Project has received strong backing from the Governor of Laikipia County, in collaboration with the National Government. The Municipal Manager emphasized that it would be a significant achievement for the Governor if residents were able to receive title deeds for their land before the end of his tenure, adding that this would bring him great satisfaction.

He further noted that receiving title deeds would open many doors for the community. It would promote economic growth by enabling residents to access loans using their titled land as collateral. This, in turn, could help improve educational opportunities for their children, as families would be better positioned to finance higher levels of learning, ultimately leading to better job prospects through quality education.

KISIP National Official

The KISIP Liaison Officer began by expressing his sincere gratitude to the people of Kanyoni for attending the meeting. He then invited his colleagues who had accompanied him to introduce themselves. One of the officials explained that the KISIP program aims to improve the livelihoods of residents living in informal settlements by enhancing security of tenure and providing improved infrastructure.

The KISIP Officer also urged the community to make full use of the GRC (Grievance Redress Committee), emphasizing that the committee is responsible for handling community concerns fairly and working to resolve most of the issues raised. He added that any matters beyond the GRC's capacity should be escalated to the County team for resolution.

Finally, he presented the agenda of the day, which was the presentation of the Draft Plan. The plan incorporated community proposals related to roads, social amenities, and public facilities that had been submitted earlier for implementation. He encouraged all attendees to listen attentively, ask questions for clarity, and contribute additional proposals to further enhance the development of their settlement.

Finally, the Liaison Officer addressed the issue of undersized plots, noting that in cases where several small plots have been consolidated into one to meet the minimum size required for titling under the KISIP program, a single title will be issued. He explained that the original title deed will be held by the County Government, while the individuals whose plots were merged will each be given a photocopy of the title for reference. He urged the affected residents to continue living peacefully and emphasized that the KISIP project is meant to bring the community together—not drive them apart.

Project Director

The Project Director began by warmly thanking the community for their attendance, acknowledging their patience and understanding despite the delayed start of the meeting, which was due to a low turnout at the scheduled time. She noted that the Consultant team had been informed of a prior

community engagement earlier in the day and expressed her sincere appreciation to the residents for honoring the invitation and making time to attend the meeting. Following a brief self-introduction, she invited her team members to introduce themselves as well, emphasizing the importance of the community getting to know and acknowledging the presence of all the stakeholders involved in the KISIP Project.

The Project Director opened the presentation by acknowledging the exceptional collaboration of the community with the Consultant team. She expressed her gratitude for their active participation, which has been instrumental in ensuring the smooth and timely progress of the project at every stage. She highlighted that all the community's proposals had been thoughtfully incorporated into the Draft Plans. Moving forward, the community will have the opportunity to thoroughly review the plans, share additional feedback, and provide further suggestions to help refine and enhance the Draft Plans to better align with their needs.

To engage the community, she asked if they still remembered the name of the project, to which they responded correctly—Kenya Informal Settlements Improvement Project (KISIP). She commended them for their attentiveness and went on to explain that KISIP is a National Government initiative focused on two key components: land tenure regularization and infrastructure upgrading.

She further elaborated that the tenure regularization arm of KISIP can only take place in a well-planned settlement. This means ensuring a proper road network is in place, where every plot owner has direct access to a road leading to their plot. Once such planning is achieved, the infrastructure upgrading arm of KISIP can then step in to implement improvements such as roads, street lighting, and drainage systems—ensuring that all community members can safely and conveniently access essential services and facilities.

The Project Director then proceeded to elaborate the stages the consultant had guided the community through since the project's inception in details, beginning with:

Formation of the SEC and GRC Committees

She explained that the selection of the SEC (Settlement Executive Committee) and GRC (Grievance Redress Committee) members was conducted by KISIP National Officials.

- ***SEC Committee***

She clarified that the SEC serves as a crucial link between the Consultant, the National Project Coordination Team (NPCT), the County Project Coordination Team (CPCT), and the Kanyoni community.

Additionally, she emphasized that the SEC members are the primary points of contact before the Consultant engages directly with the community. Their role is to ensure that community members are well-informed about upcoming project stages of the KISIP Project.

- ***GRC Committee***

The Project Team Leader praised the GRC Committee for their outstanding efforts in resolving most disputes arising from the KISIP project. He encouraged them to continue their work with the same commitment and enthusiasm.

Introduction Meeting of the Consultant to the Community

She explained that KISIP National Officials organized the meeting held on 20th November, 2024, at Kanyoni Nursery School, as it was an important step in establishing a connection between the community and the Consultant for the KISIP project. She stated that by introducing the Consultant, the officials likely aimed to build trust and ensure that the community understood how the land tenure regularization process would unfold under sub-component 1.1 of the KISIP project

Drone Mapping

The Project Team Leader explained that the use of drone technology for mapping the settlement's boundaries was a great approach, as it provided an accurate and clear aerial view of the area. She further emphasized that by displaying the drone-generated maps at the meeting, the Project Director wanted to make sure that the community could directly engage with the data, verify the boundaries, and confirm the placement of their individual parcels as this will help to ensure transparency and avoids potential disputes later. It's also a great way to visually demonstrate the initial state of the settlement before any improvements are made, which helps in tracking progress throughout the project.

Project launch

The Project Team Leader stated that meeting held on December 5th, 2024, was crucial for giving the community a detailed understanding of the KISIP project and its phases. The Consultant's explanation of the project's stages, as well as the community's roles and responsibilities, would help set clear expectations and promote active participation. The formal introduction of the project, especially with the community's involvement, was important to ensure its success. She further stated that the meeting which included Questions and Answer session, and discussion where the community members could ask about any concerns or clarifications regarding their roles in the project

Ground Picking

The Project Director emphasized that the ground picking process was a critical step to ensure the accuracy of the land tenure regularization stating that by physically identifying and recording the boundaries of individual parcels, the team was reinforcing the precision of the aerial maps created by the drone. Aligning the ground data with the drone imagery provides a reliable foundation for the project, ensuring that no parcel is overlooked or misrepresented.

The Project Director stated that the fact that the community could see the clearly marked parcel boundaries ensured transparency and allowed individuals to verify the accuracy of the mapping for their own land. This hands-on approach-built trust with the community, as they could directly engage in the verification process.

Socio-Economic Survey

The Project Director stated that the socio-economic survey phase was the most important phase because it entailed gathering detailed, individualized information that will help inform the project's planning and implementation phases. Additionally, she stated that by collecting data from each household, the project team can better understand the community's specific needs, resources, and challenges, ensuring that the interventions are tailored to the residents felt needs.

Presentation of Socio-Economic Findings

She further noted that since presenting the survey findings was done for the community to gain insight into the demographic, economic, and social characteristics of the settlement. This presentation helped to contextualize planning decisions and ensured that community needs were well understood and prioritized.

The Project Director highlighted that the planning and visioning stage was a critical part of the project, as it allowed the community to play an active role in shaping the future development of their settlement. She emphasized that by collecting proposals and aspirations from residents regarding growth and development, the project is better positioned to reflect the true needs and priorities of the people it serves.

This inclusive and participatory approach fosters a strong sense of ownership and commitment among community members—key ingredients for the project's long-term success. She explained that the community's proposals and vision formed the foundation upon which the Consultant team developed the Draft Plans. Her team had brought these Draft Plans to present to the community for further discussion, additional proposals, and any amendments the residents might wish to make before finalizing the plans.

