

COUNTY GOVERNMENT OF NYERI

DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

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

PLAN REPORT



Submitted to:



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

AUGUST, 2025

Submitted by:



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Certificate

I certify that the plan has been prepared and published as per the requirements of the 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/0495/2023/01.....

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, Ihwa Village 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 Ihwa 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

Ihwa 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 the 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 Onzee, 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 chief Charles M. Gathiru, Assistant chief Peter M. Kanyoi and the Settlement Executive Committee led by the Felix Mathenge – 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

Ihwa Village Local Physical and Land Use Development Plan (2023 -2032) was one of the deliverables on the consultancy services to undertake Physical Planning, Surveying and Regularization of Lot I Villages, in Nyeri County, Kenya. The Planning Area is located in Kamakwa Location, Kamakwa-Mukaro Ward, Nyeri Central Sub- County in Nyeri County and Covers approximately **12.44 Ha**.

The plan is aimed at addressing issues of tenure security and housing rights by providing legal ownership documents to the residents occupying the land. It will bring about coordinated development and ensure optimal utilization of the land. It also aims at upgrading and improving physical infrastructure, and basic services to residents. This will help in transforming the settlement into a more organized and sustainable community. It was prepared through a participatory and consultative process from the inception to final plan phase. The plan report has been presented in the following manner:

Chapter one details out the 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 settlement's common vision, "To have an **accessible and liveable settlement with tenure security**" was developed through a participatory process in which the residents provided their aspirations for a liveable settlement. 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; limited accessibility, land tenure insecurity, use of adoptive planning approach to avoid displacement, reliance of non-renewable sources of energy, improper solid & liquid waste management and inadequate water supply.

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 the synthesis of sectoral opportunities and the challenges. Some of the opportunities include a strategic location near Nyeri Town with tarmacked Roads connecting the settlement to the Nyeri Town CBD, adequate educational facilities, accessible health facilities and electricity connectivity for the residents. The sectoral challenges ranged from the insecurity of land tenure, lack of access roads within the village, narrow roads and poor quality of housing characterized by temporary and semi-permanent structures, lack of flood lights, 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); alternative planning options (provision of standard hierarchical road network, provision of basic minimum access roads and hybrid of conventional and adoptive approach) 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. Ihwa 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 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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LIST OF 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 Overview

Informal settlements in the country are sprawling at an alarming rate within cities, towns and emerging urban centers. 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.

1.1.1 Problem Statement

The village is currently squatted on and does not have any Land Use Plan to guide the survey and regularization of plots and structures. Preparation of Local Physical Land Use Development Plan of the village to enhance the security of tenure is important in guiding the growth and development of the village in a sustainable manner. This village lacks a physical development plan to guide its development. Thus, the resultant developments have been uncoordinated and the village is characterized by:

- ✓ Economic stagnation
- ✓ Poor road conditions
- ✓ Unplanned residential area
- ✓ Tenure insecurity
- ✓ Strain on the existing in infrastructural facilities and services
- ✓ Inadequate provision of social amenities –Play ground, recreation areas
- ✓ Poor waste disposal systems

1.1.2 Vision Statement

The vision of the village, **“To have an accessible and livable settlement with tenure security”** was developed through a participatory process in which the residents provided their aspirations for a livable settlement.

1.1.3 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.

1.1.4 Scope of Work

The scope of the assignment was to undertake physical planning, cadastral survey and regularization for Ihwa Village covering an area of **12.44 Ha**. The plan for the village is envisaged to cover a period of 10 years.

1.1.5 Deliverable

Ihwa village informal settlement Local Physical and Land Use Development Plan (2025 - 2035) is one of the deliverables for the consultancy services. The plan aims at regularizing the informal settlement 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 helped 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.**

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

The principles which guided the plan formulation were derived from the County Government Act, 2012 (amended, 2020), the 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 and 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 village challenges. They also provided their vision for the village, which guided the plan proposals.

✓ **Sustainability**

The plan preparation process took into consideration the environmental, social and economic needs of the community. This involved minimizing the impact of development on the environment, providing social and physical infrastructure and promoting the use of renewable energy. The stakeholders' concerns were also considered during the plan preparation process making the project viable and sustainable.

✓ **Land Tenure Security**

Ihwa Village is characterized by land tenure insecurity contributing to the informal nature of the development. The plan aims at enhancing tenure security and ensuring access to basic services for all residents.

✓ **Provision of basic services**

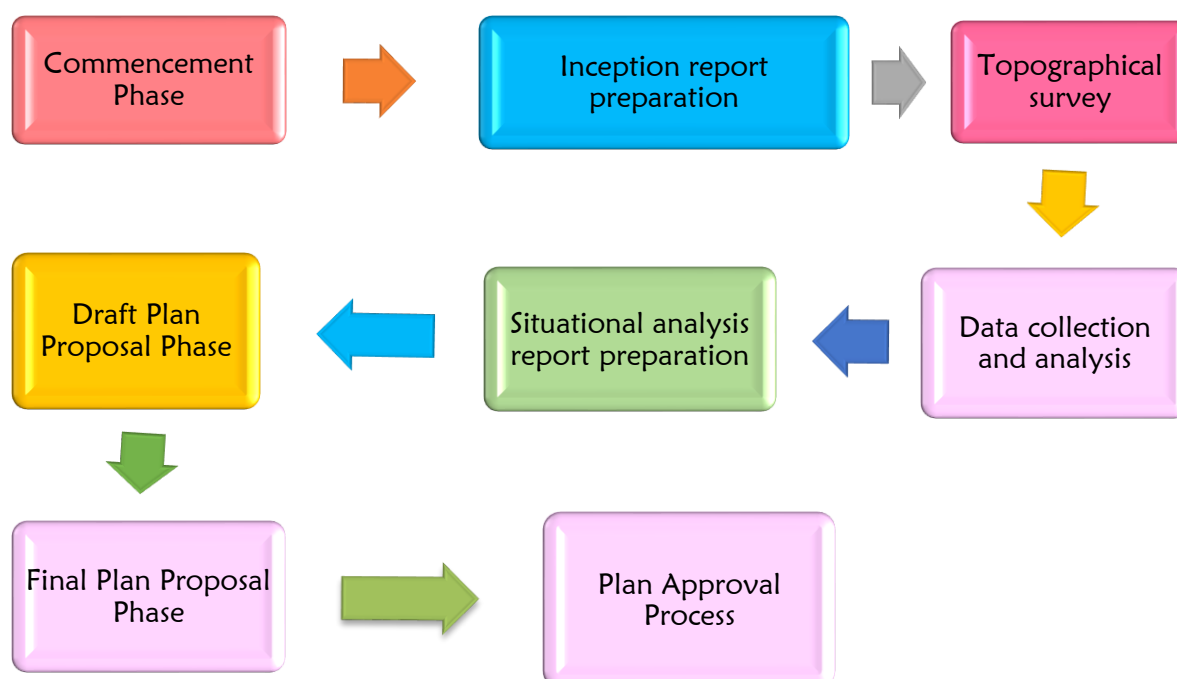
The village is fully developed to warrant any major basic services provision. The plan proposes the provision of basic services such as roads, water, sanitation and solid waste

management as part of its development improvement strategies. These strategies have been formulated based on the socio-economic survey findings which highlighted the sector development challenges within the informal village.

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, digital topographical mapping, 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 overleaf:

Figure 1: Project 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 whereby the modalities of engagement and assignment execution action plan was discussed and agreed upon between the consultant and the client.

➤ ***Preparation of Inception Report***

The report was prepared detailing out 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 consultancy team familiarized themselves with the project 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 and Nyeri County officials. 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 visioning workshop***

The meeting was held on 20th July, 2023 at A.P.C.A Church Compound. The purpose of this workshop was to 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 SECs 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

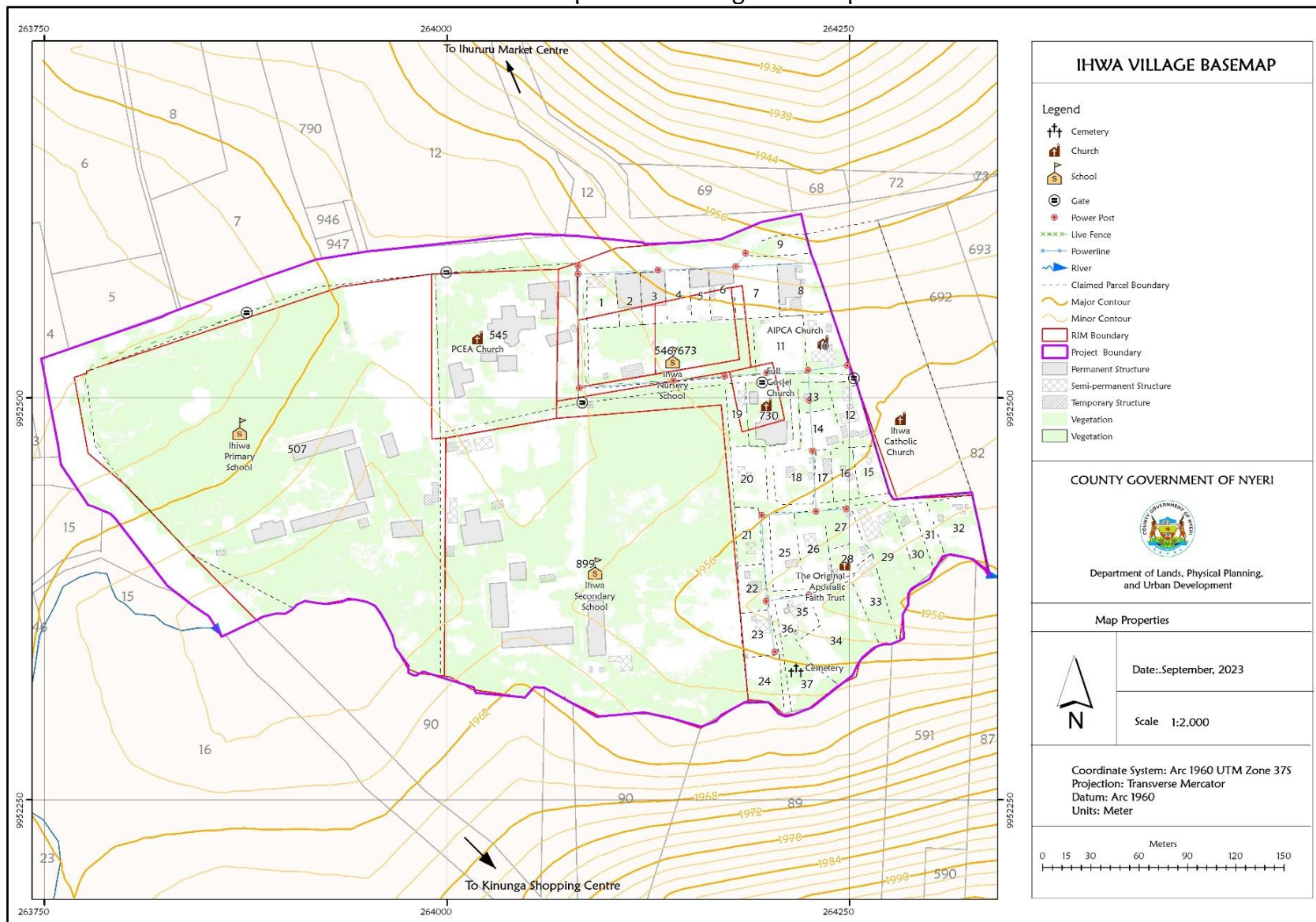
Topographical mapping entails mapping of both natural and man-made features by use of the GPS technology. The objective of undertaking topographical mapping for Ihwa village was to enable the preparation of an accurate and comprehensive digital base map. This provided a platform for proposals making during the Local Physical and Land

