

COUNTY GOVERNMENT OF NYERI

DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

GITEGI VILLAGE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2025 -2035)

PLAN REPORT



Submitted to:



County Government of Nyeri,
P. O.Box 1112-10100,
Nyeri

Submitted by:



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AUGUST, 2025

Consultant

.....
Signature Date

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Certificate

I certify that the plan has been prepared and published as per the requirements of the County Governments Act, 2012 (amended 2020), Urban Areas and Cities Act, 2011 (amended 2019), Physical and Land Use Planning Act No. 13 of 2019 and other relevant Planning Policies and Guidelines.

.....
Signature Date

Name:
County Director in charge of Physical and Land Use Planning

Certified

.....
Signature Date

Name:
CEC Member in charge of Physical and Land Use Planning

Approval

County Assembly Hansard No..... Date

Endorsed

.....
Signature Date

Name:

H.E Governor, County Government of Nyeri

Plan Reference No.....CGN/0473/2023/01.....

Approved Plan No.....

FOREWARD

The constitution of Kenya 2010 established the devolved system of governance with the aim of bringing government services closer to the citizens. The fourth Schedule of the constitution clearly sets out the distribution of functions between the National Government and the County Governments. Section 108 of the County Government Act, 2012 provides for planning at the county level and outlines the various levels of plans to be prepared. In this regard, Gitegi Local Physical and Land Use Development Plan (LPLUDP) has been prepared to provide a planning framework for tenure regularization, provide a spatial framework for the development of infrastructure and offer development standards and guides to serve as development control tools in the village.

In the spirit of achieving coordinated developments within the county, the LPLUDP has been aligned to the national policies and aspirations among them the Fourth Medium Plan (MTP IV) of the Kenya's vision 2030 which is the national government's long term development agenda. Further, to ensure the County Government of Nyeri contributes to the attainment of the agreed upon international aspirations, the plan proposals as formulated in the LPLUDP are linked to the attainment of Sustainable Development Goals (SDGs) and other regional and international agreements.

As noted in the National Spatial Plan (NSP), a deliberate policy for prevention of informal settlements among other mechanisms need to be developed to address the general inadequacy in informal settlements. Thus, this market was identified as among those in need of urgent planning, surveying and regularization by the County Government of Nyeri and the necessary budgetary allocations put in place for the intended exercise.

The LPLUDP was prepared through a series of extensive consultations with all the stakeholders so as to clearly understand the issues affecting the market residents. The consultant in collaboration with the county department of Lands, Physical Planning and Urban Development officials conducted public participation forums to gather the views and aspirations of the market residents. Other forms of consultations included consultant's meetings and technical reviews.

The exercise is intended to bring order by ensuring that there is compatibility in location of land uses and providing access to all land parcels. The subsequent cadastral survey and registration process will result into issuance of certificates of lease hence achieving tenure security. During the plan implementation phase, the existing developments will be regularized through the development control processes in the county. This will give the prerequisite standards necessary for coordinated and harmonious developments.

The successful implementation of this LPLUPD will require immeasurable commitment and cooperation from all the stakeholders. I thus invite all the County Government entities, the political leadership, civil society organizations, private sector groups and Gitegi village residents to continue being firm in carrying out their respective roles to ensure the successful implementation of the plan.

H.E Edward Mutahi Kahiga, EGH
The Governor
County Government of Nyeri

ACKNOWLEDGEMENT

Gitegi Village Local Physical and Land Use Development Plan has been prepared with enormous support by the County Government of Nyeri under the leadership of His Excellency, Hon. Governor Mutahi Kahiga.

We sincerely appreciate the role of County Executive committee members of various departments with devoted coordination by the department of Lands, Physical Planning and Urban Development (LPPUD). We recognize the role played by the area Member of County Assembly, Hon. Clement W. Ndegwa and the entire county assembly team during the plan preparation and approval processes.

We acknowledge with much appreciation the crucial role of the department's chief officer, Fredrick Maina and the entire planning team led by Plan. Beatrice Koech - Director Physical Planning and Urban Development, Daniel Mukiri - Director Lands and Survey, Joseph Njomo – assistant director physical planning, planners; Effy Awuor, Anthony Ngatia and Marcos Mururu; survey team comprised of Douglas Gikonyo and Nduati Kariri, and county lands records team comprising of Mirriam Munyeki and Hope Kibui.

We appreciate the crucial oversight role by the National Land Commission team comprising of Diba Wako, Janet Kerubo, Jennifer Nderitu and Kimosp Kigen. Sincere appreciation goes to the planning and survey consultancy firm, Geosurv Systems Ltd lead by the Managing Director, Surveyor Charles R. Gathogo, physical planners; Catherine K. Katuma, Victor W. Mutua and Harrison K. Simon and Surveyors; Kennedy Kitheka, Joshua Kiptoo, William Onzez, Stephen Gachuri and Simon Mugane.

We recognize the seamless mobilization and sensitization exercises during the field studies and consultative meetings which could not have been successful in absence of the national administration under the area senior chief Lydia Wambui Wachira and Sub-chief Ephantus Murimi Gakuo and the Settlement Executive Committee led by the Joseph G. Mwangi – chairperson. Their local knowledge and coordination were fundamental in preparation of this plan.

Last but not the least, we value the successful community participation in the various stakeholders' engagement forums undertaken during the project execution. The community members insights were valuable for the formulation of the market vision and drafting of the plan proposals. This helps in the sustainability and prosperity of the market.

CECM, Lands, Physical Planning & Urban Development

EXECUTIVE SUMMARY

Gitegi Village Local Physical and Land Use Development Plan (2023 -2032) was one of the deliverables on the consultancy services to undertake on Physical Planning, Surveying and regularization of Lot 2 Colonial Villages in Nyeri County. The village is located in Gatarakwa Ward, Kieni West, in Nyeri County and covers **6.21 Ha**.

This plan is part of the tenure regularization process which aims at addressing issues of tenure security by providing legal ownership documents to the residents occupying the land. The plan guides the achievement of coordinated development and optimal utilization of land. It will also facilitate the upgrading and improving of physical infrastructure and basic services. It was prepared through a comprehensive participatory and consultative process from the inception to final plan phase. The plan has been presented in the following manner:

Chapter one; details background information, problem statement, vision statement, consultancy scope & its objective and the assignment execution methodology. The consultancy's main objective was to facilitate the conferment/formalization of land tenure security for beneficiaries in the project area. The plan preparation process entailed the following phases; inception, topographical mapping, socio-economic survey and formulation of the Local Physical and Land Use Development Plan.

Chapter two; describes the project area location context, policy and legal context that guided plan preparation and the stakeholders' participation and engagement that was key in proposal formulation. The challenges identified as well as the stakeholders' vision and concerns informed the plan proposals. The key concerns that were raised included: lack of access roads, inaccessible plots, land tenure insecurity, improper solid waste management, lack of waste collection points, lack of sewer reticulation system and septic tanks, inadequate water supply and reliance on non-renewable sources of energy.

Chapter three; details the findings of the socio-economic survey (situational analyses) in terms of: population (size, gender, projection & demographic characteristics), social services & amenities (education, health & community facilities), economic activities, infrastructure & utilities (transport, energy, water, sanitation & ICT), land (land tenure & land use), housing (typologies) and structures characteristics (permanent, semi-permanent & temporary). It also presents synthesis of the sectoral opportunities and challenges. Some of the opportunities include favourable terrain, good climatic condition for agriculture and adequate educational facilities. The main sectoral challenge included insecurity of land tenure, inadequate water supply, lack of basic social infrastructure, improper waste management systems and lack of storm water drainage channels.

Chapter four; describes the structuring elements (existing foot paths & road network, existing developments and claimed plots' boundaries, provision of basic minimum access roads and stakeholders' concerns that guided the location and design of the plan

proposals. It also provides the land use proposals and the development control guidelines that will guide the implementation the plan. Gitegi being an informal settlement is characterized by haphazard development and footpaths. The plan also provides for basic infrastructural and social facilities and sectoral development strategies. These sectoral development strategies and implementation frameworks were developed with the aim of curbing the identified challenges.

These development strategies included the environmental conservation and improvement strategies, transportation improvement strategies, water supply improvement strategies, housing & requisite facilities and economic improvement strategies. Spatially, the plan has provided for accessibility and utility easement (drainage, sewer and electricity) to every plot.

Chapter five describes the implementation framework and evaluation framework to ensure faster and comprehensive implementation of the plan in order to boost the area's economic growth and ensure coordinated development.

Director, Physical Planning

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ACRONYMS AND ABBREVIATIONS

AIDS	Acquired Immune Deficiency Syndrome
BCR	Business Cum Residential
BETA	Bottom-Up Economic Transformation Agenda
CAP	Chapter
CBD	Central Business District
CBO	Community Based Organization
CREB	Central Region Economic Bloc
CIDP	County Integrated Development Plan
CO ₂	Carbon Dioxide
CSP	County Spatial Plan
DTMs	Digital Terrain Models
ECDE	Early Childhood Development and Education Centre
EIA	Environmental Impact Assessment
EMCA	Environmental Management and Coordination Act
FBO	Faith Based Organization
GDP	Gross Domestic Product
GIS	Geographic Information System
GPS	Global Positioning System
GoK	Government of Kenya
GPS	Global Positioning System
HIV	Human Immunodeficiency Virus
KNBS	Kenya National Bureau of Statistics
LPG	Liquefied Petroleum Gas
LP&LUDP	Local Physical and Land Use Development Plan
LPPUD	Lands, Physical Planning and Urban Development
MCA	Member of County Assembly
MDGs	Millennium Development Goals
MES	Monitoring and Evaluation System
NEMA	National Environment Management Authority
MSME	Micro, Small, and Medium Enterprise
MTP	Medium Term Plan
NGO	Non-Governmental Organization
NLC	National Land Commission
NSP	National Spatial Plan
NMT	Non-Motorized Transport
NUDP	National Urban Development Policy
PEFA	Pentecostal Evangelistic Fellowship of Africa
PLUPA	Physical and Land Use Planning Act
PPP	Public Private Partnerships

RIM	Registry Index Map
SEC	Settlement Executive Committee
SDGs	Sustainable Development Goals
SoK	Survey of Kenya
SPM	Safeguard Procedures Manual
STD	Sexually Transmitted Diseases
TOR	Terms of Reference

CHAPTER ONE

INTRODUCTION

1.1 Background Information

Informal settlements in the country are sprawling at an alarming rate within cities, towns and emerging urban centres. This is as a result of rampant squatting, lack of urban planning and the increasing population of the urban poor. These informal settlements are characterized by tenure insecurity, relatively high poverty incidences due to economic vulnerability, congestion, housing informality and substandard living conditions as well as inadequate infrastructural and social facilities and services. It was against this backdrop that the Nyeri County Government to address the challenges facing urban development in the county. The plan will provide a spatial development tool to guide and promote spatial harmony, environmental sustainability, coordinated development, improved quality of life, accessibility to basic services and sustainable infrastructural.

1.1.1 Vision Statement

The vision of the settlement is, **“To have a Liveable Settlement with Tenure Security.”** This was developed through a participatory process in which the residents provided their aspirations for a liveable settlement.

1.1.2 Main Objective of the Consultancy

The main objective of this project was to facilitate the conferment/formalization of land tenure to the residents through planning and surveying.

1.1.3 Scope of Work

The scope of the assignment was to undertake physical planning and cadastral survey of Gitegi Village covering an area of **6.21 Ha**. The plan for the village is envisaged to cover 10 years.

1.1.4 Deliverable

Gitegi village Local Physical and Land Use Development Plan (2025 - 2035) is one of the deliverables for the consultancy services. The plan aims at regularizing the village by providing land tenure security and a spatial framework for infrastructure development. This will help in transforming the informal settlement into a more livable and sustainable community. The project deliverables are as discussed below:

- ✓ **Sensitized stakeholders, positively identified beneficiaries, resolved disputes and overall project supervision.**

In close collaboration with the Client, Nyeri County Government and the market committee, the consultant sensitized the beneficiary communities on the market improvement program. During the participatory forums, the consultant ensured that the communities understood what the project entails and aided them in articulating an envisioned future growth of their settlement. All outputs of the planning and surveying

process, including the lists of beneficiaries and planning proposals will be presented and approved by the communities.

✓ **Authenticated Survey control Network Plans**

The consultant conducted a verification of the first order points from the survey of Kenya relevant to the assignment. Thereafter, extension of control from the Kenya National Mapping Grid to intensify the control network across the market was undertaken. The consultant compiled the entire Geodetic Control Survey and prepared the necessary Triangulation Charts (TC) & Standard Traverse (ST) plans for submission to the Director of Surveys for approval and authentication.

✓ **Approved Land use Plan**

The preparation of the land use plan will be based on the analysis of the data obtained from desktop survey, base maps/Topographical Map & environmental status maps, ground picking, socio-economic surveys and the stakeholders' concerns. The plan shall be prepared according to the Physical and Land Use Planning Act No. 13 of 2019 and other relevant legislations. The plan shall be accompanied by a planning report which will detail the social economic data, plan proposals and their justifications, development guidelines and regulations, sectoral strategies and the implementation framework. This will be presented to the Community and County Government for necessary comments and concurrence.

✓ **Block corner beacons in the whole project area(s).**

The consultant surveyed and beacons block corners as part of the delineation of the planning area boundary for Gitegi village.

✓ **Beacons all the sub-plots with each beneficiary signing a beacon certificate.**

The consultant will undertake cadastral surveys as per the final LP&LUDP. The cadastral surveys in UTM projection and 1960 Arc Datum will be submitted to the Director of Survey for approval. A signed beacon certificates will be attached to survey records and submitted to the Director of Survey.

✓ **Approved Survey – Authentication Slip/Amended RIM.**

Approved Survey Plans, signed and sealed RIMs complete with the area list, will be submitted to the client.

✓ **Letters of Allotment in favour of the beneficiaries.**

After approval of the Survey and preparation of the RIM for the market. The consultant will liaise with the National Land Commission in the issuance of letters of Allotment for each sub-plot surveyed.

1.2 Guiding Principles that Informed the Plan Preparation

The principles which guided the plan were derived from the County Governments Act, 2012 (amended, 2020), Physical and Land Use Planning Act, 2019, Urban Areas and Cities Act, 2011 (amended, 2019) and other relevant policy documents. The principles are geared towards ensuring that all members of the community have access to basic services, land tenure security and sustainable development. The following are some of the principles that were applied: -

- ✓ **Public Participation:** The plan preparation was participatory and involved all stakeholders ranging from local community members, service providers and national & county government officials among others. The stakeholders were also involved in all stages of the plan preparation and were crucial in providing local information for a better understanding of the settlement challenges. They also provided their vision for the settlement, which guided the plan proposals.
- ✓ **Sustainability:** The plan preparation took into consideration the environmental, social and economic needs of the community. This involved minimizing the impact of development on the environment, providing social & physical infrastructure and promoting the use of renewable energy. The stakeholders' concerns were also considered during plan preparation process making the project viable and sustainable.
- ✓ **Provision of Basic Services:** The plan has proposed basic services such as water, sanitation and solid waste management. It has also developed strategies for sustainable and cost-effective management.
- ✓ **Land Tenure Security:** Gitegi Village is characterized by land tenure insecurity contributing to the informal nature of development. The plan aims at enhancing tenure security and ensuring access to basic services for all residents.

1.3 Methodology

The plan was prepared in accordance with the process provided by the Physical and Land Use Planning Act No.13, 2019. This entailed the following phases: inception, topographical mapping (Basemap Preparation), situational analyses (socio-economic survey), Draft Local Physical and Land Use Development Plan, Final Local Physical and Land Use Development Plan formulation and Plan Approval as shown in figure 1 overleaf:

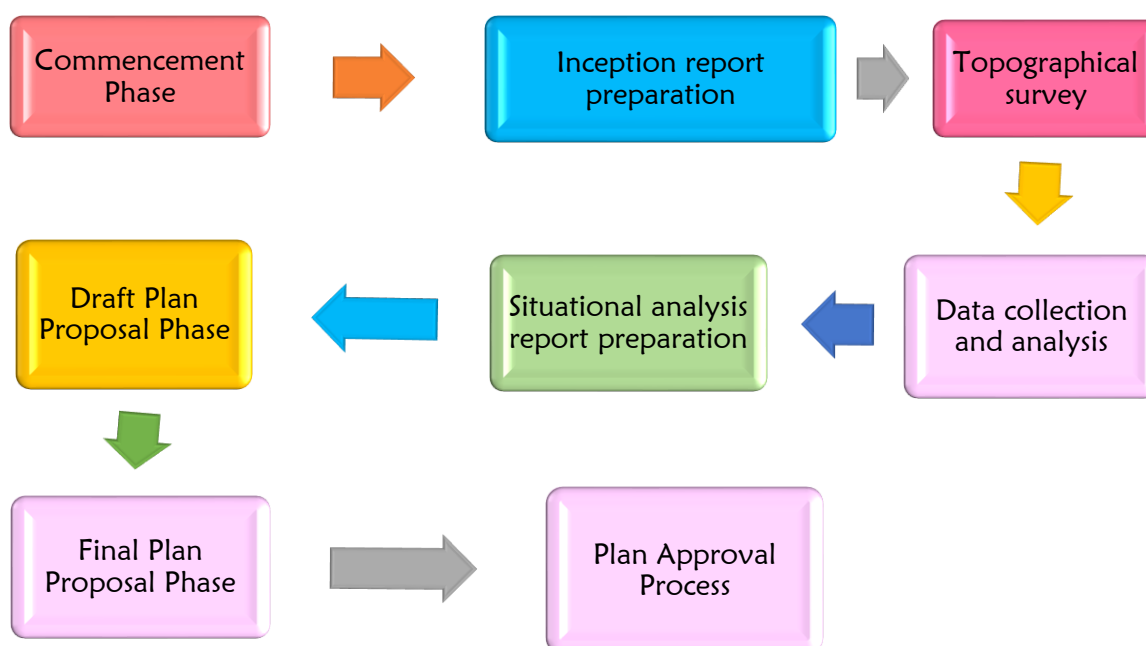


Figure 1: Summarized Methodology

1.3.1 Inception Phase

This is the first phase of the plan preparation process in which the following activities were undertaken:

- **Commencement/Kick-off Meeting** – the meeting was held on 5th July, 2023. The modalities of engagement and assignment execution action plan were discussed and agreed upon between the consultant and the client.
- **Preparation of Inception Report** – the report was prepared detailing the understanding and interpretation of the terms of reference, tasks, method of execution and the work plan for executing the assignment.
- **Reconnaissance (field) Survey** – the sites pre-visit was conducted on 12th July 2023. The consultant together with the county officials visited the project area to familiarize with area's range of topographic features, infrastructure, socio-economic characteristics and other planning, environmental and survey issues.
- **Stakeholder Mapping (Identification and Analyses)** – The analyses and engagement plan were done by the consultant in conjunction with the client, Nyeri County officials and the Settlement Executive Committee (SEC) members. Various categories of stakeholders were identified such as service providers, project beneficiaries and National & County officials. The stakeholders identified played a key role in the plan preparation process through provision of the necessary information.
- **Stakeholders' Awareness, Mobilization, Sensitization and Preliminary** – the meeting was held on 21st July, 2023 at Gitegi P.C.E.A Church Gitegi village. The purpose of this workshop was to introduce the consultant, create awareness and sensitize

stakeholders on the aims and purposes of the project. During the workshop, the project's objectives, deliverables & outputs, execution methodology and work plan were well explained. The expected responsibilities and roles of the various stakeholders such as SEC were also spelt out.

Plate 1: Stakeholders sensitization meeting



Source: Field Survey, 2023

- **Issuance of Notice of Intention to Plan** – The notices of intention to plan annexed as appendix 1 and 2 were placed in the standard and *Taifa Leo* on Thursday 3rd August, 2023. They were meant to inform the wider public on the intended planning and surveying exercise so as to seek their participation, views and inputs on the project.

1.3.2 Topographical Mapping Phase

The objective of undertaking topographical mapping for Gitegi Village was to enable the preparation of an accurate and comprehensive digital base map. This provided a platform for proposals making during the Local Physical and Land Use development formulation phase. The following steps guided the process of base map preparation: -

- Desk Study and Data Collection** - The desk study was carried out to establish the required topographical survey maps, cadastral maps and control data from Survey of Kenya and the County Survey Office. Topographical sheet SOK 1/50,000 series were purchased and used in geodetic control evaluation. This was done by geo-referencing the topographical sheets of the project area and its environs.
- Survey Control Extension Evaluation** – this involved undertaking search for the controls and carrying out measurements to review whether the precision met the threshold for use in cadastral survey as guided by the Survey Act Cap 299. This was followed by evaluation of the provided control coordinate accuracies and it was found that all the deviations were above the required threshold. DGNSS base station was used to measure the other points to compare relative accuracy to the control points.
- Topographical Survey** - The consultant first sensitized the project beneficiaries on their roles during the topographic survey exercise. The SEC members accompanied the consultant team during the collection of detailed data on claimed parcel

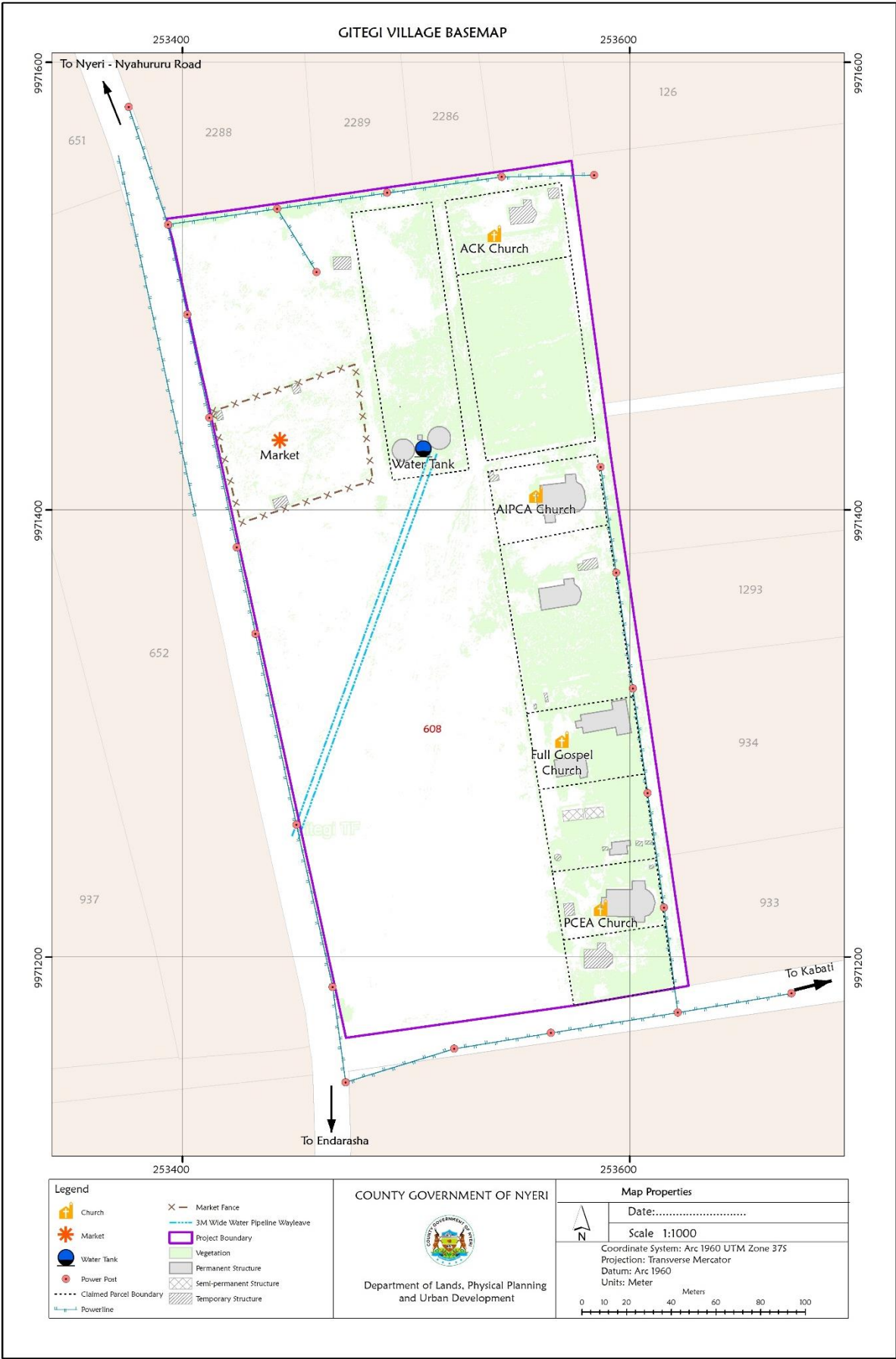
boundaries. This was vital in identifying the correct parcel boundaries and solving the disputes that arose, ensuring parcel beaconing would be a seamless activity after the spatial plan is prepared.

Using the established control points, all the topographical features were picked and recorded electronically using state-of-the-art survey equipment, which included GNSS Receivers working in RTK mode. The picked features included existing positions of parcels of land inhabited by the local community, rivers, and infrastructure (E.g. Powerlines, road culverts, Streetlights, exiting earth roads and footpaths, waste collection points, roads, buildings). Attribute and descriptive data useful for planning and engineering design like place names, institution names, utility inverts, and diameters, or any underground feature were also collected through ground surveys.

- iv. **Base Map Drafting** – The picked topographic data was downloaded on a daily basis for back up and continuous plotting of parcels by the survey team using Auto CAD software. The plotted features included existing positions of parcels of land inhabited by the local community, seasonal river, swampy areas and infrastructure. Contour interval of appropriate interval was generated from the Digital terrain model (DTM) to show the elevations. This information was used to generate the base map Geodatabase, encompassing all relevant data and providing a comprehensive foundation for further analysis and planning.

The controls, digitized data and ground survey pickings resulted in layered thematic data that needed symbology to depict the information the best way possible in the base map. Additional information on the map included location of features, names of places and location of boundaries or gridlines. The scale of the base map was selected to ensure legibility of information and fitting in standard paper size using standard scale. The scale bar, north arrow, legend, map properties and project information were added in to the map layouts for best interpretation and interoperability with other data sets. The consultant drafted the base map by combining vectorized data and ground survey data to ensure accurate georeferencing, positioning and for good presentation as shown below: -

Map 1: Gitegi Village Basemap



Source: Geosurv Systems Ltd 2023

1.3.3 Situational analysis phase

The purpose of the survey was to collect the socio-economic data that formed the basis for the preparation of the Local Physical and Land Use Development Plan. The activities that were undertaken during the process of undertaking the socio-economic survey included; -

- ***Identification of Data Collection Methods and Tools*** – for efficiency and quality data collection, the following field data collection methods were identified; interviews, household questionnaires, field observations, GIS mapping and photography. The following tools were identified as appropriate for undertaking the socio-economic survey; checklists, open and structured questionnaires as well as equipment such as cameras and handheld GPS devices.
- ***Preparation of the Data Collection Tools***- This entailed identification of the appropriate and effective data collection methods for the exercise. These methods included; administering household questionnaires, conducting interviews, field observation, mapping and photography. In addition, the consultant identified and availed some of the equipment that would be used in the field data collection such as; android mobile phones, digital cameras, hand-held GPS sets, note pads, pencils, and erasers among others.
- ***Socio-Economic Field Data Collection*** – this entailed administering of the household questionnaires to the residents and conducting interviews to the heads of various institutions such as educational, health among others. The data that was captured included; demographic characteristics, education, livelihood, housing, health access, mobility and development, water and sanitation, community facilities, energy, information and communication technology and land, housing and structure characteristics. The public facilities were also mapped using the hand-held GPS. The data formed the bases for preparation of the Local Physical and Land Use Development Plan.
- ***Socio-Economic Data Analysis*** – the socio-economic data collected was cleaned and analysed by use of Microsoft Office (Excel) and ArcGIS software. This was followed by data visualization and interpretations to provide insights into patterns, trends and relationships in the data and provide results of key findings.
- ***Preparation of the Socio-Economic Survey Report*** - The report was prepared containing the information on the status of the residents' livelihood in terms of the available infrastructure and services, population & demographic characteristics, vulnerable groups, social services and amenities available, economic, housing and structures characteristics.
- ***Presentation of the Socio-Economic Survey Findings to the County Technical Team and Stakeholders*** – The findings were presented to the county technical team on 23rd November, 2023 at Nyeri municipal boardroom for comments and validation.

1.3.4 Participatory Planning

Participatory Planning is a community-based planning approach whereby the stakeholders are fully involved in formulating plan proposals under the guidance of the technical personnel. This approach entailed several activities among them; holding of the stakeholders' workshop on visioning and participatory planning, evaluation of alternative proposals and stakeholders' resolutions.

1.3.4.1 Stakeholders' Workshop on Visioning and Participatory Planning

The stakeholders' workshop was held on 9th May, 2024, at Gitegi PCEA church. During the workshop, the consultant team led the stakeholders in the critical assessment of the base map and socio-economic survey findings. The assessment of the findings confirmed a village characterized by insecurity of tenure, poor accessibility, inadequate supply of portable water, unsustainable development, poor housing quality, lack of basic social infrastructure, lack of storm water drainage and improper waste management system.

The visioning process entailed defining of the long-term goals and a shared vision for the current and future development of the village with the main purpose of enhancing the community's living standards. The stakeholders were asked to highlight their visions for the village which were all recorded by the consultant's team. Once all the stakeholders had exhausted their visions, harmonization of all the stakeholders vision statements was done so as to arrive at one common vision.

1.3.5 Draft Local Physical and Land Use Development Plan Formulation Phase

Based on the socio-economic survey findings, participatory planning outcome and the stakeholders' resolutions, the draft plan for Gitegi village been formulated. The plan contains; a detailed land use plan, development guidelines and regulations, development strategies and implementation framework as well as a monitoring and evaluation framework.

The consultant presented the draft plan to the stakeholders on 1st August, 2025 at P.C.E.A church for their comments and validation as shown in the plate below. The presentation was aimed at explaining the planning proposals to the stakeholders so as to obtain their validation and additional comments. The comments from the workshop were incorporated in the draft plan

Plate 2: Draft Plan Validation Workshop



Source: Field Survey, 2025

1.3.6 Plan Circulation

The consultant has incorporated the comments from the draft plan presentation meetings and is submitting the amended plan to the client for circulation to the relevant departments, agencies, statutory bodies and other stakeholders for their comments.

1.3.7 Final Plan Preparation

The comments, views and recommendations on the circulated plan will be incorporated to prepare the final plan. The final plan will then be submitted to the client for approval.

1.3.8 Plan Approval

The final plan will be certified by the County Director in charge of Physical Planning and the CEC Member; Land, Physical Planning and Urban Development. The certified plan will be submitted to the County Assembly for adoption. The adopted plan will then be approved by the County Governor.

1.3.9 Plan Implementation, Monitoring, Evaluation and Review

The plan implementation process will entail the subsequent cadastral survey informed by the approved plan and the implementation of the plan proposals. Monitoring will be a continuous process and shall be done throughout the plan period. It's aimed at ensuring effective realization of the long-term plan objectives and addressing the emerging planning issues from the implementation process. The plan shall be reviewed after 10 years.

CHAPTER TWO PLANNING CONTEXT

2.1 Overview

This chapter presents the location context, description of the village, policy and legal underpinnings that guides the plan formulation process and summarizes the all the stakeholders' engagements held to ensure effective public participation during the plan preparation.

2.2 Location Context

This section describes the spatial setting of the planning area in the national, regional, county and local context.

2.2.1 National Context

Gitegi village exact geographical coordinates, latitude and longitude are: 253594.71, 9971049.64 respectively. It is located 9.5Km of Nyeri – Nyahururu Highway (B5) which connect the area to other major urban centres within the country.