The Project Director emphasized the importance of the iterative approach in the planning process, noting that it ensures the final plan truly reflects the community's aspirations and long-term vision for the settlement. She explained that presenting the initial draft to the community for feedback and allowing room for adjustments guarantees that all voices are heard and incorporated into the development process. This continuous cycle of presenting, discussing, and revising not only fosters trust but also promotes a collaborative atmosphere. It strengthens the relationship between residents and the project team, ultimately increasing the likelihood of a successful and widely supported outcome.

Additionally, the Project Director stated that once the community reviews and approves the prepared plan, it will be submitted to the County Assembly for further discussion and, ultimately, for approval to become law. She stressed that upon formal adoption of the plan, unauthorized construction will no longer be allowed, which will prevent encroachment on areas earmarked for infrastructure development. This measure is vital to ensuring that development proceeds in a structured and sustainable manner, in line with both the community's vision and the project's long-term objectives.

The Project Director also outlined the significance of the Draft Plan, noting that:

- It will serve as a guide for the surveying team to place beacons on individual parcels of land. She underscored the importance of protecting these beacons, emphasizing that their removal is unlawful. In instances where parcels may be affected by infrastructure upgrades, the matter will be addressed by a qualified expert. These situations will become clear once the final draft plan is completed and thoroughly reviewed, ensuring that any potential conflicts are handled professionally and in accordance with the approved plan.
- The Draft Plan will be published in the Kenya Gazette and local dailies, both in Kiswahili and English, and will be up for a period of 60 days for public scrutiny. During this period, members of the public will have the opportunity to submit further proposals and amendments, in line with planning regulations.
  The notice in the Kenya Gazette will officially declare that the Kanyoni Settlement Draft Plan is complete, and that the public is invited to provide feedback, including suggestions and objections regarding the plan. This phase is designed to ensure transparency and give the public a meaningful chance to engage in the planning process before the plan is finalized. Out of the six-month timeline allocated for the project, two months have been specifically reserved for this gazettement phase, underscoring its significance as a key milestone in the overall roll out of the project.
- The Director further stating that all proposals and amendments submitted during the publication period of the Draft Plan will be received at three key locations: the County Planner's Office, the County Officer of Lands (CO), and the Municipal Manager's Office. These inputs will then be presented to the Consultant team, who will incorporate them into the final refinement of the plan, ensuring that it accurately reflects both public input and professional standards.
- The Director further stated that the Surveyors will use the approved Draft Plan to place beacons on individual parcel boundaries, and this will be done together SEC. Each parcel owner will be issued a Beacon Certificate, which will serve as official confirmation of the agreed boundaries of their land. She emphasized that it will be unlawful to build outside the beacon-marked boundaries or to remove or tamper with the placed beacons, as such actions violate land regulations and could lead to legal consequences.
- She concluded by noting that, once finalized, the plans will be submitted to the Survey of Kenya for the necessary updates and amendments to the Registry Index Map (RIM). This step is essential for formalizing the land parcels and ensuring alignment with the national land records system.

The Project Director outlined four vital documents that the Consultant must submit to the Government to initiate the preparation of title deeds. These documents include:

1. An Approved Plan – Endorsed by the County Assembly.
2. A Signed Beacon Certificate – Duly signed by each parcel owner, confirming agreement with the beaconed boundaries.
3. Survey Plans or the Registry Index Map (RIM) – As submitted and approved by the Survey of Kenya.
4. A Verified List of Beneficiaries – Clearly identifying the rightful landowners for titling.

She emphasized that all four documents are essential to ensure a smooth, lawful, and accurate titling process for the beneficiaries of the KISIP Project.

The Project Director clarified that the approved boundaries of the project area are determined by both the National Government and the County Government, and that the Consultant team has no authority to alter or extend these boundaries. She further emphasized that the river within the settlement is designated as Riparian Land, which must remain undisturbed in accordance with NEMA regulations and existing legal protections. This measure ensures the preservation of environmentally sensitive areas while maintaining compliance with statutory guidelines. Additionally, she stated that public or private land surrounding the Kanyoni Settlement falls outside the scope of the KISIP Project and is protected by law. As such, the Consultant team operates strictly

within the designated project boundaries and has no jurisdiction to interfere with or encroach on to adjacent private properties.

KNY/MIN/ 002: Summary of the Socio-Economic Survey Findings

The Project Director noted that 274 out of the 292 parcels were successfully enumerated, representing 94% of the physically mapped structures within the settlement boundaries. She further highlighted that 17 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 and the parcels will be handed over to the county government to be put up as public land. If parcel owners come forward later, they will be required to transfer the title deeds to their names at their own cost. She highlighted that in the next meeting, a final verification of the List of Beneficiaries (LOBs) will take place. The director noted that any parcel that remains unenumerated by the time of final verification will be designated as property of the County Government of Laikipia while any parcel with unresolved disputes at the conclusion of the next verification exercise will be officially recorded as disputed.

The Director stated that Kanyoni Settlement is geographically defined by several key external structuring elements, including the River Nanyuki to the south, the inter-county boundary between Laikipia and Nyeri Counties to the east, the Kenya Army parcel to the west, and an approximate 10-meter buffer adjacent to the Mt. Kenya Conservancy, which is maintained to protect the natural environment and prevent encroachment. She clarified that these neighboring lands are not part of the KISIP Project, and therefore, the project's scope does not extend into those areas.

She additionally noted that the roads within the settlement are not up to standard. In response, the community requested that the consultant consider redesigning the proposed roads to ensure they meet standard specifications and improve accessibility within the area.

The Director noted that all parcels within the Kanyoni Settlement meet the minimum size requirement of 100 square meters, as set by the KISIP Project standards. While each parcel will be issued a title deed, she highlighted a potential limitation with smaller plots: they may not be able to accommodate apartment buildings along with essential amenities such as proper drainage and sewage systems, which are crucial for sustainable living.

She further noted that 46% of parcel owners have constructed temporary structures. However, with the issuance of title deeds, these owners will now have the opportunity to build more permanent and improved housing structures. This, she emphasized, will not only enhance living conditions but also enable the government to assess the impact of the project in improving the lives of Kanyoni residents.

Additionally, the Director noted that proper drainage designs will be integrated into the broader infrastructure plan, with specific consideration for the neighboring river. She emphasized the need to align infrastructure development with natural drainage flows to minimize the risk of river pollution resulting from human activity and to promote sustainable environmental management.

Lastly, the Director acknowledged the presence of one ECDE (Early Childhood Development Education) center within the settlement, which she affirmed is within easy reach for the children residing in the area.

KYN/ MIN/ 003: Community Vision and Proposal

The Project Director opened the session by stating that the community's vision and proposals were shaped by their aspirations for how they envision their settlement developing over the next 5 to 10 years.

Community Vision

To transform Kanyoni into a well-planned, accessible, and secure Settlement.

Community Proposal

Community Proposal	Considerations in the Draft Plan
Improvement and widening of the road network	Addressed
Established sewerage reticulation system	Addressed
A town with streetlights and a police post to enhance security.	Addressed
Provision for more educational facilities	-
Provision for an industrial center and an economic hub	Addressed
Provision of modern health facilities	-

KYN/MIN/ 004: Presentation of Draft plan

The Project Director stated that her team came up with two plans which include:

1. Nil intervention
2. Practical Option

Option 0: Nil Intervention/ Business as usual

She stated that, under this option, no intervention has been proposed—meaning the status quo would be maintained, allowing settlement development to continue without any form of regularization or planning guidelines.