Use Development Plan 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 sheets, cadastral maps and control data from survey of Kenya and the County Survey Office. This was done by geo-referencing the top cadastral sheets of the project area and its environs.
- ***Boundary delineation*** – The process was consultative involving the consultant, the Settlement Executive Committee Members (SEC), County Officials and the Local Administration. This was followed by picking of the project area corner points by use of Real Time Kinematic DGNSS.
- ***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 in relation 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.
- ***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: Ihwa Village Basemap



Source: Geosurv Systems Ltd

1.3.3 Socio-Economic Survey 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 collections 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***- The household and sectoral questionnaires provided by the client were assessed to determine if all attributes of the expected project outputs as enumerated in the terms of reference (TORs) are covered.
- ***Socio -Economic Field Data Collection*** – this entailed administering of the household questionnaires to the residents and conducting of interviews to the heads of various institutions such as educational. 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 data formed the basis for preparation of the Local Physical and Land Use Development Plan.
- ***Socio-Economic Data Analysis*** – the socio-economic data collected was cleaned and analyzed 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 AIPCEA 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.

Plate 2: Socio-Economic Survey Presentation



Field survey: 2024

1.3.5 Draft Local Physical and Land Use Development Plan Formulation

Based on the socio-economic survey findings, participatory planning outcome and the stakeholders' resolutions, the draft plan for Ihwa village was 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 31st August, 2025 at AIPCEA church for their comments and validation as shown in the plate overleaf. 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 3: 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

2.2.1 National Context

The village exact geographical coordinates, latitude and longitude are: 264021.55, 9952173.68 respectively. It is located 7 Km of Nyeri – Nyahururu Highway (B5) which connect the area to other major urban centers within the country.

2.2.2 Regional Context

Ihwa 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.

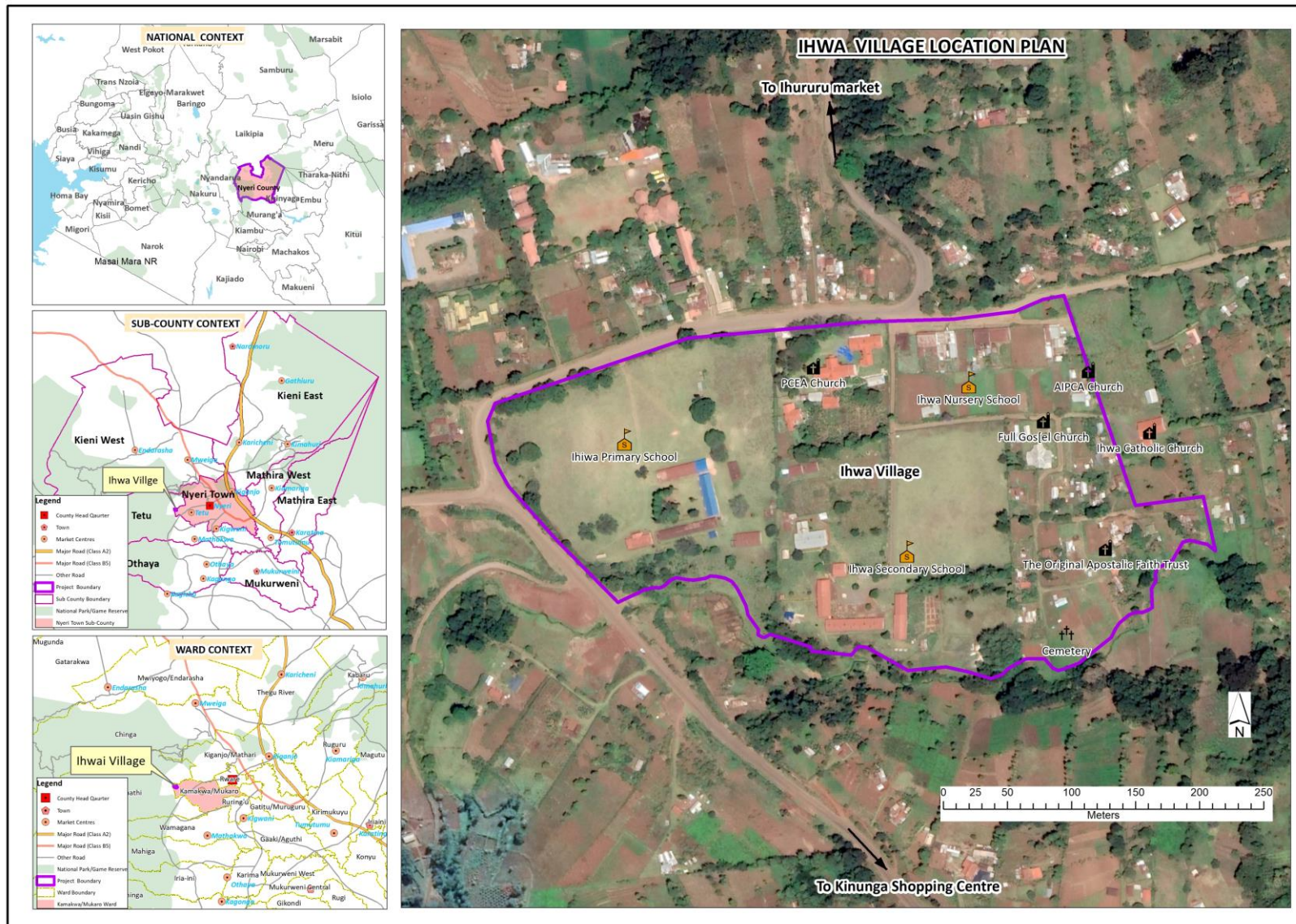
2.2.3 County Context

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

Ihwa Village is located in Kamakwa Location, Kamakwa-Mukaro Ward in Nyeri Central Sub- County. The Village is located at an approximate distance of 20 km from Nyeri Town and registered as Tetu/Kiriti/900. The map overleaf shows the location of the village in the national, county/sub-county and ward context:

Map 2: Ihwa Village Location Plan



Source: Geosurv Systems Ltd, 2023

2.2.5 Description of the village

Ihwa village is characterized by narrow roads and footpaths, poor sanitation, poor housing conditions and haphazard development. The houses in the village mainly comprise of permanent and semi-permanent structures. The permanent houses are made up of Stones or stone walling with iron sheets roofing. Semi-permanent houses are made up of wood with iron sheets roofing.

2.3 Policy and Legal Framework

The 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 analyzed detailing out the relevant sections/articles and their relevance to the assignment. The tables below 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 Program (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	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	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

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
		turnaround through a value chain approach. The 4th Medium Term Plan (MTP) the final five-year plan under the Kenya Vision 2030 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	coordination in the implementation of programmes and project.	aspirations of the 4th medium term plan.
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	The guidelines have been developed to provide mechanism for addressing	The Principles of Tenure Regularization as provided in Section 2.3 are listed below;	The plan was preparation was informed by the Guidelines for

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
	Regularization in Informal Settlements, 2018	tenure insecurity in informal settlements and improvement of living conditions.	- 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 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; Individual lease certificate - this occurs when a lease certificate is registered under one person/beneficiary.	Land Tenure Regularization in village

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			○ Co-tenancy lease certificate: - applicable when a lease certificate is registered under two or more persons/ beneficiaries. ○ Block lease certificate: - 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.	
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).	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
			○ <i>Social Management Plan-</i> the manual provides that the SMP should be prepared and implemented in parallel with the ESIA during the planning stage of tenure regularization. ○ <i>Vulnerable and Marginalized Groups-</i> it provides procedure for identification of the Vulnerable and Marginalized Groups impacted by a project. ○ <i>Grievance Redress:</i> - Under section 9.7 the manual provides the process for 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.	

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
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, analyzed 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. ○ 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.	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.
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,	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.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			Information and Communication Technology (ICT), recreational and community facilities.	
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. 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.	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 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 neighborhoods 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	Ihwa 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.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			amenities such as; education facilities, public open spaces, parks and recreational facilities.	
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; - o Ensure that land subject to informal settlement is developed in an orderly and sustainable manner - o Facilitate the regularization of existing squatter settlements found on public and community land for purposes of upgrading or development - o Develop, in consultation with affected communities, a slum upgrading and resettlement programme under specified flexible tenure systems - o Put in place measures to prevent further slum development - o Facilitate the carrying out of informal commercial activities in a planned manner - o Regulate the disposal of land allocated to squatters and informal settlers	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
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.
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	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.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			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.	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 Transport Policy (INTP)	The urban transport policy aims at creating and integrating land use and transport network which is environmentally sound with all modes of transport working harmoniously.	According to Section 4.8.4 on Land Use and Spatial Development for Road Passenger Transport , the policy has identified lack of 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.	In order to ensure an efficient and effective mobility of the residents, the plan has used a 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 .	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.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			Section 3.1.3 on Re- Use of Products and Components , the policy advocates for provision of well managed central waste collection centres.	
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 ○ Public participation in environmental protection ○ Community empowerment	Environmental protection strategies were prepared under the guidance of the policy.
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	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.