2.2.2 Regional Context

Gitegi village is located within the Mt. Kenya and Aberdares/Central Region Economic Bloc (CEREB). The economic bloc presents the socio-economic aspirations of the 10 counties in the region namely; Nyeri, Nyandarua, Meru, Tharaka Nithi, Embu, Kirinyaga, Murang'a, Laikipia, Nakuru and Kiambu. It is intended to spur economic growth within the region through policy harmonization and resource mobilization. CEREB's main objective is to influence the economies of scale in joint development projects and activities so as to promote sustainable regional socio-economic development for the citizens' welfare. The village is linked to the regional hinterland through the Nyeri – Nyahururu Highway (B5).

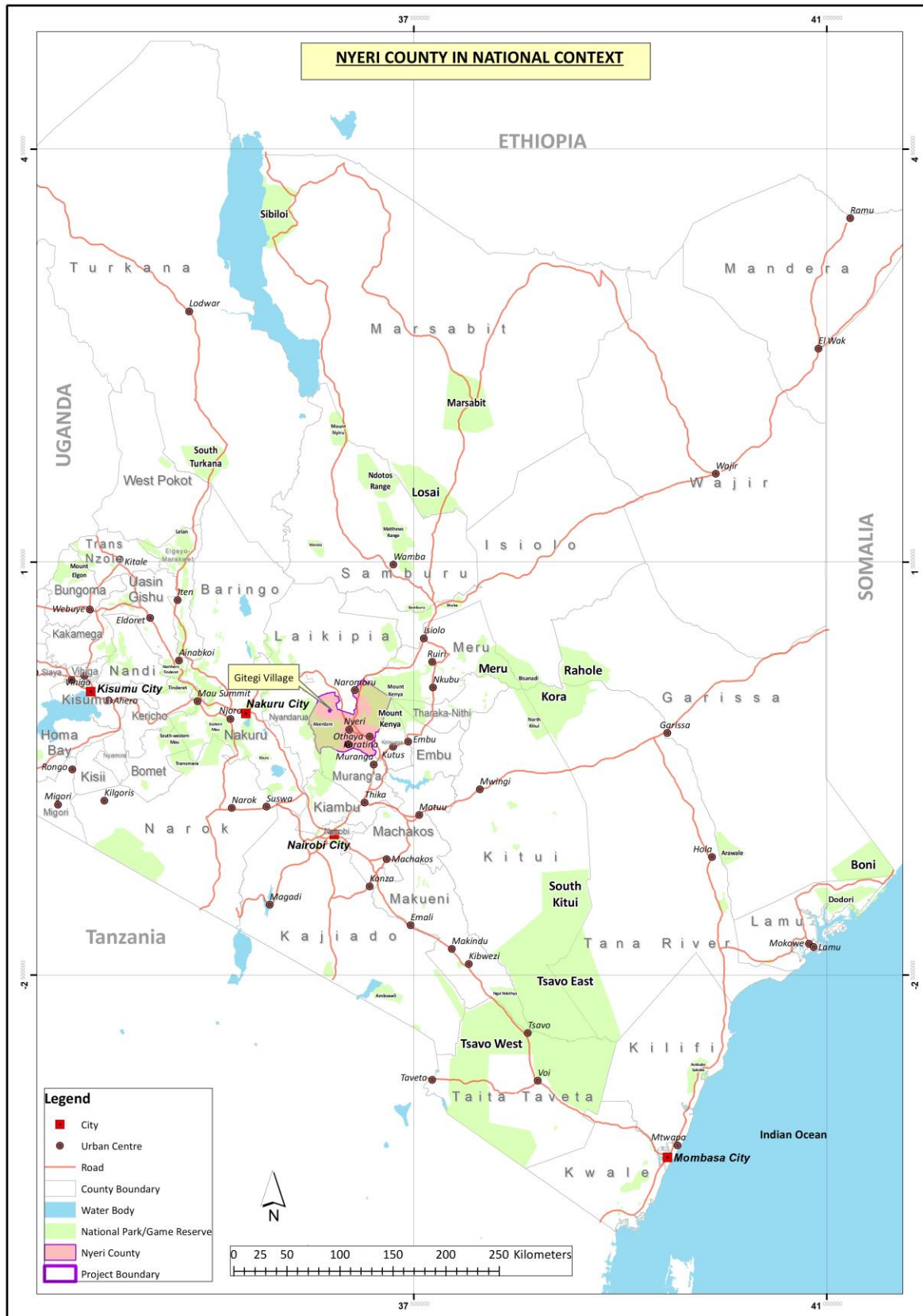
2.2.3 County Context

The village is located within the jurisdiction of the County Government of Nyeri. Nyeri County is located in the central region of the country. It borders Laikipia County to the North, Kirinyaga County to the East, Murang'a County to the South, Nyandarua County to the West and Meru County to the North East. The county lies between the equator and latitude 0° 38° S and longitudes 36°38" East and 37°20" East (County Government of Nyeri, 2018).

2.2.4 Local Context

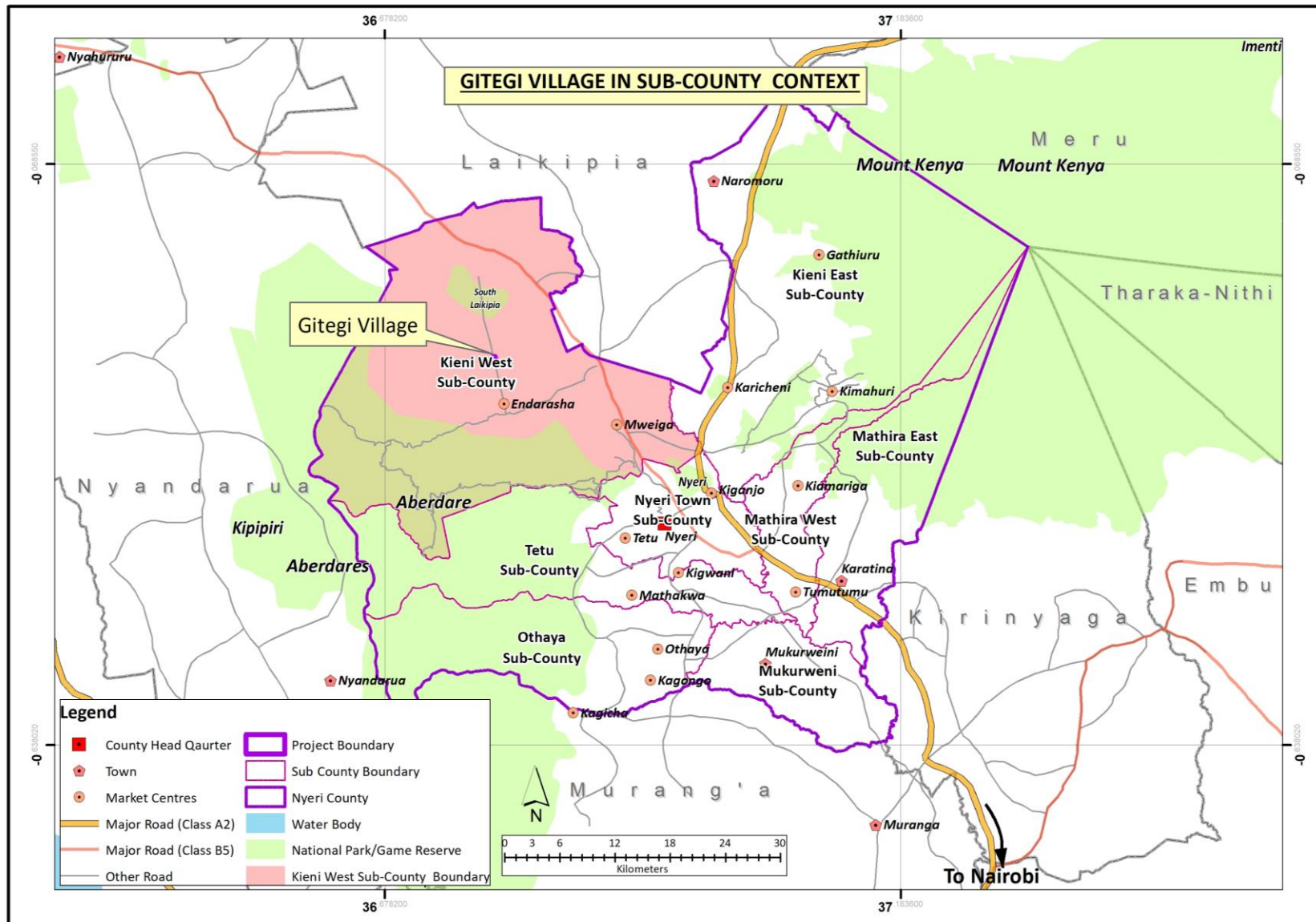
Gitegi Village is located within Gatarakwa Ward in Kieni West Sub- County, Nyeri County. The colonial village is located in Ngari Ngiro settlement scheme/608 which covers approximately **6.21 Ha**. It is located within coordinates (253506.188, 9971357.168) Eastings and Northings respectively at an elevation range of approximately 62-65 Meters above mean sea level. Maps below show the village location context:

Map 2: Nyeri County in National Context



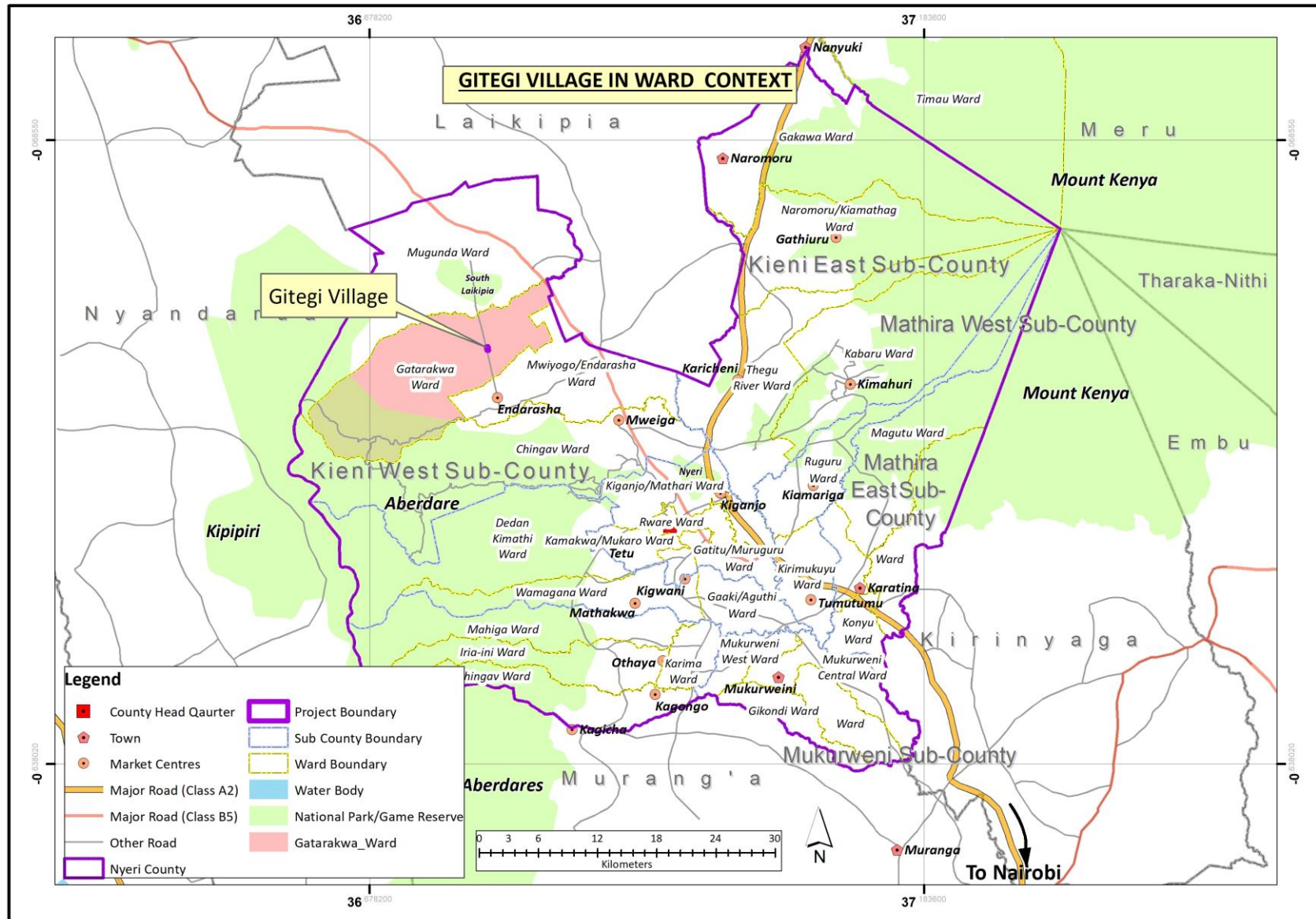
Source: Geosurv Systems Ltd, 2023

Map 3: Gitegi Village in Sub-County Context



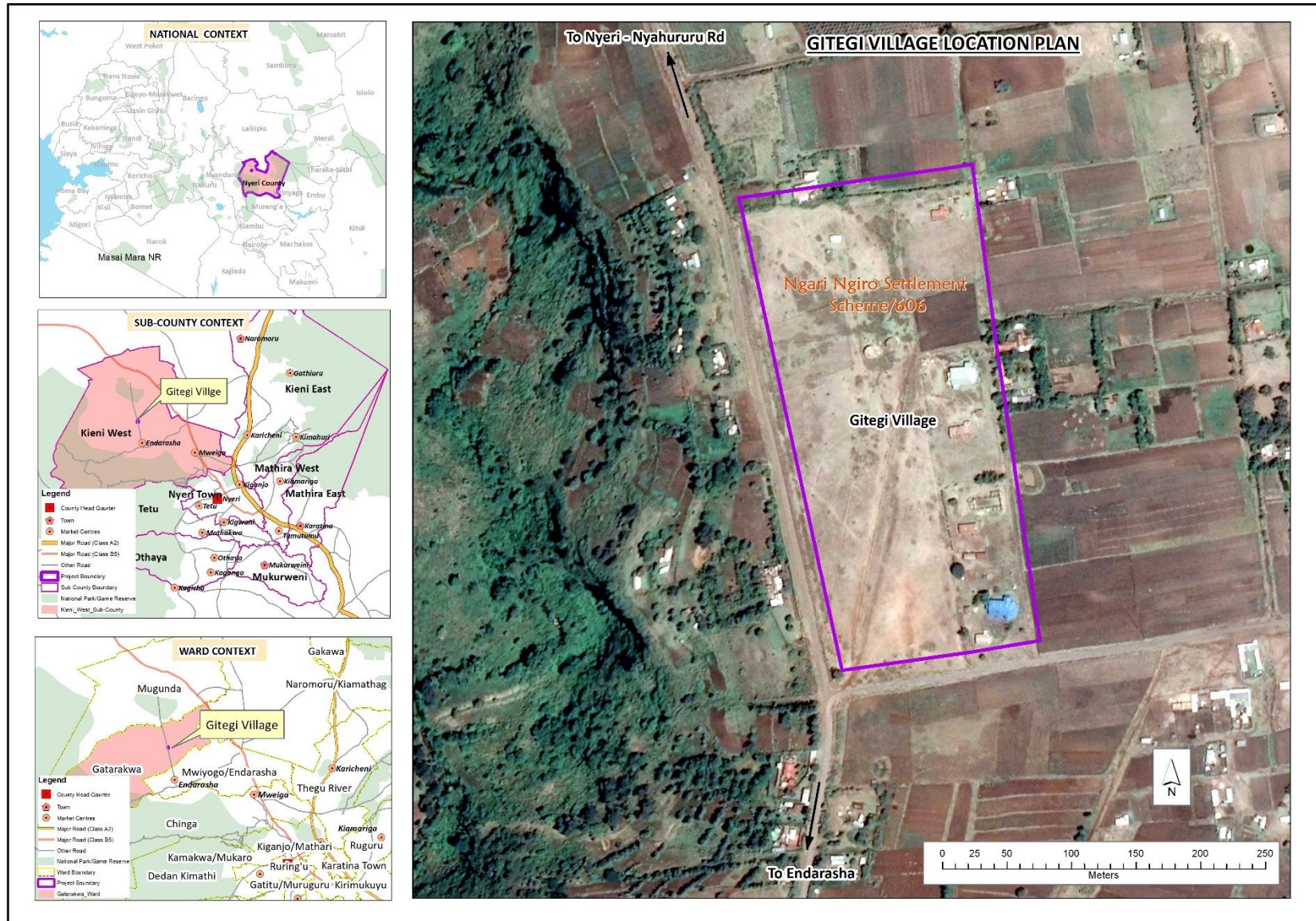
Source: Geosurv Systems Ltd, 2023

Map 4: Gitegi Village in Ward Context



Source: Geosurv Systems Ltd, 2023

Map 5: Gitegi Village in Local Context



Source: Geosurv Systems Ltd, 2023

2.3 Description of the village

Gitagi Village was established in 1975 by Ministry of Settlement in Kenya was responsible for overseeing settlement schemes in the country. The land was set aside for development of urban centre to serve the people within the adjacent settlement. This land was under the county council who managed any development with the village. The national government under the ministry of lands and physical planning in the year 2004. However, the process was not completed and the Land use plan was not approved. After devolution it was automatically transferred to the county government of Nyeri. The village is not fully developed only few churches and water storage tanks exist on the parcel of land.

The village is however, characterized by; insecurity of land tenure, poor accessibility/road condition, inadequate water supply, poor housing conditions, informality, inadequate basic social infrastructure, lack of storm water drainage channels, improper waste management system and urban decay.

2.4 Policy and Legal Framework

Gitegi Village Local Physical and Land Use Development Plan has been prepared based on the policy and legal frameworks for spatial (physical) planning. The frameworks were analysed detailing out the relevant sections/articles and their relevance to the assignment. The tables overleaf summarize the relevant policy and regulatory frameworks governing the preparation of the LPLUDP and its relevance to the assignment.

Table 1: Policy Framework Analysis

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
1.	New Urban Agenda (NUA)	NUA which envisions cities and human settlements for all was adopted in October 2016 Quito, Ecuador	The agenda represents a shared vision for a better and more sustainable future by recognizing the correlation between good urbanization and job creation, livelihood opportunities and improved quality of life in human settlements	The plan aims at ensuring everybody has equal rights and access to benefits and opportunities those cities and human settlements can offer.
2.	Sustainable Development Goals (SDGs), 2015 - United Nations Development Programme (UNDP)	The SDGs are global goals which are a collection of 17 interlinked objectives designed to serve as a shared blueprint to achieve a better and a more sustainable future for all by 2030.	The blueprint acknowledges that eradicating poverty and other deprivations must go hand-in-hand with strategies aimed at improving health & education, reducing inequality, and spurring economic growth while tackling climate change and working to preserve our forests. While all SDGs are relevant and interconnected, those that will significantly guide the KISIP 2 project include; ○ (SDG 11) which aims at making cities and human settlements inclusive, safe, resilient and sustainable. ○ (SDG 6) which focuses on ensuring availability and sustainable management of water and sanitation for all. ○ (SDG 1) goal aims at eradicating poverty in all its forms.	The plan aims at formalizing/regularizing the informal settlement land tenure and infrastructure provision such as road accessibility networks, storm water drainage channels and developing strategies targeting improvement of the living standards.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			○ (SDG 3) objective is to ensure healthy lives and promote well-being for all at all ages. ○ (SDG 4) targets to ensure an all-inclusive & equitable quality education and promote lifelong learning opportunities for all. ○ (SDG 5) aims at achieving gender equality and empowering all women and girls. ○ (SDG 7)-aims at ensuring access to affordable, reliable, sustainable and modern energy for all. ○ (SDG 9) advocates for building of resilient infrastructure.	
3.	4th Medium Term Plan 2023 – 2027	The 4th medium term plan 2023 – 2027, themed ‘Bottom-Up Economic Transformation Agenda (BETA) translates aspirations into concrete priority interventions to be implemented. It is the Government’s transformation agenda geared towards economic turnaround through a value chain approach. The 4th Medium Term Plan (MTP) the final five-year plan under the Kenya Vision 2030	BETA has targeted sectors with the highest impact to drive economic recovery and growth. This will be achieved through bringing down the cost of living; eradicating hunger; creating jobs; expanding the tax base; improving foreign exchange balances; and inclusive growth. BETA ensures rational resource allocation by eliminating wastage of resources occasioned by duplication, overlaps, fragmentation and ineffective coordination in the implementation of programmes and project.	BETA prioritizes on five key areas namely: agriculture; Micro, Small, and Medium Enterprise (MSME) economy; housing and settlement; healthcare and digital superhighway and creative economy. The market plan is geared towards achieving the aspirations of the 4th medium term plan.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
		framework, transitioning the country to a new long-term development blueprint. It builds upon lessons learned from previous MTPs and aims to accelerate economic recovery and social transformation		
4.	The Kenya Vision 2030, 2008 - Government of Kenya	The Kenya Vision 2030 is the national development blue print covering the period 2008-2030 aimed at transforming the country into a newly industrializing middle-income country providing a high-quality life to all citizens by the year 2030. It is anchored on foundations of ensuring enhanced equity and wealth creation opportunities for the poor.	In accordance to Chapter 5 on Social Strategy , the document advocates for urban planning, promoting environmental and ensuring that improved water and sanitation are available and accessible to all residents.	Just as vision 2030 addresses the social and economic wellbeing of the citizens, the plan has provided development strategies meant to improve the living standards of the beneficiaries and the general residents living in the informal settlement.
5.	Guidelines for Land Tenure Regularization in Informal Settlements, 2018	The guidelines have been developed to provide mechanism for addressing tenure insecurity in informal settlements and improvement of living conditions.	The Principles of Tenure Regularization as provided in Section 2.3 are listed below; ○ Public participation ○ Transparency and accountability ○ Non-discrimination and protection of the most vulnerable groups The guidelines identify stakeholder engagement as the key component in tenure regularization. Some of the most critical stakeholders identified include; National Government, County government, National	The plan was preparation was informed by the Guidelines for Land Tenure Regularization in Informal Settlements.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			Land Commission (NLC), Informal Settlement Community, Civil Society Organizations (CSOs), relevant professionals, regulatory agencies, service providers, the private sector and development partners as provided in Chapter 4 on Key Stakeholders in Tenure Regularization. Due to the nature of the informal settlements which are characterized by haphazard development, small & inaccessible plots and lack of social amenities, the guidelines in Chapter 5 on Tenure Regularization Options Section 5.3 on Tenure Arrangement Options provides several tenure options as; ○ <i>Individual lease certificate</i>: - this occurs when a lease certificate is registered under one person/beneficiary. ○ <i>Co-tenancy lease certificate</i>: - applicable when a lease certificate is registered under two or more persons/beneficiaries. ○ <i>Block lease certificate</i>: - occurs where several adjacent plots are too small to be registered individually and the issued lease certificate will bear the names of all the beneficiaries claiming the small plots.	

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
6.	Safeguard Procedures Manual (SPM), 2022	The manual provides safeguards instruments to ensure that environmental and social impacts are adequately identified, assessed and mitigated to protect the environment and people from negative impacts in accordance to the World Bank safeguard policies and Government of Kenya's legal and policy frameworks.	The manual details out the recommended safety instruments in Section 2.4, while Section 2.5 provides the procedures to be used in carrying out the various tasks of the project as explained below; ○ Screening for potential impacts: - the screening will be done during social economic survey using a checklist provided in the ESMF. ○ Assessment of potential environmental and social impacts (preparation of ESIA): - an ESIA will be prepared if the screening outcome determines it's required. ○ Resettlement Action Plans (RAPs): in case of adverse impacts, RAPs will be prepared in accordance with the procedures provided for in the Resettlement Policy Framework (RPF). ○ Social Management Plan- the manual provides that the SMP should be prepared and implemented in parallel with the ESIA during the planning stage of tenure regularization. ○ Vulnerable and Marginalized Groups- it provides procedure for identification of the Vulnerable and Marginalized Groups impacted by a project. ○ Grievance Redress: - Under section 9.7 the manual provides the process for	Screening for potential impacts was done during the environmental and social screening phase and mitigations for all negative impacts addressed. Every provision of the Safeguard Procedure Manual was strictly adhered to at every stage of the plan preparation process.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			receiving, processing and closing grievances as indicated below; ✓ Receiving and recording grievances. ✓ Analysis and classification of the grievances. ✓ Investigation, resolution/action and documentation. ✓ Update the grievance logs and give feedback. ○ <i>Stakeholder Engagement and Disclosure:</i> - The manual provides that a Stakeholders Engagement Plan (SEP) be prepared to promote inclusivity in stakeholder participation/ engagement.	
7.	Stakeholder Engagement Framework (SEF), 2019	The SEF is designed to ensure effective engagement with the local communities directly affected by the project and other key different stakeholders whose roles are identified, analysed and modalities for engagement defined.	According to Section 1.5 on Roles and Responsibilities, the framework provides the criteria for stakeholders mapping and defines their roles and responsibilities. The key stakeholders identified by the framework include; KISIP Team, consultants, County Governments, communities, Settlements Executive Committees and settlements Grievance Redress Committees. For the engagement process to be effective, the framework provides the following principles as per Section 4.3; ○ Accessible venues.	The plan was prepared through a participatory process in line with the Constitution of Kenya, 2010, the Physical and Land Use Act, 2019, Urban Areas and Cities Act, 2011 (amended 2019), County Governments Act, 2012 (amended 2020) and other relevant legislations and policy frameworks.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			○ Cultural appropriateness with due respect to the local customs, norms and inclusiveness. ○ Engaging all segments of the local society including disabled persons, the elderly, minorities and other vulnerable individuals.	
8.	National Spatial Plan 2015 – 2045 (NSP), 2017	The NSP provides a national spatial planning framework to guide the preparation of regional, county and local spatial plans.	Chapter 4 on Policies and Measures , provides for proper human settlements in line with sound environmental and natural resources conservation geared towards improving living conditions. It also advocates for provision of appropriate infrastructure to improve access to water and sanitation, education, health, energy, Information and Communication Technology (ICT), recreational and community facilities.	The Local Physical and Land Use Development Plan was prepared in cognizance of the principles contained in the NSP, the County Spatial Plan and other development plans.
9.	National Slum Upgrading and Prevention Policy, 2016	The policy aims at promoting security of tenure and improvement of the living conditions in the informal settlements by providing the necessary infrastructure and services and prevention of new formations of informal settlements through adherence to planning and development control.	The policy recognizes lack of security of tenure as a major challenge in land administration in slums and informal settlements. It further recommends development and implementation of a land tenure regime that recognizes differentiated rights; right to access, transfer, manage and own land as per 3.3 Section on Land Tenure and Administration .	The informal settlement Local Physical and Land Use Development Plan is aimed at providing tenure security and improvement of the settlement through provision of basic social amenities and access roads. Once the plan is approved, it will provide the framework for development

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			Most informal settlements lack space for infrastructural services, provisions due to failure of planning. The policy thus recommends for planning of slums and informal settlements through a participatory process as stipulated in Section 3.4 on Planning, Development and Management.	of the informal settlement in an orderly manner.
10.	National Urban Development Policy, 2016	The policy provides framework for governance and management of urban areas for sustainable development.	According to Chapter 6 of the policy on Urban Land, Environment and Climate Change , the policy recommends formalization of land ownership in informal neighbourhoods to improve their living standards. It also calls for the need to have a proper and efficient digital Land Information System (LIS) data for land management. Under Chapter 10 , it advocates for spatial planning to ensure the provision of social amenities such as; education facilities, public open spaces, parks and recreational facilities.	Gitegi Village Plan was prepared in conformity to the National Urban Development Policy which advocates for sustainable urban development through effective spatial planning to provide a framework for infrastructure services development.
11.	The National Land Policy, Sessional Paper No. 3 of 2009-Ministry of Lands and Physical Planning	The policy offers a framework for land administration and management for sustainable growth.	The policy advocates for planning and surveying as a tool for effective land administration and management as stipulated in Chapter Three under Sub-Sections on Land Management 3.4 and Land Administration 3.5 . Informal settlements issues are discussed under Section 3.6.9 as follows;	The informal settlement plan has proposed interventions aimed at enhancing orderly development and optimal utilization of land. The plan was also prepared in line with the policy advocacy for a well-planned informal settlement.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			○ Ensure that land subject to informal settlement is developed in an orderly and sustainable manner ○ Facilitate the regularization of existing squatter settlements found on public and community land for purposes of upgrading or development ○ Develop, in consultation with affected communities, a slum upgrading and resettlement programme under specified flexible tenure systems ○ Put in place measures to prevent further slum development ○ Facilitate the carrying out of informal commercial activities in a planned manner ○ Regulate the disposal of land allocated to squatters and informal settlers	
12.	National Land Use Policy, 2017- Ministry of Lands and Physical Planning	The National Land Use Policy gives guidance on the optimal utilization and productivity of land related resources in a sustainable and desirable manner.	Under Section 2.5.3 on Social Infrastructure , the policy advocates for human settlements that are adequately provided with infrastructure such as safe water, sanitation, drainage, solid waste disposal services, security, recreation, education and health facilities. The policy stresses the need for upgrading the informal settlements as they are an integral part of the urban economy as indicated in Section 2.5.5. on urban land uses section	The plan has provided provisions for access roads and social infrastructure aimed at improving the resident's standard of living.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
13.	Urban Land Use Planning: Monitoring and Oversight Guidelines	The guidelines were prepared by National Land Commission to provide the process of preparing, approving and implementing land use plans and instruments of monitoring and oversight of land use planning.	The guidelines provide the following major steps for plan preparation and approval process: preparatory stage, stakeholder awareness sensitization and visioning engagement, situation analysis, stakeholders' engagement for situational analyses report, plan proposal formulation, stakeholder's engagement for draft plan validation, final plan, approval and implementation as provided in section 3.0 on planning process.	The Informal Settlement Local Physical and Land Use Development Plan was prepared in accordance to the guidelines.
14.	National Housing Policy Sessional Paper No.3 of 2016	The policy envisages creation of an environment where every Kenyan has a right to access adequate shelter at an affordable cost especially in urban and peri-urban areas where the majority low-income earners reside.	Section 1.1.5 on Housing Provision advocates for access to standard housing, proper sanitation and water as envisaged in article 43 of the Kenyan constitution, 2010. Under Section 3.2.3 on Infrastructure the policy advocates for proper land use planning and zoning in all urban areas. This is aimed at integrating provision of infrastructural services in all housing developments by prioritizing provision of social amenities such as theatres, social halls, and markets, play grounds and trunk infrastructural services especially access road, water, sewer and electricity.	The plan has regularized the settlement by ensuring all the plots are accessible and there is connectivity and provided various strategies such as waste management, water and waste housing development strategies. It has also provided spaces for provision of the physical and social infrastructure with the aim of improving general living conditions of the residents in the settlement.
15.	Integrated National	The urban transport policy aims at creating and integrating land use and transport network which is	According to Section 4.8.4 on Land Use and Spatial Development for Road Passenger Transport , the policy has identified lack of	In order to ensure an efficient and effective mobility of the residents, the plan has used a