Advantages

- Zero PAPs
- Existing social ties will be maintained

Disadvantages

- Possible erosion of the current structured layout
- Lack of tenure ->disinvestment ->potential urban decay
- Continued inadequacies of infrastructural services
- Potential land use conflicts (incompatible land uses) within the settlement
- Livelihoods and living conditions will deteriorate
- Overstretch of available facilities and resources over time

Option 1: Practical

This option mainly builds on the existing layout of the settlement and introduces moderate interventions that are practical for the current situation. It includes clear guidelines on how the settlement can be gradually improved over time. As a blend of both adaptive and conventional planning standards, this option is considered the most suitable and is expected to cause the least disruption to the community.

Advantages

- The settlement will be more organized in a regular spatial pattern
- A clear road hierarchy will be achieved and allow for efficient accessibility and connectivity within the settlement
- Improved living conditions
- Optimal space utilization
- Allows for intensification and densification of development
- Best for futuristic development
- Vertical developments and horizontally aligned layouts would enhance economies of scale in utilities reticulation and space use
- Security of tenure secured at individual parcel level
- Integrated & sustainable development

Disadvantages

- PAPs
- Costly implementation
- Might require institutional realignment
- Full Implementation is not immediate- takes time

The Project Director also stated that this option includes significant improvements to the road network and other infrastructure upgrades. However, she acknowledged that it would have an impact on a few structures, with some being fully affected. She outlined that the affected structures include 58 semi-permanent, 20 permanent, and 5 temporary structures. The extent of the impact on each structure ranges between 1 square meter and 51 square meters. She further explained that, should the community choose this option, the RAP (Resettlement Action Plan) expert will hold a separate meeting with the affected individuals, with the date to be communicated in due course.

The Project Director gave the community an opportunity to access copies of the draft plan maps so they could verify whether their proposals had been incorporated and provide any additional recommendations. She further guided them on key areas to focus on—particularly the sections where their proposals were reflected—and explained the use of codes and color representations used to denote various features in the draft plan.

Land use	LU Code	LU Color	Details
Residential	0	Brown	Zones 01 to 06 indicate the varying density levels for potential apartment development. Zone 01 has the lowest allowable apartment density per plot, while Zone 06 can accommodate the highest number of apartment buildings, reflecting its suitability for higher-density development.
Industrial	1	Purple	Proposed Light Industry e.g. Jua Kali Shed Existing Timber Yard
Educational	2	Orange	Existing ECDE Center
Conversational Recreational	3	Green	Proposed Pocket Park Proposed Green Space Proposed Recreational Facility

Public Purpose	4	Yellow	Proposed Police Post Existing Religious Facility Existing Dispensary
Commercial	5	Red	Proposed Commercial Zone
Public Utility	6	Blue	Existing Water Tanks
Mixed Use	10	Stripped Red and White	Proposed Commercial cum Residential Zone
Transport/ Road	7	Grey	Proposed Boda Boda Terminus Proposed Parking and PSV Terminus Existing 20 Meter Road managed by KERRA Proposed 3-meter footpaths Proposed 6-9-meter roads

KYN/MIN/ 005: Matters Arising

QUESTIONS/ISSUES RAISED	RESPONSE
A community member inquired about the process in the case of a jointly owned plot with a neighbor, specifically asking what would happen if one party wished to separate and claim an individual portion of the land.	The KISIP Liaison Officer explained that in cases of joint ownership, the original title deed is retained by the County Land Registrar. If one party wishes to separate their share, they must visit the registrar's office for guidance on the appropriate legal steps to take. The Project Director further clarified that there are no jointly owned plots between unrelated individuals in Kanyoni Settlement. The only joint ownership cases identified are among family members—such as spouses or between parents and their children. She emphasized that such arrangements are beneficial as they help facilitate smooth succession and minimize potential family disputes over land ownership.
A community member requested that the area identified in the draft plan as "Gathuru," which connects Kanyoni Settlement to the conservancy, be renamed to "Kahurura" to reflect the locally preferred name.	The KISIP Liaison Officer acknowledged the request and confirmed that the correction will be noted and incorporated into the final version of the draft plan.
A community member inquired whether the community would be issued a title deed for the parcel of land proposed for the police post.	In response, the KISIP Liaison Officer clarified that land designated for public utilities such as a police post is typically registered under public or government ownership, not in the name of the community or individuals. Therefore, a title deed for that specific parcel would be issued to the relevant government body responsible for security services, not to the community. However, the community plays a key role in identifying and agreeing on the location of such public facilities.
A community member expressed deep concern about the potential displacement of the owners of parcels KYN/113 and KYN/114 due to the proposed road expansion. He inquired about	The KISIP Liaison Officer and the Project Director explained that if the road expansion affects existing structures or leads to displacement, the matter will be addressed

what measures would be taken to address the situation of the affected plot owners.	through the Resettlement Action Plan (RAP) process. The RAP team will assess the impact, engage directly with affected individuals, and ensure that appropriate compensation or resettlement measures are put in place in accordance with KISIP guidelines and national policy. A separate meeting with affected persons will be scheduled once the community finalizes its preferred planning option. The community member who raised the concern shared that, like all his neighbors, he had acquired land in the settlement and possessed the necessary documents proving ownership of his plots. However, he expressed a strong sense of responsibility and, considering the displacement of his neighbors due to the road expansion, he felt compelled to allocate two plots from his own land to ensure that those affected would have a place to call their own. The County Planner thanked the community member for his selfless act of offering part of his land to accommodate his displaced neighbors. He further noted that, thanks to this generous gesture, the funds that had been set aside to support the displaced persons could now be redirected towards enhancing infrastructure and providing improved facilities within the settlement. The KISIP Liaison Officer commended the individual's action, describing it as a strong example of a social management plan—where the community comes together to support those who have been displaced, ensuring that no one is left without a home.
A community member raised concern about alleged land grabbing by certain government officials within the settlement, stating that some local residents still remain landless in their own area. He urged that this issue be addressed urgently. He further expressed his frustration by claiming that even the KISIP project appeared to be taking up more land, warning that if the situation continues, the people of Kanyoni may eventually be left without any land of their own.	In response, the KISIP Liaison Officer clarified that the KISIP project does not acquire land for its own use. Instead, it works in partnership with the community to improve settlement planning, secure tenure through the issuance of title deeds, and enhance infrastructure. Any land allocated for public utilities (such as roads, schools, or health facilities) is identified through a participatory process involving community input and approval. The Officer assured the community that KISIP's goal is to empower residents, protect their rights to land, and ensure that every genuine occupant has access to secure tenure—not to displace or disadvantage them. He also urged members of the community to always try to attend meetings when called upon, emphasizing that their participation is crucial. This, he said, helps ensure that

	important issues are addressed collectively and prevents concerns from being raised later due to absenteeism during earlier discussions. Regarding the concern about land grabbing by government officials, the project director encouraged the community to formally report any suspected cases of illegal land allocation through the established Grievance Redress Committee (GRC). He further advised that if the issue is not adequately resolved at the GRC level, the matter can be escalated to the County authorities for further action.
A community member asked why a plot KYN/171 with KYN/188 was indicated as a joint plot in one version of the draft plan, but shown as a single plot in another version. He sought clarification on the inconsistency and how it would affect ownership and titling.	The KISIP Liaison Officer clarified that discrepancies between draft plans can occur as a computer error, but he assured the community that the final version will reflect the most accurate and agreed-upon information based on ownership documents, ground picking, and community input.
A community member inquired about the consideration given to persons living with disabilities (PLWDs) in the draft plan and specifically asked where they have been placed or accounted for within the proposed layout.	The Project Director responded by noting that while the draft plan does not allocate specific areas exclusively for persons living with disabilities (PLWDs), during presentation of the draft plan, she had requested the community to identify spaces where the youth—including PLWDs—could access learning opportunities or establish sustainable businesses. She emphasized that the intention is to promote inclusivity and ensure that youth benefit from all community development initiatives alongside other residents.
A community member asked about the advantages of commercial plots and further requested whether all plots along the main road could be designated as commercial plots.	The Project Director explained that commercial plots are intended to support business activities such as shops, offices, and service-based enterprises. These plots allow plot owners to generate income and contribute to local economic growth. However, she clarified that not all plots along the main road can be converted into commercial use, as proper planning requires a balance between residential, commercial, and public utility spaces. Over-conversion could lead to congestion, overstretched infrastructure, and reduced livability. She further noted that the draft plan proposes mixed-use plots in some areas to allow both residential and commercial activities to coexist harmoniously.