No.	Relevant Policy	Description of the Policy	Relevant Provisions	Relevance to the Assignment
			for community centers to be established for the promotion of public awareness and stockpiling of necessary materials to implement rescue and relief activities.	

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	In line with the provisions of the constitution, the plan has provided environmental protection strategies to enhance clean and healthy environment for the residents.

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			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.	
2.	County Governments Act, 2012 (Amended, 2020)	The Act gives effect to Chapter Eleven of the Constitution of Kenya, 2010 which provides county governments' powers, functions and responsibilities.	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 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 count; make reservations for public security and other critical national infrastructure and other public utilities.	The plan provides the platform for regularization of land tenure and development of infrastructure services 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	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	The plan was prepared in accordance with the requirements of the act, which emphasizes on public participation. The process involved several forums such as

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		management of urban areas and cities. It also provides principles of governance and participation of residents during plan preparation process.	identification of the community needs and promotion of the interests of minorities and marginalized groups.	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 following; types of plans, planning process/methodology, purpose & contents of various plans, and the plans approval process.	The principles and norms of the physical and land use planning are clearly stipulated in Section 5 as follows; - Physical and land use planning should promote sustainable use of land and livable 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.	The principles of the act guided plan preparation in terms of contents, procedure, and format, noting that the plan was being carried out in an informal settlement characterized by uncontrolled developments, congestion, and

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			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 Ihwa 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. 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.	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
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 forms of tenure,	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; a) freehold; (b) leasehold The procedure for formation of the land database through evaluation and georeferencing for potential land use planning are clearly stipulated in Section 8(a)).	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 planning of public land

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		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.		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	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.	The approved Local Physical and Land Use Development Plan will inform the Cadastral survey which will entail beaconing and preparation of the survey

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		Article 62 of the Constitution of Kenya, 2010.	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.	plan as per the provisions of the Act.
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	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	The socio-economic component of the plan preparation process demonstrated a

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		control of water resources and for the acquisition and regulation of rights to use water.	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). 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.	settlement characterized by inadequate water supply. The plan has provided the water supply efficiency 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	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;	Given the significant impact of climate change on the project area, the plan has incorporated climate-resilient

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
		low carbon climate development.	○ 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 ○ 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.	strategies in accordance with the act.

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
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 ○ 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	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 National and County Government

No.	Legal	Description	Relevant Provisions	Relevance to the Assignment
			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.	

2.4 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 Ihwa 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.

2.5 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 Ihwa 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 Ihwa 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 Ihwa 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.

2.6 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.

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, women-headed households and widows) and Settlement Executive Committee members.
- ❖ **Secondary Stakeholders** - these are people or groups that are indirectly affected, either positively or negatively, by county 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.

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 that the settlement lacks access roads and is only accessible via footpaths, which are impassable during the rainy season due to lack of storm water drainage channels. Stakeholders proposed that each plot should have access roads accompanied by proper drainage channels.

Provision of standard roads: The stakeholders expressed concern that providing standard roads would affect some structures. They requested the consultant to ensure that residents' structures are not affected by the plan interventions.

Solid waste management: Participants explained that the lack of skip bins in the settlement and collection points has led to 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 pit latrines 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 for provision of a conventional sewer reticulation system in the settlement.

Increased use of charcoal and firewood: Participants noted that the increased use of charcoal and firewood for cooking has led to the cutting of indigenous trees, making them extinct. They proposed for exploitation of alternative energy sources for cooking, such as LPG gas.

Land Tenure insecurity: The participants noted that they did not have any ownership documents, which has contributed to the settlement's informal nature of the development. 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 lack of ownership documents.

Vision statement

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

1. A well-planned settlement with good accessibility.
2. A settlement with good drainage system.
3. A settlement with clean and safe environment.

The stakeholders harmonized all their issues and came up with one common vision for the village which was, **"To have an accessible and liveable settlement with tenure security."**

Table 3: Stakeholder Engagement and Participation Forums

Method of Engagement	Date	Venue	Objective	Outcome
Introduction meeting	20th July, 2023	AIPCEA Ihwa Village	- To introduce consultant to the community. - To elect the SEC members - To sensitize the community members and other stakeholders on the project activities.	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 ○ The activities to undertaken ○ Their roles towards

Method of Engagement	Date	Venue	Objective	Outcome
				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 analysis findings for	9th may 2024	AIPCEA Ihwa Village	present the socio-economic survey for comments and validation. To undertake participatory planning and visioning	The socio-economic survey findings were validated The project beneficiaries discussed and agreed on the plan proposals

Method of Engagement	Date	Venue	Objective	Outcome
validation and undertaking of visioning & participatory planning exercise				
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	31st July 2025	AIPCEA Ihwa 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 outlines the project area's existing situation with respect to physical and natural environment, environmental concerns, population and demographic characteristics, social services and amenities, economic activities, infrastructure and utilities, land, housing and structure characteristics. It also identifies growth opportunities, challenges and growth drivers within the settlement. The findings formed the basis for the plan formulation.

3.2 Physical and Natural Environment

3.2.1 Climate

The area climatic condition is categorized as mild and moderate. There is significant rainfall throughout the year. The village lies within the hinterlands of Nyeri town which is on an average 1581m 62.2 inch. above sea level. The climate here is classified as Cfb by the Köppen-Geiger system. The mean yearly temperature amounts to 15.6 °C | 60.0 °F. There is significant rainfall throughout the year. The annual rainfall is 1449 mm | 57.0 inch. September, receives the lowest amount of precipitation ranging at 55 mm | 2.2 inch. Most precipitation falls in November, with an average of 235 mm | 9.3 inch. *(Source Climate-data.org)*

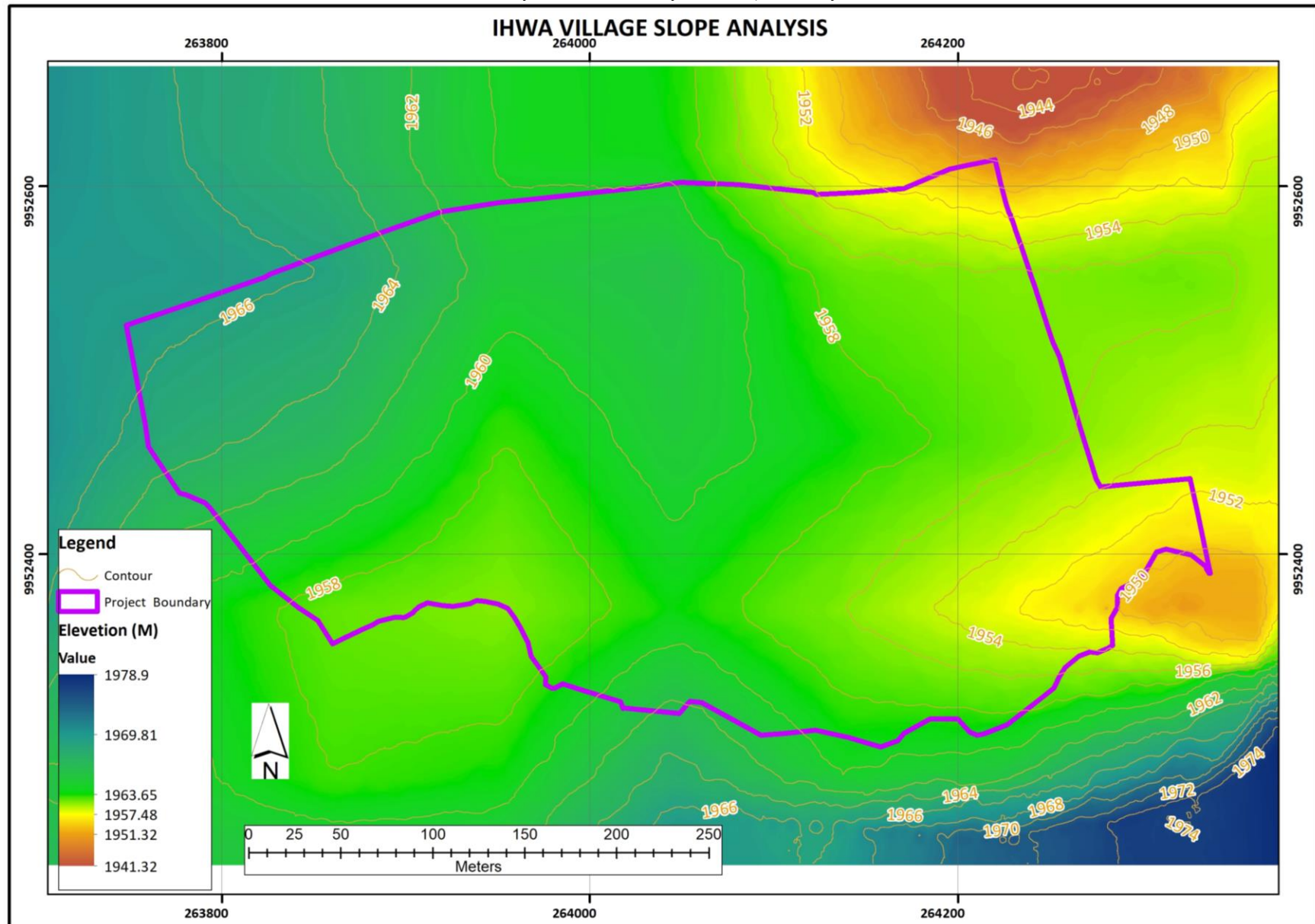
3.2.2 Soil Analyses

The soil within the settlement is well drained, extremely deep, dusky red to dark reddish brown, friable clay, with an acid humic topsoil. However, due to continuous cultivation in the area the soils have become less fertile for cultivation hence the need to use fertilizers.