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
	Transport Policy (INTP)	environmentally sound with all modes of transport working harmoniously.	integration of land use planning and transport development. It further indicates that inadequate capacity to undertake urban planning has given rise to spatially dislocated settlements, urban sprawl, and long travel distances and times.	combination of adoptive and standard planning on road provision.
16.	National Sustainable Waste Management Policy (Revised, 2019)	The policy aims at developing a sustainable waste management system to ensure a clean, healthy, safe and secure environment in a manner that is affordable, environmentally friendly and socially acceptable.	The policy advocates for provision of sufficient land for waste management activities according to the waste hierarchy which recommends for establishment and improvement of waste management infrastructure to promote source segregation, collection, reuse, set up materials recovery facilities and controlled disposal in engineered landfills as stipulated in Chapter 3 on Achieving Sustainable Waste Management in Kenya. Section 3.1.3 on Re- Use of Products and Components, the policy advocates for provision of well managed central waste collection centres.	The Local Physical and Land Use Development Plan has proposed waste management strategies in conformity with the provisions of this policy. Within the project area, use of skip bins will be appropriate given the small sizes of plots.
17.	National Environment Policy, 2013	The policy aims at providing a framework for an integrated approach to planning and sustainable management of the environment and natural resources for economic growth and improved livelihoods.	The policy expounds on Article 42 of the Kenyan Constitution, 2010 which provides for citizens right to a clean and healthy environment. The policy is premised on the following principles as stipulated in section 3.2; ○ Environmental right	Environmental protection strategies were prepared under the guidance of the policy.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			- Public participation in environmental protection - Community empowerment	
18.	National Disaster Risk Management Policy, 2017	This Policy creates an integrated and coordinated disaster risk management system that focuses on preventing or reducing the risk of disasters, mitigating the severity of disasters, enhancing preparedness, rapid and effective response to disasters, and post-disaster recovery.	As per Section 3.1.4, the policy aims at enhancing resilience at the local and county level to the impact of disaster risk and climate change by; - Promoting the main-streaming of disaster risk assessment into land-use policy development and implementation - Promoting the main-streaming of disaster risk assessment, mapping and management into rural development planning. The policy under Section 3.1.5 further gives strategies on effective and coordinated disaster preparedness, prevention, response, mitigation and recovery. The major one being on the need for community centres to be established for the promotion of public awareness and stockpiling of necessary materials to implement rescue and relief activities.	Noting the project area is prone to disasters such as floods and drought, the plan has provided strategies aimed at mitigating and preventing the disasters.
19.	Urban Land Use Planning and Oversight Guidelines (National Land	These guidelines provide a legitimate basis for engagement between County Government and the National Land Commission with regard to	The guidelines spells out:- ✓ the process of preparing, approving and implementing Urban Land Use Plans ✓ The expected outputs of the Urban Land Use Planning process	This plan will be prepared as per the urban land use planning and oversight guidelines.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
	Commission) - 2016	monitoring and overseeing Urban Land Use Planning	✓ Engendering public participation in the planning process ✓ Procurement of planning services for preparing urban land use plans ✓ The required institutional framework for preparing and implementing Urban land use plans ✓ Indicative resources required for preparing the plan	

Table 2: Relevant Legal Framework Governing Plan Preparation

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
1.	Constitution of Kenya, 2010	It is the supreme law of republic that contains basic principles and laws that determines the powers and duties of the government and guarantee certain right to the people.	The Constitution of Kenya 2010, advocates for the citizens' right to live in a clean and healthy environment under Article 42. Article 43(b) states that each citizen should have access to proper housing and reasonable standards of sanitation. Article 62 defines public land as Government land while Article 60 (1) highlights the principle to ensure sustainable utilization of the land as follows; ○ Equitable access to land ○ Sustainable and productive management of land resources ○ Transparent and cost-effective administration of land ○ Sound conservation and protection of ecologically sensitive areas ○ Elimination of gender discrimination in law, customs and practices related to land and property in land ○ Encouragement of communities to settle land disputes through recognized local community initiatives consistent with the Constitution. Further, the constitution of Kenya, 2010, Article 66 recognizes the need to regularize the use of land through land use planning.	In line with the provisions of the constitution, the plan has provided environmental protection strategies to enhance clean and healthy environment for the residents.
2.	County Governments Act, 2012 (Amended, 2020)	The Act gives effect to Chapter Eleven of the Constitution of Kenya, 2010 which provides county	The Act under Section 102 and 103 recognizes the need for protecting the interest of minorities and marginalized groups and communities; facilitating the development of a well-balanced system of settlements and ensuring productive use of scarce land, water and other resources of social, ecological	The plan provides the platform for regularization of land tenure and development of infrastructure services

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		governments' powers, functions and responsibilities.	across the county; provide the preconditions for integrating underdeveloped and marginalized areas to bring them to the level generally enjoyed by the rest of the county; make reservations for public security and other critical national infrastructure and other public utilities.	to improve the living conditions of the people.
3.	Urban Areas and Cities Act, 2011 (Amended, 2019)	The Act gives effect to Article 184 of the Constitution of Kenya, 2010 . It provides for the classification, governance and management of urban areas and cities. It also provides principles of governance and participation of residents during plan preparation process.	Under Second Schedule, Section 22 the Act recognizes the importance of public participation during plan preparation process. Third Schedule - Section 38 of the Act , advocates for assessment of the social, cultural, economic and environmental conditions among others during planning process. It also advocates for identification of the community needs and promotion of the interests of minorities and marginalized groups.	The plan was prepared in accordance with the requirements of the act, which emphasizes on public participation. The process involved several forums such as awareness, sensitization and visioning workshop, socio-economic survey findings (situational analyses) report presentation workshop and data collection focus groups. Additionally, the plan aligns with the previous development plans of the county, such as the County Integrated Development Plan
4.	Physical and Land Use Planning Act No. 13 of 2019	This is the principal Act of parliament which stipulates the	The principles and norms of the physical and land use planning are clearly stipulated in Section 5 as follows;	The principles of the act guided plan preparation in terms of contents,

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		following; types of plans, planning process/methodology, purpose & contents of various plans, and the plans approval process.	- Physical and land use planning should promote sustainable use of land and liveable communities which integrates human needs in any locality. - Development activities should be planned in a manner that integrates economic, social and environmental needs of present and future generations. - Physical and land use planning should be inclusive and must take into consideration the culture and heritage of the residents. - Physical and land use planning should take into account new approaches to achieve sustainable development and more efficient use of natural resources. The Act grants county governments powers to prepare local physical and land use development plans as stipulated in Section 45. The contents of a local physical and land use development plan are clearly stipulated in Section 48 while schedule 2 provides the flow of the contents in outline form. The plans purposes as indicated in Section 46 are to guide and coordinate development of infrastructure, regulate the land use and land development and provide framework for coordinating various sectoral agencies. The draft Local Physical and Land Use Plan for Gitegi Village Development plan was prepared principally according to the Physical and Land Use Planning Act 2019 and other relevant policy, legal and regulatory frameworks applicable.	procedure, and format, noting that the plan was being carried out in an informal settlement characterized by uncontrolled developments, congestion, and inaccessibility of some structures, narrow roads and inadequate basic infrastructure services. Adoptive planning approach was used to ensure all the plots are accessible. The aim was to achieve minimal or no displacement within the project area. To achieve the planning standards, standard roads have been prepared that would be implemented incrementally.

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			The Act also encourages public participation during plan preparation process under Section 38 . In addition, Section 49 provides for placement of notice of intention to plan in at least two newspapers before the start of the plan preparation process.	
5.	Physical Planners Registration Act, of 1996	It provides qualifications and procedure for the registration of physical planners in Kenya.	According to Section 21 of the Physical Planners Registration Act, no individual or any corporate body is allowed to practice as physical planner unless they are registered or recognized by the Physical Planner's Registration Board. The qualifications for registration of the physical planners are highlighted under Section 12 as listed below; (a) Be a holder of a bachelor's or postgraduate degree in urban or regional planning or both from any university which is recognized for the time being by the Board and has passed an examination prescribed by the Board (b) Has been admitted as a corporate member of an approved professional institution.	The plan was prepared in compliance with the act's regulations by registered physical planners who met the required qualifications.
6.	Land Act No. 6 of 2012 (Amended 2016)	This Act gives effect to Article 68 of the constitution of Kenya, to provide for the sustainable administration and management of land and land-based resources. The Act also describes various	The Act stipulates that every public land should be planned and surveyed as per Section 12(7)) and also provides the various forms of tenure under Section 5 . The forms of tenure provided are;	The plan was prepared in accordance with the provisions of the Act in section 8(a), which require proper evaluation and georeferencing of land databases. Additionally, the act emphasizes the importance of proper

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		forms of tenure, methods of acquisition of title to land and outlines the process of acquiring interests on land and process of compensation in case of compulsory acquisition.	The procedure for formation of the land database through evaluation and georeferencing for potential land use planning are clearly stipulated in Section 8(a) .	planning of public land before issuing any ownership documents. Therefore, the data used in preparing the plan adheres to these regulations, ensuring the plan aligns with the act's aspirations.
7.	Survey Act CAP 299 (Revised Edition 2012 [2010])	The Act makes provisions in relation to land surveys, geographical names and licencing of land surveyors.	The Act provides guidelines for land surveyors registration under Part IV of the act Section 10 to 14 . PART VI – section 24 highlights the process of survey plans preparation while PART VII of the same Act describes the process of approval of the survey plans by the Director of Survey.	The base map that informed the plan preparation was done in accordance with the Survey Act.
8.	The Land Registration Act, 2012 (Amended 2020)	The Act principally concerns the registration of interests in land. It applies to: (a) registration of interests in all public land as declared by Article 62 of the	The office in charge of surveying should prepare and maintain cadastral maps for every registration unit. In addition, the parcel boundaries on such maps should be geo- referenced and surveyed to such standards as to ensure compatibility with other documents required under this Act or any other law. This is in accordance to Part II, Section 15 of this Act. Under section 30 (2) on Certificate of Title and Certificate of Lease , the Act provides that only one certificate of title or certificate of lease should be issued in respect of each parcel.	The approved Local Physical and Land Use Development Plan will inform the Cadastral survey which will entail beaconing and preparation of the survey plan as per the provisions of the Act.

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		Constitution of Kenya, 2010.		
9.	Environmental Management and Coordination Act (EMCA) of 1999, (Amended 2015)	The Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment in the country.	The Act under Part II gives effect to Article 42 of the Kenyan constitution, 2010 which states that every person in Kenya is entitled to a clean and healthy environment and has the duty to safeguard and enhance the environment. The Act outlines the need for protection and conservation of forests, biological diversity and protection of environmentally fragile areas as stipulated in Part V of the Act. It also prohibits discharging or applying poisonous, toxic, noxious or obstructing matter, radioactive or any other pollutants into aquatic environments as stipulated in Part VIII, Section 72. Legal Notices Nos. 31 and 32 of Gazette Notice No. 62 of EMCA 1999 (Amended 2015) of the Act categorizes all the projects that require environmental impact assessment (EIA), Environmental and Social Impact Assessment (ESIA) among other environmental assessments.	The socio-economic survey results on environmental informed the preparation of the environmental protection and management strategies. The strategies were prepared in accordance to the Act.
10.	Water Act, 2016	This is an Act that provide for the management, conservation, use and control of water resources and for the acquisition and regulation of rights to use water.	The Act actualizes the provisions of the Fourth Schedule of the Kenyan Constitution, 2010 which indicates that every person is entitled to access to clean water. The Act advocates for formulation of National Water Resource Strategy which shall majorly deal with identification existing water resources and their defined riparian areas and measures for the protection, conservation, control and management of water resources and approved land use for the riparian area, institutional capacity among others as stipulated in Section 10 (3) .	The socio-economic component of the plan preparation process demonstrated a settlement characterized by inadequate water supply. The plan has provided the water supply efficiency

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			It establishes Water Resources Authority under Part III and provides functions stipulated in Section 12 as; ○ Formulating and enforcing standards, procedures and regulations for the management and use of water resources and flood mitigation ○ Regulating the management and use of water resources and enforce Regulations made under this Act. It further establishes National Water Harvesting and Storage Authority under Part II whose functions are stipulated in Section 32 as to develop a water harvesting policy and enforce water harvesting strategies.	strategies among other sectoral improvement strategies.
11.	Climate Change Act No. 11 of 2016	The Act provides for a regulatory framework for enhanced response to climate change and measures to achieve low carbon climate development.	Section 3 of the Act establishes National Climate Change Action Plan in accordance to the Article 10 of the Constitution of Kenya, 2010. It further prescribes measures and mechanisms that should be addressed by the National Climate Change Action Plan as outlined below; ○ To guide counties toward the achievement of low carbon climate resilient sustainable development ○ For adaptation to climate change ○ For mitigation against climate change ○ To set out actions for mainstreaming climate ○ Change responses into sector functions to specifically identify all actions required as enablers to climate change response ○ To mainstream climate change disaster risk reduction actions in development programmes	Given the significant impact of climate change on the project area, the plan has incorporated climate-resilient strategies in accordance with the act.

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			○ To review and determine mechanisms for climate change knowledge management and access to information ○ To enhance energy conservation, efficiency and use of renewable energy in industrial, commercial, transport, domestic and other uses ○ To strengthen approaches to climate change research and development training and technology transfer. The Act advocates for public consultations under Part V, Section 24 (2) to be undertaken in a manner that ensure the public contribution makes an impact on the threshold of decision making when developing climate change mitigation strategies.	
12.	Public Health Act, Cap 242 (Revised Edition 2012 [1986])	This Act concerns the protection of public health in Kenya and lays down rules aiming at securing and maintaining public health.	The Act recognizes need for proper sanitation and standard dwelling fitted with adequate basic amenities such as water as stipulated under Part IX – Sanitation and Housing .	The act guided preparation of environmental conservation and improvement strategies.
13.	National Land Commission Act (Sessional No. 5 of 2012)	The Act gives effect to the objects and principles of devolved county governments in land management and administration.	Section 5 & 6 of the Act outlines functions and powers of the commission while Section 15 gives powers to the commission on investigations of the historical land injustices in pursuant to Article 67 (3) of the Constitution of Kenya, 2010. Some of the functions of National Land Commission as stipulated in section 5 include; ○ To manage public land on behalf of the national and county governments	The NLC representatives were involved in all stages of plan preparation process. The informal settlement is on uncontested public land which is managed by the NLC on behalf of the

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			○ To encourage the application of traditional dispute resolution mechanisms in land conflicts ○ To monitor and have oversight responsibilities over land use planning throughout the country ○ To advise the national government on a comprehensive programme for the registration of title in land throughout Kenya It recognizes the need for cooperation and consultation between the commission, national and county governments subject to Article 10 and Article 232 of the Constitution.	National and County Government

2.5 Institutional Framework

Several institutions play crucial roles in the execution of the assignment. They each have a specific role with regard to their capabilities as outlined below: -

a) Ministry of Land and Physical Planning, State Department of Physical Planning

The physical planning department under the Ministry of Land and Physical Planning is responsible for physical planning matters in the country under the Physical and Land Use Planning Act, No. 13, 2019 of the Laws of Kenya. It provides the overall policy framework that guides the plan preparation process. It is also responsible for the coordination of all matters related to land use and physical planning between the national and county government. The ministry aims to facilitate improvement of livelihood of Kenyans through efficient administration, equitable access, secure tenure and sustainable management of the land resource.

b) National Land Commission (NLC)

The National Land Commission is a major player in the plan preparation process. The functions of the NLC as set out in the Constitution of Kenya includes management of public land; advising the National and County Governments on land matters; recommending a national land policy; conducting research on land and natural resources; monitoring and oversight responsibilities over land use planning in the country and managing all public land in Kenya on behalf of both the county and national governments among others. The NLC has an oversight role in the preparation of Gitegi Village LP&LUDP especially with regards to the preparation and verification of the beneficiaries.

c) The County Government of Nyeri

The planning area lies within the jurisdiction of the County Government of Nyeri. The County Government is mandated to plan for the County as per the County Government Act of 2012 (amended 2020). However, due to the existence of problems inherited from the former local authorities, the County Government does not have the capacity in terms of personnel to undertake the exercise. Geosurv Systems Ltd (consultant) was thus contracted to prepare the LP&LUDP on behalf of the County Government (client). The County Government is being involved in all planning, surveying and regularization processes. It has provided members for the project's technical and steering committee to guide in the plan preparation process; provided logistical support and administrative services needed by the project team and consultant. It has also supplied the existing documents with regard to the project to the planning team.

In addition, the County assembly will be pivotal in the approval process of this plan as mandated by the County Government Act. After the preparation, circulation and adoption by the Executive Committee, the plan shall be presented to the assembly for approval.

d) National Government Administration

The representatives from the national government office are responsible in the coordination, management, supervision and general administrative functions in the settlement during this plan's preparation process. They are key in dissemination of

information, security and publication of public participation workshops. They comprised of area chief and assistant chiefs.

e) Office of the Sub-County and Ward Administrators

The sub-county and ward administrators were resourceful in the management, coordination and general administrative functions within the sub-county. This included facilitating and coordinating citizen participation during the stakeholders' forums during this plan preparation exercise.

f) Settlement Executive Committees (SEC)

The settlement executive committee is composed of elected members from the settlement by the residents. The leadership composes of a chairman, a vice chairman a secretary and members. The committee represents the intended beneficiaries and help in coordination and mobilization of the community members in the preparation of the plan. This is because they are in direct contact with the community. They were key in identifying the genuine intended beneficiaries of this plan.

2.6 Linkages to other Plans

1. Kenya Vision 2030

Kenya Vision 2030 is a long-term development blueprint for the country to create a globally competitive and prosperous country with a high quality of life by 2030. It aims at transforming Kenya through the economic, social and political pillars into “a newly-industrializing, middle income country providing a high quality of life to all its citizens in a clean and secure environment”.

The LP&LUDP for Gitegi Village aims at upgrading the settlement to enable its citizens have access to; adequate and decent housing, basic infrastructure services such as roads, street lights, water and sanitation facilities, storm water drains, footpaths, and others social services. The plan shall also ensure tenure security through the subsequent cadastral survey. This will promote respect to property rights to land and enable proper development and investments into the settlement. Consequently, this will contribute towards economic transformation hence achieving Kenya Vision 2030.

2. National Spatial Plan, (NSP) 2015-2045

The NSP details the national spatial vision intended to guide the long-term spatial development of the country for a period of 30 years. It covers the entire territory of Kenya and defines the general trend and direction of spatial development for the country. The plan provides a framework for the efficient, productive and sustainable use of land as advocated for in both the Constitution and the National Land Policy. Further, it provides strategies and policies to facilitate sustainable exploitation of the huge potentials the country possesses for agriculture, tourism, energy, water, fishing and forestry. It is expected to reduce regional inequalities that have existed by ensuring that these regions are no longer perceived as low potential but as differently endowed.

Preparation of Gitegi Village LP&LUDP is in line with the provisions and strategies of this plan since it serves as a guide for development planning by the counties as they discharge their responsibility of preparing county and local plans.

3. Nyeri County Integrated Development Plan 2023-2027

The Nyeri County Integrated Development Plan 2023-2027 is a five-year plan for the county. In the Nyeri CIDP, under Land, Housing and Urbanization the vision is Functional human settlements that support economic prosperity and sustainable optimal land use with one of the key development priorities and strategies being to provide security of tenure for public utilities. This is the reason behind the preparation of Gitegi Village Local Physical and Land Use Development Plan.

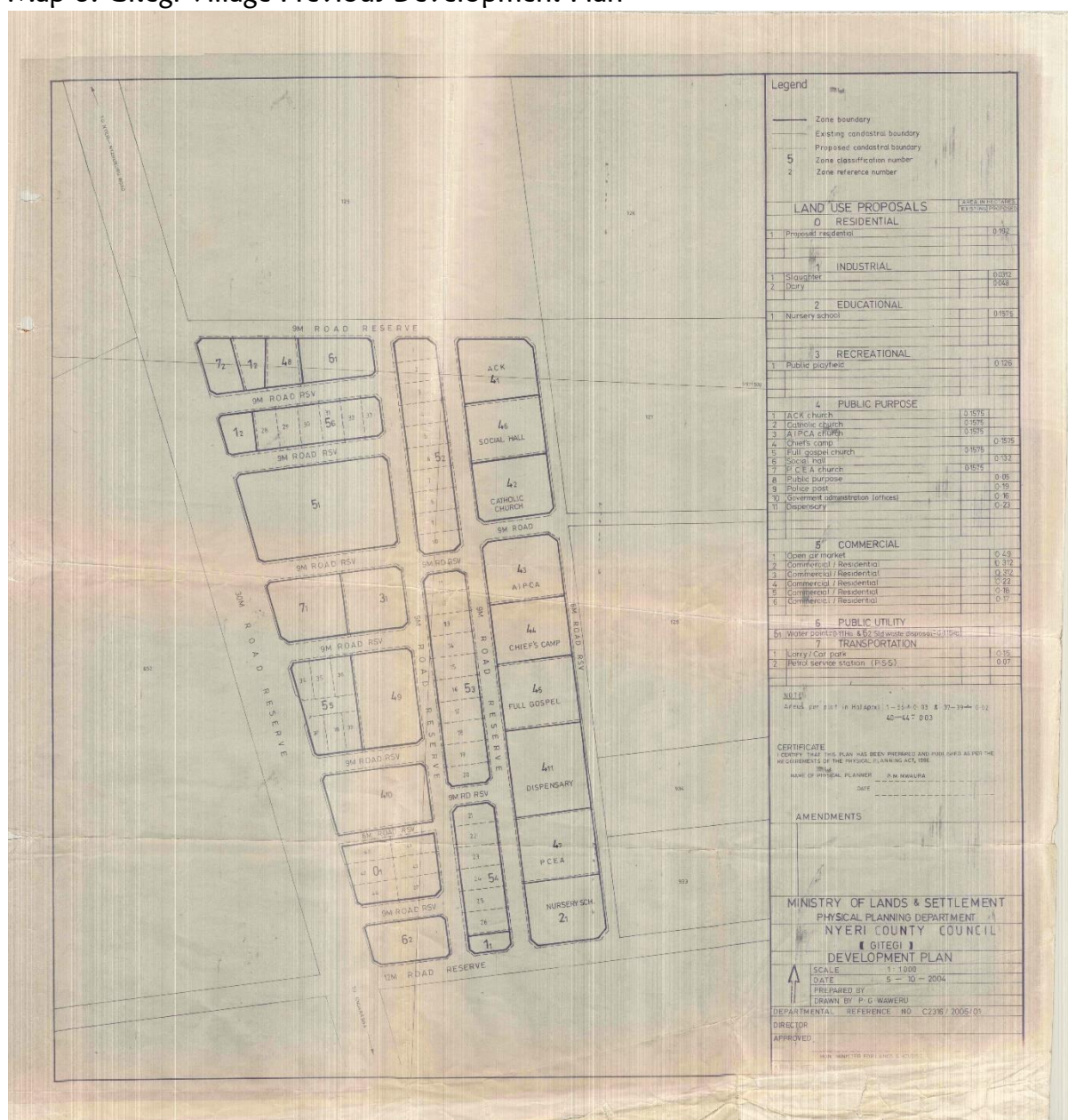
4. Draft Nyeri County Spatial Plan 2019-2020

The Draft County Spatial plan identifies one of the challenges under land is incidences of landlessness. This has been as a result of the colonial villages created during the colonial administration not having security of tenure leading to informality. The plan goes ahead to provide a remedy for this challenge which is to secure land tenure for areas that have not been demarcated and surveyed in the County e.g. colonial villages hence the preparation of this plan.

2.7 Previous Planning Efforts

Gitegi village was first planned in the year 2003 by the national government (Ministry of lands and Settlement – Physical planning department). However, the process was not completed. After the new constitution of 2010, planning exercise was devolved to county government. In this regard, the county department of lands, physical planning and urban development initiated the planning of the village to accommodate any new developments within the village. The previous development is as shown in the overleaf below.

Map 6: Gitegi Village Previous Development Plan



Source: Nyeri County Government-Department of Lands, Physical Planning and Urban development.

2.8 Stakeholder Participation and Engagement

Stakeholders' engagement is a critical component in the plan preparation process. The participation is envisaged in the Constitution of Kenya, 2010, County Governments Act, 2012 (amended 2020), Urban Areas & Cities Act, 2011 (amended, 2019) and Physical and Land Use Planning Act, No.13, 2019. Effective stakeholders' engagement in the plan preparation process creates a platform to build trust, credibility and stakeholder capacity and forms the beginning of a positive project ownership hence easier implementation.

2.8.1 Stakeholder Engagement

According to the Stakeholders' Engagement Framework (2019), a stakeholder refers to a person(s) or group(s) who are directly or indirectly affected by a project as well as those who may have interests in a project and/or the ability to influence its outcome either positively or negatively. The stakeholder engagement is very important because it helps improve the stakeholders' understanding of their roles in the project, improves the quality of decision making, build's community support for a project and enhances project sustainability during the implementation and operation phases.

For an effective stakeholder engagement process, categories of the stakeholders and methods of consultations were identified through a consultative process involving Nyeri County officials, Settlement Executive Committee (SEC) and the consultant.

i. Categories of stakeholders

The stakeholder mapping identified two main groups of stakeholders; primary and secondary stakeholders as discussed below.

- ❖ **Primary Stakeholders** - these are the people or groups that stand to be directly affected, either positively or negatively, by the outcomes of the planning and surveying exercise. This category included; the project beneficiaries, tenants, vulnerable groups (elderly and widows) and Settlement Executive Committee members.
- ❖ **Secondary Stakeholders** - these are people or groups that are indirectly affected, either positively or negatively by the activities. This category included the neighbouring communities that would benefit from a well-planned settlement which could lead to increased land values in the area.

ii. Mode of communication between the consultant and the stakeholders

To ensure effective flow of information, the communication strategy that entailed identifying the actors who played a key role in disseminating information was formulated through a consultative process involving the Settlement Executive Committee members and County Government Officials.

iii. Methods of Consultation

The following methods of consultation and engagement were employed in getting information from the stakeholders; interviews, administration of questionnaires, conducting workshops and focus group discussions among others. The stakeholders' engagement matrix below shows the method of stakeholder engagement, date and venue, objective and summary of the stakeholders engaged.

2.8.2 Stakeholders' concerns – Outcome of Stakeholder Engagement

The stakeholders raised various concerns during the above listed stakeholders' participation forums that were addressed by the plan to ensure improvement of the living standards of the residents. The issues that were raised are explained below:

Transportation: Participants noted the important of standard roads in the settlement. They requested the consultant to propose standard roads with drainage channel to avoid floods during rain seasons. Stakeholders acknowledged that each plot should have access road accompanied by proper drainage channels.

Solid waste management: Participants explained the need for skip bins in the settlement and collection points this will prevent poor solid waste management. They proposed the provision of skip bins and the creation of awareness about sorting and recycling waste among residents.

Liquid waste management: Stakeholders reported that most residents use in the region use pit latrine for human and liquid waste management, which can contaminate underground water sources and increase the risk of waterborne diseases. To solve this issue, participants proposed the implementation of a conventional sewer reticulation system in the settlement.

Land Tenure security: The participants noted that they did not have any ownership documents, which makes them feel insecure and vulnerable. They also explained that they could not access loans from banks, either to pay school fees or to get capital to start a business, due to the lack of ownership documents

Vision statement

During the stakeholders' awareness, sensitization and visioning workshop as well as the participatory planning and visioning exercise, the stakeholders formulated vision statements. These statements were intended to guide them in realizing the future they desired by incorporating scenario building and considering the challenges and opportunities present in the settlement. The envisaged vision statements were as follows:

1. A settlement where residents have security of land tenure.
2. A settlement with adequate social amenities.
3. A settlement that is well connected with roads.
4. A settlement with adequate drainage channels.
5. Clean and adequate water supply within the settlement.

Table 3: Stakeholder Engagement and Participation Forums

Method of Engagement	Date	Venue	Objective	Outcome
Introduction meeting	21st July, 2023	PCEA Gitegi Village	- To introduce consultant to the community. - To elect the SEC members - To sensitize the community members and	The consultant was introduced to the community and the elected SEC members. The participants understood: The importance of the project towards improving their livelihood status

Method of Engagement	Date	Venue	Objective	Outcome
			other stakeholders on the project activities.	○ The activities to undertaken ○ Their roles towards successful project execution
Publishing of the notice of intention to plan	3rd August 2023	Standard Nation newspaper <i>Taifa leo</i>	To inform the wider public on the proposed planning and surveying exercise and seek their participation in the project execution process.	Enhanced public participation process
Field data collection - Administration of household questionnaires and key informant interviews	August 2023	Project area	To collect socio-economic data for a better understanding of the area's social and economic characteristics	The project beneficiaries and other stakeholders provided the required socio-economic data
Technical meeting - Presentation of the socio-economic survey findings	23rd November, 2023	Nyeri municipal offices boardroom (Kamukunji)	To present the base map and environmental status map for comments and validation To sensitize the community members on the socio-economic survey process	Validation of the base map and environmental status map Participants understood the activities to be undertaken during the socio-economic survey.
Stakeholders workshop on the presentation of the situational	9th may 2024	PCEA Gitegi Village	present the socio-economic survey for comments and validation. To undertake participatory	The socio-economic survey findings were validated The project beneficiaries discussed

Method of Engagement	Date	Venue	Objective	Outcome
analysis findings for validation and undertaking of visioning & participatory planning exercise			planning and visioning	and agreed on the plan proposals
Presentation of draft to the technical team	1st July 2025	Nyeri county GIS Lab Boardroom	To present the draft plan to the county technical for comments and validation	The draft plan proposals were validated
Draft plan validation workshop	1 st August 2025	PCEA Gitegi Village	To present the draft plan to the stakeholders for comments and validation	The draft plan proposals were validated

CHAPTER THREE

BASELINE INFORMATION AND SOCIO-ECONOMIC SURVEY FINDINGS

3.1 Overview

This chapter presents the village existing situation with regard to physical and natural environment, population and demographic characteristics, social services and amenities, economic activities, infrastructure and utilities, land and housing. It also identifies the growth challenges and opportunities within the project area. This findings in this chapter forms the basis for the formulation of the plan proposals and the development guidelines and regulations.

3.2 Physical and Natural Environment

3.2.1 Climatic Condition

Rainfall - The amount of rainfall received in the area is affected by Mt. Kenya which is to the east and Aberdare Ranges to the west. The lowest area (1830m above sea level) receives about 850 mm of rainfall per year and rises to 2300 mm near the slopes of Aberdare area. These Arid and semi-arid lands where Kien west sub-county falls under are characterized generally by hot and dry climate, low and erratic rainfall that varies widely across space and time.

The annual rainfall in Kieni ranges from 1000mm to 1122mm (Nyeri County Spatial Plan 2019-2023). The region experiences a bimodal pattern of rainfall with long rains falling around March/April and short rains falling in October/November. The precipitation is highest in the month of April and lowest in the months from June and September. The rainfall patterns have also changed over the years as the effects of climate change take place within the County.

Temperature - Most parts of Nyeri County experience mean temperatures ranging between 12.8°C to 20.8°C with February and March being the hottest months while July is the coldest month of the year (County Government of Nyeri, 2023). The summers are short, warm and overcast and the winters are short, cool, dry and partly cloudy. Throughout the year, the temperature varies from 10.6°C to 26.1°C and is rarely below 8.3°C or above 27.8°C. The warmest time of the year is from mid-August to mid-October. The table below summarizes the county's temperature.