KYN/MIN/006; Final Resolution

After the presentation of the draft plan and an open discussion with the community, the KISIP Liaison Officer guided the residents of Kanyoni Settlement through the process of selecting the most appropriate planning option for their area. Each option was clearly explained to ensure the

community fully understood the implications of their decision. Residents were then invited to share their views, and the majority expressed strong support for Option 1, which promotes the adoption of formal planning standards—most notably, the provision of well-aligned roads to support improved accessibility and long-term infrastructure development.

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

Improved Accessibility: The provision of wider, well-aligned roads will enhance movement within the settlement and allow for better connectivity to nearby areas.

Support for Infrastructure Development: Option 1 provides a strong foundation for the future installation of essential infrastructure such as drainage, water supply, and sanitation systems.

Orderly Settlement Growth: By adhering to formal planning standards, the settlement will experience more organized and sustainable development, reducing issues related to congestion and unplanned expansion.

Increased Land Value: Proper planning and infrastructure are expected to increase the value of individual plots, which can improve the economic well-being of residents.

Long-Term Vision: The community saw this option as aligning best with their vision for a modern, well-developed settlement in the next 5 to 10 years.

MIN /KYN/ 007; Meeting closure and Adjournment

The meeting ended at 12:30pm with prayers from a community member.

Minutes Confirmed by:

Consultant

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

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

KISIP National Representative

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

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

County Representative

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

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

SEC Representative

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

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

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 COUNTIES PHASE IIC-CLUSTER 1

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 AT KANYONI RESOURCE CENTRE, KANYONI SETTLEMENT ON THE 21st 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

KNY/MIN/ 001: Preliminaries and Introductions

The sociologist called the meeting to order and invited a community member to lead a prayer before the proceedings commenced. This was followed by brief remarks from key stakeholders, including local government officials, community leaders, and the Consultant.

SEC Chairman

The Chairperson officially opened the meeting with a warm welcome to all attendees. He expressed his sincere appreciation to the KISIP National Project Coordination Team (NPCT) and the KISIP County Project Coordination Team (CPCT) for selecting the settlement for the implementation of the KISIP project. He also acknowledged and commended the Governor of Laikipia for supporting the project, particularly in Kanyoni Settlement.

Following this, the SEC Chairman introduced the members of the Settlement Executive Committee (SEC) and the Grievance Redress Committee (GRC). He emphasized that these committees serve as the vital link between the community and key stakeholders, including the Consultant, the National Project Coordination Team (NCPT), and the County Project Coordination Team (CPCT). Their primary responsibility is to ensure that community concerns, perspectives, and interests are effectively communicated and addressed throughout the project's implementation.

The Chairperson further extended his gratitude to the GRC committee members for their diligence in handling grievances and disputes related to the KISIP project. He recognized their unwavering commitment to resolving concerns fairly and efficiently. He reassured the community that the KISIP project aims to enhance their quality of life, not to create divisions or conflicts. In conclusion, he urged community members to remain united, emphasizing that

the settlement will continue to exist long after the project's completion and that fostering cooperation and mutual support will be essential for their shared future.

The Chairperson proceeded to express his gratitude towards 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. 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.
- A drone was used to capture an aerial view of the settlement. The Chairperson noted that for many community members, this was their first time witnessing a drone in operation within their area. He highlighted this as a moment of pride for the community, emphasizing that the people of Kanyoni should feel honored to be part of such a significant occasion.
- Surveying and measurement of individual parcels within the project boundary.
- A consultant environmental specialist engaged SEC and GRC members in assessing and discussing the area identified as riparian land.
- Physical mapping to assign parcel identification numbers and conduct a socio-economic survey, which was done between 21st and 23rd January 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 and encouraged all community members with questions or concerns regarding any stage of the KISIP Project to raise them during the meeting.

Sociologist

She expressed her gratitude to the SEC Chairman for his remarks and commended the committee for their dedication to the community. She also acknowledged the crucial support from the Chief and Assistant Chief, highlighting how their cooperation had greatly facilitated the consultant's work. Encouraging them to continue their support until the project's successful completion, she then invited the Area Assistant Chief to deliver a brief speech.

Area Assistant Chief

The Area Assistant Chief expressed his sincere gratitude to all attendees for their presence, with special appreciation for the consultant team. He commended the SEC and GRC committee members for their dedication in keeping the community well-informed about all aspects of the KISIP project. Additionally, he acknowledged their efforts in effectively handling disputes at various stages of the project through the GRC Committee.

He commended the consultant for their outstanding work since the project's inception and noted that the purpose of this meeting was to present the findings of the socio-economic survey conducted in mid-January. He urged the community to remain attentive and actively engage by asking questions to gain a clearer understanding of the project.

He went on to reintroduce himself, stating his name and the various positions he holds, including his role within the Kanyoni Settlement. He also informed attendees that he was representing the Area Chief and the District Officer (D.O.), who were attending another meeting elsewhere in the county.

Conveying their message, he emphasized that both the Chief and the D.O. fully support the KISIP project and urged the community to extend their full cooperation to the consultant. He highlighted that the project's success would ultimately lead to the issuance of title deeds for community members, securing their land ownership.

Sociologist

The sociologist thanked the Area Assistant Chief for his words of encouragement and asked the community if they had received the message conveyed by the Chief and the D.O., to which they responded with great appreciation. She then introduced the Project Team Leader, highlighting that she would lead the community through the socio-economic presentation, the next phase of the meeting.

KNY/MIN/002: Presentation of the socio-economic survey findings by the consultant

Project Team Leader

The Project Team Leader began by expressing her gratitude to the community for their attendance. She warmly noted that she always looks forward to visiting Kanyoni, as its people are exceptionally welcoming, making the consulting team feel at home.

She commended the community for their cooperation and acknowledged the sociologist's consistently positive feedback from engagements in Kanyoni. She added that while there have been no major challenges, any disputes that have arisen are expected to be effectively resolved by the GRC Committee.

After briefly introducing herself, she invited her team members to do the same. She clarified that while only a portion of the team was present, the full team was significantly larger, with other members conducting a similar exercise in a neighboring settlement.

Project Planner

The Project Planner introduced herself and encouraged community members to reach out to their neighbors who had not yet arrived, urging them to join the meeting without delay. She emphasized the importance of community engagement in the KISIP project, highlighting that every interaction with the consultant provides valuable and informative insights. She reiterated that community participation is essential at every stage of the project.

She further noted that the people of Mt. Kenya have set a national precedent in recognizing the importance of title deeds. As such, the people of Kanyoni should take the lead in ensuring the project's success. She encouraged them to embrace this responsibility and remain actively involved to achieve the project's key objectives—securing title deeds and upgrading infrastructure.