3.2.3 Topography

The project area gently slopes towards the south and its land form is generally plain. The terrain is gently sloping, making it ideal for development. The highest point within the Village lies at 1966m above sea level while the lowest point lies at 1950m above sea level as shown in map overleaf:

Map 3: Ihwa Slope Analysis Map



Source; Geosurv Systems Ltd, 2023

3.2.4 Vegetation Cover

The village has both natural and planted vegetation. Natural vegetation has been on the decline due to human activities and encroachment. Planted vegetation comprise mostly of exotic trees which include; gluveria, eucalyptus, cypress, fodder crops, among others. Threats facing the existing vegetation are intensified human settlement and rapid logging for construction, furniture and firewood. The plate below exemplifies some of the existing vegetation;



Eucalyptus



Planted Grass

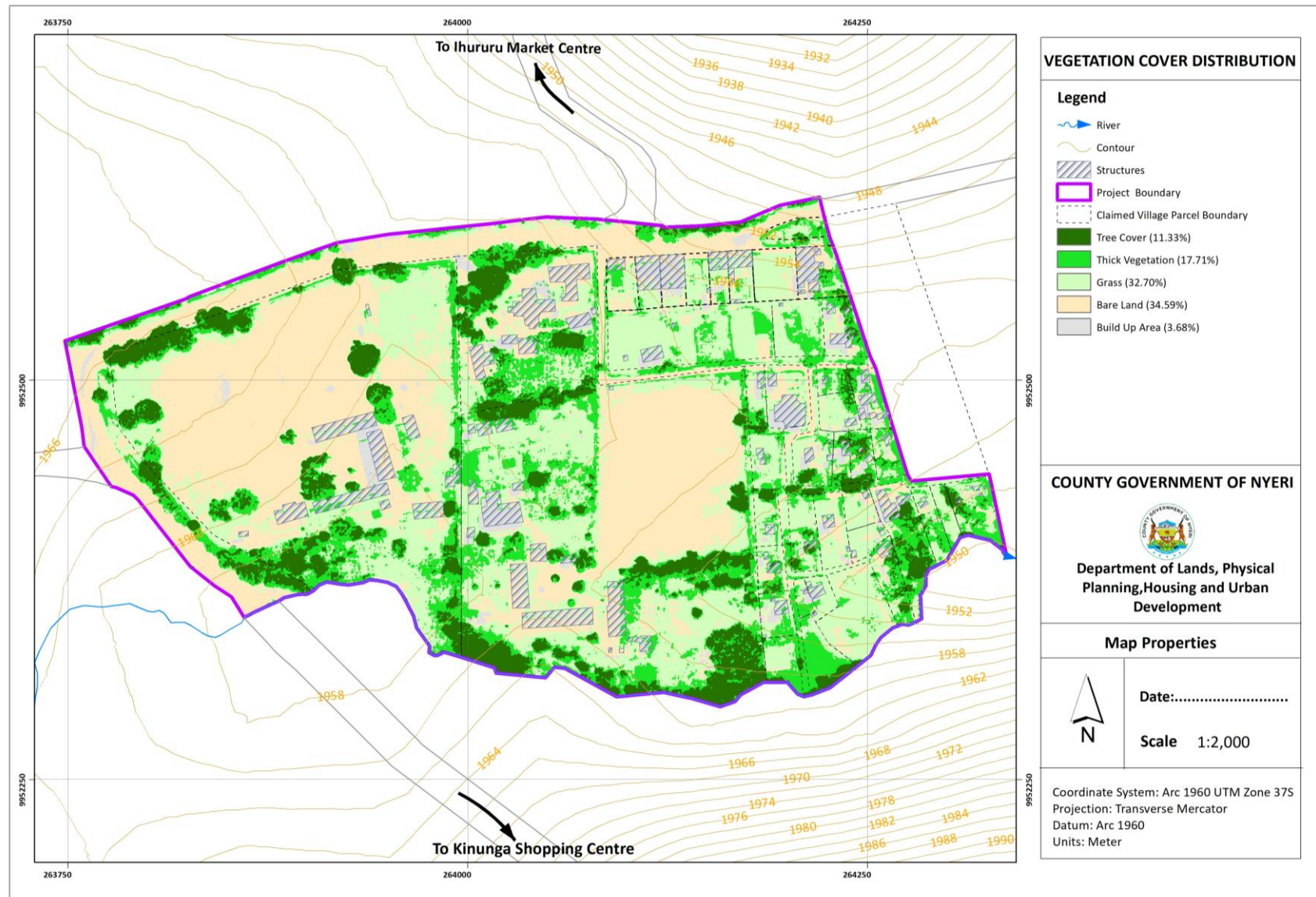
Plate 4: Vegetation Cover

Source; Field survey, 2023

Notably, village vegetation cover has significantly diminished due to the high demand for construction materials, Clear land for construction and cultivation and the use for firewood as major source of fuel for cooking.

The analyses shows that the area covered by vegetation (Planted Trees) accounts for 29.04%, vegetation (Planted Grass) accounts for 32.7%, bare land at 34.59% and built-up area at 3.68%. Based on these analyses, there is a significant rate of cutting down of trees without replanting in the area hence need to apply better land management practices such as re-forestation. Map 5 below shows the settlement Vegetation Cover Distribution;

Map 4: Vegetation Distribution Cover



Source: Geosurv Systems Ltd, 2023

3.3 Environmental concerns

3.3.5 Waste management

The village's waste management system for both liquid and solid waste is poor. The residents have resorted to dumping of solid waste outside their structures or on the road reserves. This problem has been caused by lack of designated waste collection points and poor enforcement of the environmental laws by the relevant authorities. Majority of the residents dispose their liquid waste in pit latrines. Plate 3 below shows the inappropriate waste management hotspots within the settlement.



Plate 5: Improper solid waste management
Source; Field survey, 2023

The use of pit latrines negatively impacts on the state of the underground water. Proper waste management is prerequisite to avoid pollution of underground water, promote the area's aesthetics and avoid waterborne diseases.

3.3.6 Disaster Occurrences

The main disasters which have occurred in the project area are; drought and disease outbreak. Based on the survey, disasters are ranked as follows according to the level of severity and frequency draught is the main disaster at 95% followed by disease outbreak at 4% and conflict at 1%. The increased severity and frequency of drought is attributed to climate change.

3.3.7 Pollution

The settlement is characterized by air pollution as a result of emissions from open burning of the solid waste. The cutting down of trees without replanting due to the high demand for firewood which is the major source of cooking is also a major environmental concern. The air pollution may bring about health complications to the residents hence need to encourage re-afforestation and the better methods of solid waste management.

➤ ***Green houses gases emissions***

Human activities such as cutting of trees without replanting and open burning of the solid waste are sources of carbon dioxide gas which is one of the primary greenhouse gases causing climate change. There is need to practices better land management practices and also proper methods of solid management such as provision of the sanitary land fill to curb the effect of pollution and the climate change.

3.3.8 Sustainable land management practices

The concept of sustainable land management involves utilizing land resources to meet the evolving human needs while ensuring the land's long-term ecological and socio-economic functions. However, Ihwa Village exhibits unsustainable land management practices such as improper waste disposal methods, continuous cutting down of trees without reforestation and reliance on non-renewable energy sources.

3.3.9 Emerging Issues

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

Table 4: Emerging Issues – Physiography and Natural Environment

Element	Potential/Opportunities	Constraints
Climatic conditions	○ Favourable rainfall amounts for agricultural activities	○ Uneconomical land parcels to carry out agricultural activities
Topography	○ Favourable topography promotes easier construction works	-
Environment	○ Existence of appropriate waste handling technologies that can be tapped into ○ 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 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
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

3.4 Population and Demography

This section provides information regarding to 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 and surveying of Ihwa Village.

3.4.1 Population Size

As per the Kenya Population and Housing Census (2019) Nyeri County had an approximate population of 759,164 people comprising of 374,288 male, 384,845 females and 31 intersex. Nyeri Central Sub-County on the other hand has an estimated population of 140,388 people comprising of 69,955 males, 70,380 females and 3 intersex. Kinunga Sub-Location has an approximate population of 1,266 people comprising 633 male and 633 females. Based on socio-economic survey results, the project area has approximately 121 residents. A socio-economic survey was conducted in November 2023 in which residents were enumerated.

The table below outlines the population of the various administrative units.

Table 5: Population Size

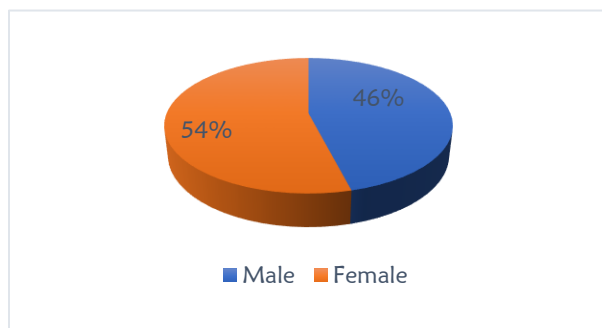
No.	Administrative units	Total population (2019)
1.	Nyeri County	759,164
2.	Nyeri Central Sub-County	140,388
3.	Kamakwa/Mukaro Ward	20,134
4.	Kinunga Sub Location	1,266
5.	Planning Area	121

3.4.2 Average Household Size

There are 27 households within the settlement with an average household size of 4 persons as per the socio-economic survey conducted in *November 2023*. This is slightly above the Nyeri County household size of 3.0 people as per the 2019 Kenya Population and Housing Census statistics.

3.4.3 Population by Gender

Pie Chart 1: Population by Gender



The female population makes up the bigger share of population in the planning area by accounting for 54% of while the male population makes up the remaining 46% as shown in the pie chart 1 adjacent.

Source; field survey, 2023

3.4.4 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

Using the county population growth rate of 1.72%, the population per age cohort was projected as tabulated below:

Table 6: Population Projections

Administrative Units	2019	2023	2025	2030	2035
Nyeri County	759,164	812,757	840,957	900,325	980,462
Nyeri Central Sub-County	140,388	150,299	155,514	166,492	181,311
Kamakwa/Mukaro Ward	44,929	48,101	49,770	53,283	58,026
Kinunga Sub Location	1,266	1,355	1,402	1,501	1,635
Ihwa Village	-	121	127	136	148

3.4.5 Population Distribution/Density

Settlement patterns are influenced by soil fertility, topography, road networks, infrastructural facilities and services and rainfall patterns. Nyeri County has a current population density of 288 persons per sq.km. Kinunga sub-location on the other hand has a population density of 616 persons per square kilometer and is projected to be 743 persons per square kilometer in the year 2035 as outlined in the table below. The planning exercise, subsequent survey and regularization processes are projected to attract major investments as it will make the market more livable. In addition, attainment of tenure security will enable the construction of better structures.