Table 4: Annual Temperatures

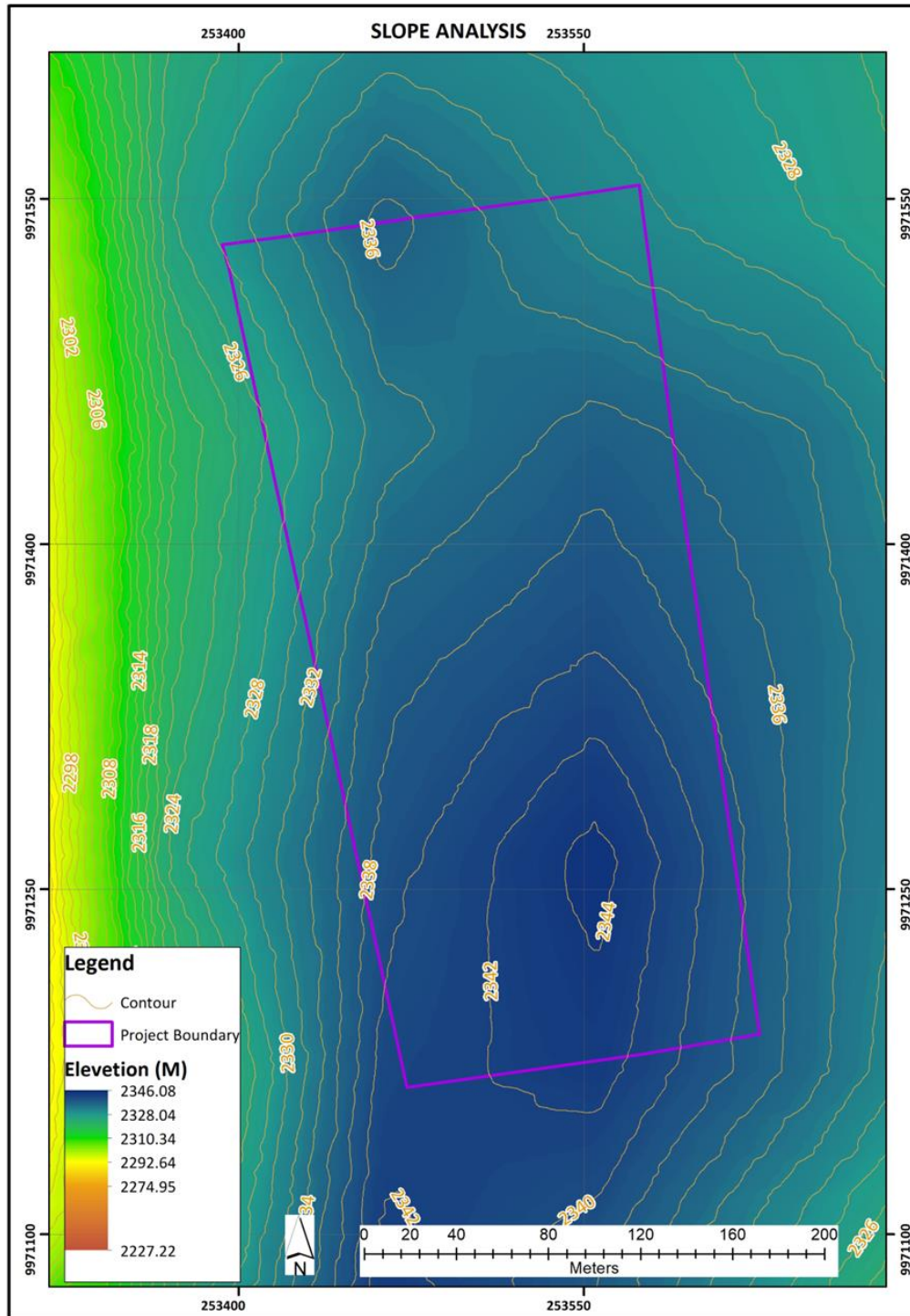
Temp.	Jan.	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High (°C)	24.4	25.6	25.6	23.3	22.2	20.6	19.4	20.0	22.2	23.3	22.2	23.3
Average High (°C)	17.8	18.3	18.9	18.3	17.8	16.7	15.6	15.6	17.2	18.3	17.2	17.2
Low (°C)	11.1	11.3	12.8	14.4	14.4	13.3	12.2	12.2	12.8	13.9	13.3	11.7

Source: <https://weatherspark.com/y/99559/Average-Weather-in-Nyeri-Kenya-Year-Round,2023>

3.2.2 Topography

The project area is gently slopes towards the west and its land form is generally plain. The highest point within the settlement lies at 2344m above sea level while the lowest point lies at 2336m above sea level as shown in figure 1 below:

Map 7: Gitegi Slope Analysis Map



Source: Geosurv Systems Ltd, 2023

3.2.3 Soil Analyses

The soils within the village range from dark clay to black cotton soil. The soils are deep fertile and but highly susceptible to erosion by water and wind.

3.2.4 Hydrology and Drainage

The main rivers in Nyeri County are Ewaso Ng'iro, Chania, Gura and Amboni from Aberdare Forest and Nairobi River from Mt. Kenya. Sagana River is jointly fed by tributaries from both Mt. Kenya and Aberdares. Both the permanent and seasonal rivers in the county serve as the main water source for agricultural, domestic and industrial development (County Government of Nyeri, 2023). River Ewaso Ng'iro is the main river in the area which is located to the west side of the planning area. It is the main natural drain which drains the area.

3.2.5 Vegetation Cover



The village is bare and has very little vegetation. The only vegetation found in the village is indigenous grasses and shrubs. Plate alongside shows the indigenous grasses found in the village.

Plate 3: Indigenous grasses

Source; Field survey, 2023

There is a high rate of cutting down of trees without replanting in the area hence need to apply better land management practices such as re-afforestation.

3.2.6 Emerging issues on physical and natural environment

- i. Increased cutting down of trees without replanting in the area due to high demand for construction materials and use of firewood and charcoal as source of fuel for cooking.
- ii. Good terrain and soil for building construction.

3.2.7 Environmental concerns

The village has several environmental concerns that warrant attention. Cooking energy sources such as firewood and charcoal and poor waste disposal mechanisms are some of the causes of environmental hazards in the settlement. These hazards include; air pollution, water contamination, solid waste management, deforestation and climate change.

3.2.7.1 Air Pollution

The commonly used cooking fuel sources in the village and surrounding are firewood and charcoal. The combustion of these fuels can result in the release of hazardous pollutants

into the immediate environment posing significant health risks to the household members. Firewood and charcoal produce fine particulate matter (PM_{2.5}), which can cause respiratory illnesses. These fuels also release carbon (II) oxide (CO), which can cause headaches, dizziness, and nausea, and can be fatal in high concentrations. In addition, burning firewood can produce nitrogen oxides (NO_x) and volatile organic compounds (VOCs). The combustion of kerosene, a common fuel for lamps, can release a range of air pollutants that are a treat to the climate. These pollutants are commonly referred to as Short-Lived Climate Pollutants (SLCPs), including PM_{2.5}, tropospheric ozone and black carbon. Other gaseous emissions include sulfur dioxide (SO₂), and nitrogen dioxide (NO₂) which can cause respiratory problems, eye irritation, and other health problems.

3.2.7.2 Poor Solid Waste Management



The village has no liquid and solid waste management systems. However, poor waste management is evident by some residents from the institution in the village. The members from the existing institution in the village have resorted to dumping of solid waste on the undeveloped side of the village land.

Plate 4: Improper solid waste management

Source; Field survey, 2023

This problem has been caused by lack of designated waste collection points. Plate above shows inappropriate waste management within the village.

3.2.7.3 Liquid Solid Waste Management

The few churches in the village have no access to modern toilet facilities, which are crucial to preventing open defecation. They instead use pit latrines to dispose of their human waste. Incorrect handling and management of wastewater and human waste in the village increases the danger of developing water-borne diseases. Improper waste management practices such as use of pit latrines and discharge of grey water are significant contributors of water contamination.

The use of pit latrines and discharging of grey water to the land can lead to infiltration of pollutants to underground water sources, causing possible contamination. As a result, consumption of contaminated water may lead to outbreak of diseases like cholera owing to the high number of people who use pits latrines. This raises the need to promote and invest in the utilization of sustainable liquid management system suitable for urban population.

3.2.7.4 Surface Drainage

There is no drainage system in the area. Natural drainage created by surface runoff along the main road has caused erosion. This situation causes floods during heavy rains putting lives and properties at risk.

3.2.7.5 Climate Change

Climate change is a global concern that directly affects humanity and biodiversity. It is fueled by a number of factors among them; land use changes, pollution and environmental degradation. There are several activities that contribute to climate change in Gitegi village like the cutting down of trees for fuelwood and house construction materials – timber, clearing of vegetation for settlement and farm expansion. In addition, pollution as a result of poor waste disposal is also a contributing factor. Consequently, the village and its environs have been vulnerable to effects of climate change. The village experiences increasing frequency and intensity of extreme weather events such as erratic rainfall which has a significant social, economic and environmental effects.

3.2.8 Emerging Issues

Physical features play a critical role in the development of the village. The favorable topography of the village promotes easier construction works. The climatic conditions of the village and its environs coupled with suitable ecological zones and fertile soils present a favorable environment for the thriving of agricultural activities. The entire Nyeri County is a major food basket in the region supplying food commodities to the country's capital, Nairobi and other towns.

Resources such as wind and solar energy present an opportunity for the development of renewable energy in the village. Tapping into this renewable energy sources would subsidize and complement power generated from thermal sources hence reducing carbon print and cost of access to power. The relatively high rains in the settlement presents a challenge; with the gradual increase in impervious cover, the settlement's susceptibility to flooding is imminent.

The settlement is endowed with stable geology which can support urban development. Soils in the village impact development as they influence the economic activities to be undertaken as dictated by the soil type, distribution and characteristics. Soil characteristics such as texture, depth and drainage influence the fertility and stability of such soils. Decision making with regard to the crops to be cultivated, type of structures to be erected depend on the soil fertility and stability.

Waste management in the settlement is of critical concern, a phenomenon that would be gradually amplified with the increase of population and developments. There are no designated areas for solid waste management forcing the residents to indiscriminately

dump or burn their waste within their compounds, along the road reserves or near the social hall. In addition, pit latrines are the main method for liquid waste disposal. The use of pit latrines has detrimental effects to underground water resources as the infiltration of sewer water contaminates the water resources.

The table overleaf summarizes the emerging issues with regard to the settlement's physiography and natural environment.

Table 5: Emerging Issues – Physiography and Natural Environment

Element	Potential/Opportunities	Constraints
Climatic conditions	○ Favorable rainfall amounts for agricultural activities as its located within the Kenyan highland areas	○ High rainfall amounts and increase in impervious cover makes the market susceptible to flooding ○ Changing weather patterns
Topography	○ Favorable topography promotes easier construction works	○ Relatively flat topography reduces the flow of surface run-off
Environment	○ Existence of appropriate waste handling technologies that can be tapped into ○ Availability of land for the setting up of waste management sites ○ 4Rs waste mechanisms – Reduce, Reuse, Recycle and Recover	○ No designated waste management site ○ Pollution due to poor waste disposal methods – use of pit latrines for human waste disposal results to contamination of underground water sources
Geology and soils	○ Stable geology and soils that can support urban development ○ Soils contain all the plant nutrients required for plant growth.	○ The soils are too acidic/infertile to sustain quality food production
Vegetation cover	○ Relatively high vegetation cover of 84%	○ Depletion of the vegetation cover due to deforestation and human encroachment ○ Planting of eucalyptus tree species - Risk to buildings and people as they are prone to toppling.

		- Extensive water users causing water depletion.
Climate change	○ Better adaptation and mitigation strategies like tree planting	○ Pollution by poor waste disposal methods ○ Felling of trees for fuel wood and house construction materials

3.3 Population and Demography Characteristics

This section provides information regarding the population size, distribution and composition in terms of age and gender. This is vital as population dynamics provide a tool for defining equity in provision of essential services, allocation of social amenities, provision of labor force and in appraisal of resource exploitation in an area. Indeed plans are made for the people with the aim of developing the prerequisite infrastructural facilities and services. It is therefore prudent to ensure that all the residents are catered for in the planning of Gitegi Village.

3.3.1 Population Size

As per the Kenya Population and Housing Census (2019) Nyeri County has an approximate population size of 759,164 people comprising of 374,288 males, 384,385 females and 31 intersex. Kieni West Sub-County on the other hand has an estimated population of 88,525 consisting of 43,843 males and 44,677 females and 5 inter sex. As per the field survey conducted in 2023, Gitegi village was not developed and only few churches and storage water tank are developed within the village. The table below outlines the population of the various administrative units.

NB: The village is undeveloped only few churches and storage water tanks are developed in the planning area.

Table 6: Population Size – 2019

Administrative units	Male	Female	Intersex	Total population	Land Area (Km ²)	Population Density
Nyeri County	374,288	384,384	31	759,163	3325	228
Kieni West Sub-County	43,843	44,677	5	88,525	517.8	171
Gatarakwa Ward	18,968	19,236	-	38,208	264.8	144
Gitegi Sub -Location	1,294	1,355	-	2,649	12.3	215

Source: KNBS, 2019

The population growth rate of the entire County is estimated to be 1.72 % (as per Nyeri County CIDP-2023-2027).

3.3.2 Population Projection

Several factors influence population growth such as growth rate, immigration, emigration and fertility rate. For the purposes of this exercise all these factors were held constant and the following formula was used to estimate population projection:

Projected population = $P (1+R/100)^N$ where,

P – Base year population

R – Population growth rate

N – Number of years

Table 7: Population Projections

Administrative Unit	Population (2019)	Area (Km ²)	Projected Population Densities			
			2023	2025	2030	2035
Nyeri County	759,164	3,325.0	228	244	253	271
Kieni West Sub-County	88,525	517.0	171	183	190	203
Gatarakwa Ward	38,208	264.8	144	154	160	171
Gitegi Sub Location	2,649	12.3	215	231	239	255

Source: KNBS, 2019

3.3.3 Demographic Characteristics

3.3.3.1 Household Sizes

According to the Kenya population and housing census, 2019, Gitegi Sub-location had 814 households and average household size of 3.2 people

3.3.3.2 Life Expectancy

According to the World Health Organization (WHO) report Kenya has a life expectancy of 67.5 years with women having a life expectancy of 69.9 years while their male counterparts have 65.0 years. Life expectancy in Nyeri County is 68 years. Men live an average of 66.4 years while women live an average of 75.8 years (County Government of Nyeri, 2023). Life expectancy is affected by factors such as unemployment rate, HIV prevalence and poverty rate. Due to the market's location within the Kenya's highland area, life expectancy is relatively high as there is plenty of food production which is consumed at the household level and the surplus sold to add on to the household's income.

3.3.3.3 Morbidity and Mortality

Mortality rate is a measure of the frequency of occurrence of death in a defined population during a specified interval. Nyeri County has an infant mortality rate of 28.3 deaths per 1,000 live births and under-five mortality rates of 28.3 deaths per 1,000 live births. These numbers are relatively lower compared to the national statistics of under-five mortality

rate of 52.0 deaths per 1,000 live births and an infant mortality rate of 35.5 deaths per 1,000 live births (County Government, 2023).

3.3.3.4 Fertility Rates

Fertility rate is the number of live births per 1,000 women of reproductive age (ages 15 to 49 years) per year. The county's fertility rate is 2.9, which is a little lower than the national statistic of 3.9.

3.3.3.5 Income Levels

Agriculture is the economic backbone of Nyeri County providing employment and income for a large majority of the people. Majority of the sub-location population are engaged in agricultural activities and their congruent businesses like agrovets, sale of farm produce and in the agricultural produce collection centres. There are also those engaged in commercial activities like retail shops, hotels, carpentry and in the boda boda sector.

3.3.3.6 Poverty Levels

Nyeri County has an absolute poverty level of 19.3% which is relatively low compared to the national statistic of 36.1%. The impoverished population especially those living below the poverty line is mostly composed of widows, orphans, female-headed households, people living with disabilities and small-scale and illiterate farmers (County Government of Nyeri, 2023)

3.3.3.7 Socio-Cultural Characteristics

Gitegi village is mainly occupied by the Kikuyu community with a few other tribes working in the educational, administrative and health institutions. Kikuyus traditionally believed in one god, called *Ngai* (the provider), living at the top of Mt. Kenya. However, most of them have today abandoned their traditional beliefs for Christianity. The most dominant Christian faiths are the P.C.E.A, AIPCA among others.

3.3.4 Emerging issues

The population structure has an implication on the village's development. The county has the largest youthful population of 56.56% under the age of 35 years. The under 5 year's population calls for the establishment of proper health care so as to prevent cases of neonatal, infant and under five mortalities. Investment in the education system is required for the school going population so as to equip them with the prerequisite skills and knowledge to enhance their employability once they finish school.

The youthful population which forms part of the labor force requires massive investment in skill development, through creation and equipping of mid-level and higher educational institutions as well as job creation through the establishment of agro-processing industries.

In this regard, a conducive environment for investors needs to be created in the region for the creation of job opportunities so as to tap on the readily available labor force. In addition, this population requires investment in facilities like resource centres and sports facilities to enable them showcase their talents, entrepreneurial skills and innovations.

The aging population which together with the young population (0-14 years) forms part of the dependent population, requires investment in health services so as to improve the health and life expectancy levels in the county

3.4 Social Infrastructure

3.4.1 Education Facilities

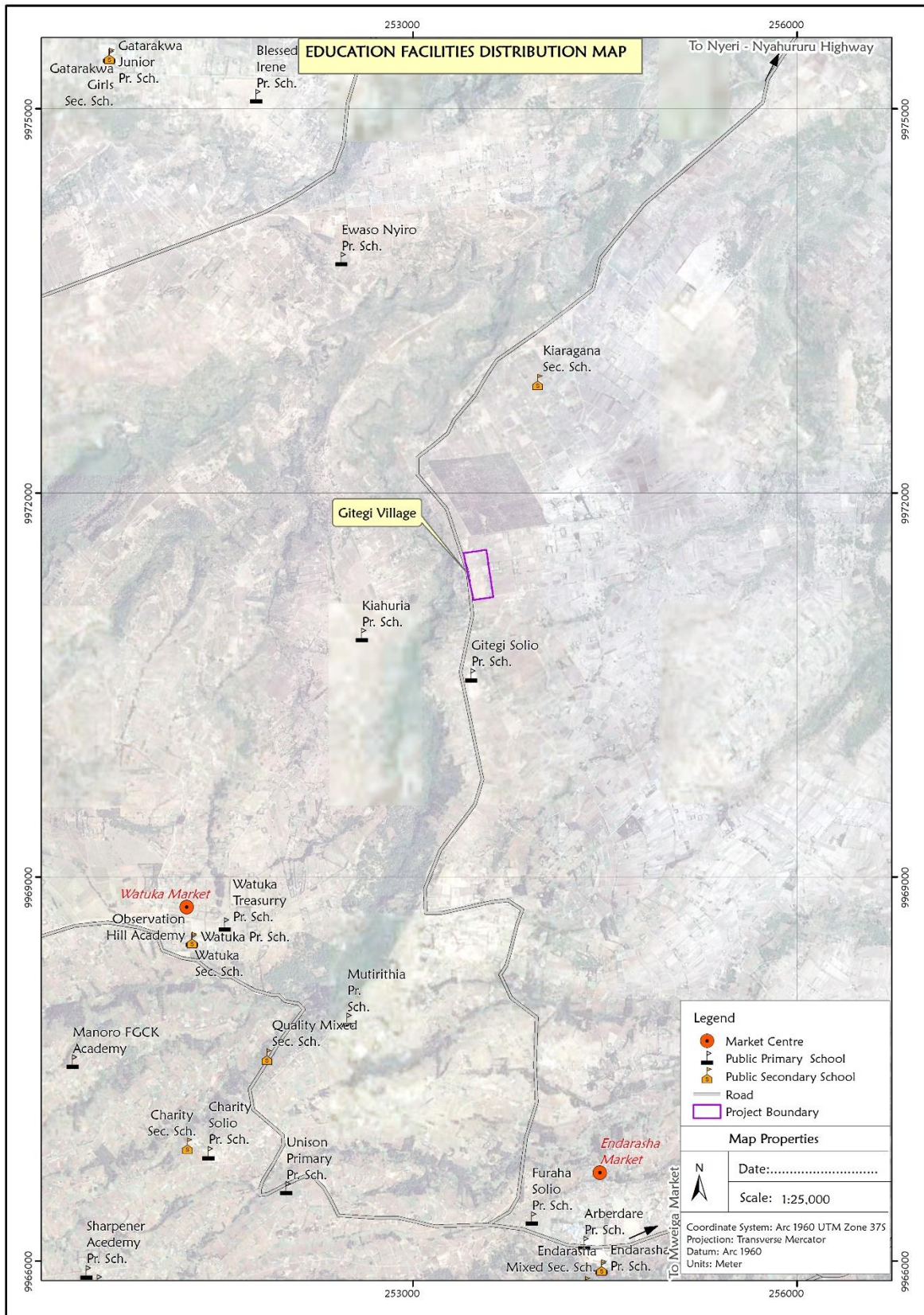
The residents within the project area will be able access to a total of 3 public learning institutions comprising of 2 primary schools and 1 secondary school which are located within the required distances as per the physical planning handbook 2008. The table below shows the education facilities that can be accessed by residents within the project area;

Table 8: Education Facilities accessible by the residents in the project area

No	Name	Level	Ownership	Location	Distance from the Project area (Km)
1.	Gitegi Primary School	Primary	Public	Outside the project area	0.8
2.	Kiahuria Primary School	Primary	Public	Outside the project area	1
3.	Kiaragana Secondary School	Secondary	Public	Outside the project area	1.5

As shown in the table above, all the schools are within the recommended distance 2000metres for primary school and 2500metres for secondary school as per the per the *Physical Planning Handbook 2007*. However, the village is expected to have a population of 132 persons if fully settled and a projected population of 157 persons by 2032. As per the *Physical Planning Handbook 2007*, an ECDE should be supported by a population of 2,500 persons, primary school should be supported by a population of 4,000 persons while a secondary school should be supported by a population 8000 persons. The anticipated village population is far much below the required population to support the learning institutions. Therefore, the residents from the village will be adequately served by the existing schools although located outside the planning area but within the recommended distances. Map 7 overleaf shows the educational facilities distribution in close proximity to the project area.

Map 8: Educational Facilities Distribution



Sources; Geosurv Systems Ltd, 2024

3.4.1.1 Early Childhood Development and Education Centre (ECDE)

The project area does not have a public ECDE facility located within the settlement. The *Physical Planning Handbook 2007* recommends a walking distance of 500m for nursery school-going children. Using an accessibility index of 500m, the project area is not adequately covered by ECDE facilities. The map overleaf shows accessibility analysis for ECDE centers.

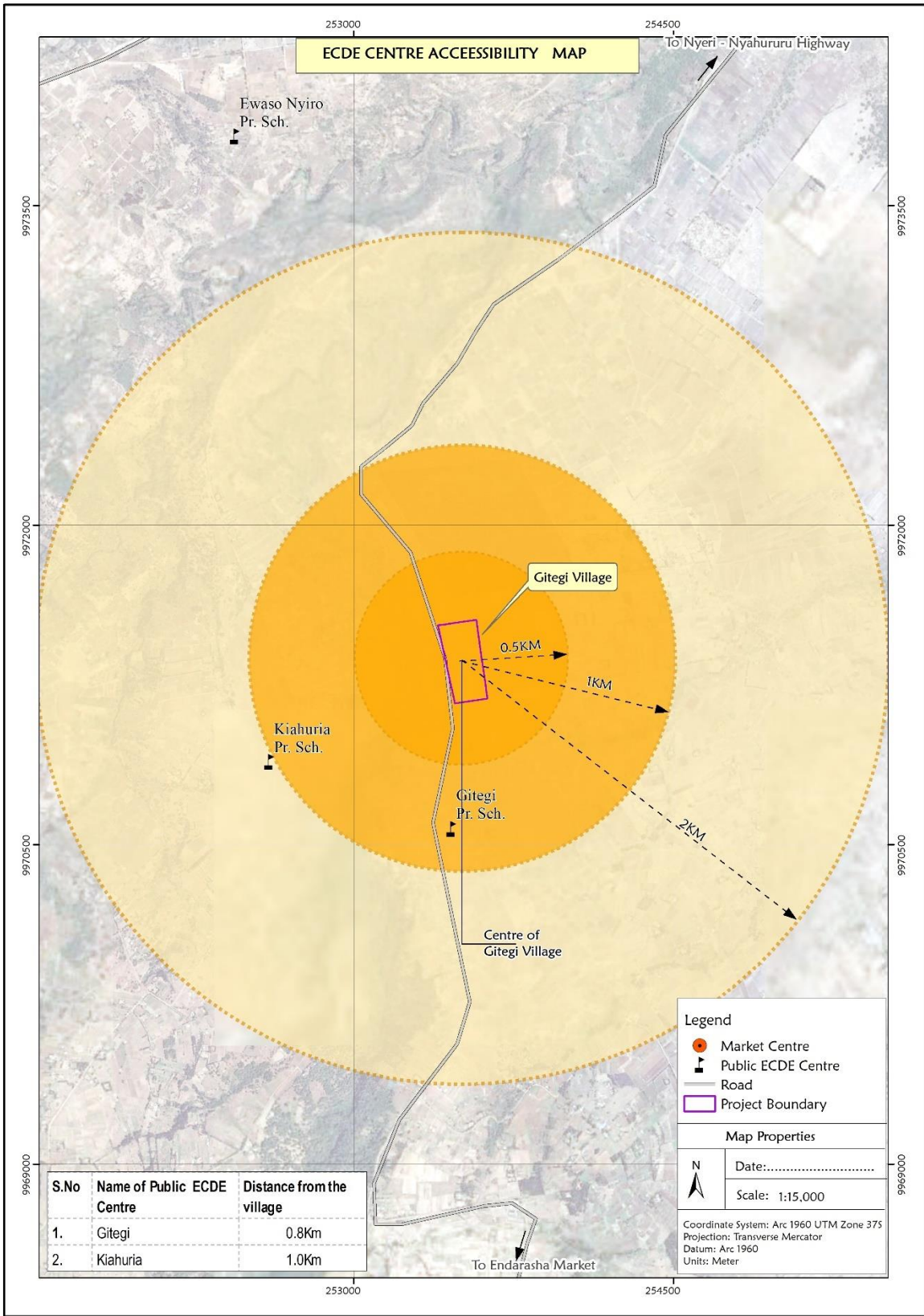
3.4.1.2 Primary Schools

There is no public primary school within the project area. However, Gitegi and Kiahuria Primary Schools are accessible to the residents within the project area. Using an accessibility index of 2km as stipulated by the physical planning handbook (2007) for the existing public primary schools in and around the project area, all homesteads will be expected to be within the recommended proximity distance as shown in the map overleaf;

3.4.1.3 Secondary Schools

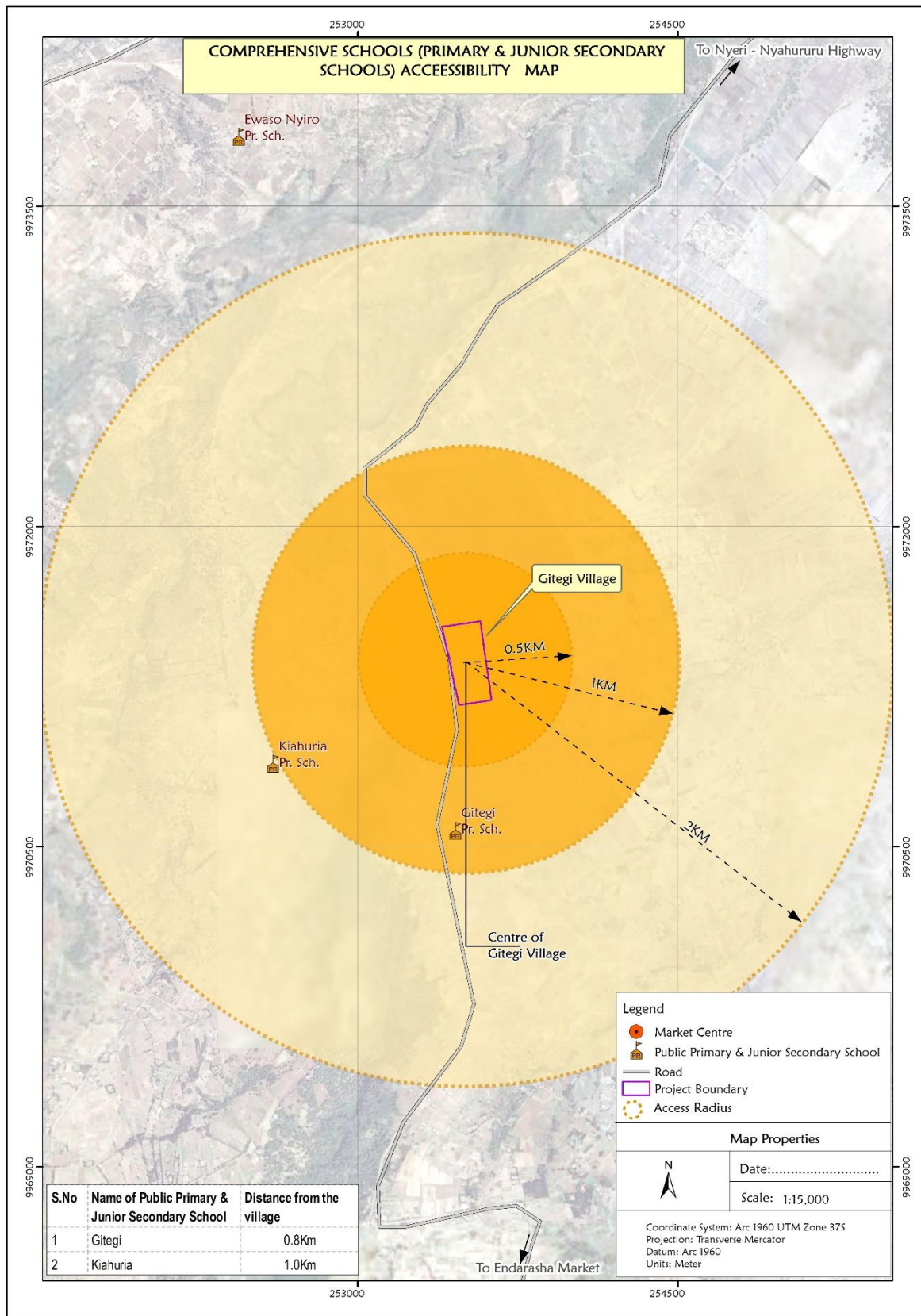
Kiaragana Secondary School can be accessible to the residents within the project area. However, there is no public secondary school within the project area. For the convenience of the students, the Physical Planning Handbook recommends a maximum walking distance of between 2km to 3km for secondary school-going students. Using an accessibility index of 2.5km for the existing public secondary school all the homesteads will be within the recommended proximity distance as shown in the accessibility overleaf;