Project Team Leader

The Project Team Leader began the presentation by acknowledging the excellent work done by the SEC Chairman in outlining the stages of the KISIP project within the settlement. She also noted the presence of a few visitors in the meeting and, therefore, took a moment to briefly explain the project's purpose and the expectations at each stage.

To engage the community, she asked if they still remembered the name of the project, to which they responded correctly—Kenya Informal Settlements Improvement Project (KISIP). She commended them for their attentiveness and went on to explain that KISIP is an initiative under the National Government focused on land tenure regularization and infrastructure upgrading.

She emphasized the importance of the community being well-informed about the project, as the World Bank—the primary funding organization—conducts visits to settlements where KISIP is being implemented. During these visits, they assess how well the community understands the project and the stages in which they have been involved. She stressed that it is the responsibility of the consulting team to continually educate and remind the community about all key aspects of the project.

She further explained that the World Bank provides a portion of the project's funding, while the National Government contributes the remaining share. To encourage community engagement, she asked how the county government supports the project. A community member responded by stating that the County Government plays a crucial role by providing the land for the KISIP project, specifically in settlements such as Kanyoni. She acknowledged the community member's point and emphasized that the County Government is the primary custodian of parcels that lack title deeds.

She further clarified that the County Government of Laikipia has issued allotment letters to some landowners, while others are in the process of receiving theirs. Additionally, she noted that several parcels have been designated for land regularization, with Kanyoni being one of the settlements selected for this initiative under the KISIP Project.

outlining the day's three main agendas to the community including:

- Presentation of Socio-Economic survey findings to the community.
- Public participation by engaging the public in planning their settlement and gathering their aspirations for the next 5–10 years
- 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.

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.

The Project Team Leader then proceeded to elaborate on each stage in detail, beginning with:

- **Formation of the SEC and GRC Committees**

She explained that the selection of the SEC (Settlement Executive Committee) and GRC (Grievance Redress Committee) members was conducted by KISIP National Officials.

SEC Committee

She clarified that the SEC serves as a crucial link between the Consultant, the National Project Coordination Team (NPCT), the County Project Coordination Team (CPCT), and the Kanyoni community.

She emphasized that the SEC members are the primary points of contact before the Consultant engages directly with the community. Their role is to ensure that community members are well-informed about upcoming project stages of the KISIP Project.

GRC Committee

The Project Team Leader praised the GRC Committee for their outstanding efforts in resolving the majority of disputes arising from the KISIP project. He encouraged them to continue their work with the same commitment and enthusiasm.

- **Introduction Meeting of the Consultant to the Community**

She explained that KISIP National Officials who organized the meeting held on 20th November, 2024, at Kanyoni Nursery School, as it was an important step in establishing a connection between the community and the Consultant for the KISIP project.

She stated that by introducing the Consultant, the officials likely aimed to build trust and ensure that the community understood how the land tenure regularization process would unfold under Subcomponent 1.1 of the KISIP project

- **Project launch**

The Project Team Leader stated that meeting held on December 5th, 2024, was crucial for giving the community a detailed understanding of the KISIP project and its phases. The Consultant's explanation of the project's stages, as well as the community's

roles and responsibilities, would help set clear expectations and promote active participation.

The formal introduction of the project, especially with the community's involvement, was important to ensure its success. She further stated that the meeting which included Questions and Answer session, and discussion where the community members could ask about any concerns or clarifications regarding their roles in the project

- **Drone Mapping**

The Project Team Leader explained that the use of drone technology for mapping the settlement's boundaries is a great approach, as it provides an accurate and clear aerial view of the area. She further emphasized that by displaying the drone-generated maps at the meeting, the Project Team Leader wanted to make sure that the community could directly engage with the data, verify the boundaries, and confirm the placement of their individual parcels as this will help to ensure transparency and avoids potential disputes later on.

It's also a great way to visually demonstrate the initial state of the settlement before any improvements are made, which helps in tracking progress throughout the project.

- **Ground Picking**

The Project Team Leader emphasized that the ground picking process was a critical step to ensure the accuracy of the land tenure regularization stating that by physically identifying and recording the boundaries of individual parcels, the team was reinforcing the precision of the aerial maps created by the drone. Aligning the ground data with the drone imagery provides a reliable foundation for the project, ensuring that no parcel is overlooked or misrepresented.

The Project Team Leader stated that the fact that the community could see the clearly marked parcel boundaries on the wall is to add an element of transparency and allow individuals to verify the accuracy of the mapping for their own land. This hands-on approach-built trust with the community, as they could directly engage in the verification process.

- **Socio-Economic Survey**

The Project Team Leader stated that the socio-economic survey phase was the most important phase because it entailed gathering detailed, individualized information that will help inform the project's planning and implementation phases. Additionally, she stated that by collecting data from each household, the project team can better understand the community's specific needs, resources, and challenges, ensuring that the interventions are tailored to the residents.

She further noted that since presenting the survey findings was a primary item on the agenda, it should be a key moment for the community to gain insight into how their input is shaping the project. It would also be a good opportunity to address any concerns or misconceptions based on the collected data.

The Project Team Leader highlighted that the planning and visioning stage is a crucial part of the project, allowing the community to actively shape the future development of the settlement. She emphasized that by gathering proposals from residents about their aspirations for growth and development over the next 5 to 10 years, the project can better reflect the needs and desires of those who live there. This inclusive approach ensures the community feels involved, fostering a sense of ownership and commitment that will contribute to the project's long-term success.

The Project Team Leader emphasized the importance of the iterative approach, which ensures that the final plan truly reflects the community's aspirations and vision for the settlement's future. She explained that by presenting the first draft to the community for feedback and allowing for adjustments, the project guarantees that all voices are heard and incorporated into the development process. This continuous cycle of presenting, discussing, and revising the plan fosters trust and encourages a collaborative atmosphere.

She further noted that refining the plan through multiple drafts not only ensures the final version aligns with the community's aspirations but also helps strengthen the relationship between the residents and the project team. She encouraged community participation at every stage, emphasizing that active involvement would strengthen the partnership between the community and consultants, ultimately increasing the likelihood of a successful and widely supported outcome.

Additionally, the Project Team Leader stated that once the community approves the prepared plan, it will be submitted to the County Assembly for further discussion and, ultimately, for approval to become law. She emphasized that, upon the plan's formal adoption, no further unauthorized construction will be allowed, thereby preventing encroachment into areas designated for infrastructure upgrades. This measure is essential to ensure that the development proceeds in a structured manner, in accordance with the community's vision and the project's long-term goals.

The Project Team Leader mentioned the plan:

- Will serve as a guide for the surveying team to place beacons on the parcels of land, emphasizing the importance of protecting these beacons, as their removal is unlawful. Furthermore, she noted that in cases where parcels may be affected by infrastructure upgrades, an expert will address these issues as they arise, highlighting that such situations will only become clear after the final draft plan is completed and reviewed. This process ensures that any potential conflicts are managed professionally and in accordance with the finalized development plan.
- Will be published in the Kenya Gazette for 60 days, indicating that the Kanyoni Settlement Draft Plan is complete, as per planning law. During this period, the public will be invited to submit any proposals or raise any disputes regarding the plan. This process ensures transparency and provides an opportunity for the public to voice any concerns before the plan is finalized. She further mentioned that out of the 6 months allocated for the completion of the project, 2 months are designated to gazette the draft plan, making this an important phase in the project roll-out. This period ensures that the community and stakeholders have sufficient time to review the draft and submit any proposals or disputes before moving forward with the finalization of the plan.