Table 7: Population Density

Administrative Unit	Population Size 2019	Area (Km ²)	2019 - Density	Projected Population Densities			
				2023	2025	2030	2035
Nyeri County	759,164	3,325	228	244	253	271	295
Nyeri Central Sub-County	59,895	168	836	895	926	991	2624
Kamakwa/Mukaro Ward	44,929	69.1	650	696	720	771	840
Kinunga Sub-Location	1,266	2.2	575	616	637	682	743
Ihwa Village	-	0.128	-	944	991	1061	1155

3.4.6 Demographic Characteristics

3.4.6.1 Population Structure

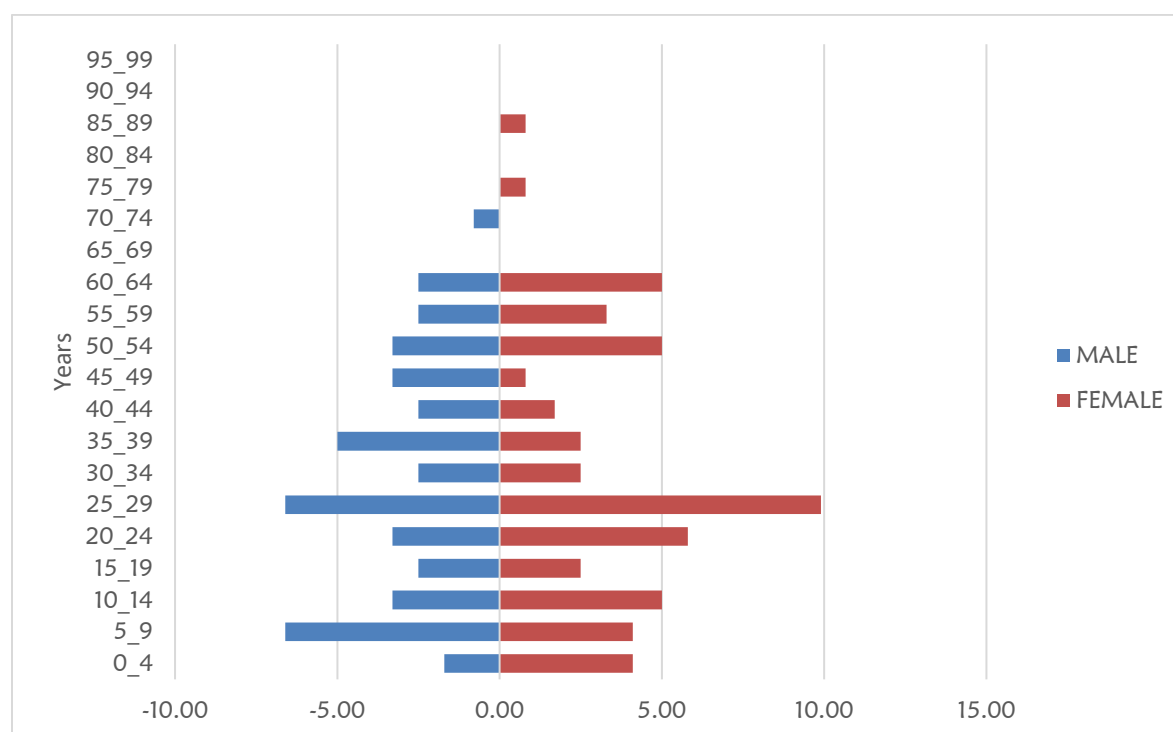
The labour force (20-64 years): This population age category highly contributes to the county's labour force. The county labour force stands at 58.6 per cent of the county's total population as per Kenya Population and Housing Census, 2019. This population age category accounts for 67.77% of the total project area. The majority of the population is in the informal employment sector. To absorb the increasing labour force, there is a need to invest in projects such as housing to create employment opportunities.

Youthful population (15-34 years): This youth group is very productive and instrumental in the area's economic growth. This age group constitutes 35.54% of the project area population. Despite being a critical constituent of the labour force, the age group encounters several challenges including a high unemployment rate leading to increased drug abuse, lack of necessary skills, unwanted/early pregnancies and risky behaviors associated with HIV/AIDS. Hence, there is a need to focus more on youth empowerment programmes for skills enhancement.

Aged population (65 and above years): This dependent population constitutes 2.48% of the Ihwa settlement area under planning. This implies that there is a need to develop special programs and strategies that address the needs of the elderly.

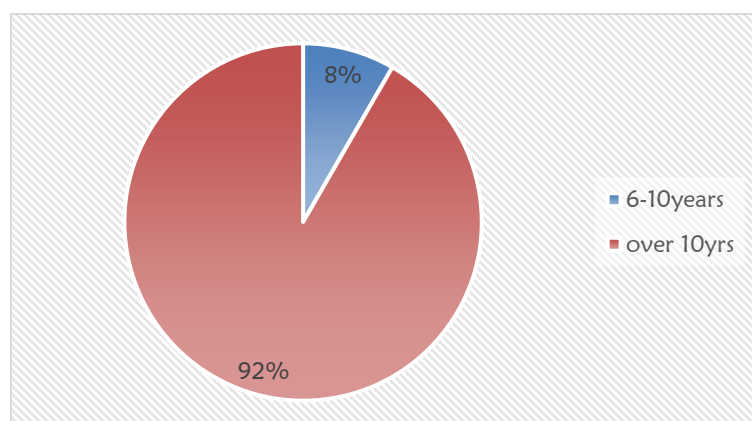
The dependent population lies between the age cohort (0-14 and 65+) and accounts for 27.27 % of the entire project area population which greatly contributes to the low living standard condition for the residents hence need to come up with strategies to revitalize the area's economy. This is in order to ensure that this dependent population has adequate food, water and social amenities such as schools and health facilities.

Figure 2: Ihwa Village Population Pyramid-2023



Source: Source; field survey, 2023

3.4.6.2 Residence profile

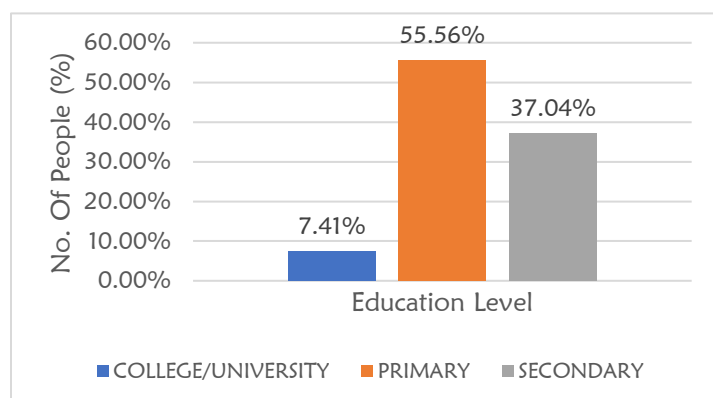


Most of the of the project area population accounting for 92% have lived in the project area for over ten years. 8% of the population have resided there between 6 to 10 years.

Pie Chart 2 : Years in the village
Source: Field Survey 2023

3.4.6.3 Education level

Graph 1: Education Level Attained



All the people within the project area have formal of education. 55.56% have primary school education as the highest education level attained while 37.03% have secondary school education as the highest level of education attained. Only 7.41% have acquired college and university level education as shown in the graph.

Source: field survey 2023

3.4.7 Emerging Issues

The population structure has an implication on the village's development. The working population (18 - 65 years) constitutes the largest segment of the settlement population at 67.77%. This indicates a need to diversify economic activities and offer more employment opportunities to the area residents. 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 settlement.

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 centers and sports facilities to enable them showcase their talents, entrepreneurial skills and innovations.

The table overleaf summarizes the emerging issues with regard to the settlement's population and demographic characteristics.

Table 8: Emerging Issues – Population and Demography

Element	Potential/Opportunities	Constraints
Population size and distribution	- High day population in the settlement's market presents a ready market for goods and services - High university student population – high demand for goods and services	- Low night population within the settlement's market reduces its vibrancy - Student population - social-cultural challenges
Population density	- High population density is ideal for development of compact structures - Available market for the good and services sold in the market	Encroachment on farmlands and environmental sensitive areas for farming and settlement activities
Population structure	Availability of skilled and unskilled labor force – 64%	High dependent population – 35%

3.5 Social Infrastructure

3.5.1 Education Facilities

The residents within the project area have access to a total of 3 learning institutions comprising; 1 Nursery school, 1 primary school and 1 secondary school which are located within the planning area. The table below shows the education facilities accessed by residents within the project area;

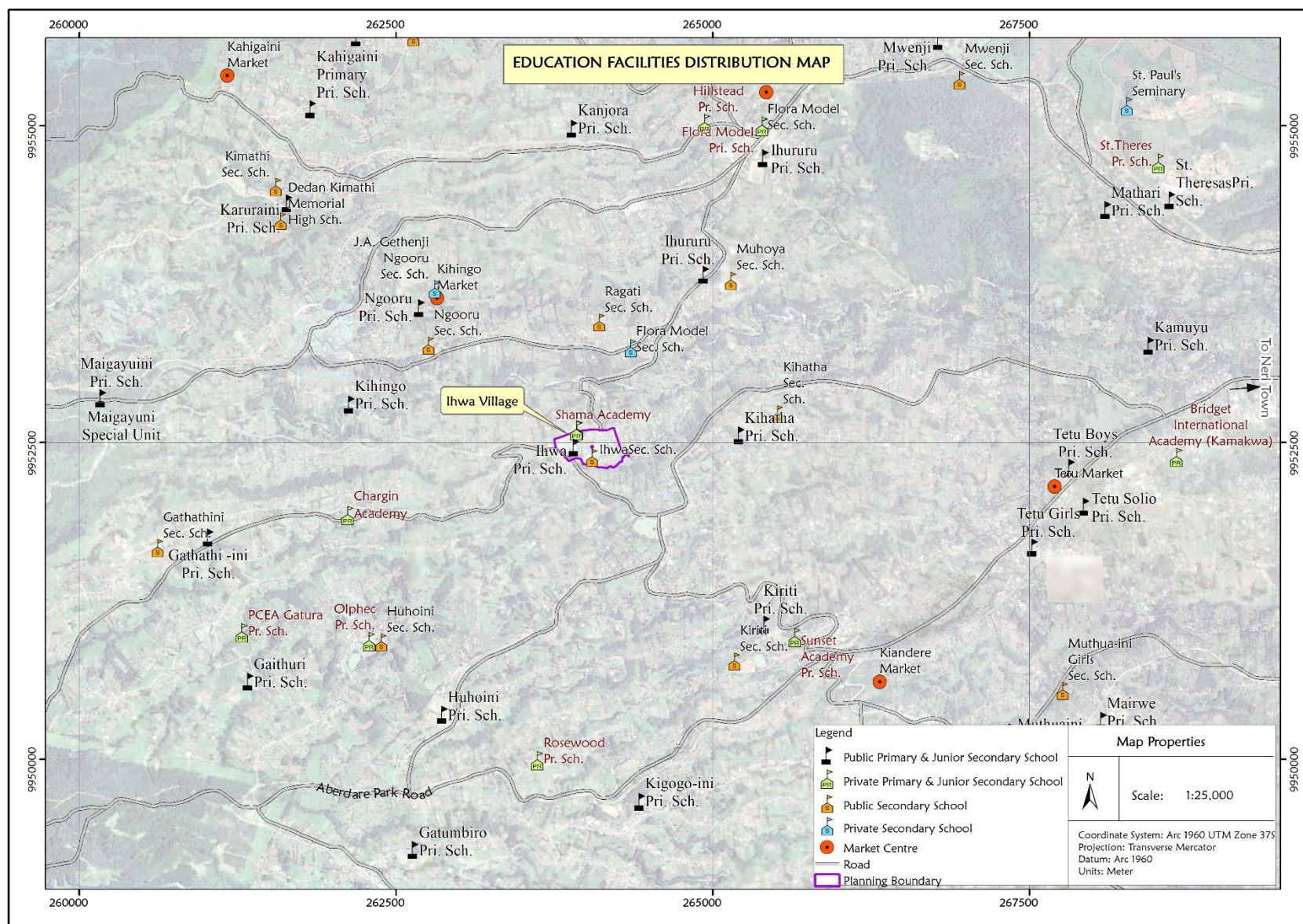
Table 9: Education Facilities accessible by the residents in the project area