Map 9: ECDE Centers Accessibility Map



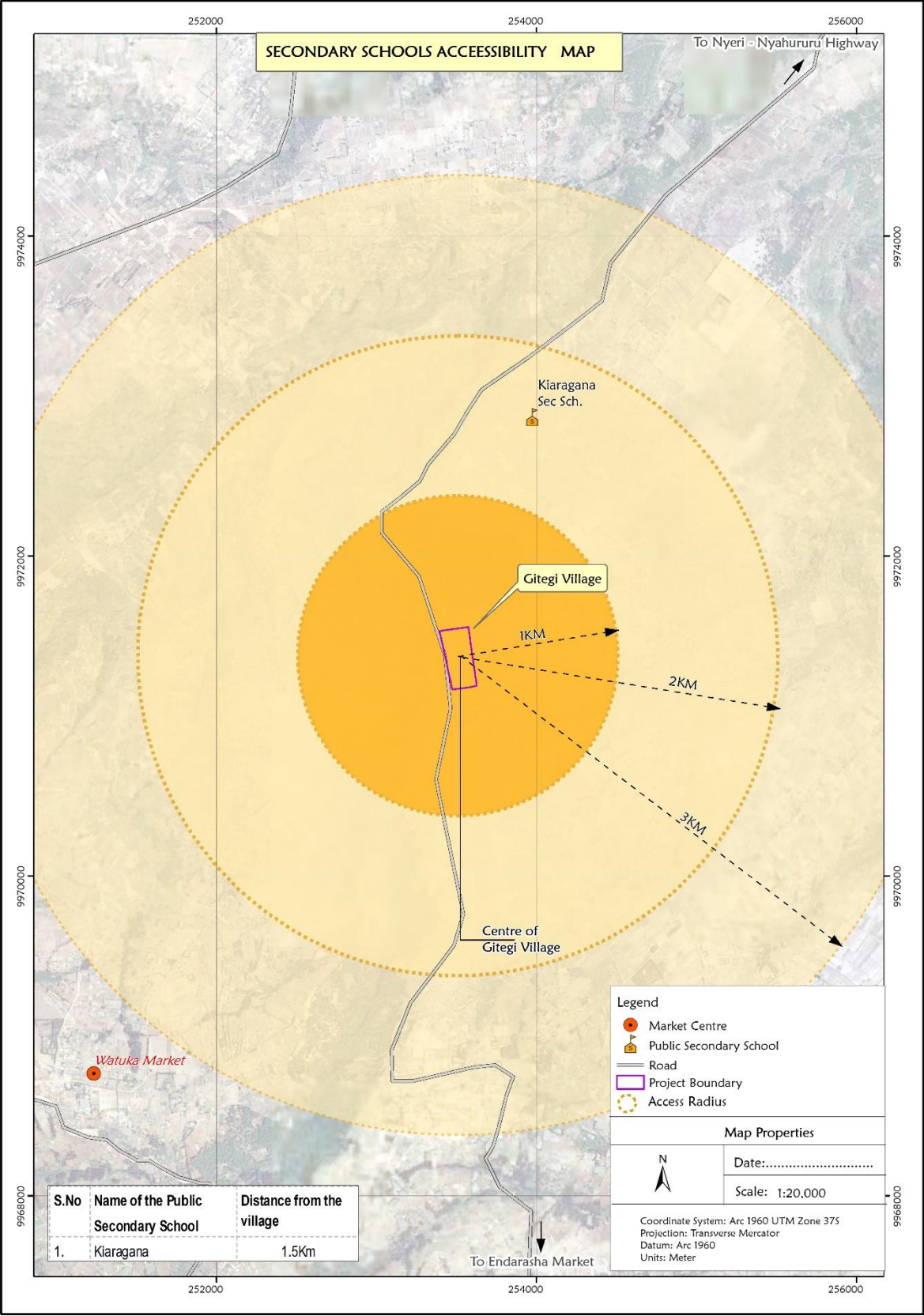
Sources; Geosurv Systems Ltd, 2025

Map 10: Primary school Accessibility Map



Source; Geosurv Systems Ltd, 2023

Map 11: Secondary School Accessibility Index



Source; Geosurv Systems Ltd, 2023

3.4.1.4 Projection of required educational facilities within the project area

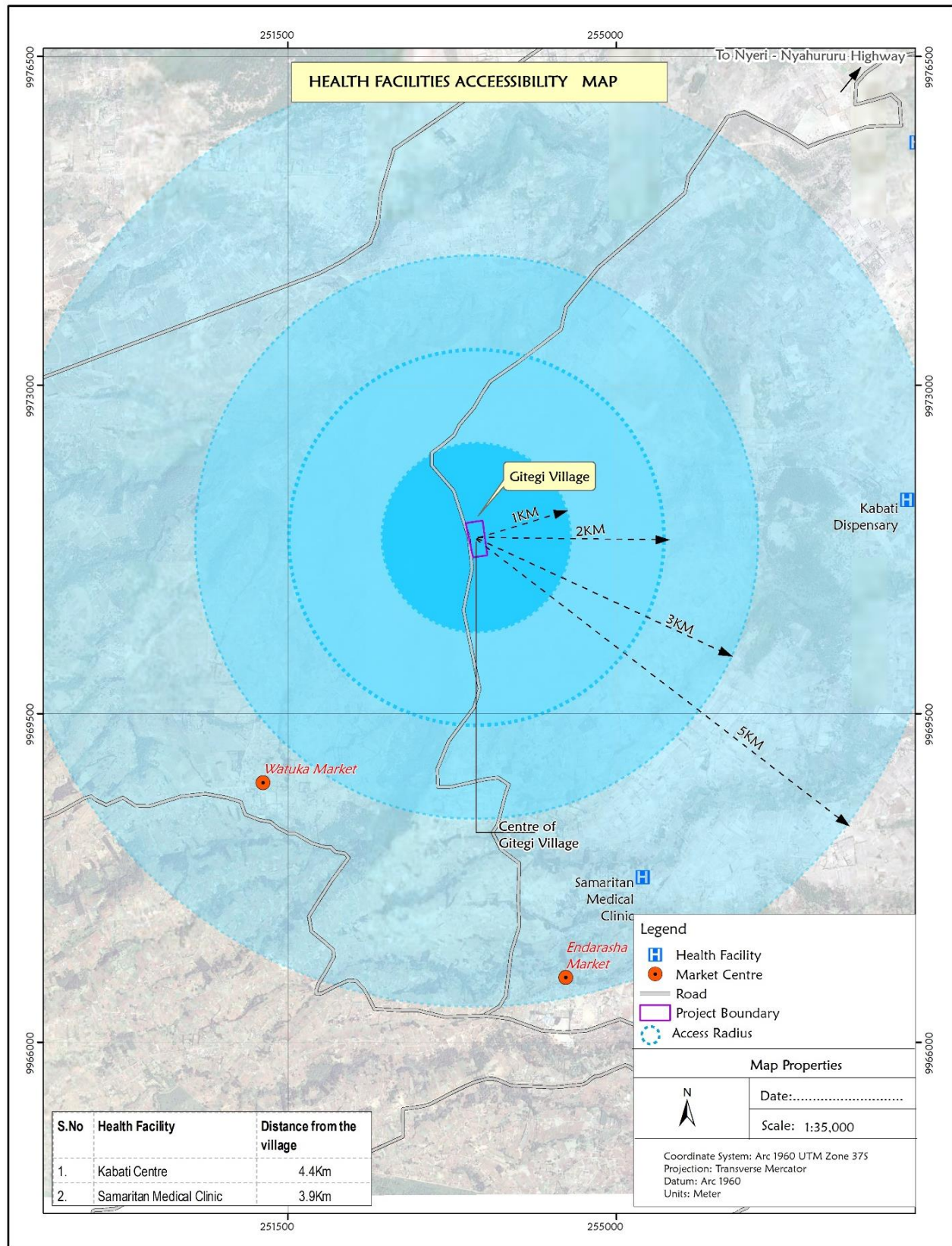
According to the Physical Planning Handbook (2007), one nursery school is required for every 2,500 people; one primary school for every 4,000 people and one secondary school for every 8,000 people. From the computations, it was deduced that the project area population has access to adequate schools except for ECDE. Thus, the existing secondary school and neighbouring educational facilities will continue serving the settlement population.

3.4.2 Health Facilities

The Constitution of Kenya, 2010, article 43 calls for the provision of standard health care services. Health services constitute some of the devolved functions as provided for in the fourth schedule of the Constitution. Access to efficient health services is a contributor to a healthy population. Moreover, ease of access to these facilities influences their level of utilization as difficulties in access hinders their optimal utilization. Access to health facility is critical to promoting the health and well-being of residents, and especially for them to remain economically active and contribute to nation building and societal development.

There are no health facilities within the project area. Approximately 95% of the residents seek medical treatment at Kabati Dispensary which is located approximately 4.4 km from the project area. Using an accessibility index of 5km, all the homesteads within the project area can access the facility as demonstrated in map 16 below. The remaining 5% seek medical services from nearby privately owned hospitals such as Endarasha Medical Clinic, Tumaini Medical Clinic among others. Map 16 blow shows the accessibility index of the health facility accessed by residents of the project area;

Map 12: Health Facilities Accessibility Index



Source: Geosurv Systems Ltd, 2023

3.4.3 Community Facilities

✓ *Religious Institutions*

There are several churches namely; Anglican Church Kenya, Sunday Service at African Independent Pentecostal Church of Africa (AIPCA), PCEA and Full Gospel Church as shown in the figure below;-



PCEA Church Gitegi



AIPCA Church

Plate 5 : Religious Institutions

Source; field survey, 2023

3.4.4 Emerging Issues

- The presence of religious facilities increases the demand for goods and services during the days of worship

The table below summarizes the emerging issues with regard to the village's social infrastructure/services.

Table 9: Emerging Issues – Social Services and Amenities

Element	Potential/Opportunities	Constraints
Education	Accessible educational facilities	○ Old and dilapidated structures in the public primary school ○ Poor learning conditions in the public primary school
Health	○ Accessible health facilities	○ Inadequate drugs and facilities hinder access to quality health care
Security and administrative facilities	○ Accessible security and administrative facilities	-

Religious facilities, recreation and other social amenities	○ Presence of several religious facilities increases the demand for goods and services in the area during the days of worship	○ Lack of recreational facilities forcing children to play in the school compounds and in the open grounds ○ Lack of social hall – people hold meetings in churches
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3.5 Economic Activities

A vibrant urban economy is made possible by the market's economic functions, infrastructure facilities, skilled human capital, stable property rights, and a safe environment. Analysis of economic systems is prudent for the understanding of human interactions, growth and development of an area. Kenya's Vision 2030 is founded on the economic, social and political pillars. Being one of the pillars identified to guide national agendas, the economy is therefore integral to any region's growth and development. Gitegi village informal settlement has a range of economic activities as outlined below.

3.5.1 Agriculture

There are no significant agricultural activities practiced within the planning area. However, some of the agriculture activities practiced in the area include; crop farming and livestock farming.

- i. **Crops farming** - Some of the crops grown for subsistence use include; onion, maize, cabbage, wheat and kale. These are mainly grown on the farms under small and large scale outside the project area.
- ii. **Livestock rearing** – Cows, sheep and goats are the major type of livestock reared in the area on a small scale.

3.6 Physical infrastructures

3.6.1 Overview

The adequacy of infrastructure helps determine one country's success and another's failure in diversifying production, expanding trade, coping with population growth, reducing poverty or improving environmental conditions. Good infrastructure raises productivity and lowers production costs but it has to expand fast enough to accommodate growth. Most of the poor segment of the population resides in the rural areas and the growth of farm productivity and non-farm rural employment is linked closely to infrastructure provision. The urban poor often benefit most directly from good infrastructure services because they are concentrated in settlements subject to unsanitary conditions, hazardous emissions and accident risks. This sub-section examines transport, energy, and water provision, liquid and solid waste management.

3.6.2 Transportation

➤ *Existing Road Network*

The main mode of transport in the project area are roads and access paths. The project area has no clearly defined road since its undeveloped. The main road accessing the planning area is in murram condition. All other areas within the project area are not clearly defined. The plates below show the condition of access roads within the project area;



Plate 6: Access roads to the project area

Source; field survey, 2023

➤ *Means of transport*

The available transport modes in the area include pedestrians (on foot), motorcycles, private cars, and 14-seater Matatus.

3.6.3 Energy

➤ *Lighting*

The area is connected to national power grid, however majority of the household in the area are not connected to electricity. A few households in the surrounding areas are connected to electricity. Majority of the residents in the surrounding areas use kerosene for lighting. A small percentage use solar energy for lighting.

➤ *Cooking Energy*

Charcoal and firewood are the major sources of cooking in the surrounding area. The increased use of firewood and charcoal as the major sources of energy for cooking contributes to global warming due to the emission of greenhouse gases and diminishing vegetation cover.

3.6.4 Water Sources, Supply and Consumption

➤ *Water Sources and Supply*



The main source of water in the area is river (River Ewaso Nyiro) and several private boreholes. The water is supplied to storage tank located in the planning area and distributed supplied to the neighboring area.

Plate 7: water storage tanks

Source; field survey, 2023

3.6.5 Sanitation

The sanitation conditions in the area under planning are categorized into liquid and solid waste management as discussed below.

3.6.5.1 Liquid Waste Disposal

The planning area and its environs does not have a conventional sewer system. Most of the most households use pit latrines to dispose of their liquid waste. According to the 2023 socio-economic survey, all the few churches in the village use pit latrines. The use of pit latrines as a liquid and human waste disposal method is unsustainable. Drilling pit latrines to the level of underground water can lead to infiltration and contamination of underground water. As a result, consuming contaminated water may lead to diseases like cholera due to the high number of people who use pit latrines. The plate below shows pit latrines used in the area



Plate 8: Pit Latrines Used by in the area

Source; field survey, 2023

3.6.5.2 Solid waste disposal



The types of waste streams within the project area are organic and inorganic waste. The major organic waste includes food scrap, banana peels, vegetables remains while the common inorganic waste comprises plastic bottles, clothes and glass. The area lacks a conventional waste management system, as there is no designated area for solid waste disposal. Residents dispose of their waste at undesigned disposal points of their convenience, such as within the outskirts of the structures as shown in the plate above.

disposal points of their convenience, such as within the outskirts of the structures as shown in the plate above.

Plate 9: Solid waste disposal method within the planning area

Source; field survey, 2023

3.6.6 Communication

Mobile phones, physical contact, email, parcel and letter are the modes of communication in the area. Mobile phone is the major mode of communication. This has been enhanced by the presence of Telecommunication Networks in the area.

Table 10: Emerging Issues

Element	Potential/Opportunities	Constraints
Transport	- High connectivity of the market - Land availability for road expansion	- Narrow and poor road condition of the internal roads - Lack of terminus facilities for motorized transport - Undesignated NMT facilities
Storm water drainage	Gently sloping terrain for easier flow of surface run-off	Lack of proper storm water drainage channels in the internal road
Energy supply	Existence of renewable energy sources like solar which can be tapped though in small scale to supplement the existing sources	Overreliance on fuelwood is a threat to the existing tree cover and could result to environmental degradation
Water supply	- High potential for rain water harvesting - Availability of natural water sources	- Inadequate water supply during the dry seasons - Threat of underground water pollution by pit latrines
Waste management	- Land availability of the location of waste management site 4Rs waste mechanisms – Reduce, Reuse, Recycle and Recover	- Lack of designated waste management site - Poor waste disposal methods - Threat of underground water pollution by pit latrines

		○ Poor aesthetics from the existing waste disposal mechanisms
ICT and Communication	○ Relatively good ownership and use of mobile phone communication modes	○ Poor rate of use of social media platforms ○ Lack of fibre optic cable

3.7 Land, Housing and Structure Characteristics

3.7.1 Overview

Land and land-based resources enables social and economic developments as land is a requisite for all human undertakings. It's a resource that encapsulates all other resources in both geographical and constitutional contexts as it is required for the sustainability of nearly all biological and environmental resources. In addition, all production activities require land space to be actualized. Planning involves sitting of various land uses on land, thus understanding the various aspects on land issues is essential in planning and development processes. This sub-section analyses land in terms of use, tenure and housing in terms of the structures' characteristics within the project area.

3.7.2 Land tenure

➤ *Mode of land acquisition and ownership document*

The village is located on public land. Therefore, the residents will be issued with lease certificates as per the Land Act, 2012 (Amended 2016). Based on the preliminary beneficiary list, the tenure options include Individual lease certificates for the plots owned by one individual.

3.7.3 Existing Land Use

Land uses within the project area include public purpose, commercial, Public Utility and Transportation. As shown in the existing land use budget table below, Undeveloped covers about 3.99Ha which is approximately 64.3% of the total land area. This is followed by public purpose at 16.6%, transportation at 11.3%, commercial at 6.1%, and Public Utility at 1.8%.

Table 11: Existing land use budget

Code	Land Use	Area (Ha)	Percentage (%)
4	Public Purpose	1.03	16.6
5	Commercial	0.38	6.1
6	Public Utility	0.11	1.8
7	Transportation	0.70	11.3
	Undeveloped	3.99	64.3
	Total	6.21	100.0

Map 13: Existing Land Use



Source: Geosurv Systems Ltd, 2023

3.7.4 Settlement Structure and Housing

✓ *Structures Characteristics*

The village is not developed except few structures owned by church. These structures include permanent and semi-permanent structures. The permanent structures are built of iron sheets or, stone and concrete block walls and cement or ceramic tile floors. The semi-permanent ones are built of iron sheets roofs and timber walls and cement floors.

○ *Construction materials*

The construction materials being used by the residents in the project area to construct structures in the settlement have been categorized in terms of roofing, wall and floor material. The main types of roofing material used are iron sheets. The main wall materials used for construction of house walls are timber, stones and Cement. The floor material used are cement, earth and tiles.

○ *Housing Typologies*

The most common housing typology in the project area are conventional houses. These are houses that are constructed using traditional method of building using common techniques and materials. The classification of housing was based on the types of building materials used. Based on the material, the houses were categorized as permanent, semi-permanent or temporary as described in the structure characteristics above. The plates below show some of the existing housing typologies in the project area:



Plate 10: Permanent Structures



Plate 11: Semi-Permanent Structures

Source; field survey, 2023

3.7.5 Emerging issues

- Insecurity of land tenure.
- Lack of land use framework to guide land development resulting to haphazard developments
- Availability of land for urban development
- Urban decay and poor aesthetics
- Poor housing conditions

The table below summarizes the emerging issues with regard to the settlement's land and housing:

Table 12: Emerging Issues – Land and Housing

Element	Potential/Opportunities	Constraints
Land	○ Available land for future developments	○ Insecurity of land tenure hindering the construction of major developments ○ Unstandardized plot sizes ○ Irregular plot shapes and sizes
Land use	○ Availability of land for urban development	○ Haphazard developments due to lack of a land use framework to guide developments
Housing	○ Stable geology and soils for urban development ○ Government good will on social housing	○ Dilapidated structures ○ Urban decay and poor aesthetics ○ Degrading living conditions

3.8 Synthesis

The village has various development challenges and opportunities. Some of the challenges include insecurity of land tenure, poor road conditions, inadequate water supply, lack of recreational facilities, lack of storm water drainage channels and improper waste management systems. Some of these challenges have been brought about by poor maintenance of the village, while others are due to insufficient provision of essential infrastructural facilities.

3.8.1 Challenges

i. Insecurity of Land Tenure

Gitegi village land is publicly owned and the owners who claim ownership of the plots lack legal ownership documents. Despite the long claim of ownership of the parcels of land, they are simply squatters with no ownership rights to the land parcels.

ii. Poor accessibility

The settlement is characterized by poor access roads (earth and murram) and which are in poor condition mostly during rainy season. This makes it difficult for residents to access the site.

iii. Uncoordinated Development

The village is characterized by lack of basic infrastructure to support health and wellness, including sewage system, public spaces for commerce and recreation among others.

iv. Lack of storm water drainage channels

The existing access roads do not have storm water drainage channels. This makes the settlement susceptible to flooding during the rainy seasons.

v. Improper waste management systems

Solid waste management; There is no designated site for waste collection/disposal within the village. The residents have resulted to dumping solid waste on available open spaces in the village which has results to pollution.

vi. Lack of basic social infrastructure

The settlement lacks recreational facilities such as playground and recreational parks which offer avenue for residents' interaction and relaxation. It also lacks a social hall where residents can hold meetings.

vii. Lack of flood lights

The settlement has no flood light this may to insecurity during the night. Table below shows the synthesized sectoral issues:

Table 13: Synthesized Sectoral Issues

S.No	Sector	Opportunities	Challenges
1.	Physiography and natural environment		❖ Vegetation depletion. ❖ Increased cutting down of trees without replanting in the area due to high demand for construction materials and use of firewood and charcoal as source of fuel for cooking.
2.	Environmental Concerns		❖ Lack of proper solid waste management results in residents disposing their waste outside the structures, making them prone to diseases such as malaria and also causing the settlement to have poor aesthetics. ❖ Pit latrines are the major method of liquid waste management used by the residents in the settlement. The method is unsustainable and may cause pollution of the

S.No	Sector	Opportunities	Challenges
			underground water due to the high-water table in the area. ❖ Increased occurrence of disasters such as drought due to climate change. ❖ Unsustainable land management practices such as improper waste disposal methods, continuous cutting down of trees without reforestation and reliance on non-renewable energy sources.
3.	Demographic dynamics	Relatively high number of the labour force and the youth age groups.	❖ High level of unemployment. ❖ High numbers of uneducated persons. ❖ Majority of residents have low-income levels.
4.	Educational Facilities	Accessible primary and secondary schools as per the accessibility index of 2km and 2.5 km respectively.	❖ Lack of ECDE Centre in the village
5.	Health Facilities		Lack of dispensary in the village
6.	Economic activities	Relatively high number of the labour force and the youths age groups. Relatively high population.	❖ Low number of formally employed residents. ❖ Inadequate technical skills and capacity building. ❖ Lack of community empowerment and participation. ❖ Inadequate entrepreneurship support ❖ Inadequate infrastructure development ❖ Inadequate social enterprise development
7.	Transportation		Poor existing access roads conditions.
8.	Energy	Availability of power supply.	Increased use of firewood and charcoal for cooking resulting to reduced tree vegetation cover.

S.No	Sector	Opportunities	Challenges
		Underutilized renewable source of energy such as solar energy.	
9.	Sanitation		Lack of conventional sewerage system.
			Inappropriate methods of liquid waste management such as pit latrines which may result to pollution of the underground water due to infiltration.
			Improper waste disposal outside the structure resulting to bad odour and unpleasant view of the settlement.
			Inappropriate methods of waste management such as burning which causes air pollution.
10.	Communication	Proper telecommunication network.	Lack of fiber optic cable.
11.	Land, Housing and Structure Characteristics.	Undeveloped settlement giving room for design and proposal without affecting any structure compare to informal settlements in the country.	❖ Lack of land tenure security

CHAPTER FOUR PLAN PROPOSALS

4.1 Overview

The plan provides the village's spatial structure, which defines how space will be utilized to ensure optimal and sustainable use of land and land-based resources. This will facilitate the attainment of social, economic and environmental goals, while also helping to achieve the principles of efficiency, equity, sustainability and productivity. The plan also offers strategies to address environmental degradation and inefficient transportation. The process of preparing the plan proposals entailed conceptualizing the findings from socio-economic survey, mapping out and analysing the structuring elements, considering alternative planning options and considering stakeholders' concerns to inform the proposed plan, as detailed below;

4.2 Structuring Elements

Structuring elements are components that inform and determine the form and general development patterns of a given area. They define the spatial structure of proposals that facilitate the attainment of social, economic & environmental goals and help achieve the principles of efficiency, equity, sustainability, and productivity. The following are the structuring elements that guided the informal settlement's plan design.

4.2.1 Existing Footpaths and Road Network

There is no tarmacked road connecting the planning area to other major urban areas neither within the village. The existing footpaths and main road which connect the village to Nyeri-Nyahururu Road were used as a guide to identify suitable locations for new access roads. This approach ensured that the proposed road network is compatible with the village layout, hence enabling smoother movement and connectivity within the settlement.

4.2.3 Claimed plots' boundaries

The boundaries of the claimed plots were picked during the preparation of the base map with the assistance of members of the Settlement Executive Committee and the project beneficiaries. In some section of the village the existing narrow footpaths mostly informed location of the proposed access roads and footpaths.

4.3 Stakeholders' Concerns

During the consultative forum, stakeholders raised several concerns, including security of tenure, provision of basic social amenities, improvement of physical infrastructure such as road connectivity, provision of access roads and coordinated development. To address these concerns, minimum road size and road hierarchy was used in order to ensure coordinated development. In this approach, proposed primary road is 15m, secondary road is 9m wide, service lanes are 6m wide, and footpaths are below 6m for immediate implementation.

Gitegi village is undeveloped and characterized lack of basic amenities. In order to achieve a well-planned settlement with access roads, adequate social and physical amenities several provisions of standard hierarchical road network were adopted. This option provided a road reserve of 9m for the major roads and 6m service lanes to provide access to individual

plots. The option depicts the desired state of the settlement after the conventional planning standards with regard to provision of hierarchical roads and prerequisite facilities have been applied. It results into a settlement with better connectivity and adequate facilities.

4.4 Land Use Zones

4.4.1 Overview

The discipline of planning has established guidelines that ensure universal presentation, understanding, and clear representation of land use zones. To achieve this, the various land use zones have been classified into eleven categories, each represented by a class code number and colour. These classifications are outlined in table 14 below:

Table 14: Land Use Zone Codes and Colours

Land Use Code	Land Use Name	Colour
0	Residential	Brown
1	Industrial	Purple
2	Educational	Orange
3	Recreational	Green
4	Public purpose	Yellow
5	Commercial	Red
6	Public utility	Blue
7	Transportation	Grey
8	Conservation	Pale greenish
9	Agricultural	Greenish
10	Water Bodies	Bluish

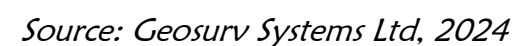
Source: Urban Land Use Planning and Oversight Guidelines (National Land Commission) – 2016)

4.4.2 Proposed Land Use Budget

The plan covers an area of **6.21 Ha**. Public Purpose land use occupies the highest percentage at 31.7%, while educational land use accounts for the least percentage at 2.3%. Table below outlines the land use budget while map overleaf shows the village Local Physical and Land Use Development Plan.

Table 15: Proposed Land Use Budget

Land Use	Area (Ha)	Percentage Coverage (%)
Industrial	0.29	4.7
Educational	0.14	2.3
Recreational	0.11	1.8
Public Purpose	1.97	31.7
Commercial	1.80	29.0
Public Utility	0.14	2.3
Transportation	1.76	28.3
	6.21	100.00



4.4.2.1 Proposed Land Use

As outlined in the proposed land use budget, the LPLUDP has various land uses; Industrial, educational, recreational, public purpose, commercial, public utility and transportation. These land uses have been adopted from the existing land uses and the 2003 development plan. The land use zones cover approximate area of **6.21 Ha** as outlined in table 16 below:

Table 16: Existing and Proposed Land Use Zones

Land Use Number	Land Use Name	Area In Hectares
Industrial		0.29
1 ₁	Proposed Milk Processing Site	0.18
1 ₂	Proposed Slaughter House	0.11
Educational		0.14
2 ₁	Proposed ECDE Centre	0.14
Recreational		0.11
3 ₁	Recreational Park	0.11
Public Purpose		1.97
4 ₁	Existing PCEA Church	0.17
4 ₂	Existing Full Gospel Church	0.15
4 ₃	Existing AIPCA Church	0.15
4 ₄	Existing A.C.K Church	0.15
4 ₅	Proposed Community Centre	0.15
4 ₆	Proposed Catholic Church	0.28
4 ₇	Proposed Dispensary	0.33
4 ₈	Proposed County Offices	0.20
4 ₉	Proposed Administrative Offices	0.18
4 ₁₀	Proposed Police Post	0.18
4 ₁₁	Proposed Holy Ghost Church	0.09
Commercial		1.80
5 ₁	Proposed Commercial Plots	0.34
5 ₂₋₄	Proposed Market Plots	0.56
5 ₅₋₇	Proposed Business Cum Residential Plots	0.90
Public Utility		0.14
6 ₁	Existing Storage Water Tank	0.08
6 ₂	Proposed Solid Waste Collection Site	0.06
Transportation		1.76
7 ₁	Proposed Parking Space	0.15
7 ₂	Proposed Road Reserve	1.61
	Total	6.21

4.5 Development Guidelines and Regulations

The development guidelines have been formulated to regulate and guide development activities in the village. This was deemed necessary so as to ensure that the implementation of the proposals in the village is sustainable and leads the people in achieving the stated vision. These guidelines are mainly focused on industrial, public purpose and commercial developments. The tables below outline the various development guidelines formulated;

4.5.1 Development Guidelines

The proposed development guidelines for the industrial land use are indicated in table below:

Table 17: Development Land Use Guidelines

Zone No.	Description		Development Control Measures							Permitted Development
	Land Use Name	Actual Plot Size (Ha)	Rec. Minimum Plot Size (Ha)	Min Plot Coverage	Min Plot ratio	No. of floors	Building lines (m)	Set Back (m)		
								S	R	
Industrial Land Use										
1 ₁	Proposed Milk Processing	0.18	-	25%	0.6	1	2	1.5	1.5	Any structure in line with the Milk Processing plant
1 ₂	Proposed Slaughter House	0.11	0.1	25%		1	2	1.5	1.5	Any structure in line with the slaughter house activities: ✓ Stunning equipment ✓ Slaughtering tools ✓ Chilling rooms ✓ Waste management systems
Educational Land Use										
2 ₁	Proposed ECDE Centre	0.14	0.25	50%		2	2	1.5	1.5	The permitted buildings within these zones will be in line with educational function
Recreational land use										
3 ₁	Proposed recreational park	0.11	-	-		-	-	-	-	✓ Landscaping activities ✓ Sanitation blocks ✓ Outdoor sporting facilities ✓ Common water points and lights ✓ Litter bins

Zone No.	Description		Development Control Measures								
	Land Use Name	Actual Plot Size (Ha)	Rec. Minimum Plot Size (Ha)	Min Plot Coverage	Min Plot ratio	No. of floors	Building lines (m)	Set Back (m)		Permitted Development	
								S	R		
Public Purpose											
4 _{1-4,6,11}	Existing Churches	0.15	0.1	25%	0.6	2	1	1.5	1.5	The permitted buildings within these zones will be in line with the respective public purpose activities.	
4 ₅	Proposed Community center	0.15	-	25%	0.6	3	1	1.5	1.5		
4 ₇	Proposed Dispensary	0.15	-	25%	0.6	3	1	1.5	1.5		
4 ₈	Proposed County offices	0.20	-	25%	0.6	3	1	1.5	1.5		
4 ₉	Proposed National Administration offices	0.18	-	25%	0.6	3	1	1.5	1.5		
4 ₁₀	Proposed police post	0.18	-	25%	0.6	3	1	1.5	1.5		
Commercial land use											
5 ₁	Proposed market	0.34	-	75%	2	2	2	1.5	1.5	Market stalls and the requisite support infrastructure: ✓ Waste management ✓ Public toilets ✓ Water points	
5 ₂₋₄	Proposed Commercial plots	-	0.05	75%	4	5	2	-	-	Multi story commercial structures housing commercial activities like hotels and	

Zone No.	Description		Development Control Measures							Permitted Development
	Land Use Name	Actual Plot Size (Ha)	Rec. Minimum Plot Size (Ha)	Min Plot Coverage	Min Plot ratio	No. of floors	Building lines (m)	Set Back (m)		
								S	R	
										restaurants, retail and wholesale, financial services, beauty shops and spa, hardware, technology and digital services, as well as agribusiness
5 ₅₋₇	Proposed Business Cum Residential.		0.05	75%	4	5	2	1.5	1.5	Commercial cum residential multi story buildings housing commercial functions on the ground floors and residential functions on the upper floors

4.5.2: Transportation Land Use Development Guidelines

All the proposed road reserves are 9m wide. In order to achieve harmonious development, the entire development taking place within the village needs to observe the set building lines and setbacks of 1.5m. The proposed development guidelines for the transportation land use zones are outlined in table below;

Table 18: Transportation Land Use Development Guidelines

Zone No.	Existing Land Use	Proposed Land Use	Zone Description	Lighting	Entrance and Exit	Parking type and size	Total Area (Ha)
7 ₁	Undeveloped	Transportation	Proposed Parking	One flood light (15m high) centrally placed	4.5 m wide	Angular parking	0.15

4.6 Sector Plan and Development Strategies

The strategies were developed through public participation to promote equitable growth in the project area in order to improve the quality of life for all the residents. They were developed in line with the stakeholders' concerns and vision. Development strategies have been formulated to ensure that the implementation of the land use proposals enhances sustainable economic growth/development. These strategies are sector-specific highlighting the existing problems per sector, areas affected, the strategic objective, improvement strategies, time frame and the actors to be involved in the implementation process. The sectors that required formulation of development strategies included; environment, transport, housing, water provision and economy. In this regard, the following development strategies were developed:

- ✓ Environmental Conservation and Improvement Strategies.
- ✓ Transportation improvement strategies.
- ✓ Water supply improvement strategies.
- ✓ Housing development efficiency strategies
- ✓ Economic improvement strategies.