The Project Team Leader clarified that the approved boundaries are provided by both the National Government and the County Government, and the consultant has no authority to extend these boundaries to accommodate additional parcels. She further emphasized that the river within the settlement is designated as Riparian Land and must remain untouched, in compliance with environmental regulations and legal protections. This ensures the safeguarding of sensitive areas while adhering to established guidelines.

KNY/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 266 out of the 292 parcels were successfully enumerated, representing 91% of the physically mapped structures within the settlement boundaries. She further highlighted that 26 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 Kanyoni 36.8% were unemployed, 24.3% were casual laborers while 18.4% were self-employed • 73.3% of the respondents worked outside the settlement compared to 26.7% working inside the settlement • Majority of the residents at 70.6% 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 many people earning up to Shs 10,000, some individuals' monthly expenditures exceed their earnings. A community member noted that most people rely on debt to get by and manage their financial obligations.
Structure types	Key external structuring elements: • R. Nanyuki to the south, • The intercountry boundary between Laikipia and Nyeri counties on the eastern side, • The Kenya army parcel to the western side of the settlement. Internal Structuring Elements • Parcels layout and the street network informed by the early 2000s PDP She also took note of the structure types in the settlement, with most buildings being categorized as follows: • Semi-permanent: 32.1% • Permanent: 21.4% • Temporary: 46.4%"
Parcel sizes	A map showing the various parcel sizes was presented to the community. The consultant noted that: • 45 parcels were above 50*10 sq.m • 242 parcels were between 250-450sq.m • 5 parcels were between 155-200sq.m She noted that all the parcels within Kanyoni meet their 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 42% of the parcels were allocated by the government, 37.2% were self-acquired, and 19.8% were gifted. ● She further noted that 57.5% of the people have allotment letters, 31.3% have sales agreement ● The Project Team Leader stated that only 39.4% of the parcels are owned by women compared to 60.6% 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 on the joint title. ● She emphasized that individuals whose names appear on the title hold ownership on behalf of all others listed they should all be involved in every decision regarding the land. She noted that: ● 61% of the settlement is undeveloped with only 23% are developed parcels. This presented an opportunity for (re)development in the future once the titles had been obtained ● Dominant land use – residential at 42% ● A few public purpose Dispensary ECDE, Water tank, Proposed police post Religious facilities
Transportation	The participants were shown a spatial representation of the transport network in the settlement and the director stated that: • Accessed via the 20m wide tarmacked road passing on the western periphery • Internal accesses range from 3-15m
Water Supply	The Project Team Leader also stated that: ● Most residents have piped water into the compound 48.5%. while 44.1% get water from streams and river
Sanitation and Environment	● Dominant use of pit latrines is not sustainable due to space limitations. 99.3% of residents had access to toilets with 87.4% 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 Project Team Leader noted that estimated total population for Kanyoni is 329 persons. ● She further stated that the population were as follows: Men - 50.2% Women-49.8% ● She also mentioned that 5% 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 15 years is significantly lower compared to those in the ages 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 births are considerably low.
Energy	The Project Team Leader noted that 93.38% of the community has access to electricity
Waste Disposal	The Project Team Leader 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 Project Team Leader also mentioned the social facilities within the area including: Kanyoni Dispensary Kanyoni ECDE, Water tank, Kanyoni Proposed police post Religious facilities
Settlement Upgrading Priority List	The Project Team Leader mentioned that among the key priorities identified by the settlement for upgrading are: • Security- 24.6% • Employment -16.9% • Health -15.4% • Education -10.7%

KYN/ MIN/ 004: Community Visioning

The Consultant Planner led the session by stating that visioning involves forming a clear mental image of how the community intends to see their community looks like in the future, 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 Kanyoni.

The community members expressed their views as follows:

- Improvement and widening of the road network within and around the settlement for better accessibility for vehicles such as fire trucks in case of fire
- Implementation of a proper drainage and improved sewerage system to enhance sanitation.
- They wanted a town with streetlight and building of police post to enhance security.
- Provision for more educational facilities.
- Provision for an industrial center for processing potatoes, tree harvesting plant to help improve their economic stability
- Provision of modern health facilities equipped with advanced medical equipment

KYN/MIN/ 005: Community Participatory Planning

The community recommended that the existing PDP (which has been in place since 2000) be updated or aligned with a new plan that the consultant is working on. This consultant stated that it will involve revising or enhancing certain aspects of the PDP to ensure it reflects current needs, goals, or strategies.

AFL/MIN/ 006: Matters Arising

QUESTIONS/ISSUES RAISED	RESPONSE

A member inquired about who is responsible for inviting people with disabilities to the meeting	The project team leader mentioned that there is a representative for people with disabilities on the SEC Committee.
A member inquired whether the Kanyoni plan will be based on the existing PDP or the new plan	The Project Team Leader stated that the new plan will be aligned with the existing PDP and will blend elements of both
A member inquired why the consultant was planning for new roads yet there were already planned for in the PDP	The Director emphasised that the already existing PDP roads will be aligned in the new plan
A member inquired whose name will be on the title deed for the public land such as the land that has the water tanks	The project team leader stated that all public land is registered under the County Government and National government

KYN/MIN/007: Verification

The Sociologist informed the community that after the meeting the next exercise will involve verification of information that they provided during the socio-economic survey. She 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.

KYN/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.

KYN/MIN /009: Verification of the Preliminary List of Beneficiaries

This exercise commenced at 2:30 pm, right after 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 56 turned up for the verification exercise.
- 6 new enumerations were conducted, bringing the enumerated parcels to 272.

☐The exercise was adjourned at 4:00p.m

Minutes Confirmed by:

Consultant Representative

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

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

County Representative

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

Signature.....Date..... .....

SEC Representative

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

Signature.....Date.....

Attendance List

ATTENDANCE LIST

Ministry of Lands, Public Works Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County LAIKIPIA **Settlement** Kanyoni **Venue** Social Hall

Meeting/ Activity LDR, Verification & Validation, Socio-Economic **Date** 21st/02/2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	WANGENE WAEWA	✓		Ass. Chief	0721526095	
2.	PAUL KIGUTHI	✓		Chief's Office	0714994994	
3.	Jane Kamau		✓	Sociologist E&G	0725254145	
4.	Frida Mumiki		✓	E & G Planner	0703644098	
5.	Nawaiwo Mokua	✓		E & G Spatial planner	0720297618	
6.	Jack Tedly	✓		E&G Spatial planner	0729729862	
7.	Michael Mulanyo	✓		County Coordinator	0723448953	
8.	Diana Mangari		✓	Social Dev Officer	0700834753	
9.	Paul Kigen	✓		E&G Planner	0110061715	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	PETER GICHARU	✓		S.E.C	0713889337	
11	HIDEON NDIRANGU	✓		Ass. SEC	0713333939	
12	LOISE WAMBURA		✓	SEC	0703309672	
13	ROSE KARIMI		✓	WAJANE	0720907512	
14	MARY AROTI		✓	Tribes	0723835790	
15	JUSTUS NJOGU	✓		MP/Representative	0729368134	
16	CAROLINE NYAGUTHII		✓	G R C	0727335087	
17	Stephen Kamiuki	✓		S.G.C	0710267223	
18	CATHERINE WAMBU		✓	S.G.C	0720922231	
19	Charles Mwinga	✓		MCA/MP	0716977475	
20	Patrick K Muyo	✓		SEC CBO	0722720619	
21	BONIFACE KARIUKI	✓		Comm Admin Rep.	0712757881	
22	Micah Wanjiru		✓	Sec Rep	0726877753	
23	EILEEN MJOKI		✓	SEC		
24	JAMES MAHA	✓		G R C	0723697971	
25	JOHN SIKOTE	✓		CHURCH	0722899816	
26						
27						
28						
29						
30						
	Sub-totals Male/Female					