No	Name	Ownership	Enrolment			Number of teachers	Students' teacher ratio	Location	
			Number of students					Ward	Settlement
			Male	Female	Total				
1.	Ihwa Nursery School	Public	23	21	44	1	1:44	Kamakwa/ Mukaro	Inside project area
2.	Ihwa Primary School	Public	72	84	156	11	1: 14	Kamakwa/ Mukaro	Inside project area

No	Name	Ownership	Enrolment			Number of teachers	Students' teacher ratio	Location	
			Number of students					Ward	Settlement
			Male	Female	Total				
3.	Ihwa Secondary School	Public	66	40	106	11	1:9	Kamakwa/ Mukaro	inside project area

As shown in the table above, most of the schools have the recommended student-teacher ratio of 1:40 students this implies that students in these schools have enough teachers except in Ihwa Nursery school which has 44 pupils served by one teacher. The map overleaf shows the educational facilities distribution in close proximity to the project area

Map 5: Educational Facilities Distribution



Sources; Geosurv Systems Ltd, 2024

3.5.1.1 Early Childhood Development and Education Centre (ECDE)



The project area has one public ECDE facility located within the settlement. The Physical Planning Handbook 2007 recommends a maximum walking distance of 500m for nursery school-going children. Using an accessibility index of 0.5km, the Ihwa nursery school is within a radius of 0.5Km. The map below shows accessibility analysis for ECDE centers.

Plate 6 : Ihwa Nursery School

Source; field survey, 2023

3.5.1.2 Primary Schools

There is one public primary school within the planning area with an area of 8.82 acres and Shama Academy which is located adjacent to the planning area. According to the Physical Planning Handbook (2007), a primary school should occupy a land size of 3.25 Ha (approximately 8 acres) this implies that, Ihwa primary school has enough land as recommended. Using an accessibility index of 2km all homesteads are within the recommended proximity distance as shown in the map 5 overleaf;

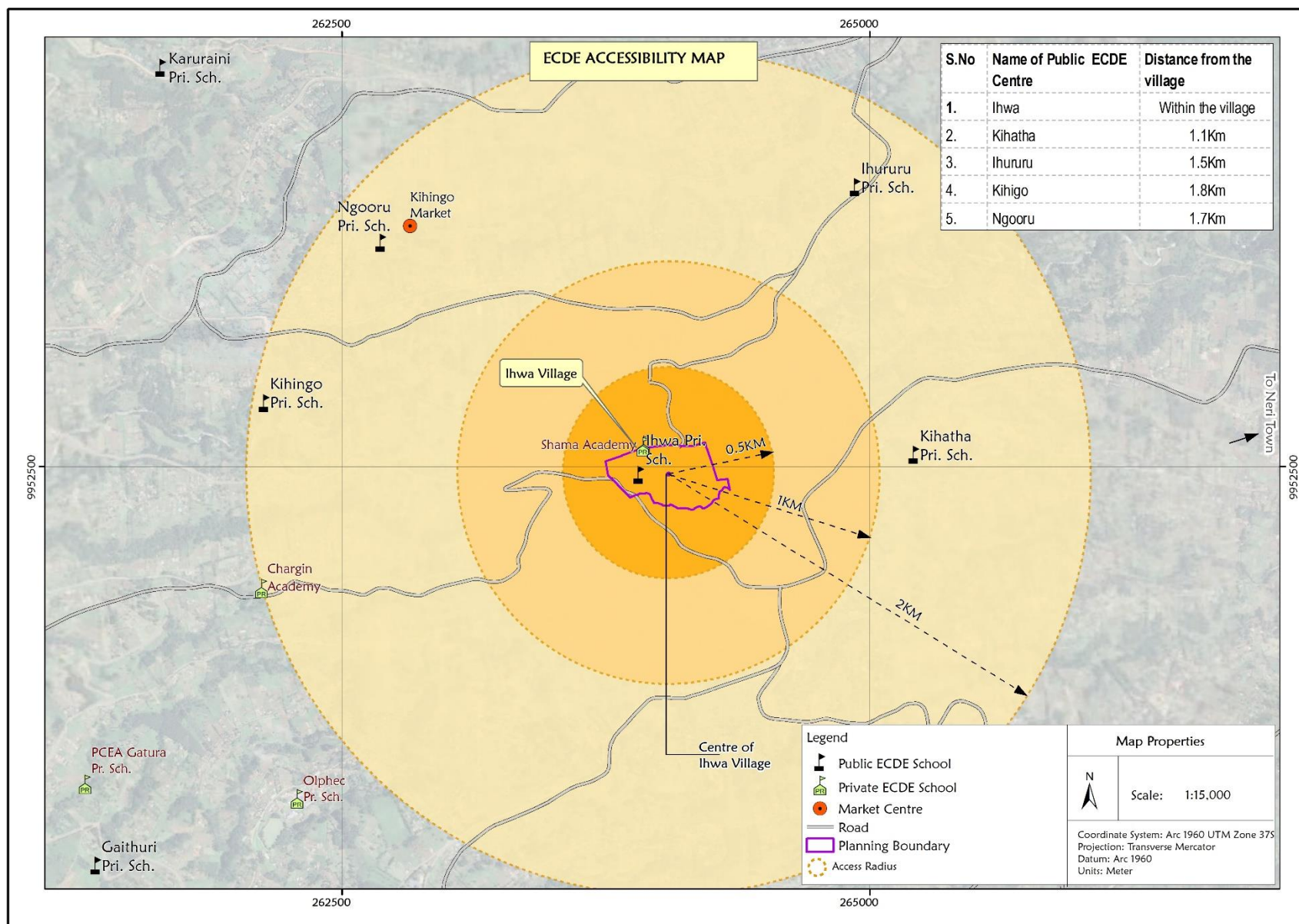
3.5.1.3 Secondary Schools

Ihwa Mixed Secondary school is the only secondary school located within the planning area and covers an approximate area of 8.48 Acres. The Physical Planning handbook (2007) recommends a maximum walking distance of between 2km to 3km for secondary school going students. Using an accessibility index of 2.5km for the public secondary school, all the homesteads are within the recommended proximity distance as shown in map 6 overleaf;

3.5.1.4 Projection of required educational facilities within the project area

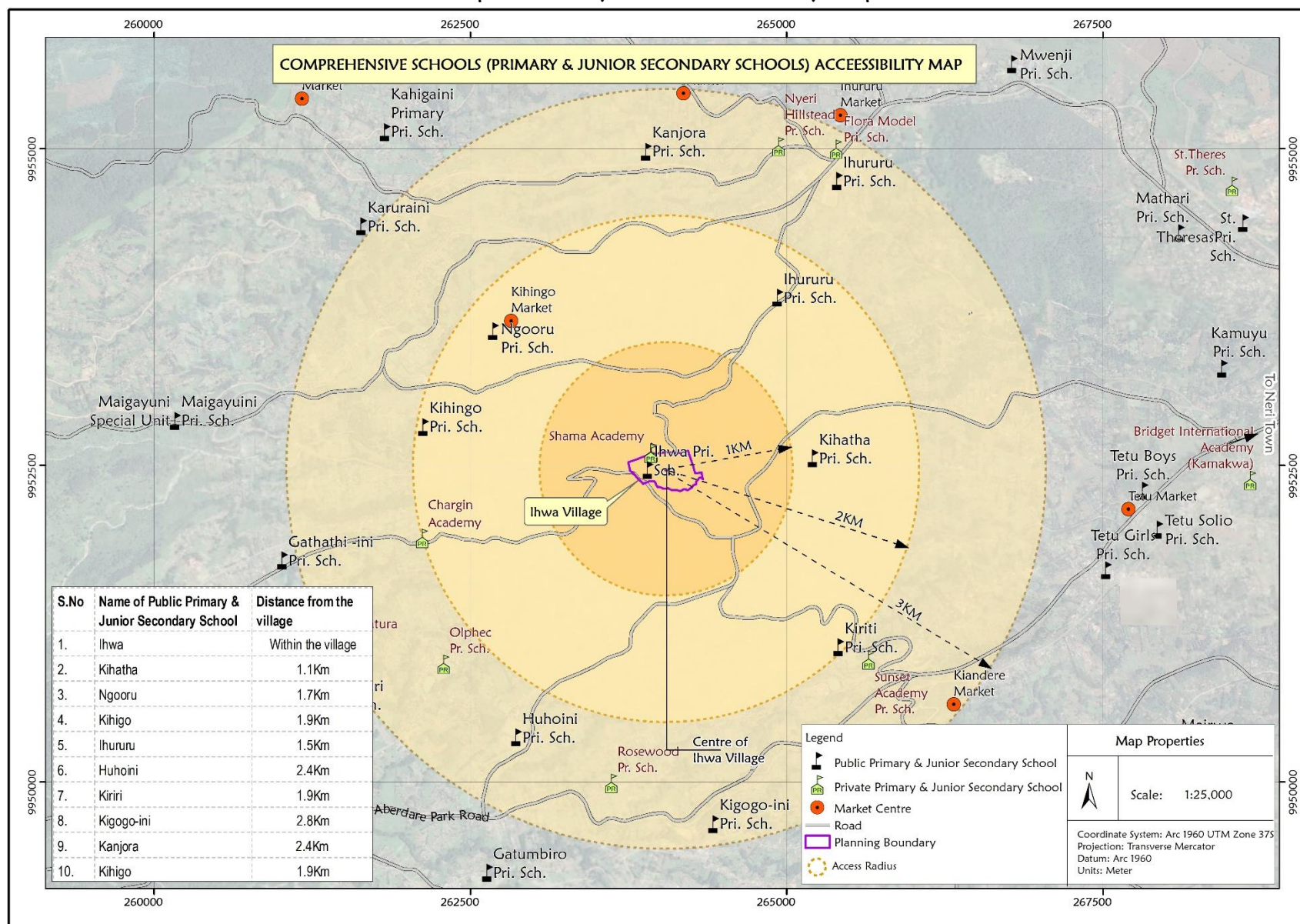
According to the Physical Planning Handbook (2007), one nursery school is required for every 2,500 people; one primary school for every 4,000 people and one secondary school for every 8,000 people.