Other than ensuring the realization of the settlement's vision, these strategies form the basis of the plan implementation which is aimed at transforming the settlement into a better place through sustainable and environmentally friendly developments. The various development strategies and their implementation framework are outlined below:

4.6.1 Environmental protection Strategies

The issues focused on in the formulation of the environmental protection strategies included; solid & liquid waste management, pollution, climate change and disaster management.

○ Solid Waste Management

The village is characterized by lack of proper solid waste management system whereby the residents dump their waste haphazardly within the settlement. This has not only contributed to an un-anaesthetic state of the settlement but has also made the residents prone to diseases such as cholera. Establishing proper waste management systems is crucial to prevent pollution and the spread of diseases. This includes setting up waste collection points, promoting recycling & composting and educating residents about proper waste disposal practices.

The following strategies have been proposed with the aim of promoting proper solid waste management:

- ❖ Public sensitization on non-littering in the village.
- ❖ Provision of trash bags to the households in order to encourage waste segregation and sorting at the household level.
- ❖ Sensitizing the residents on the need to recycle/reuse non-biodegradable waste such as plastics and glasses.

- ❖ Provision of clearly labelled waste bins as per the NEMA requirements in strategic locations along the roads within the project area in order to promote waste sorting and proper waste management.
- ❖ Increasing the waste collection frequency by developing a system for regular waste collection and transportation from the village to appropriate disposal sites. This will ensure consistent and timely collection.
- ❖ Establishing a monitoring and evaluation system to monitor waste management activities. The regular monitoring will help identify areas for improvement and ensure the long-term success of waste management initiatives.

○ **Liquid Waste Management**

The strategies are aimed at promoting sustainable liquid waste disposal methods in the village. This is because the village lacks an operational sewerage system with most of the residents using pit latrines as a method of liquid waste disposal. The use of pit latrines as a liquid and human waste disposal method is a health threat as it could lead to infiltration and contamination of underground water. The plan proposes for provision of sewer reticulation system in the long term and use of septic tanks in the short term.

The following strategies have been recommended:

- ❖ Use of septic tanks - proper construction and regular emptying of septic tanks is essential to prevent contamination of groundwater sources and the spread of diseases.
- ❖ Establishment of proper drainage channels and proper maintenance to avoid blockages and overflow in order to manage storm water and wastewater. This will also prevent waterlogging and flooding within the settlement.

○ **Energy**

The common type of energy source for lighting within the project area is electricity. Firewood/charcoal is the most common type of energy for cooking used by the residents. The use of non-renewable sources of energy is not sustainable due to increase in greenhouse gases emission, particularly CO₂, which largely contributes to global warming and climate change. Thus, there is need to develop sustainable urban energy for optimal energy efficiency associated with low or no-carbon gases. The ultimate aim is to bring about a paradigm shift with respect to energy and resource utilization within all the functions of a community. Some of the benefits of the sustainable urban energy are;

- Reduced carbon emissions.
- Reduced dependence on fossil fuels.
- Introduction of cleaner fuels.
- Increased use of renewable energy.
- Promotion of diversification of energy sources.
- Ensuring that citizens have appropriate access to energy services and information on the best energy use practices to reduce poverty.

The following are some of the proposed strategies aimed at promoting sustainable energy use:

- ✓ Sensitizing and creating awareness to the community members on the various type of renewable energy such as the use of solar energy.
- ✓ Conducting awareness and training programs to educate the residents about energy efficient practices such as using energy-saving appliances, turning off lights when not in use, and minimizing wastage. This will empower the residents with knowledge and skills that will enable them to actively participate in energy conservation efforts.
- ✓ Educating the residents on the importance of constructing energy-efficient housing design by using locally available and low-cost materials with good insulation properties. This will reduce the need for artificial lighting, cooling, and heating, thereby decreasing energy demand.

- **Pollution Reduction**

Pollution is an environmental concern in village due to various factors such as dust particles, inadequate waste management and use of inefficient cooking fuels and lack of access to clean energy. The following recommendations are aimed at mitigating against air pollution in the settlement:

- ✓ Educating and creating awareness on the available alternative sources of energy that do not emit CO₂.
- ✓ Adopting proper methods of solid waste management such as designating specific areas for waste collection and management.
- ✓ Conserving the existing vegetation within the settlement as it acts as natural filter, absorbing pollutants and improving air quality.

- **Climate change**

The continuous cutting of indigenous trees and use of unsustainable sources of energy for cooking such as firewood emits carbon dioxide, which is one of the greenhouse gases that contribute greatly in climate change. The following are some of the strategies for enhancing climate change resilience within the informal settlement;

- ✓ Sensitizing the residents on the available water conservation practices such as rain water harvesting in order to address challenges exacerbated by climate change.
- ✓ Construction of proper drainage channels to prevent flooding within the settlement during rainy seasons.
- ✓ Conservation of the indigenous trees and existing vegetation as they help regulate temperature and absorb surface run-off thus preventing flooding.
- ✓ Promote use of green energy such as solar energy to reduce usage of wood fuel through creation of awareness and sensitization
- ✓ Encourage appropriate house designs and building materials.

Table below shows the proposed environmental protection strategies, timeframe and the actors responsible for implementation of the strategies:

Table 19: Environmental protection Strategies

Problem	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
Poor Solid Waste Management	Entire project area	To enhance efficiency in solid waste management.	Provision of skips along the major roads within the village	Short term	County Government of Nyeri and development partners
			Provision of waste collection bins and trash bags.	Short – medium - long term	County Government of Nyeri
			Public sensitization on non-littering within the settlement.	Continuous	County Government of Nyeri NEMA
			Promote waste sorting through provision of waste collection bins colored green, blue and brown for compostable, recyclable and non-biodegradable waste respectively.	Short – medium - long term	County Government of Nyeri NEMA Local Community
			Promote waste reuse, recycling and reduction.	Continuous	County Government of Nyeri Private Sector Local Community
			Increase the waste collection frequency.	Continuous	County Government of Nyeri
			Privatize waste collection and management.	Short term then continuous	County Government of Nyeri
			Establish a system to monitor waste management activities	Medium term	County Government of Nyeri

Problem	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
Liquid Waste Management	Entire project area	To ensure proper liquid waste management	Establishment of the sewer reticulation system for efficient liquid waste management.	Long term	County Government of Nyeri Development Partners
			Construction of sewer treatment plant outside the village.	Long term	County Government of Nyeri Development Partners
			Establishment of proper drainage channel in order to manage storm water and waste water.	Short term	County Government of Nyeri Development Partners
			Encourage use of septic tanks - proper construction and regular emptying of septic tanks is essential to prevent contamination of groundwater sources and the spread of diseases.	Short term	County Government of Nyeri Local Community
Use of unsustainable sources of energy		To enhance sustainable use of energy To reduce environmental impact	✓ Sensitizing and creating awareness to the community members on the various type of renewable energy such as the use of solar energy ✓ Conducting awareness and training programs to educate the residents about energy efficient practices such as using energy-saving appliances, turning off lights when not in use, and minimizing wastage. This will empower the residents with knowledge and skills that will enable	Short – medium – long term	County Government of Nyeri Rural Electrification and Renewable Energy Corporation Local Community

Problem	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
			them to actively participate in energy conservation efforts.		
Pollution of underground water	Entire project area	Protect underground water	Discourage use of pit latrines and build aqua privy or pour flush latrines drained by septic tanks for people with no water closet.	Short- medium and long term	County Government of Nyeri Local Community
			❖ Provision of sewer reticulation network.	Medium- long term	County Government of Nyeri Development Partners Local Community
Air pollution	Entire project area	To reduce level of air pollution	• Educating and creating awareness on the available alternative sources of energy that do not emit CO₂. • Adopting proper methods of solid waste management such as provision of skips and bins within the settlement • Conserving the existing vegetation within the settlement as it acts as natural filter, absorbs pollutants and improves air quality.	Short – medium and long term	County Government of Nyeri Development Partners Local Community
Climate change		To mitigate the impacts of changing climate patterns and protect the	❖ Sensitizing the residents on the available water conservation practices such as rain water harvesting in order to address challenges exacerbated by climate change.	Short – medium and long term	County Government of Nyeri Development Partners Local Community

Problem	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
		vulnerable communities living in these areas	❖ Construction of proper drainage channels to prevent flooding in the settlement during rainy seasons.	Short term	Nyeri County Government Local Community
			❖ Promote use of green energy such as solar energy to reduce usage of wood fuel through creation of awareness and sensitization	Short – medium and long term	Nyeri County Government Development Partners Local Community
			❖ Encourage appropriate house designs and building materials – smart homes	Short – medium and long term	

KEY: Immediate – one-year, short term – up to 3 years, medium term – up to 5 years, long term – up to 10 years

4.6.2 Transportation Improvement Strategies

An efficient transportation system is critical for improved productivity and enhanced economic growth as goods and services require to be moved from one place to another, at the right time and in good quality. In this regard, strategies have been formulated to improve on the efficiency of the transport system so as to realize the accruing benefits. These strategies focus on; accessibility, road conditions and non-motorized transportation as outlined in table below;

Table 20: Transportation Improvement Strategies

Problem	Objective	Mitigation/ Strategies	Duration	Actors
Inaccessibility	Improve access within the village	○ Open up all planned new roads that provide access to every land parcel	Short term	-County department of Roads, Infrastructure and Public Works -LHPPUD -NGOs, CBOs, FBOs -PPP
		○ Provision of 6m service lanes for the commercial zones	Short term	
		○ Upgrading all access roads to motorable condition	Short term	
		○ Provision of pedestrian walkways along all the roads within the Village in the commercial areas	Short term	
		○ Installation of street lights and street furniture along the access roads	Short term	
Poor road conditions	Improve the road conditions	○ Upgrade all access roads to motorable conditions	Short term	-County department of Roads, Infrastructure and Public Works
		○ Constant road maintenance and repairs	Continuous	

Lack of NMT transportation facilities	Create an inclusive integrated transportation system for the village	○ Provision of pedestrian walkways/lanes	Short term	-County department of Roads, Infrastructure and Public Works -LHPPUD -NGOs, CBOs, FBOs -PPP
		○ Provision of bollards to prevent vehicular obstruction of the walkways	Short term	
		○ Provision of street furniture i.e. street light & waste bins along the walkways	Short term	

4.6.3 Water Supply Improvement Strategies

Water efficiency strategies will help optimize water usage and minimize wastage. The strategies focus on rainwater harvesting, greywater recycling, leak detection and repair, community education & awareness and the establishment of community water management committees. Table below explains water efficiency strategies and implementation framework:

Table 21: Water Supply Improvement Strategies

Challenge	Affected Area	Objective	Mitigation/Strategies	Time frame	Actors
Inadequate water supply	Project area	To enhance adequate water supply	Connecting the residence with piped water.	Immediate to Short term	County government of Nyeri Development Partners Community Members
			- Provision of water tanks to the residents. - Sensitize the community members on various methods of water collection such as rooftop rainwater harvesting systems. This will provide an additional source of water for various purposes. - Conduct awareness campaigns to educate residents about water conservation practices such as turning off taps when not in use, using water sparingly and reporting water leaks.	Short-term medium–long term	County government of Nyeri Community members

Challenge	Affected Area	Objective	Mitigation/Strategies	Time frame	Actors
			Regularly inspect water supply systems to identify and fix leaks promptly. Leaks can waste a significant amount of water, so addressing them can save water and reduce water bills.	Short-term medium– long term	County Government of Nyeri

4.6.4 Housing Development Efficiency Strategies

The residential function of an urban area is one of its most critical roles since all its inhabitants require safe and conducive environments to live in. Though the plan has outlined the various development guidelines and regulations to guide the development of the residential structures, the efficiency and sustainability of these developments should also be considered. Concerning this, strategies have been formulated to address the challenges observed in housing provision to enhance its efficiency. These problems include; lack of observance of building lines, informality in housing provision, poor housing conditions and insecurity of land tenure, poor urban design and inadequate social (residential support) facilities. The strategies formulated are outlined in table below:

Table 22: Housing Development Efficiency Strategies

Challenge	Affected Area	Objective	Mitigation/Strategies	Time Frame	Actors
Un-even building alignments in relation to the roads.	Project area	To promote urban form, design and aesthetics	❖ A 4 m building line for roads between 12m & 9m.	Short term	County Government of Nyeri
			❖ Provision of setback lines: -1.5 m on the sides and 2 m at the rear on all residential zones.	Short term	County Government of Nyeri

Challenge	Affected Area	Objective	Mitigation/Strategies	Time Frame	Actors
Urban informality.	Project area	To minimize informality	❖ Provide a spatial framework to guide housing development in the village	Short term	County Government of Nyeri
			❖ Embracing an incremental housing approach that allows for incremental improvements over time. Start with basic, affordable structures and provide opportunities for residents to expand and upgrade their homes as their resources and needs grow. This approach enables affordability, flexibility, and adaptability.	Short – medium-long term	County Government of Nyeri Community Members Development Partners
			❖ Exploring innovative building materials and construction techniques suitable for informal settlements. These can include locally available, low-cost materials that are sustainable and resilient. Adopting efficient construction methods can reduce costs, construction time, and environmental impacts.	Short – medium-long term	County Government of Nyeri Community Members Development Partners
		To provide adequate ECDE centres.	❖ Provision of ECDE centre.	Short term	County Government of Nyeri
		To provide adequate and up	❖ Opening up of access roads and upgrading the existing ones.	Short term	County Government of Nyeri

Challenge	Affected Area	Objective	Mitigation/Strategies	Time Frame	Actors
		to standard road networks.			
		To promote secure neighbourhoods.	❖ Installation of streetlights within the village.	Short term	County Government of Nyeri
Poor housing conditions	Project area	Provide infrastructural facilities.	❖ Provision of basic infrastructural services within the Village such as sewerage system, electricity, roads, water etc.	Short and medium term	County Government of Nyeri
Insecurity of land tenure	Project area	Provide security of tenure.	❖ Land survey and issuance of lease certificates. ❖ Developing a Land Information System.	Short term	County Government of Nyeri
Unfriendly urban design for People with disabilities, children and the elderly	Project area	Provide friendly Designs for people with disabilities, Children, & the Elderly.	❖ Provision of ramps/inclined planes: ➤ Road reserves. ➤ Entrances and within buildings.	Short – medium to long term	County Government of Nyeri Private Sector

4.6.5 Economic Improvement Strategies

Economic improvement strategies focus on enhancing livelihood opportunities, promoting entrepreneurship, and improving access to economic resources. The following are the proposed economic development strategies aimed at improving the residents' livelihoods:

Table 23: Economic Improvement Strategies

Challenge	Affected Area	Objective	Mitigation/Strategies	Time frame	Actors
Inadequate technical skills and capacity building	Project area	To promote job creation.	❖ Provide vocational training and skills development programmes to residents, focusing on areas with local demand and market potential such as small-scale manufacturing, construction and service industry.	Short – medium – long term	County Government of Nyeri Development Partners Community Members
Lack of community empowerment and participation:	Project area	To enhance residents' livelihood	❖ Encourage residents to actively participate in local development projects by contributing towards their economic improvement.	Short – medium – long term	County Government of Nyeri Development Partners Community Members
Lack of infrastructure development	Project area	To provide basic infrastructure.	❖ Improve basic infrastructure, such as access roads and support infrastructure such as streetlights to support economic activities.	Short – medium term	County Government of Nyeri Development partners

CHAPTER FIVE

IMPLEMENTATION FRAMEWORK

5.1 Overview

This chapter presents the implementation, monitoring and evaluation framework to ensure an effective plan implementation. The County Government of Nyeri is mandated to oversee the implementation and enforcement of the development guidelines. The plan provides land use allocations, plot sizes, development guidelines for the various land use zones and improvement strategies for the identified sectors. This implementation framework is meant to guide the County Government in ensuring the plan is sustainably implemented to bring forth the desired future development scenario.

5.2 Implementation Framework

The implementation framework outlines the project activities, objectives, indicators, actors and timeframe required to achieve the goals. The implementation framework has been categorized into two phases as explained below:

Phase one: plan approval, cadastral survey and issuance of allotment letters - this entails approval of the plan and cadastral survey which aims at achieving tenure security. Plan Approval and cadastral survey will be completed under this consultancy.

Issuance of certificates of leases - The process of the registration and issuance of allotment letters using the approved and amended registry index map will be done by the consultant.

Phase Two: Plan Implementation Phase – this phase provides the implementation plan for the proposed social and physical infrastructure. Table overleaf shows the plan implementation framework:

Table 24: Implementation Framework

Task	Activity description	Purpose	Indicators	Actors	Timeframe
Phase One: Plan Approval and Cadastral Survey					
Approval of the plan	- Approval by the County Assembly of Nyeri - Endorsement by the Nyeri County Governor.	- To be the legal document guiding land use planning. - To form the basis for cadastral survey.	Signed plan. Signed minutes.	County Government of Nyeri	Immediate
Cadastral Survey	Beaconing of the resultant plots from the approved plan.	To establish plots boundaries.	Beacon certificates.	Consultant	Immediate
	Computation Files and Survey Plans.	To make cadastral records consisting of plots records.	Computed files.	Consultant	Immediate
	Preparation and submission of the beacon certificates signed by all beneficiaries to the Director of survey	To serve as proof that the plots were beacons accurately.	Signed beacon certificates.	Consultant	Immediate
	Actual Registration and Authentication of the survey plans.	To ascertain survey plans accuracy and compliance with the Survey Act chapter 299 (Revised Edition 2012 [2010]) and other governing laws and regulations.	Approved survey plans.	Consultant	Immediate
	Amendment of Registry Index Maps (RIMs).	To incorporate the surveyed sections into the larger Registry Index Maps (RIMs).	Amended Registry Index Maps (RIMs).	Consultant	Immediate

Task	Activity description	Purpose	Indicators	Actors	Timeframe
Preparation of the allotment letters	Processing and issuance of allotment letters	To enhance tenure security.	Issued allotment letters.	National Government/County government	Immediate
Phase Two: Plan Intervention Implementation Phase					
Water Reticulation Network	- Preparation of the water reticulation plan. - Installation of water reticulation system.	To enhance adequate water supply.	Availability of the water reticulation system. Residents connected to piped water.	County Government of Nyeri, Development partners.	Medium to Long term
Installation of sewer reticulation lines	- Preparation of sewer reticulation plan. - Construction of reticulation lines network.	To ensure proper liquid waste management.	Availability of sewer reticulation network.	County Government of Nyeri, Development partners.	Medium to Long term
Provision of the skips and waste bins within the settlement at appropriate location	- Identification of appropriate sites within the major road reserve. - Acquisition of the waste bins and skips.	To ensure proper solid waste management.	Availability of the waste bins and skips within the settlement.	County Government of Nyeri, Development partners.	Short term
Establishment of all access roads	- Opening of the roads. - Upgrading the access roads into motorable condition.	To promote efficient mobility and transport.	Upgraded access roads.	County Government of Nyeri, Development partners.	Short term – medium term
Establishment of an ECDE Centre (zone)	- Land demarcation. - Fencing.	To enhance accessibility.	Ownership document. Availability of demarcated land.	County Government of Nyeri,	Short term
	Construction of accommodation facilities: 2 class room, kitchen, office block, sanitation block.		Availability of the constructed class rooms. Number of schools going children.	Development partners.	Medium term

Task	Activity description	Purpose	Indicators	Actors	Timeframe
	Provision of basic outdoor playing facilities.				
Provision of drainage channels	Construction of the drainage channels.	To prevent flooding in the settlement especially during rainy seasons.	Constructed drainage channels. Proper removal of surface water especially during rainy seasons.	County Government of Nyeri Development partners.	Immediate – medium term
Lighting of the settlement	Installation of streetlights and flood lights	To enhance security and boost economy in the area.	Installed streetlights and floodlights. Increased security.	County Government of Nyeri, Development partners.	Medium-long term
Sensitization and awareness programmes on climate change impacts and pollution reduction.	- Educating and creating awareness on the available alternative sources of energy that do not emit CO₂. - Encourage appropriate house designs and building materials.	To mitigate against the climate change impacts and air pollution.	- Number of workshops held. - Signed attendance list. - Well conserved indigenous trees and existing vegetation. - Adequate water during drought periods. - Reduced air pollution.	County Government of Nyeri, Development partners, and Local community.	Short-medium-long term
Sensitization and awareness programmes on the available source of renewable energy.	Promote use of green energy e.g. to reduce usage of wood fuel through creation of awareness and sensitization.	To promote affordable environmentally friendly energy.	- Number of workshops held. - Signed attendance list. - Reduced usage of non-renewable sources of energy.	County Government of Nyeri, Development partners, and Local community.	Short-medium-long term

Task	Activity description	Purpose	Indicators	Actors	Timeframe
	Creating awareness on how to access alternative sources of energy.				

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
Physiography and natural environment	Adopt climate change mitigation strategies	Implement the recommended 10% tree cover	Increased tree cover				✓	County department of Water, Environment, & Climate Change Development partners Community
		Sensitize the general public on the climate change and its mitigation measures	- Number of workshops held - Knowledgeable community on climate change				✓	
		Sensitize the community on the need for conservation of the existing vegetation to help in the absorption of surface run-off.	Well conserved vegetation cover				✓	
		Promote the use of cabros for paving to enhance water infiltration	Internal roads of cabro paving			✓		County department Transport, Public Works, Infrastructure & Energy
		Educating and creating awareness on the available alternative sources of energy that do not emit greenhouse gases.	- Number of workshops held - Reduced usage of non-renewable energy sources				✓	County department of Water, Environment, & Climate Change Community
Economic activities	Promote economic	Improve basic infrastructure to support economic activities	Improved basic infrastructure	✓				County department of Trade, Tourism, Culture &

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
	growth in the project area	Promote diversification of economic activities	Diversified economic activities					Cooperative Development Community
Infrastructure	Enhance accessibility of all activity spaces	Opening of the roads	Opened roads	✓				County department of Transport, Public Works, Infrastructure & Energy Development partners
		Upgrade the earth roads into motorable all-weather roads	Upgraded access roads	✓				
		Conduct regular road maintenance	Well maintained roads				✓	
		Integrate NMT facilities within the proposed road network	Integrated NMT facilities			✓		
	Ensure efficient storm water drainage	Incorporate natural storm water drainage in road design and construction	- Constructed storm water - Proper removal of surface run-off - Reduced water pools			✓		County department of Transport, Public Works, Infrastructure & Energy Development partners Community
		Improve natural storm water drainage on the existing roads		✓				
		Construction of civic drains for new roads				✓		
		Construction of culverts for proper drainage of surface run off			✓			
		Ensure a balance between built and natural environment to ensure maximum surface water infiltration					✓	
	Increase access to piped water	Rehabilitation of the water reticulation system	Rehabilitated reticulation system		✓			County department of Water, Environment, & Climate Change
		Expansion of the water reticulation system	More households connected to piped water		✓			

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
		Construction of water kiosks to retail water to the properties not connected to piped water	Installed water kiosk		✓			Development partners Community County department of Water, Environment, & Climate Change Development partners Community County department of Water, Environment, & Climate Change Development partners Community
	Promote rain water harvesting	Sensitize the public on rainwater harvesting and water recycling technologies					✓	County department of Water, Environment, & Climate Change Development partners Community
		Provide the residents with water harvesting equipment				✓		
	Increase water supply	Initiate water harvesting programs	Number of water harvesting projects	✓				partners Community
		Promote water recycling	Amount of water conserved				✓	
		Introduce water storage tanks	Number of water storage tanks	✓				
		Designate a solid waste collection site		✓				

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
	Ensure proper solid waste management	Sensitize the public on proper waste disposal mechanisms	Availability of a waste collection site				✓	County department of County Public Service & Solid Waste Management
		Create awareness on the 4R waste management mechanisms	Availability of waste bins and skips within the settlement				✓	
		Identification of appropriate sites along major access roads for the placement of waste bins Acquisition of the waste bins and skips		✓				
	Ensure proper liquid waste disposal	Discourage use of pit latrines and build aqua privy or pour flush latrines drained by septic tanks for people with no water closet.	Reduced number of pit latrines	✓				County Department of Transport, Public Works, Infrastructure & Energy
		Construction of water tight concrete septic tanks to hold water for a minimum of 19 hours to 3 days to allow anaerobic decomposition	Availability of septic tanks		✓			
								Community
	Enhance security and boost the area economy	Installation of street lights and flood lights	- Enhanced security - Installed streetlights and floodlights				✓	County Department of Transport, Public Works, Infrastructure & Energy
	Promote use of green energy	Sensitize the public on alternative sources of clean energy i.e., biogas from agricultural organic waste for cooking energy	Number of workshops held				✓	County department of Water, Environment, & Climate Change

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
Land and Housing		Empower the community in the acquisition of energy saving equipment	Reduced usage of non-renewable sources of energy	✓				Development partners Community
		Promote solar installation as an alternative to electricity			✓			
	Ensure a livable environment	Promote alternative building technologies	Number of trainings held	✓				County Department of Transport, Public Works, Infrastructure & Energy Development partners Community
		Train the local on appropriate building technologies	Adoption of better building technologies				✓	
		Carry on demonstrations on better building technologies					✓	

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APPENDICES

Appendix 1: Notice of Intention to Plan – The Standard

SCOC 5 tauruA u hauruT hishnet2 adT
The Standard, Thursday, August 3, 2023



You can now book and pay for your classified adverts on your mobile phone. Send a text message with your advert to:

21221

You can also scan this QR code



PUBLIC NOTICE

PHYSICAL AND LAND USE PLANNING ACT NO. 13 OF 2019
NOTIFICATION FOR PROPOSED CHANGE-OF-USER

Plot Title No Kiambaa/Kihara/3363
Kiambaa Sub County proposes to User from **Agricultural to Commercial Residential Multi-Dwelling Flats** approval by Kiambu County. Individuals, Organizations etc. with objections/requests are requested to forward them in writing of this notice to:
Lands, Housing & Physical Planning
County Government of Kiambu
P.O. Box 2311-00900
KIAMBU
RPP Kelvin Ritho - 0270



COUNTY GOVERNMENT OF NYERI

DEPARTMENT OF LANDS, HOUSING, PHYSICAL PLANNING AND URBANIZATION



NOTICE OF INTENTION TO PLAN

Notice is hereby given to all residents and stakeholders in the County of Nyeri that pursuant to the provisions of the Constitution of Kenya 2010, Physical Planning and Land Use Act, 2019, National Land Commission Act, County Governments Act and the Urban Areas and Cities Act, the County Government of Nyeri Intends to prepare Local Physical and Land Use Development Plans for **Ichamara, Itundu, Ngorano, Ihwa, Iruri, Gitegi, Ruthagati and Warazo** colonial Villages.

This exercise will involve community mobilization, establishment of the village's boundaries, identification and enumeration of residents and socioeconomic surveys. This will form the basis for the preparation of the Plans to guide further growth of these villages in an integrated and coordinated manner to promote sustainable development as well as provide a basis for the provision of infrastructure, housing and public facilities.

The process will be participatory and therefore, all stakeholders are invited to participate. Any comments, inquiries, or suggestions on the same may be done in writing within fourteen (14) days of this notice to:

The County Executive Committee Member
Department of Lands, Housing, Physical Planning and Urban Development
County Government of Nyeri
P.O Box 1112-10100, Nyeri

Dated: 1st August 2023

Hon. Ndirangu Gachunia
County Executive Committee Member
Department of Lands, Housing, Physical Planning and Urban Development

PUBLIC NOTICE

PHYSICAL AND LAND USE PLANNING ACT No 13 (2019)
NOTIFICATION FOR PROPOSED CHANGE OF USER

Whereby given that the owner of plot No. **ST BLOCK 1 (GITHUNGURI) /6064** Ruiru Sub County Ruiru area has permission to change the user from **URBAN TO RESIDENTIAL MULTI-DWELLING (FLATS)** subject to approval by Government of Kiambu. Individuals, Organizations, Members of the public etc. with objections or comments to the proposal should be of such in writing within fourteen days of this notice to:
LANDS, HOUSING AND PHYSICAL PLANNING
COUNTY GOVERNMENT OF KIAMBU
P.O BOX 2344-00900,
KIAMBU.
Kelvin Ritho 0270

PUBLIC NOTICE

PHYSICAL AND LAND USE PLANNING ACT, 2019
CHANGE OF USE

Plot of Plot No. **Ruiru/RUIRU EAST 32753** located in Juja Sub County area proposes to change the use from **AGRICULTURAL TO RESIDENTIAL DWELLING (Flats)** subject to by the County Government of Individuals, Institutions and Organizations with objections or comments to the proposal are requested to forward writing within fourteen (14) days of this notice to:-
LANDS, HOUSING AND PHYSICAL PLANNING
COUNTY GOVERNMENT OF KIAMBU
P. O. BOX 2344-00900
KIAMBU



PHTUMA AUCTIONEERS

Public Auctioneers Class "B", Court Brokers, Repossessors, Estate Agents, Commission Agents, Court Process Servers, Commercial Investigators, Debt Collectors and General Merchants

Nelisa Plaza 3rd Floor Room No. 5 Ngara Road, Opp. Total P. Station P.O. Box 33366-00600 Nairobi
Telephone (020-2390083, Cell 0722403139 Email phtuma@gmail.com)

PRIME PROPERTY FOR SALE

Duly instructed by the chargee in exercise its statutory power of sale, we shall sell by public auction the under mentioned property with all improvements and developments erected thereon.
On Friday, August 18, 2023 at 12.00 outside Juja town Post Office. On Title No. Juja/Kalimoni block 11/66 Witethie Area, Kiambu County measuring about 0.0820372 of an acre and registered in the names of **Samuel Kiragu Mwaniki & Mary Wanjiru Nyambura**. The property is situated 2.2 kilometres off Superhighway at Witethie, neighboring an area locally known as Muslim Area. Access is through Estate road branching at the U turn up to Mwarabu Petrol Station, then branch left to reach Muslim Area where the property is situated. Erected on the land parcel is an incomplete residential apartment with possible 2 & 1 bedroom units. It was designed to carry several floors with multiple apartments.

CONDITIONS OF SALE

Appendix 2: Notice of Intention to Plan – Tiafa Leo

Wataano wazuniwa na DCI kwa madai ya kuhusika na visa vya ulaghai

NA JOSEPH NDUNDA

IDARA ya Upelelezi wa Jinai (DCI) inawazuilia watu watano - wanawake watatu na wanaume wawili - waliokamatwa katika Mahakama ya Makadara Jumatatu, kwa madai ya kuhusika na visa vya ulaghai.

Watano hao ni pamoja na Bi Nancy Wambui na Bi Margaret Njeri ambaye mnamo Juni 12 alishtakiwa kwa madai ya kujipatia pesa kwa njia za udanganyifu. Bi Njeri alika zaidi ya mwezi mmoja katika Gereza la Wanawake la Langata ambako alizuiliwa baada ya kuka-na mashtaka.

Alikuwa kortini Jumatatu wakati wa kutajwa kwa kesi hiyo, alipomwona Bi Wambui ambaye alidaiwa kujipatia Sh85,000 kutoka kwa mumewe akidai angeweza kusaia aachiliwe.



Wengine waliozuiliwa ni pasta Joseph Waweru kuto-ka Molo na mfanyabiashara wa Ruiru Stephen Mburu, ambao walidaiwa kupatikana na agizo la kuachiliwa kwa mshirika wa Bi Njeri, Bw Daniel Mucheru.