2

ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

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

County Laikipia **Settlement** Kanyoni **Venue** Kanyoni Resource Centre

Meeting/ Activity Presentation of Socio-Economic survey findings **Date** 21/7/2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Lawrence Ndungu KABIA	✓		member	0727405779	
2.	John Muigai Mwaura Ngong'a	✓		member	0723841019	
3.	Samuel Kanyogu Ndungu	✓		Member	0724243725	
4.	Patricia Mumbi Mwangi	✓		Member	0727529497	
5.	John Kibui Karuri	✓		Member	0720798423	
6.	Tabitha Nyaguthii		✓	Member	0711316120	
7.	Musa Kibutii	✓		Member	0705822811	
8.	Nickson Macharia	✓		Member	0712436942	
9.	Patrick Mumuki	✓		member	0717684308	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Francis Kariuki Muga	✓		Member	0796843913	
11	Alice Kanjiku Gitiki		✓	member	0720614202	
12	Lucy Kanja		✓	member	0716409481	Lucy
13	Nancy Kanjiku Kachira		✓	Member		
14	Joseph Murimi	✓		Member	0783205486	
15	Lucy Njambi Muhoro		✓	Member	0711788953	Lucy
16	Charles maina Kachira	✓		Member	0701145071	
17	Patrick Ngare Mwrethii	✓		member		PAT
18	Gibson Mbathe Muthoga	✓		member	0722695158	
19	Esther Nyawira Muga		✓	member	0722604912	
20	David Kanjau Ndirangu	✓		member	0711996570	
21	Michael Ngangia	✓		member	0721278304	
22	Purity Kangethi		✓	Member	0713155882	
23	Charity Gatakaa		✓	Member	0757876178	
24	Esther Kambere		✓	Member	0714344413	
25	Antony Kariuki	✓		Member	0723820902	
26	Paul Karanja	✓		Member	0720712946	
27	Karingithe Kahome	✓		Member	0714913905	
28	Alfred Mwangi	✓		member	0743940193	
29	James Muraga	✓		member	0714410770	
30	Martin Mwenda	✓		Member	0797336440	
	Sub-totals Male/Female					

2

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
31	James Kibei	✓		member	0769853343	
32	Patrick Kachira Gachira	✓		member		
33	Peterson Macharia	✓		Member	0725639517	Macharia
34	Margret Kanjuku		✓	member	0720828295	
35	John Macharia Karurima	✓		member	0727996844	
36	Andrea Karuti	✓		member	0795291393	
37	James Miano	✓		member	0113611760	
38	Scholastica Kainuku		✓	member	0716386219	
39	Peter Kanderi	✓		member	0724360789	
40	Mary Karungunu Njoroge		✓	member	0721363887	
41	Jennifer Kanana		✓	member	0715314769	
42	Mary Mgiri		✓	member	0701185858	
43	Joyce Miare musa		✓	member	0713655797	
44	Patrick Ndaba	✓		member	0743680019	
45	Rose Muthoni		✓	member	0710963531	
46	Samuel Nguyu Nderitu	✓		member	0798412502	
47	Jane Kanyingi		✓	member	0720848847	
48	Joshua Mathenge Kanjobi	✓		member	0721341994	
49	John Njuki Gatta	✓		member	0725316990	
50	Gabriel Mwangi	✓		Member	0723216360	
51	Susan Ingokbia		✓	member	0702788873	
	Sub-totals Male/Female					

3

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
52	Rose Kangeci		✓	member	0710177874	
53	Mary Karuguru		✓	member	0725944097	
54	Monica Kachira		✓	member	0742692034	
55	George Kanjobi	✓		member	0723486175	
56	Mary Karanu		✓	Member	0727831793	
57	Bernard Bernard Nguyo Karobia	✓		member	0728177745	
58	Johnson Njoroge	✓		member	0715809989	
59	Eileen Machira		✓	member	0727321977	
60	Rose Murige Kingori		✓	member	0711597035	
61	Samuel Kahoi muithi	✓		member	0711310120	
62	Sarah Gaksii		✓	member	0700621420	
63	Misheck Nyingi	✓		member	0720789341	
64	Mary Nancy Kanyugu Kr Gatia		✓	Member		
65	Gladys Kangari		✓	member	0714530287	
66	Doreen Kinyi		✓	member	0725115313	
67	Peter Kanjobi Mdiangui	✓		member	0723258718	
68	Rose Kanyui Kimani		✓	member	0748165600	
69	Emmah Nandia		✓	member	0721857708	
70	Jasper Gitonga	✓		member	0722725080	
	Sub-totals Male/Female					

4

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** Kanyoni **Venue** Parovica Centre

Meeting/ Activity Presentation of Socio-Economic Survey, Prevaliation of Loss **Date** 21st FEB 2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Samuel Nyaru Ndeiru	✓		member	0701157996 36	
2.	Kariuki Mwegas	✓		sec	0722720671	
3.	Veronica Mwambi		✓	member	0723872419	
4.	Milka Wanjiru		✓	sec church	0726877753	
5.	David Mugenda Jeremiah	✓		member	0718208922	
6.	Joseph Ndungu	✓		member	0745243003	
7.	Daniel Ntongai	✓		member	0797102257	
8.	David Kaliksio Mulica	✓		member	0715797917	
9.	Mikescellian Kathure		✓	member	0741822134	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	Patrick Muoniki Mwai	✓		member	0740130390	
11	Loise Nyambura		✓	sec	0723349672	
12	Joyce Ndeiru		✓	member	0720531472	
13	Seryah Njoki		✓	member	0722565712	
14	Nancy Nyaguthi		✓	member	0715496240	
15	Jane Meniwas		✓	member	0722889973	
16	Wamiti Paul	✓		member	0719583291	
17	Isaac Maranga Kambugu	✓		member	0768993427	
18	Wiliam Akili	✓		member	0710177305	
19	Monicah Muthoni		✓	member	0711194458	
20	Willy Muguro Mathu	✓		member	0748843431	
21	Charles K. Mugo	✓		member	0715481860	
22	Ishmail Kinguá Miano	✓		member	0702457043	
23	Mathew Kambugu	✓		member	0726960097	
24	Lucy Kayuju Kimenju		✓	member	0700517242	
25	Peter Mungania Itisikio	✓		member	0706303741	
26	Charles Mwangi Mugwenu	✓		member	0729502517	
27	Peter Maina Muchemi	✓		member	0719279881	
28	Charles Mwangi Wagura	✓		member	0710324265	
29	Patrick Nyaruge Ndeireba	✓		member	0702321773	
30	Caroline Kanini Kanyiri		✓	member	0726521777	
	Sub-totals Male/Female					