Map 6: ECDE Centres Accessibility Map



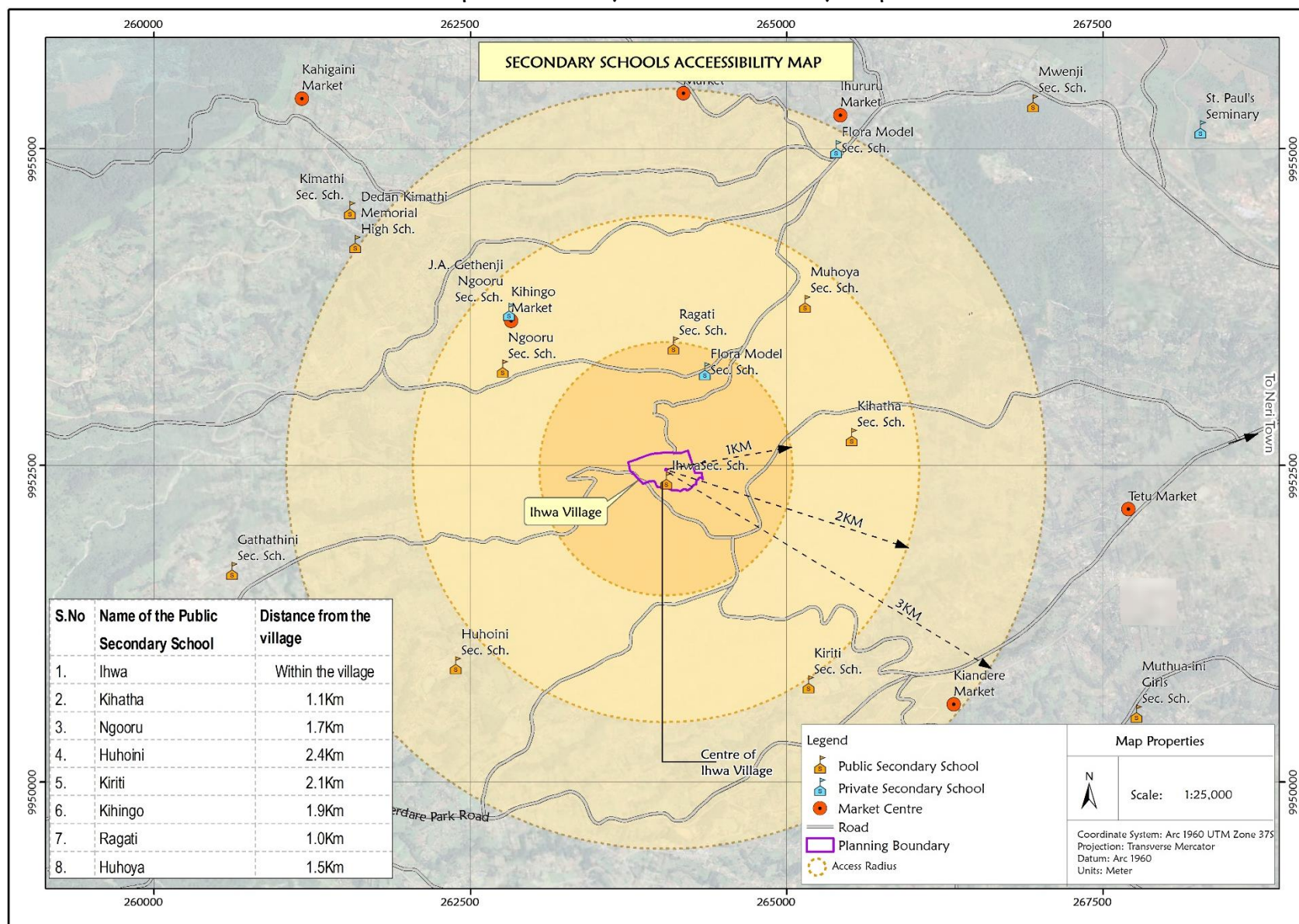
Source: Geosurv Systems Ltd, 2024

Map 7: Primary School Accessibility Map



Source: Geosurv Systems Ltd, 2024

Map 8: Secondary School Accessibility Map

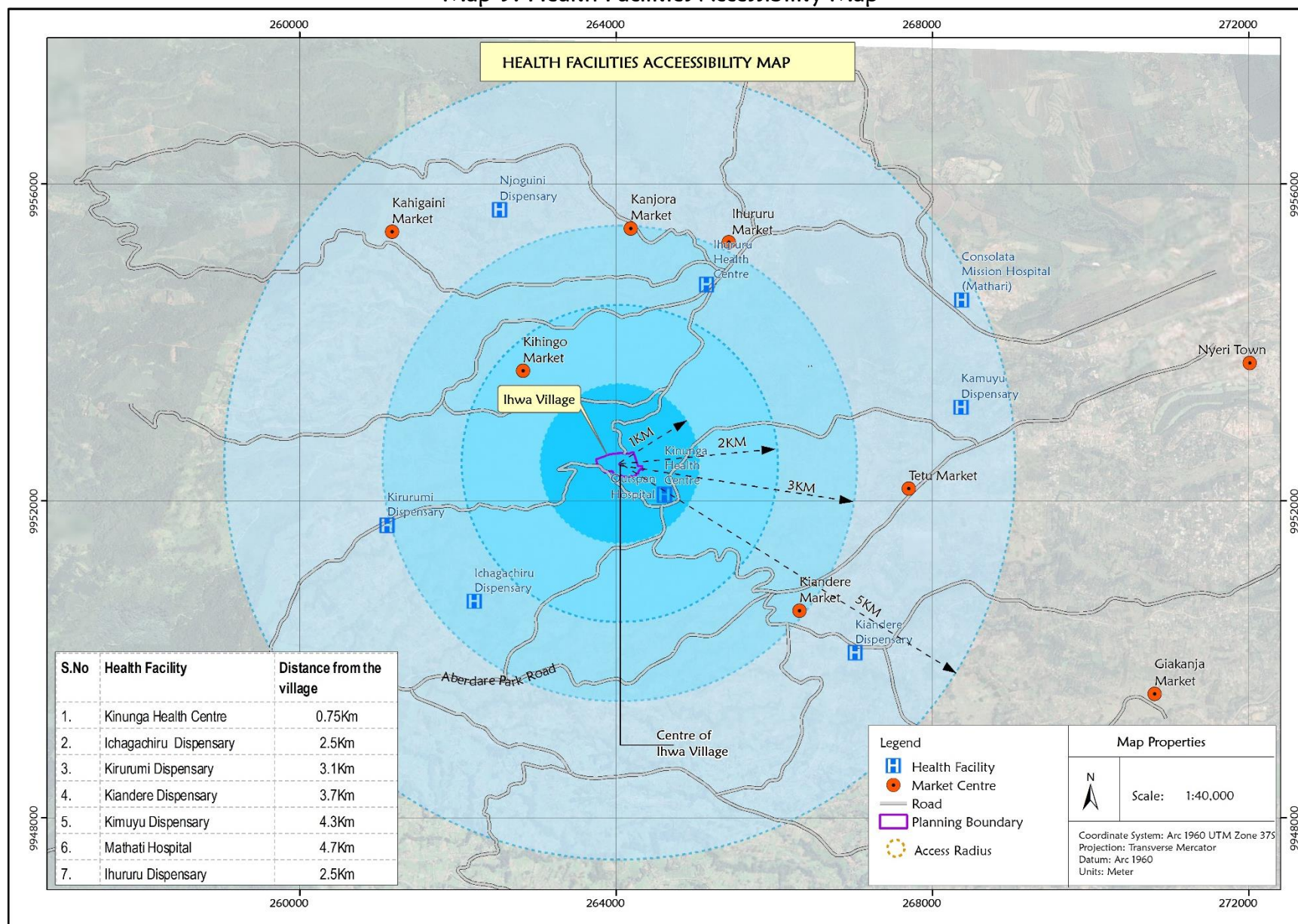


Source: Geosurv Systems Ltd, 2024

3.5.2 Health Facilities

There are no health facilities within the project area. Majority of the residents seek health services at Kinunga and Kirurumi dispensary which is located approximately 0.75 km and 3.1 Km respectively from the project area which are within the recommended 5km walking distance recommended by the World Health Organization. According to field survey 2023 these two health facilities suffer shortage of health specialist and drugs. The prevalent diseases in the area include common cold and diabetes. Map 16 blow shows the accessibility index of the health facility accessed by residents of the project area;

Map 9: Health Facilities Accessibility Map



Source; Geosurv Systems Ltd, 2023

3.5.3 Community Facilities

i. Religious Institutions



There are various religious facilities in the area which comprise only of churches for the various denominations. As per the field survey 2023, the planning area has several churches among them PCEA church, AIPCA Church, Full Gospel Church and The Original Apostolic Faith Trust. According to the Physical Planning Handbook, a religious facility should occupy a minimum land size of 1.0 ha. However, these churches do not meet the required land size.

Plate 7: PCEA Ihwa

Source; field survey, 2023

ii. Cemetery



The project area has one cemetery which is located near a riparian reserve. However, the cemetery covers an area of 0.21 Acres which is not enough to serve the village.