Bw Mucheru, mshukiwa wa ulaghai ambaye ana jumla ya kesi sita ambazo hazijakamilika katika mahakama za Makadara, Milimani na Ruiru, tayari yuko nje kwa dhamana.

wamekuwa wakifunzwa katika mfumo wa CBC ipunguzwe

Mapendekezo ya jopo kuleta afueni kwa wanafunzi

Ripoti hiyo yataka Wizara ya Elimu kuondoa mfumo wa sasa, ambapo shule za upili zimekuwa zikiorodheshwa

NA WANDERI KAMAU

WANAFUNZI katika shule za msingi nchini wamepata afueni kubwa, baada ya Jopo la Rais kuhusu Mageuzi ya Elimu (PWPPE), kupendekeza kupunguzwa kwa idadi ya masomo ambapo wamekuwa wakifunzwa.

Kwenye ripoti yake iliyowasilisha kwa Rais William Ruto jana jijini Nairobi, jopo hilo, lilipendekeza kuwa Taasisi ya Kukuza Mitaala Kenya (KICD), inafaa kupunguza idadi ya masomo katika Shule ya Msingi (Kiwango cha Chini) kutoka tisa hadi saba.

Kwa wanafunzi walio katika Shule ya Msingi (Kiwango cha Juu), idadi ya masomo itapunguzwa kutoka 12 hadi manane, huku wale watakuwa katika Shule za Upili (Kiwango cha Chini) wakipunguziwa kutoka 14 hadi tisa.

Jopo lilieleza kuwa lengo kuu la pendekezo hilo ni kupunguza mwingiliano wa kimasomo ambao umekuwa baina ya daraja hizo za masomo.

“Tulibaini kuwa ku-



Rais William Ruto ampokeza afisa mkuu wa TSC, Nancy Macharia nakala ya ripoti ya Jopo la Rais kuhusu Mageuzi ya Elimu, katika Ikulu ya Nairobi, Jumanne. PICHAI WILFRED NYANGARESI

na mwingiliano mkubwa katika baadhi ya masomo. Tuliona ikiwa bora kuyapunguza ili kuepuka urudiaji na mwingilio huo,” akasema mwenyekiti wa jopo hilo, Prof Raphael Munavu.

Kijumla, jopo hilo lilipendekeza maeneo ya kufunzia kuwa matano katika chekechea na saba katika shule za msingi.

Pendekezo hilo linaonekana kuwa afueni kubwa kwa maelfu ya wazazi, kwani wamekuwa wakilazimika kutumia pesa nyingi kununua vitabu na vifaa vya masomo vya watoto wao, kulingana na mahitaji ya Mfumo wa Elimu ya Umilisi na Utendaji (CBC).

Ripoti hiyo pia ilipendekeza Kenya kuondoa jina sekondari kutoka mfumo wa sasa, ambapo kuna shule za sekondari za ki-

wango cha chini na juu.

Badala yake, inapendekeza kuwa na mfumo wa masomo kutoka Chekechea hadi Gredi 9, utaka ojumuisha viwango vya Chekechea, Shule ya Msingi na Shule ya Kiwango cha Chini, ambapo zote zitasimamiwa kama taasisi moja.

Pia, jopo lilipendekeza Wizara ya Elimu kuondoa mfumo wa sasa, ambapo shule za upili zimekuwa zikiorodheshwa kulingana na matokeo yake katika mitihani ya kitaifa. Chini ya mfumo wa sasa, shule za upili zimekuwa zikiorodheshwa katika kiwango cha Kitaifa, Mkoa, Kauri na Kaunti Ndogo.

Badala yake, inapendekeza shule hizo kuorodheshwa kulingana na aina ya masomo chini ya mfumo wa sasa (sayansi, teknolojia au sanaa).

SERIKALI YA KAUNTI YA NYERI



IDARA YA ARDHI, MAKAZI, MIPANGO YA USTAWI NA USTAWISHAJI WA MIJI

TAARIFA YA NIA YA KUANDAA MPANGO

Ilani inatolewa kwa wakazi na wadau wote katika Kaunti ya Nyeri kuwa, kwa mujibu wa masharti ya Katiba ya Kenya ya 2010, pamoja na Sheria ya Mipango ya Ustawishaji na Matumizi ya Ardhi, 2019, Sheria ya Tume ya Kitaifa ya Ardhi, Sheria ya Serikali za Kaunti, na Sheria ya Maeneo ya Miji na Majiji, Serikali ya Kaunti ya Nyeri inamua kuandaa Mipango ya Kieneo ya Ustawishaji na Matumizi ya Ardhi ya Vijiji vya Kikoloni vya Ichamara, Itundu, Ngorano, Ihwa, Iruri, Gitegi, Ruthagati na Warazo.

Shughuli hii itahusisha uhamasishaji wa jamii, uanzishaji wa mipaka ya vijiji, utambuzi na kuhesabiwa kwa wakazi na kufanya utafiti wa kijamii na kiuchumi.

Hatua hii itatumika kama msingi wa utayarishaji wa Mipango ya kuongoza ustawishaji zaidi wa vijiji hivi kwa njia jumuishi na yenye utaratibu ili kufanikisha maendeleo endelevu mbali na kutoa msingi wa ukuzaji wa miundomisingi, makazi na vifaa vya umma.

Mchakato huu utakuwa shirikishi, kwa hivyo, wadau wote wanaalikwa kushiriki. Maoni, maswali au mapendekezo yoyote kuhusu harakati hii, yanaweza kutumwa kwa maandishi katika muda usiozidi siku kumi na nne (14) kuanzia siku ya kuchapishwa kwa ilani hii, kwa:

Waziri wa Kaunti (CECM)
Idara ya Ardhi, Makazi, Mipango ya Ustawi na Ustawishaji wa Miji
Serikali ya Kaunti ya Nyeri
S.L.P 1112-10100, Nyeri

Tarehe: 1 Agosti 2023

Mhe. Ndirangu Gachunia
Waziri wa Kaunti (CECM)
Idara ya Ardhi, Makazi, Mipango ya Ustawi na Ustawishaji wa Miji

Appendix 3: Minutes for stakeholders' awareness and sensitization

MINUTES OF THE AWARENESS AND SENSITIZATION ON CONSULTANCY SERVICES TO UNDERTAKE PLANNING, SURVEYING AND TITLE REGISTRATION FOR GITEGI COLONIAL VILLAGE IN NYERI COUNTY HELD AT P.C.E.A CHURCH GITEGI ON 21ST JULY, 2023.

Attendance List Attached

Agenda

1. Introduction
2. Opening Remarks
3. Consultant Presentation
4. Plenary
5. Adjournment

1. Introduction

The meeting was called to order at 11:40a.m by Kabati Assistant chief, who welcomed and thanked all the participants. The assistant chief requested the PCEA Church pastor to open the meeting with a word of prayer and thereafter invited self-introduction. The area assistant chief explained to all the participants that the objective of the workshop was to keep community members abreast of the project and its benefits. He therefore, welcomed the village chairman who requested everyone to participate actively not only in the workshop but also throughout the whole planning and surveying process.

2. Opening Remarks

Giving the opening remarks, the chairman elaborated the importance of the project stating that it was meant to benefit community members. The chairman pointed out that there was a plan which had been prepared by the national government through the ministry of land. He also added that there has been issues of land allocation in the village but they were solved. He invited the area MCA to make his remarks.

The area MCA thanked all the members present and emphasized the need for the stakeholders to represent public interest and not personal interest only. He urged all the stakeholders to contribute actively to achieve the objectives of the project. He invited Planner Njomo to take the members through the remaining part of the meeting.

The planner thanked all the members for attending the meeting. The county planner noted that the Gitegi Village has a plan that was prepared in 2003 but was never approved. He stated that the consultant will use the same plan since it was accepted by the community but make any necessary amendment since some laws which governs the exercises had been amended. He requested the members to fully support the consultant to fast track the process. He informed the members that this was the only opportunity they had and they should ensure they receive

their ownership documents. The County Planner invited the Consultant's team to make a presentation on the main aim of the workshop.

3. Consultant Presentation

The consultant started by thanking the stakeholders for attending the workshop and briefly explained the main objectives of the workshop. The consultant informed the participants that the main purpose of the meeting was to create awareness and sensitize them about the project.

The workshop was organized as part of public participation to make sure that stakeholders understand what the project entails and for them to get an opportunity to give their inputs regarding the project. The consultant therefore emphasized that every idea or concern that would be raised during the workshop would be considered to inform planning decisions.

The consultant reported that the assignment they were contracted to undertake involves several activities including planning and survey which aims at enhancing tenure security and improving the livelihoods of the residents. He however, pointed out to the participant that the planning exercise was almost completed. He informed the members that they will finalize the planning process and immediately the plan is approved the survey work will begin. He requested the members to forward any comment regarding the plan for amendment before submission to the county for approval process. He informed the participant that after the plan is approved the survey exercise will start immediately. The consultant informed the participants that the resultant plots will be beaconed followed by preparation of beacon certificates that will be signed by all beneficiaries, attached to survey records and submitted to the Director of Survey for approval.

4. Plenary

This session was moderated by the county physical planner. The planner requested the stakeholders to fully support the project and invited them to give their comments. The following concerns were raised by the participants:

The members enquired the type of ownership document that the beneficiary would be granted. NLC representative responded by informing the members that the beneficiaries will be issued with lease certificate in the market centres and freehold in the village.

The members were informed by the county planner that the plan will be amended where necessary and presented to them before submission to the county for approval.

5. Adjournment

The meeting ended at 12:30 pm with a word of prayer from one of the members.

Photo Log



Attendance List



CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF IGITEGI COLONIAL VILLAGE IN NYERI COUNTY

Stakeholders Sensitization meeting

 VENUE: POBA Church Gitegi DATE: 21/07/2022

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	EPHRAIM NDIRIMI	KSC-CHIEF KABATI	NSAO	078535532	<i>[Signature]</i>
2.	JOSEPH G. MWANGI	Committee	Chairman	0721412100	<i>[Signature]</i>
3.	Marios M. Muriu	CGN - LHP&UD	Physical Planner	0705809716	<i>[Signature]</i>
4.	JACQUELINE KARIU	LHP&UD ATTACHE, PHYSICAL PLANNING	ATTACHE	0792332155	<i>[Signature]</i>
5.	MARTHA NJERI	LHP&UD	ATTACHE	0748636510	<i>[Signature]</i>
6.	DINA WAKO	NLC	LAO	0710238552	<i>[Signature]</i>
7.	EUSTACE MURUTHI	LANDS	DRIVER	0721416292	<i>[Signature]</i>
8.	Victor Wambua	Consultant systems - GEOSURV	Physical Planner	0707837248	<i>[Signature]</i>
9.	William Onge	Consultant - Geosur Systems	Land Surveyor	0799717998	<i>[Signature]</i>
10.	CLEMENT W. NDEGWA	MCA GATEWAY WARD	M.C.A. GATEWAY	0722518434	<i>[Signature]</i>
11.	DONGLAS M. KIKONYO	CGN - LHP&UD	L. Surveyor	0723512090	<i>[Signature]</i>
12.	JOSEPH G. Njeru	CGN - LHP&UD	Physical Planner	0710282748	<i>[Signature]</i>
13.	JAMES KABUI	Gitegi village	Committee member	0724534408	<i>[Signature]</i>
14.	JOSHUA NJARAI	Gitegi village	Committee member	0727008018	<i>[Signature]</i>
15.	HANNAH WANGECHE	Gitegi village	Committee member	0719483602	<i>[Signature]</i>

S.No	Name	Department	Designation	Phone. No	Signature
16.	SAMUEL MWANGI		Member	0722888821	<i>[Signature]</i>
17.	SIMON KIKUTHA		"	0723917882	<i>[Signature]</i>
18.	ALICE WAMUTHI		"	0722774422	<i>[Signature]</i>
19.	CLEMENT NJARAI		"	0728304162	<i>[Signature]</i>
20.	JAMES WANJUKI		"	0721447432	<i>[Signature]</i>
21.	FRANCIS WAMUTITU		"	0724714296	<i>[Signature]</i>
22.	BENARD NJARAI			0721598022	<i>[Signature]</i>
23.	TIMOTHY MURURI			0726201606	<i>[Signature]</i>
24.	MARTHA MWANGI			0723222200	<i>[Signature]</i>
25.	RUTH WANJIA			0721590732	<i>[Signature]</i>
26.	JAMES KAGUNDA			0723729333	<i>[Signature]</i>
27.	NEPARI NJARAI			0721579608	<i>[Signature]</i>
28.	PETER MURUKI			0794282555	<i>[Signature]</i>
29.	ELIUD WANJUNDU			0723512123	<i>[Signature]</i>
30.	ROBERT NDIRIRI			0720672365	<i>[Signature]</i>
31.	JANE WANJERI			0723983353	<i>[Signature]</i>
32.	GABRIEL KIBUNDA			011266327	<i>[Signature]</i>
33.	ZIPPORAH MUTONI			0727849951	<i>[Signature]</i>
34.	JACKSON WACHIRA			0728178098	<i>[Signature]</i>
35.	PATRICK MACHARIA			0711853191	<i>[Signature]</i>
36.	MARY NJOKI			0712865872	<i>[Signature]</i>

Draft Local Physical and Land Use Development Plan Report – Gitegi Village, Nyeri County

S.No	Name	Department	Designation	Phone. No	Signature
37.	SIMON WATHOME			0726681370	
38.	SAMUEL GATHERU			0720468712	
39.	DOUGLAS MUNYIRI			0721154754	
40.	WILLIAM WACHUKO			0721623000	
41.	PAUL MACHARIA			0721002742	
42.	JOHN KINUTHIA			0724037032	
43.	LEAH MWIHAKI			0723434101	
44.	SAMUEL THEURI			0721617030	
45.	MARY WANJIKU			0711521507	
46.	JOSHUA WAMBUGH			0720212817	
47.	JOSEPH WAMBETO			0716657280	
48.	PETERSON MUTHUI			0721617030	
49.					
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Appendix 4: Minutes for Socio-economic survey findings presentation to the County Technical team

MINUTES OF THE COUNTY TECHNICAL TEAM MEETING ON THE PRESENTATION OF SOCIO-ECONOMIC SURVEY HELD ON 23rd NOVEMBER, 2023 AT THE NYERI MUNICIPAL OFFICES BOARDROOM (KAMUKUNJI)

Attendance List.....As Attached

Agenda

1. Introductory
2. Opening remarks
3. Presentation by the consultant
4. Plenary session
5. Way forward
6. Adjournment

1: Introduction

The meeting was called to order at 11.00 am by the Planner Jomo. He welcomed the members and thanked them for attending the meeting. He then requested one of the members to open the meeting with a word of prayer. He asked the participants to make self-introduction.

2: Opening Remarks

The Planner Njomo explained that the purpose of the meeting was for the consultant to present the socio-economic survey reports for comments and validation. He then requested members to participate effectively in ensuring that the project objectives and the residents' aspirations are achieved. He then invited the consultant to make the presentation.

3: Presentation by the Consultant

➤ Overview

The lead consultant Charles Gathogo appreciated the members for their attendance and commitment to the assignment execution process. He reminded the members of the consultancy objective which was to facilitate the conferment/formalization of secure land tenure for lot I and II colonial village in Nyeri county through Planning and Surveying. The consultant then explained that the objective of the meeting was for the technical team members to give their comments and input on the following outputs:

- Ground control exercise
- Socio-economic survey findings for Lot II Villages

After a brief description of the villages' areas and their Locations, the consultant noted that the presentation on socio-economic survey findings report would be done for each settlement separately.

6 Gitegi Colonial Village Socio-economic survey findings

The consultant explained that the objective of the socio-economic survey was to collect and analyze the socio-economic data in order to understand the settlement's status in

terms of the available infrastructure and services, population & demographic characteristics, available social services & amenities, economic activities, land, housing and the structure characteristics. The consultant then expounded on the following sectors:

- Physical and Natural Environment
- Climate and environmental concerns
- Population and demographic characteristics
- Social Infrastructure
- Health facility
- Physical Infrastructure
- Energy
- Waste Management
- Land
- Housing
- *Challenges*

The consultant finalized his presentation by highlighting the general challenges facing the area residents as; insecurity of land tenure, poor accessibility, lack of storm water drainage channels, poor housing quality and conditions, improper waste management systems, inadequate water supply and lack of flood lights in the market.

7 Plenary Session

Planner Njomo thanked the consultant for the presentation and then invited the members to give their views and comment.

Planner Effy Mathira west sub county planner thanked Planner Victor for the presentation. However, she pointed out the following issues which had been omitted in the report.

- i. She requested the consultant to update the report and include historical development of the village.
- ii. She also informed the consultant the time frame for the plan according to physical planning and land use act no. 13 of 2019 is 10 years and not 5 years as the consultant had indicated in the report.
- iii. She also noticed a difference between the shape of the planning area in basemap and existing land use. She requested the consultant to harmonize the planning area in the two maps which will be later used in the final plan.
- iv. Planner Effy requested the consultant to conduct household questionnaire so as to determine the village population, village structure and demographic characteristics and any other aspect which might be left out.
- v. Mathira west sub-county planner requested the consultant to prepare a beneficiary for the village before submitting the draft plan. She added by informing the members that the technical supervisory team, records offices will assist the consultant in collection of market beneficiaries' document. The date for the exercise was planned to take place early January 2024.

- vi. The members also pointed out that the minimum road within the village to be 9m wide.

The technical team members envisioned well planned settlements characterized with proper waste management system, accessible plots, proper drainage channels and tenure security. The team also noted that all the issues pointed out cut across all the village and the consultant should up in all the report.

8 Response by the Consultant

The consultant appreciated the members for their contribution noting all their issues had been documented and would be addressed appropriately. The consultant explained that a detailed social economic survey will be conducted in all the villages as soon as possible.

9 Way Forward

The technical team members unanimously validated the socio-economic survey report. It was also agreed that:

- The consultant should update the issues raised during the meeting before proceeding to the draft plan preparation phase.
- The consultant to contact household questionnaire in all the villages in order to capture all the raised issues.
- The client to assist the consultant in verification of the commercial plots' ownership documents.
- The members should fully co-operate and assist the consultant whenever the need arises.

Adjournment

There being no other business, the workshop ended at 2pm with word of prayer from one of the members.

Minutes Confirmed By: Village Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Attendace list

CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF LOT 1 & 2 COLONIAL VILLAGE IN NYERI COUNTY

Draft plan presentation to Technical Supervisory Team


 VENUE: NYERI MUNICIPAL BOARD BOARDROOM DATE: 23/NOV/2023

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Charles Gathogo	Geosurv systems Ltd	MD	072237102	
2.	Victor Nambua	Geosurv system Ltd	Physical planner	070837248	
3.	Offy Anwar	County Government of Nyeri	Lot 1 team leader Physical planner	0702412309	
4.	Miriam Muryei	C.G.N	Records Officer	072627612	
5.	Douglas Gikonyo	C.G.N.	L. Surveyor	0723512040	
6.	Nduati Kuriri	C.G.N	L. Surveyor	0710665772	
7.	Joseph G. Njomo	CGN	P. Physical Planner	0710282748	
8.	Daniel Mbururi	CGN	Director - Lands & Surveys	0722350162	
9.	Frederick Maina	CGN	Chief Officer	0722367336	
10.	BRAIN MWANGI NARAMBA	INTERN - PHYSICAL PLANNING	PHYSICAL PLANNER	0706551829	
11.	CATHERINE KATUNDA	Geosurv systems Ltd	PHYSICAL PLANNER	0722728398	
12.	JOAN WANGARI	CGN	CARTOGRAPHER (INTERN)	0740162292	
13.	MILLY WAIRIMU	CGN	CARTOGRAPHER (INTERN)	0797262093	
14.	MUSILI LUKAS	County Government of Nyeri	PHYSICAL PLANNER	0708719002	
15.	KARIUKI KENEDY WAMBUGU	C.G.N	LAND SURVEYOR (INTERN)	0768336168	

Appendix 5: Minutes for the Community Engagement Workshop: Presentation of Situational analysis and Draft Plan Report

COMMUNITY ENGAGEMENT WORKSHOP FOR PRESENTATION OF SITUATIONAL ANALYSIS AND DRAFT PLAN REPORT FOR HELD ON 9TH MAY, 2024 AT PCEA CHURCH GITEGI VILLAGE.

Attendance List.....As Attached

Agenda

1. Introductions
2. Opening remarks
3. Presentation by the consultant
4. Plenary session
5. Way forward
6. Adjournment

Item 01 - Introduction

The meeting was called in to order by the village chairman at 2.00 pm and asked one of the stakeholders to open the meeting with a word of prayer. He then requested the participants to make self-introductions.

Item 02 - Opening remarks

The chairman welcomed and thanked the participants for attending the meeting in time. He explained that the planning exercise started back in 2003 by the previous government regime. He informed the members that the process was almost complete but the plan was not approved. He stated that Geosurv Systems Ltd was contracted by the County Government of Nyeri to finalise the process. He pointed out that the members were satisfied with the previous plan and they had no objection. He informed the members present that the purpose of the workshop was for the consultant to present the situational analysis findings and the draft plan. He also requested the stakeholders to actively participate. He welcomed the assistant chief -Kabati Sub-Location to give his comment and welcome the area chief.

Kabati assistant chief explained that the project is aimed at improving access to basic services and land tenure security of residents in the village. He outlined the role of the participants as to disseminate the information to the wider community members and providing relevant information to the consultant for smooth execution of the project. He the welcomed the area chief to give her remarks.

The area chief thanked the stakeholders for attending the workshop and assured them that the consultant will continue involving them in the entire planning process and therefore they should work closely with their representatives, the county representatives and the consultant for successful execution of the project. She welcomed the consultant to make the presentation.

Item 03- Presentation by the Consultant

Planner Catherine thanked the stakeholders for attending the workshop on time, noting that it symbolizes the high level of interest and project ownership among the stakeholders. He noted that the objective of the workshop was for the stakeholders to;

- Present situational analysis report findings and make their contributions
- Verify their details such as Name, Id Number and phone number in the preliminary beneficiary list
- Present the draft plan

She then welcomed planner Victor to make the presentation. Mr. Victor explained that the main objective of the situational analysis was to help understand the status of the residents' livelihood in terms of the available infrastructure and services. He explained to the stakeholders the planning and surveying process up to issuance of ownership documents. He took the stakeholders through the basemap and existing land use plan. Mr. Victor explained all the proposals in the land use plan. He pointed out that the consultant had adopted the previous plan although there were few changes.

Challenges

He finalized by highlighting the general challenges facing the area residents as; insecurity of land tenure, poor accessibility, lack of storm water drainage channels and improper waste management systems. The consultant requested the project beneficiaries to verify their details in the preliminary beneficiary list.

Item 04 - Plenary Session

The chairman thanked the consultant for the comprehensive and insightful presentation. He then opened the forum for the stakeholders to raise their concerns and contribution regarding the presentation.

Participants thanked the consultant for the presentation highlighting that all the challenges being experienced in the area have been captured appropriately.

A member informed the consultant that Holy Ghost Church had been allocated some land in the previous plan but was not captured in the plan. It was agreed that the Holy Ghost Church be allocated some land adjacent to the solid waste collection point.

Item 05 - Response by Consultant

Planner Catherine appreciated the participants for their contribution noting that it was an indication that they were not only keen during the presentation, but also understood the importance of the project. The members agreed that the church to be allocated some land next to the solid waste management site.

Item 06 - Way forward

After presentation of the key findings by the consultant and responding to the issues raised, the stakeholders unanimously validated the following;

- The situational analysis report
- Preliminary beneficiary list

The stakeholders agreed that the consultancy team should proceed to the next phase of assignment.

Item 07 - Adjournment

There being no other business the workshop ended at 11.50 Am with word of prayer from one of the stakeholders.

Minutes Confirmed By:

Village Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Photo Log



Attendance List

CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF GITEGI COLONIAL VILLAGE IN NYERI COUNTY

Situational Analysis Presentation meeting

VENUE:.....PCFA Gitegi.....DATE.....9/05/2024.....

LIST OF ATTENDANCE

S.No	Name	Organization	Phone. No	Signature
1.	CATHERINE KATUMA	Geosurv systems Ltd - Physical Planner	0722738398	
2.	Simon Mhargi M	Geosurv Systems	0792616770	
3.	Stephen Gachuru	Geosurv systems Ltd.	0707360672	
4.	Charles K. Mhargi	Geosurv systems Ltd	0725638377	
5.	Ketu Wambua	Geosurv systems Ltd	070837248	
6.	LYONIA W. WACHIRA	AREA CHIEF	0722720896	
7.	KPHANUS MURUKI GAKUO	ASS-CHIEF KAGATI	0728585832	
8.	Justus Mwangi Njoro	Member	0722292113	
9.	GABRIEL KIBUYA WARDITO	" "	0712663027	
10.	Kacy Mwangi Wambua	" "	0794282555	
11.	FRANCIS HAMUTITA MURUGHE	Member	0724714296	
12.	David Kinyua Wambua	Member	0722349014	
13.	JOHN K. GACHURU	Member	0720716403	
14.	James K. Ndahi	Member	0724584408	
15.	Simon K. Gichuki	" "	0723917882	

S.No	Name	Organization	Phone. No	Signature
16.	Nerhat Maina Gachisi	Member	0721579608	
17.	Harriet Kanyua Kinyua	Member	0712186153	
18.	DAGLAS MUTHIRI KIRICHU	MEMBER	0721154754	
19.	JACKSON WACHIRA WAMUTITU	MEMBER	0728178098	
20.	TIMOTHY MURUKI KURIA	MEMBER	0726201606	
21.	EHUD WANGUNDU WANGUMBE	COMMITTEE MEMBER	072351223	
22.	PATRICK MACHARIA KAGUI	MEMBER	0717366502	
23.	JAMES WANJUKI NDEGWA	member	0721447432	
24.	Ruth Njambi Mwangi	member	10733763	
25.	Alice Mwangi Kariuki	member	78232669	
26.	BENEDICT MACHARIA WANGUNDU	Committee Member	10242577	
27.	DAVID MURUKI	member	0701466076	
28.	Simon WACHIRA	member	0726681370	
29.	William Wanjiku	member	0721623000	
30.	HARUN WANGUNDU MURUKI	Committee member	0719118362	
31.	MARY WACHIRA	member	0745017844	
32.	RUTH WANGUNDU MACHARIA	member	0721590732	
33.	Zipporah Muthoni Mwiri	Member	0727849951	
34.	Paul Macharia Githinji	member	0727002742	
35.	Maria Njambi Kariuki	" "	0723222222	
36.	Samuel M. Wambua	" "	0722888882	

S.No	Name	Organization	Phone. No	Signature
37.	SAMUEL THEURI WATHUNA	MEMBER	0721617030	Sc
38.	MARY WASTUKO WATHUNA	MEMBER	0711524507	
39.	JOSEPH NATHAN MACHIRA	MEMBER	0722573476	
40.	JAMES KAGUMDA MUMBI	MEMBER	0723729333	
41.	JOSEPH G. MWAMBI	Committee c/ma	0721412600	
42.	ROBERT NDIGIRI NGATHU	MEMBER	0720672365	
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CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF GITEGI COLONIAL VILLAGE IN NYERI COUNTY

Draft Plan Presentation meeting

VENUE: Gitegi PCFA Church DATE: 9/05/2024

LIST OF ATTENDANCE

S.No	Name	Organization	Phone. No	Signature
1.	Stephen Gachuru	Geosurv Systems Ltd	0707360672	
2.	Charles K. Muthy	Geosurv Systems Ltd	0725638377	
3.	CATHERINE KATUMA	Geosurv Systems Ltd - Planner	0722728398	
4.	Victor Nambua	Geosurv Systems Ltd	070837248	
5.	LYDIAH W. WACHIRA	AREA CHIEF	0722720896	
6.	EPHRAIM MURIMI GAKUO	ASS-CHIEF KABATI	0728585832	
7.	Justine Mwaura Nyoro	Member	0722222113	
8.	James Kabui Ndahi	Member	0724584808	
9.	JOHN K. GATHERU	MEMBER	0720216403	
10.	David Kingua Nambua	Member	0722349014	
11.	Nephth Maina Gachuri	Member	0721579608	
12.	SIMON KIMACHIA GICHUKI	member 2	0723917882	
13.	GABRIEL KIBUKSA WANDETO	MEMBER	0712663028	
14.	Peter Muriuki Wamugunda	Member	0794282555	
15.	FRANCIS WAMUTITU MANUHE	Member	0724714296	

S.No	Name	Organization	Phone. No	Signature
37.	JAMES KAGUMDA MUNYI	MEMBER	0723729333	
38.	TIMOTHY MURURU KURIA	MEMBER	0726201686	
39.	ELIUD WANGONGU WANGOMBE	Committee Member	0723512128	
40.	JACKSON WACHIRA WAMUTITU	MEMBER	0728178098	
41.	DOUGLAS MUNTIRI KIRICHU	MEMBER	0721154754 9075167	
42.	HARIEL KANGUA KINUA	Member	0712186163	
43.	MARY WATHURU	Member	0748011844	
44.	HANNAH WANGICI MUGI	Committee member	0714483668	
45.	BERNARD MAMWA WUNGU	Committee member	0721598022	
46.	JAMES WANJUKI NABERA	Member	0721447432	
47.	PATRICK MACHARIA KABUI	MEMBER	0717366562	
48.	RUTH NJAMBI MBURGERS	member	10 733763	
49.	ALICE WAMUNGU KARISI	member	73232669	
50.	NANCY MUKAMI	member	0701466076	
51.	SIMON WATHOME	member	0726681370	
52.	WILLIAM WAICUNGO THATURU	member	0721623000	
53.	RUTH WANGICI MAINA	member	0721590732	
54.	MARTHA KUNJIA KAROM	"	0723222280	
55.	SAMUEL M. WAMBUGU	"	0722888821	
56.	PAUL MACHARIA OTHINGI	"	0727002742	
57.	ZIPPORAH MUTHONI MURU	"	0727849951	
58.	JOSEPH G. MWAHIGA	"	0721412650	

S.No	Name	Organization	Phone. No	Signature
16.	SAMUEL THURAI WATHUTA	MEMBER	072/617030	
17.	JOSEPH MANA MACHIRA	MEMBER	0722573476	
18.	MARY WATHUTA WANJUKI			
19.	ROBERT MACHARIA MACHIRU	MEMBER	072672365	
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Draft Local Physical and Land Use Development Plan Report – Gitegi Village, Nyeri County

CONSULTANCY SERVICES FOR PLANNING, SURVEYING AND REGULARIZATION OF LOT II COLONIAL VILLAGE IN NYERI COUNTY

Draft Plan presentation

VENUE: PCEA church Gitegi DATE: 9/05/2024

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	JOSEPH G. NJOMO	CGN	D. Dir. Physical Planning	0710282748	
2.	MARKUS MUMA KIMATHI	LANDS	SURVEYOR	0743677329	
3.	MARCUS MUMU	Lands & Physical Planning	Physical Planner	0705809716	
4.	Miriam Mungu	LANDS	records Office	0726276128	
5.	Mary Wanjiku Nuzithi	CGN	records office	0790224362	
6.	JOAN WARIKURU	CGN	SURVEY OFFICE	0740162292	
7.	DISA WAIKO	NLC	NLC OFFICER	0710238857	
8.	EUSTACE MURITHI	LANDS	DRIVER	0721116292	
9.	GEOFFREY NGETHE	NLC	NLC OFFICER	0722462348	
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CONSULTANCY SERVICES FOR PLANNING, SURVEYING AND REGULARIZATION OF LOT II COLONIAL VILLAGE IN NYERI COUNTY

Gitegi Situational presentation

VENUE: PCEA church Gitegi DATE: 9/05/2024

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	MARCUS MUMU	Lands & Physical Planning	Physical Planner	0705809716	
2.	EUSTACE MURITHI	LANDS	DRIVER	0721116292	
3.	Miriam Mungu	LANDS	records Office	0726276128	
4.	Mary Wanjiku Nuzithi	CGN	records office	0790224362	
5.	JOSEPH G. NJOMO	CGN	D. Dir. Physical Planning	0710282748	
6.	MARKUS MUMA KIMATHI	LANDS	SURVEYOR	0743677329	
7.	JOAN WARIKURU	CGN	LANDS OFFICE	0740162292	
8.	GEOFFREY NGETHE	NLC	NLC OFFICER	0722462348	
9.	DISA WAIKO	NLC	NLC OFFICER	0710238857	
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Appendix 6: Minutes for the Draft Plan Validation Workshop – County Technical Team

MINUTES OF THE TECHNICAL MEETING ON THE DRAFT PLAN FOR LOT I AND LOT II COLONIAL VILLAGES; IRURI, NGORANO, RUTHAGATI, IHWA, WARAZO, AND GITEGI HELD AT NYERI GIS LAB BOARDROOM ON 1ST JULY 2025.