2

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
31	Zakayo Koniuki Kanuri	✓		member	0790346939	
32	Beth Wambui Wambugu		✓	member	0715320100	
33	Patrick Murage	✓		member	0725823836	
34	Monicah Gateria		✓	member	0700411586	Monicah
35	Jecinta Karima Kiraguri		✓	member	0722827099	
36	Purity Njoki		✓	member	0702988811	
37	Benson Miuthee Ndegwa	✓		member	0723318611	
38	Gladys Kawimu Kibaara		✓	member	0721047791	
39	Rose Wandia		✓	member	0726428822	
40	Irene Wachuka		✓	member	0703896588	
41	Margate Nyambura		✓	member	0711507122	
42	Beatrice Kagwiria		✓	member	0712528333	
43	Wachira Ndirithu	✓		member	0722682901	
44	Margate Wakonyo		✓	member	0722888146	Wakonyo
45	Simon Wachira	✓		member	0722313025	
46	Purity Njoki		✓	member	0703636470	
47	Anthony Ndirithu	✓		member	0703836470	
48	Jane Njeri		✓	member	0728849556	
49	Kelvin Kiugenyi	✓		member	0743287803	
50	Daniel Kaguira	✓		member	0711526780	
51	Elizabeth Kangaria Ncebere		✓	member	0721636098	
	Sub-totals Male/Female					

3

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
52	Geoffrey Kanyuira	✓		member	0721766705	
53	Francis Kiruiri	✓		member	0725766972	
54	Cecilia Mbeke		✓	member	0704298905	
55	Nicholas Kinyua	✓		member	0708993386	
56	Agnes Nyagathii Kinyua		✓	member	0714457241	
57	Nelson Tuimaka	✓		member	0724013357	
58	Andrew Gitonga	✓		member	0724763722	
59	Killka Kuthoni		✓	member	0701144502	
60	Godfrey Mbuthia Hiuka	✓		member	0729434141	
61	Steven Njogu	✓		member	0729871861	
62	Munuhe Michael	✓		member	0728739537	
63	Justus Wangumbe	✓		member	0722878067	
64	Charity Gathui		✓	member	0701724573	
65	Veronicah Kiragu		✓	member	0723914527	
66	Sir Solomon Muriithi	✓		member	0726795729	
67	Rose Nyambura		✓	member	0721662288	
68	John Gathinji Wachira	✓		member	0729860255	
69	Josphat Kamoni Kalowa	✓		member	0710863287	
70	John Mukhaye Sikofe	✓		member	0722899516	
	Sub-totals Male/Female					

4

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** Kamponi **Venue** Kamponi Resource Center

Meeting/ Activity Kamponi ~~Resource~~ Precondition of LOCID-ECON survey Finalizing, Planning & Visioning **Date** 21/2/2025

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
1.	Lucy Muthoni		✓	member	0720719117	
2.	Kiambura Gitau	✓		member	0724587602	
3.	Teresa Nyaguthii		✓	member		
4.	Jedidah Kamini		✓	Member	0714125937	
5.	Margret Kanjugu		✓	member	0715140345	
6.	Musa Kawiru	✓		member	0791759970	
7.	James Maina	✓		member	0723697991	
8.	Simon mudia	✓		member	0792486481	
9.	David Ndikaboni	✓		Member	0721531979	
	Sub-totals Male/Female					

1

No.	Name	Gender		Project Designation	Contact	Signature
		Male	Female			
10	William Holden Wildlife foundation			member	0733920694	
11	Karong'a Irungu	✓		Member	0710325400	
12	James Kanjiri	✓		member	0710649274	
13	Esther Kanjiru		✓	Member	0724010446	
14	John Kobia Mohebele	✓		member	0790950447	
15	Peter Gicharu	✓		member	0713881337	
16	Boniface Kiachira	✓		member	0742757881	
17	Moses Themba	✓		Member	0784975471	
18	Teresa Kangui		✓	member	0707778364	
19	Anasio Munyagi	✓		member	0720909773	
20	Ann Kaguira		✓	member	0723103421	
21	Ezekiel Nyakiogo	✓		member	0712545807	
22						
23						
24						
25						
26						
27						
28						
29						
30						
	Sub-totals Male/Female					

2

ATTENDANCE LIST

Ministry of Lands, Public Works
Housing and Urban Development

e&G SPATIAL CONSULTANTS LTD

KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (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** Kangoni **Venue** Resource Centre.

Meeting/ Activity Presentation of socio-economic findings **Date** 21st FEB 2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Mary Arot	Member	0723855793		
2.	Rose Mary Nehakati	Member	0708019947		
3.	Rose Karimi	member	0720907512		
4.	Josiah Kang'ui	member	0712169851		
5.	John King'ori	member	0723720420		
6.	Kamla Omar	member	0712166957		
7.	Samuel Kazue	member	0726979812		
8.	Cecilia Kiakanya	member	0797692908		
9.	Teresa Nyambura	member	0725062745		
10	Dickson Ndirangu	member	0740949677		

1

No.	Name	Project Designation	Contact	Email Address	Signature
11	Francis Maina	Member	0723965269		
12	Justus Muthee	member	0705271621		
13	Patrick Muthee	member	0726165428		
14	Stephen Kaniuki	member	0710863223		
15	Gideon Ndirangu	member	0713333939		
16	Christopher Muguimbi	member	0716243577		
17	Joseph ~~Mwangi~~ Muraugi	member	0707778200		
18	Simon Ndiritu Njue	member	0727576287		
19	Charles Muriithi	member	0734985503		
20	John Kamutitu	member	0720723158		
21	Anne Muraugi	member	0723597108		
22	Grace K. Ringera	member	0720688716		
23	Gratziel Kanake	member	0[illegible]1A109966		
24	Justus Njagu	member	0729368134		
25	Joseph Kagumbe	member	0757110747		
26	William Muiruki	member	0700056789		
27	Simon Kiambugu	member	0790687679		
28	Catherine Wambui	member	0720922231		
29	Caroline Nyaguthi	member	0727335087		
30	Joshua Garrison	member	0757957234		

2

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** Kanyoni **Venue** Resource Centre

Meeting/ Activity Presentation of Socio-Economic Findings & Verification exercise **Date** 2nd Feb 2025

No.	Name	Project Designation	Contact	Email Address	Signature
1.	Margaret Lokum	Member	0706115947		Lokum
2.	Jacob Mbau Kiriti	member	0796860608		
3.	Wilson Kimani	member	0729821268		
4.	RICHARD N		0722725080		
5.	Jasper				
6.	Martin Mwaniki	member	0725165508		
7.	Joseph Wamai	member	0710991612		
8.	Ceasar Gatimu	member	0725978257		
9.	Simon Samson Muthee	member	0715709013		
10	Simon Kangil Kariuki	member	0709983728		

1

No.	Name	Project Designation	Contact	Email Address	Signature
11	R.G Gathogo	member	0721550636		
12	Martin Kinuthia	member	0797109705		
13	Robert Kibunga	member	0722168866		
14	Lucy Cecilia	member	0720897509		
15	Joseph Kihara	member	0722311498		
16	John Muthee	member	0797221994		
17	Margate Kenimi	member	0716915570		
18	John Kuriithi Mathenge	member	0705709777		
19	John Kiboki Mwanga	member	0723841016		
20	Alice Wambui	member	0796701720		
21	Loise Nyokabi	member	0708094448		
22	Eunice Nyokabi	member	0713519805		
23	Alice Njeri	member	0768977224		
24	Ambrose Muangi	member	0702980683		
25	Alisah Waiqhi	member	0759818824		
26	Joseph Kagume Wawesu	member	0724111221		
27	Samuel Kagume	member	0759110777		
28	Eileen Njoki	S.D.E. Trust	0728770464		
29	Simon Waqhi	member	0743798279		
30	Douglas Mutai Mbogori	member	0723637158		

2