List of Attendance - as attached

Agenda

- i. Opening Remarks
- ii. Presentation by the Consultant
- iii. Way forward
- iv. Adjournment

Min 01: Opening Remarks

The meeting was opened with a prayer from the assistant land surveyor - Geosurv Systems Limited. The Chief Officer department of Lands, Physical planning and Urban Development thanked all members for attending the meeting and requested them to make self-introductions. The chief officer thanked the consultant for honouring the invitation to discuss the progress of the projects (Lot 1 and Lot II). He reiterated that the project timelines were behind schedule and there was a need to get a way forward towards the successful completion of the projects.

The CEC member for lands, Physical planning and Urban development thanked the members for attending the meeting. The Minister noted that the project had taken longer period of time than anticipated. He pointed out that members from the villages, MCAs and his Excellence the governor had been enquiring the progress of the project and the completion date. He then invited the consultant to make a presentation, focusing on the major challenges that have hindered project completion.

Min 02: Presentation by the Consultant

Lot 1

Issue	Action/Response	Timeline
Ruthagati Village		
That consultant informed the members that three beneficiaries were to be allocated a piece of land each in the village as a result of land for exchange in another village. However, the consultant had managed to identify appropriate sites for only two of the three beneficiaries. The consultant pointed out that the beneficiary (Gachuiro 146) had surrendered 0.24Ha for a road and was supposed to be compensated equal area in Ruthagati village.	It was concluded that the consultant to prepare two proposals allocating equal area of land in the village which shall be presented to the committee members; - Option 1 – the consultant to allocate equal portion of land in zone 4 ₁₀ and 4 ₁₁ Option 2 – the consultant to give equal area in zone 6 ₂ (cemetery).	The consultant to prepare the two options and submit to the client before a presentation to the committee members that would be the done on the week starting from 28 th July 2025.
The consultant stated that there were three plots, Kirimukuyu/Gachuiro/ 837,838 & 839, in the village that had numbers in the RIM.	The members agreed that Official Land Searches would be conducted for these parcels to determine the ownership.	Surveyor Gikonyo was assigned to carry out the search as soon as possible.

Issue	Action/Response	Timeline
Iruri Village		
The consultant pointed out around 23 squatters had encroached into the Iruri secondary school land. This was informed by the RIM boundary and ground picking. Though this was the case, the consultant stated that there was an existing tarmac road cutting across the school land parcel. The consultant informed the members that the school principal claimed that the school had acquired title deed but they never produced a copy.	Surveyor Gikonyo was requested to carry out land search and due diligence to know the status of the school land (Ruguru/Kiamariga/1542). The results from the Official Land search would inform future decisions.	Surveyor Gikonyo was assigned to carry out the search as soon as possible
Ngorano Market		
The consultant requested assistance in verifying the beneficiaries' ownership document status, stating that the compiled list of beneficiaries and their documents was based on the ground survey. The consultant also sought for the county's assistance in validating the same.	The consultant was informed that the List of Beneficiaries was available and it would be provided and if need be, a physical meeting would be organised between the consultant and county technical team	It was agreed that the consultant to liaise with county record officer in case of any difficulties
The county KISIP coordinator requested the consultant to ensure the roads do not affect structures	The consultant informed the members that all the roads will be aligned to ensure that no structure is affected by the roads.	It was agreed that the consultant to liaise with county record officer in case of any difficulties in the preparation of the list of beneficiaries
There was also a request to include a bus terminus in the village while planning.	The consultant noted that all plots were claimed, leaving no space for a bus terminus.	N/A
The consultant pointed out there were claims that some beneficiaries had occupied market plots with the village.	The members agreed that there is need to analyse all the ownership documents to determine the authenticity of these claims.	It was agreed that the consultant to liaise with county record officer in case of any difficulties in the preparation of the list of beneficiaries
To ascertain who owns which plot, a stakeholder enquired whether there was a sketch with numbers and acreage of all the plots.	Stakeholders were informed that there were conflicting sketches that could not be relied upon.	N/A
The county technical team had requested the consultant to include a waste transfer station within the planning area.	It was agreed that the waste transfer station shall be part of the Market plot.	N/A

Lot II

Ihwa Village		
Issue	Action	Timeline
The consultant pointed out that plot under zone O ₄ was contested by two beneficiaries who claimed the ownership.	The stakeholders agreed that if the matter could not be resolved, the parcel ought to be marked as disputed and the matter left to the county.	N/A
The team enquired if the Akorino church was allocated some space and what acreage.	The consultant informed stakeholders that they were allocated a portion zoned as 4 ₆ .	N/A
The county director in charge of physical planning requested the consultant to include regularization in all the plans both Lot I and II.	This comment was welcomed, and the consultant committed to doing so.	N/A
Warazo Village		
Issue	Action	Timeline
Lot II liaison officer pointed out that there is KeRRA road passing in the village. He enquired whether the consultant had engaged KeRRA to ascertain the width of the road.	The consultant stated that they did not do so. There were existing road edge marker posts, which were picked and used as the basis for delineating the road width. The county team also agreed to circulate the land use plan to KeRRA to get their comments on the road width.	N/A
The county team also enquired whether the consultant had addressed the issue raised by the Warazo jet primary school head teacher about the narrow access gate.	The consultant stated that the breadth was redesigned to 15m wide to allow for wider access to the school.	N/A
Gitegi Village		
Issue	Action	Timeline
The consultant pointed out that there exists a plan for the village which was prepared in 2004 but was never approved. He stated that the stakeholders requested the consultant to adopt the plan as it was prepared. He pointed out a water pipe was later established which passed within the settlement. He pointed out a	The team agreed that the design by the consultant was the best option that could be achieved. The project surveyor informed the members that during registration the ownership document will include the easement conditions.	N/A

re-planning was done in such a way that the pipeline easement passed through public utilities.		
The consultant pointed out that the committee members had prepared a list of beneficiaries during the preparation of the previous un-approved plan. The committee recommended adoption of the beneficiary list. However, it was noted that some beneficiaries had passed away and there was need to update the list.	The members agreed that the list should be updated and all the deceased beneficiaries replaced with their heirs. The Stakeholders proposed cross-checking the original and updated beneficiary lists. Every new name would then be confirmed during the stakeholder engagement.	N/A

Survey of Blue Valley and Naromoru Estates

Blue Valley Estate		
Issue	Action	Timeline
The stakeholders raised the issue of plot 175. The owners were compensated but never surrendered the title deed.	It was decided that the county attorney would follow the issue. In case the issue takes a longer time than expected the consultant was advised to amalgamate the other portions and leave the contentious parcel for the county to deal with.	N/A
The consultant was also asked to prepare a scheme plan for approval.	It was resolved that the prepared scheme plan would be submitted to the county government for approval process with the shortest time possible.	N/A
NAROMORU		
Issue	Action	Timeline
The consultant noted that there exists a development plan for the area. However, the area and shape of the parcel of interest on the development plan and the ground survey did not tally.	The members agreed that the consultant survey team would visit the site and re-pick the boundaries accurately.	It was agreed that the consultant would visit the ground during the presentation of the draft plan to the stakeholders for Lot I and II.

Min 03: Way Forward

The stakeholders agreed on the following issues;

- The consultant would prepare an updated work plan and share it with the county implementation committee.
- The implementation committee would prepare public notices once the dates for the stakeholders' engagement confirmed.
- The consultant was urged to collaborate more with the county via the established forums.
- The consultant would implement all the comments given.

Min 04: Adjournment

There being no other business, the meeting ended with a word of prayer from one of the stakeholders.

Minutes Confirmed By:

County Representative

Name: Position:

Signature:Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature:Date:

Photo Gallery



Attendance List



DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT.

ATTENDANCE SHEET

**MEETING TO DISCUSS PROGRESS ON THE PLANNING AND SURVEY OF LOT 1 – CONTRACT NO;
CGN/LHPPUD/RFP/14/2022-2023 AND LOT 2 – CONTRACT NO; CGN/LHPPUD/RFP/14/2022-2023 HELD AT THE
MUNICIPAL YARD BOARDROOM ON 1ST JULY, 2025**

	NAME	PF NO. / ID NO.	DESIGNATION	CONTACT	SIGNATURE
1	Hon Ndiranga Gachunia	21469350	CECM	0795115144	
2	Fred Mairu	22137438	C.O Lands	0722347334	
3	Beatrice C. Koch	201200527	Director Physical Planning	0124806091	
4	Douglas M. Gikonyo	2011047162	P. Surveyor	0723512040	
5	Peter Ndichu	20200431740	Physical Planner	0714444315	
6	Simon Mwangi M	33975171	Land Surveyor	0792616770	
7	Victor Wambua	29345493	Physical Planner - Geosur	070707537248	
8	Charles R. Gathogo	8653681	Director: Geosur	0722371007	
9	JOSEPH G. N. Tomo	20140008126	D. Director P. Planning	0710282748	
10	Nduati Kariri	2012016047	Surveyor	0710665772	
11	Esther Kimani Mwangi	20220531332	Records Officer	0726967642	
12	Miriam Munge	2001004707	Records Officer	0726776129	

13	HARRY NDUMIA	20200104898	Housing Officer	0720843624	
14	Daniel Muriu	12781506	Director - Land & Survey	072235062	
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Appendix 7: Draft Plan Validation Workshop – Stakeholders Meeting

STAKEHOLDERS MINUTES ON THE PRESENTATION OF GITEGI VILLAGE DRAFT LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN HELD AT PCEA CHURCH ON 1ST AUGUST 2025.

List of Attendance - as attached

Agendas

- v. Introduction
- vi. Presentation by the Consultant
- vii. LOB Verification and Beneficiary card issuance
- viii. Plenary Session
- ix. Way forward
- x. Adjournment

Min 01: Introduction

The meeting was called to order at 11.00 AM by the settlement chairperson. An opening prayer was said by one of the stakeholders. The chairperson thanked the members for attending the meeting and then requested the committee members to make self-introduction. He further informed the members that he was very happy to see the consultant back in the village, implying that the work would be completed.

The area chief rose by first thanking the members for attending the meeting. She informed the members that the administration was in support of the project and that she was ready to offer any support needed. She requested the committee and the project beneficiaries to continue supporting the consultant throughout to the project's completion. She then welcomed the area member of county assembly representative to make his remarks.

The member of the county assembly also rose by first thanking the members for attending the meeting. He informed the members that he was in full support of the project. He further informed the members that once the plan is completed and approved, he will lobby for developments in the village.

Nyeri County Assistant Director thanked the members for attending the meeting. The Assistant Director requested both the county and the NLC teams to make self-introductions. He briefly explained the whole planning, survey and registration process and highlighted that the consultant is in the late stages of completing the planning process. He pointed out that the plan will benefit the residents of the villages and foster development in the village. He singled out attainment of tenure security and provision of access roads as key project benefits to the community. He further thanked the residents for their participation in the project activities since its inception, and then invited the county director in-charge of land survey to make his remarks.

The county director in-charge of land survey thanked the members for attending the meeting. He pointed out that the county is committed to ensure the project is completed as soon as possible. He thanked the beneficiaries and SEC Members for their support to the consultant. He urged the members to follow the right procedure in case of any dispute during the project period. He further highlighted the survey process that will be followed to ensure all the beneficiaries get their ownership documents. He welcomed the consultant to make the presentation.

Min 02: Consultant presentation.

The consultant thanked all the members for attending the meeting. He noted that the meeting's main objective was to validate the plan and the list of beneficiaries. He reminded members that the planning of the village started back in 2003 but the process was never completed. The planner started the presentation by giving a brief description of the project's key activities undertaken, the deliverables already achieved so far and the remaining activities of the project. He noted that the project was categorized into three major phases, i.e., physical planning, land surveying, and registration process. Under physical planning, the consultant informed the members of the process undertaken during the claimed boundary picking exercise in collaboration with their elected settlement executive committee members, which aided in the basemap preparation. The planner further pointed out that a socio-economic survey was carried out where enumeration of the project beneficiaries' details was recorded. After the socio-economic survey, members were also reminded that the socio-economic findings were presented to beneficiaries for their validation.

i. Presentation of the draft plan for validation

The consultant informed the members that his team had prepared the plan and presented to the village members the previous year in the same venue. He pointed out that the consultancy team had adopted the previous plan prepared back in the year 2003 except for the areas that need changes. However, he requested them to go through the plan keenly and give out their views and correction. He informed the members that the reason for the meeting was to ensure that all the proposals they had proposed in the previous meeting had been incorporated in the plan. He took the members through the plan for their understanding starting from the first land use the last land use plan. The consultant informed the members that all the plots had enough access roads. Members were then issued with A3 size draft plan to get a clear view of what was presented. In the plan, they were requested to familiarise themselves with the plan and ensure that they understand it.

ii. Verification of the beneficiary list

The planner loudly read all the names of the beneficiaries against their plot numbers. The members were told to note their names and their plot numbers. The planner informed the members that there will be another verification of the list of beneficiaries during beaconing exercise. During that time, the members shall ensure their names are well spelled as per their ID cards.

Min 03: Plenary session

The issues raised and the responses are summarized in the table below:

Issues Raised	Response Given
The members noted that the proposes were well captured as they had requested. However, they requested the chief's office to be relocated to 4 ₉ and the county offices to be relocated to 4 ₈ .	It was agreed that the requested was viable and the consultant would amend the plan as requested
A project beneficiary noted that the parcel number in the plan did not match with that in the previous plan. He sought clarification on which number to adopt and use in future.	The consultant clarified that his team had allocated other numbers to assist in identification of each plot owner during the preparation of list of beneficiaries. The members were informed that the final parcel numbers will be given out by director of survey during approval of survey work. These new numbers from the director of survey would be used during processing of the ownership documents.

Min 04. Way forward

The participants unanimously validated the draft plan for the Gitegi village. It was agreed that:

- ❖ The process of plan approval to commence.
- ❖ The process of verification and adoption of the beneficiaries' lists to start.
- ❖ The consultant to proceed to the next stage of the project.

Min 05: Adjournment

There being no other business, the meeting ended at 12:40PM with a word of prayer from one of the stakeholders.

Minutes Confirmed By:

Settlement Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Photo Gallery



Attendance List



CONSULTANCY SERVICES FOR PLANNING, SURVEYING AND REGULARIZATION OF LOT I
VILLAGES IN NYERI COUNTY



COUNTY GOVERNMENT OF NYERI

DRAFT PLAN PRESENTATION

GEOSURV SYSTEMS LTD

Name of Village: Gitegi Venue: P.B.E.A Gitegi Date: 1/08/2025

LIST OF ATTENDANCE

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
1.	Daniel Muthiri	Director - Lands & Survey	M	0722350162	
2.	JOSEPH B. Ntomo	Dep. Dir - Physical Planning	M	0710282748	
3.	Marcus Mawia Munira	Physical Planner	M	0705809716	
4.	Lilian WAMBUI WACHIRA	SNR CHIEF SURVEYOR	F	072220896	
5.	Sam Robinson Kibe Waburi	Surveyor	M	0716081500	
6.	Paul WATHAKA	Surveyor	M	0704666797	
7.	Lilian Wambui Mwangi	N/C Officer	F	0708454640	
8.	Evangelina Wanjiru Itigi	Lands P. Survey	F	0716082392	
9.	Patrick Githaiga Kimani	Physical Planner	M	0703603230	
10.	Peter Muriuki Wamugunda		M	0794282555	
11.	Timothy MURARI KURIA		M	0726201656	
12.	Francis Wambui Mwangi		M	0724714296	
13.	JAMES WANJUKI NABWA		M	0721447432	
14.	Eliud Wangondy		M	0723512123	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
36.	James Kagunda		M	0723729333	
37.	Linosep Digen	A.O. - NLC	M	0720271330	
38.	CATHERINE K. KATUMA	Physical Planner - Geosurv	F	072272398	
39.	EPHANTUS MURIMI GAKUO	SNR ASSISTANT CHIEF SURVEYOR	M	0708583832	
40.	JOSEPH GITHAIGA MURAHUKU	Chief Planner	M	0721412607	
41.	Victor Wambui	Physical Planner - Geosurv	M	0707837200	
42.	ANNAH Wangaci		F	072948360	
43.					
44.					
45.					
46.					
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56.					

Appendix 8: Draft List of Beneficiaries

S.No	Name	Id Number	Plot No.
1.	Milk Processing Site		1
2.	Slaughter House		2
3.	Clement N. Nyakweya	28838327	
4.	Lydia Wambui Wachira	13185381	
5.	Ephantus Murimi Gakuo	9868218	
6.	Paul Macharia Githinji	12774405	
7.	Winfred Mumbi Maina	22330976	
8.	Bernard Maina Ndungu	10242577	
9.	Purity Njeri Maina	22278388	
10.	Closed/ Open Market		10
11.	Parking Space		11
12.	Playground		12
13.	Police Post		13
14.	Administration office		14
15.	Joseph Macharia Maina	0582767	
16.	Samuel W. Theuri	20560160	
17.	John K. Gatheru	5505381	
18.	Francis Wamutito	3237725	
19.	James Kagunda Munyi	13451587	
20.	Ann Wangechi Migwi	1216862	
21.	Ruth Jacqueline Njeri	21117477	
22.	Justus Maina Wanjohi	1207794	
23.	Alice Wamuyu	7323269	
24.	James Wanjiku Ndegwa	0264053	
25.	Nephat Maina Gachiri	322422	
26.	Douglas Munyiri Kiricho	9075167	
27.	Waste Transfer Station		27
28.	Holy Ghost Church		29
29.	Margaret Wangari	11287527	
30.	Peter Muriuki Wamugunda	10325923	
31.	David Kinyua Wambugu	3200731	
32.	Agnes Wangi Mwangi	31741717	
33.	Simon Kinuthia Gichuki	3221064	
34.	Loise Mugure Njeri	28333702	
35.	Ruth Njambi Mbugua	10733763	
36.	Gabriel Kibunja Wandeto	3755404	
37.	Timothy Mururi Kuria	22471014	
38.	Peterson Muthui	23146880	
39.	Christopher Kinyua Gathogo	1424675	
40.	Justin Mwaura Njoroge	3223669	
41.	Lydia Wanjiku Wachira	9552159	
42.	Mary Wanjiku Wathuta	3221700	

43.	Denis Mwangi	23043901	
44.	Agatha Wangari	1391921	
45.	William Waichungo Ithatwa	3223669	
46.	Robert Ndigirigi Nderitu	21240725	
47.	Eliud Wang'ondur Wang'ombe	3224410	
48.	Water Storage Tank		48
49.	James Kabui	3221173	
50.	Florence Wangari	9380701	
51.	Joseph Githinji Mwangi	1521450	
52.	Samwel Mwangi Wambugu	16127620	
53.	James Kagunda Munyi	13451587	
54.	Douglas Njuku	10118987	
55.			
56.			
57.	A.C.K Church		57
58.	Community Centre		58
59.	Catholic Church		59
60.	AIPCA Church		60
61.	Dispensary		61
62.	Full Gospel Church		62
63.	County Offices		63
64.	PCEA Church		64
65.	ECDE Centre		65

Appendix 9: Notice of completion – Daily Nation

DAILY NATION THURSDAY, OCTOBER 30, 2025

FORM PLUPA L-2 (r.10)



COUNTY GOVERNMENT OF NYERI
DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

THE PHYSICAL AND LAND USE PLANNING ACT NO. 13 OF 2019
NOTICE OF COMPLETION FOR THE PREPARATION LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS

Title of the Development Plans

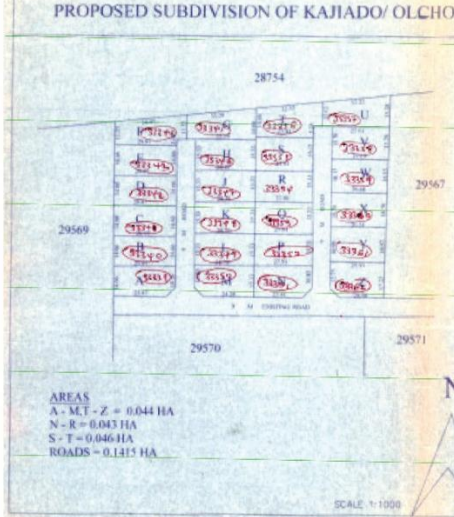
S.No	Name	Reference No.	Location
1	Ruthagati Village Local Physical and Land Use Development Plan	CGN/0481/2023/01	Mathira East Sub- County
2	Ngorano Market Local Physical and Land Use Development Plan	CGN/0477/2023/02	Mathira East Sub- County
3	Iruri Village Local Physical and Land Use Development Plan	CGN/0477/2023/01	Mathira East Sub- County
4	Ihwa Village Local Physical and Land Use Development Plan	CGN/0495/2023/01	Nyeri Central Sub- County
5	Gitegi Village Local Physical and Land Use Development Plan	CGN/0473/2023/01	Kieni West Sub- County
6	Warazo Market Local Physical and Land Use Development Plan	CGN/0475/2023/01	Kieni East Sub- County

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 was on 4th day of August 2025 completed. Copies of the plans as prepared have been deposited for public inspection free of charge at the office of the County Director in Charge of Physical and Land Use Planning, Respective Offices of the Sub County Planners and the County Government of Nyeri website: www.nyeri.go.ke. Any interested person who wishes to make any representation in connection with or objection to the above plans may within Sixty (60) days send the same to **The County Executive Committee Member in charge of Lands, Physical Planning and Urban Development**, County Government of Nyeri, P.O Box 1112-10100, Nyeri or lands@nyeri.go.ke and such representations or comments shall state the grounds upon which they are made. All appeals must be submitted using Form PLUPA L-3 pursuant to regulation 12 (1) of the Physical and Land Use Planning (Local Physical and Land Use Development Plan) Regulations, 2021.

Dated this **27th Day of Oktoba, 2025**
NAME: HON. NDIRANGU GACHUNIA
COUNTY EXECUTIVE COMMITTEE MEMBER
DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

1/8 ACRE PLOTS
Adjacent to Olooseos Girls

PROPOSED SUBDIVISION OF KAJIADO/OLCHOI



AREAS
A - M.T - Z = 0.044 HA
N - R = 0.043 HA
S - T = 0.046 HA
ROADS = 0.1415 HA

SCALE 1:1000

Call
0722300214, 07224162


United We Grow

COSMOPOLITAN DEPOSIT TAKING SACCO SOCIETY LIMITED

Mobile No: 0111 003500

PRE-QUALIFICATION OF SUPPLIERS FOR THE PERIOD 2026-2028

Cosmopolitan Deposit Taking Sacco Society Ltd invites applications for the pre-qualification of supplies of goods, and services for the financial year 2026-2028.

CATEGORY A	SUPPLY OF GOODS
COSMO/01/2026-2028	Supply of Office Stationery
COSMO/02/2026-2028	Supply of Printed Stationery
COSMO/03/2026-2028	Supply of Mineral Water
COSMO/04/2026-2028	Supply of Computers/Accessories
COSMO/05/2026-2028	Supply of Branded T-shirt, Shirts Blouses, and Jumpers
COSMO/06/2026-2028	Supply of Furniture & Fittings
COSMO/07/2026-2028	Supply of Metallic Cabinets
COSMO/08/2026-2028	Supply of Money Counting Machines
COSMO/09/2026-2028	Supply of Photocopier
COSMO/10/2026-2028	Supply of Printers
COSMO/11/2026-2028	Supply of Installation of Firewall & Network Switches
COSMO/12/2026-2028	Supply and Installation of a Call Centre
CATEGORY B	PROVISION OF VARIOUS SERVICES
COSMO/13/2026-2028	Provision of Office cleaning services
COSMO/14/2026-2028	Time Lock Servicing
COSMO/15/2026-2028	Fire Extinguishers Maintenance Services
COSMO/16/2026-2028	Servicing of Photocopier Machine
COSMO/17/2026-2028	Servicing of Motor Vehicle and Motor Bikes


WELTHUNG
WHH HILF

TENDER AD

KEN 1291 - FUNDED BY C

RFT 405603 - VARIOUS CONSTR
MAKUENI & M

Conditions are stated in the to be accessed online. Suppliers in this tender must register on <https://eu.eu-supply.com> **CompanyRegistration/Regis** **21&B=WELTHUNG**

Please use the link below to acce attachmen <https://eu.eu-supply.com/publictenders?B=WELT>

Offers to be submitted online or under the respective

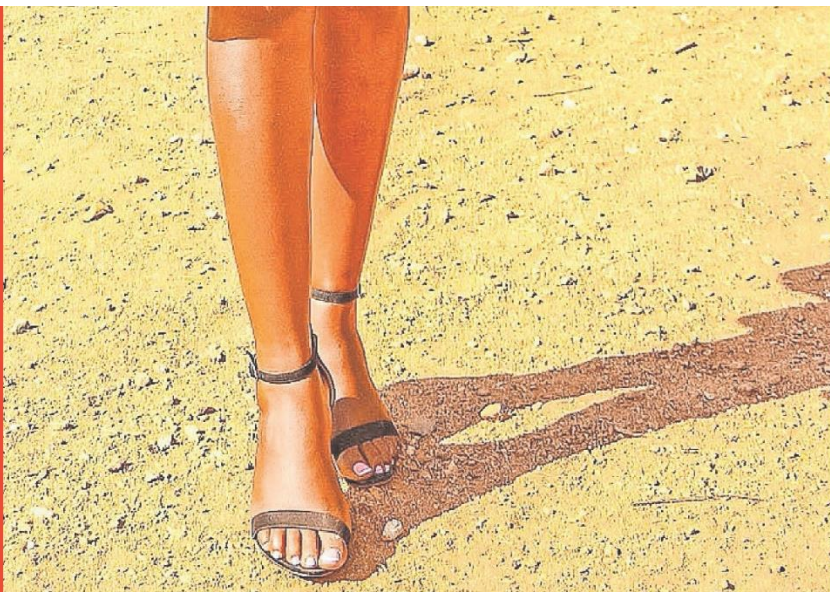
Appendix 10: Notice of completion – *Taifa Leo*

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**Bi Ngave ni
mwalimu wa
shule moja ya
upili katika
eneo la Makin-
du, Kaunti
ya Makueni.
Uraibu wake ni
kusikiliza muz-
iki, kucheza
hoki na kuzuru
mbuga za wan-
yama.**

**PICHA| RICH-
ARD MAOSI**

**I YA KAUNTI YA VIHIGA****MIJI, ARDHI, NYUMBA, NA USTAWI WAMIIJI**

P 344-50300 MARAGOLI

MPANGO WA MATUMIZI YA ARDHI (Nambari 13 ya 2019)

**A KWA MPANGO WA MIJI NA MATUMIZI YA ARDHI
MPANGO WA USTAWISHAJI
YA MAENDELEO KATIKA KAUNTI 2025-2034**

Mpango wa Miji na Matumizi ya Ardhi, 2019 NOTISI inatolewa kwamba juu ulikamilika mnamo **Oktoba 24, 2025.**

nipango ya miji na maendeleo katika kaunti.

kwa ukaguzi wa umma, katika afisi za Waziri wa Kaunti Anayesimamia awishaji wa Mji Mbale na katika afisi sita za Wasimamizi wa Kaunti uanda na Emuhaya. Nakala zilizohifadhiwa zinaweza kukaguliwa bila kumi za jioni (4.pm) saa za kazi.

igo uliotajwa hapo juu anaweza kuzituma ndani ya siku sitini (60) kwa wa Miji, Ardhi, Nyumba na Ustawishaji wa Miji.

na sababu zilizochangia kutolewa kwazo.

wa Miji, Ardhi, Nyumba na Ustawishaji wa Miji.

FOMU PLUPA L-2

(r.10)



**SERIKALI YA KAUNTI YA NYERI,
IDARA YA ARDHI, MPANGO WA MIJI NA USTAWI WA MIJI**

**SHERIA YA MPANGO WA MIJI NA MPANGO WA MATUMIZI YA ARDHI
NAMBARI 13 YA 2019
NOTISI KUHUSU KUKAMILISHWA KWA UTAYARISHAJI NA MIPANGO YA
MATUMIZI YA ARDHI**

Vichwa vya Mipango ya Ustawishaji

Nam- bari	JINA	Nambari ya Rejeleo	Mahala
1.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi ya kijiji cha Ruthagati	CGN/0481/2023/01	Kaunti Ndogo ya Mathira Mashariki
2.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Ngorano Sokoni	CGN/0477/2023/02	Kaunti Ndogo ya Mathira Mashariki
3.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Kijiji cha Iruri	CGN/0477/2023/01	Kaunti Ndogo ya Mathira Mashariki
4.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Kijiji cha Ihwa	CGN/0495/2023/01	Kaunti Ndogo ya Nyeri ya Kati
5.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Kijiji cha Gitegi	CGN/0473/2023/01	Kaunti Ndogo ya Kieni Magharibi
6.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi Wavazo Sokoni	CGN/0475/2023/01	Kaunti Ndogo ya Mathira Mashariki

Kwa mujibu wa sehemu ya 49 (1) ya Sheria ya Mpango wa Miji na Mpango wa Matumizi ya Ardhi, 2019, NOTISI inatolewa kwamba utayarishaji wa mipango iliyotajwa hapo juu ulikamilika mnamo Agosti 4, 20225. Nakala za mipango hiyo ilivyotayarisha imehifadhiwa kwa ukaguzi wa umma, bila malipo, katika afisi ya Mkurugenzi anayesimamia Idara ya Mpango wa Miji na Matumizi ya Ardhi katika Kaunti, Afisi ya Maafisa ya Mipango katika Kaunti Ndogo husika na katika Wavuti ya Serikali ya Kaunti ya Nyeri : www.nyeri.go.ke. Yeyote ambaye angetaka kutoa maoni au pingamizi kuhusu mipango iliyotajwa hapo juu anaweza kufanya hivyo ndani ya siku sitini (60) kwa Waziri wa Kaunti Anayesimamia Idara ya Ardhi, Mpango wa Miji na Ustawi wa Miji, Serikali ya Kaunti ya Nyeri S.L.P. 1112-10100, Nyeri au kupitia anwani ya barua pepe: lands@nyeri.go.ke na maoni au pingamizi sharti yaandamanishwe na sababu zilizochangia kutolewa kwazo. Rufaa zote lazima ziwasilishwe kwa kutumia Fomu PLUPA L-3 kwa mujibu wa kanuni 12 (1) ya udhibiti wa upangaji wa matumizi halisi na ardhi (kanuni za 2021 za mpango wa matumizi halisi ya ardhi).

Tarehe: Agosti 4, 2025

JINA: MHE NDIRANGU GACHUNIA

WAZIRI WA KAUNTI

IDARA YA ARDHI, MPANGO WA MIJI NA USTAWI WA MIJI