Plate 8 : Existing Cemetery

Source; field survey, 2023

3.5.4 Emerging Issues

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

Table 10: Emerging Issues – Social Services and Amenities

Element	Potential/Opportunities	Constraints
Education	○ Presence of Ihwa ECDE, primary and secondary school ○ Accessible educational facilities within the recommended distances	○ Old and dilapidated structures in the public primary schools ○ 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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3.6 Economic Activities

The major economic activities of the residents are agriculture and commerce.

i. Agriculture

Agriculture is the main economic activity though it is practiced on a small scale. Some of the agriculture activities practiced in the area include; crop farming and livestock.

- **Crops farming** – this is done in small scale for subsistence use due to small sizes of farm land in the village. some of the crops grown for subsistence use include; maize, beans, bananas, arrowroots and vegetables.



Plate 9 : Crops grown in the village
Source; field survey, 2023

- iii. **Livestock rearing** – Livestock keeping is practised in small scale levels. Livestock reared in the village include; Dairy cattle, goats and sheep. Livestock keeping is another main source of livelihood for the residents in the planning area. The most common types of dairy cattle reared are Friesians, Ayrshire and Jersey. The milk produced is mainly consumed by the locals and the surplus sold within the local markets.



Plate 10 : Livestock in the village
Source; field survey, 2023

iv. Commerce

The project area has various commercial activities such as; retail shops, food kiosks, salons, Tailoring, Hotels, M-pesa shops and second-hand clothes kiosks. Based on the analysis, the major commercial activity within the project area is retail shops with most of the customers being residents living within and around the project area. The plates show the various economic activities within the project area.



Plate 11 : Retail Shops In the village

Source; field survey, 2023

3.6.1 Household economic assessment

3.6.2.1 Occupation

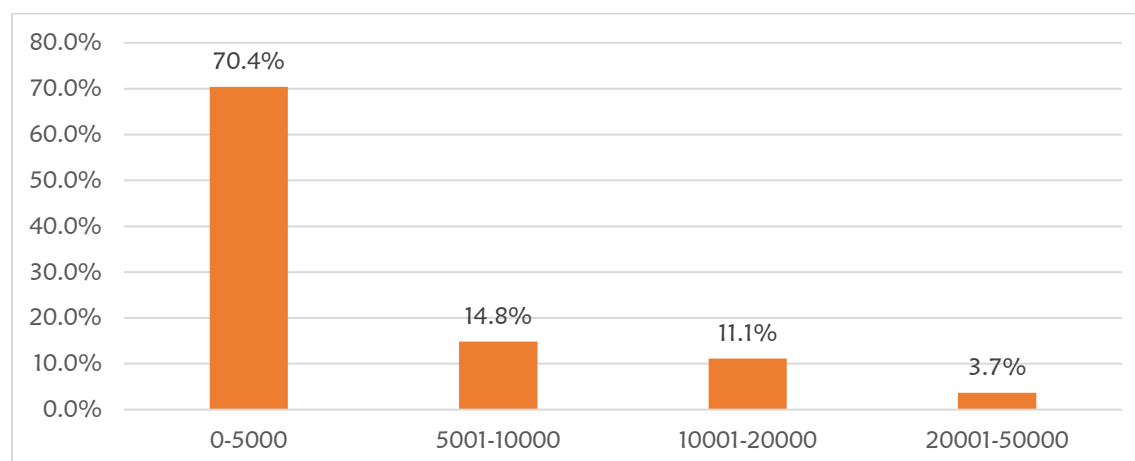
There is a notably high level of unemployment in the settlement. About 29.6% of people within the project area are unemployed. The unemployed form part of the dependent population and negatively impact the living standards of households. Unemployment mostly contributes to drug abuse and crimes. About 40.7% of the population in the project area are self-employed while 18.5% are casual labourers. Casual labourers are considered the worst-off workers in the employment structure, as they do not have any guarantee of work regularly.

About 11.1% of the residents are employed as civil servants. This group may have some kind of regularity in earnings, some form of protection and social security. In conclusion, the relatively high level of employment and a large percentage of people with inconsistent earnings, lack of protection and social security greatly contribute to the low living standard of the people within the project area.

3.6.2.2 Income

About 70.40% of the residents earn a monthly income of between KES. 1-5,000 with no records of earnings above KES. 50,000 per month. This implies more than half the population depend on less than \$1.90 (equivalent to KES. 250) a day for all their household expenses (rent, food, clothing, energy, school fees, and medical expenses among others). This is below the poverty line as per the World Bank document on international poverty line of \$1.90. Graph 2 below shows the income levels.

Graph 2: Income Level



Source: field survey, 2023

3.5.4 Opportunities and Challenges in Economic Activities

3.5.4.1 Opportunities

- The village is well connected to other higher order towns by a good road network from which various goods and services flow to and from the market
- Employment and income can be enhanced via proper value chain planning of the economy to utilize all the available potential accruing to the market and its environs

3.5.4.2 Challenges

- Low agricultural production as a result of uneconomical land sizes, climate change, soil infertility, emerging pests/diseases and diminishing plot sizes which can't support any meaningful agricultural production
- Inadequate infrastructure facilities and services in the village

The table below summarizes the emerging issues with regard to the settlement's economic activities.

Table 11: Emerging Issues – Economic Activities

Element	Potential/Opportunities	Constraints
Connectivity	○ Well connected to higher order towns – easy access for trade activities	○ Unreliable means of transport – the matatus plying the route are not ideal for transportation of bulk agricultural products
Agriculture	○ High potential for agricultural activities due to the favorable climatic conditions	○ Low agricultural production due to uneconomical land sizes
Trade and commerce	○ High connectivity of the market to other towns enhances trading activities ○ High potential for expansion of business activities	○ Commercial activities – small scale businesses offering low order goods and services ○ Lack of the threshold vibrancy for business prosperity

3.7 Physical infrastructure

3.7.1 Overview

Transport infrastructure is essential for economic development and growth, as it facilitates the movement of people, goods and services, enhances connectivity, and improves access to markets, employment opportunities, and social services. This sub-chapter evaluates transport, energy, water provision and liquid & solid waste management.

3.7.2 Transportation

3.7.2.1 Existing Road Network

The main mode of transport in the project area are roads and access paths. A 18m wide tarmacked road is the major access road within the village which connect it to other major urban centres. All other roads in the project area are characterized by footpaths ranging between 3-6 m which are in earth condition. Most of the plots are served by 4m wide road as shown plate below. The plates below show the condition of access roads within the project area;



Tarmacked Road connecting the village areas



Narrow earth road

Plate 12: Road Conditions

Source: field survey, 2023

3.7.3 Non-Motorized Transport

Non-motorized transport is inadequately catered for within the planning area. There are no designed paths, walk ways and cyclist lanes hence, NMT utilize the carriage way as the motorized transport. The roads are narrow to cater for walk and cycling paths, hence need for planning to provide adequate space for NMT.

3.7.3.1 Means of transport

Use of public transport is widely adopted by most of the population in the planning area with the most common being the use of 14-seater bus, taxi and motorcycles. Motorcycle

transport is highly used for transport within short distances while taxis and passenger service vehicular transportation are used for long distances.

➤ Terminal Facilities and Parking Lots



The Village has one temporally boda boda shed which is constructed along road reserve and lack designated bus termini and a picking and dropping point, hence uncoordinated transportation system. Additionally, there are no parking facilities within the village.

Plate 13: boda boda shade

Source: Field survey 2023

3.7.4 Storm Water Drainage

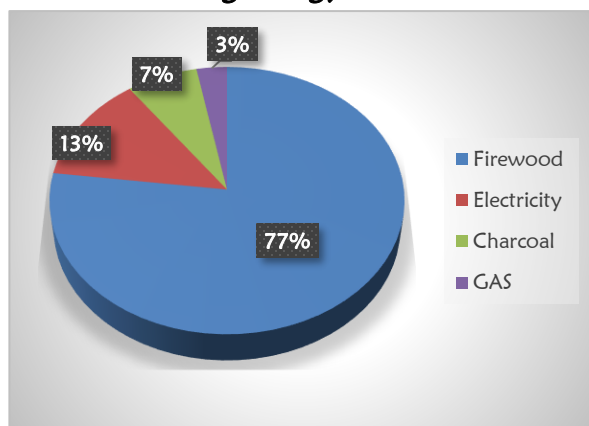
Most of the roads within the planning area are narrow and have no storm water drainage channels. This has led to stagnation of rain water thus creating poor road condition mostly during rainy season.

3.7.5 Energy

3.7.5.1 Lighting

The nearly all the households in the village are connected to electricity which is the main source of lighting while other sources of energy for lighting are kerosene among others. This is attributed to the fact that the planning area is connected to the national grid.

3.7.5.2 Cooking Energy



The major sources of cooking energy are firewood and electricity accounting for 77% and 13% respectively. The increased use of firewood and charcoal as the major source of energy for cooking contributes to global warming due to the emission of greenhouse gases and diminishing vegetation cover.

Pie Chart 3: Sources of cooking energy

Source: Field Survey, 2023

3.7.6 Water Sources and Supply

3.7.6.1 Water Sources and Supply



The main source of water for the residents is River Chania with Nyeri Water & Sanitation Company Limited (NYEWASCO) being the major supplier. Majority of the household in the village are connected to the reticulation system and thus direct water connection with piped water from Nyeri Water & Sanitation Company Limited.

Plate 14: Water meter from NYEWASCO

Source; field survey, 2023

3.7.7 Sanitation

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

3.7.7.1 Liquid Waste Disposal

Ihwa Village does not have a conventional sewer system and most households use pit latrines and septic tank to dispose of their liquid waste. The use of pit latrines as a liquid and human waste disposal method is unsustainable. Digging of 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.

4.4.8.2 Solid waste disposal

➤ Waste streams



The types of waste streams within the project area is organic and inorganic waste. The major organic waste includes food scrap, banana and mango peels while the common inorganic waste comprises plastic bottles and glass. The project area lacks a conventional waste management system, as there is no designated area for solid waste disposal. Residents dispose of their waste at undesignated disposal points of their convenience, such as within the outskirts of the structures as shown in the plate below. This is followed by burning of the waste which is the major method of waste management by the area residents emitting carbon dioxide (CO₂) which is one of the primary greenhouse gases facilitating climate change.

Plate 15: Solid waste disposal methods within the village

Source; field survey, 2023

3.7.8 Communication

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

Table 12: Emerging Issues

Element	Potential/Opportunities	Constraints
Transport	High connectivity of the market	- 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 - High number of households connected to electricity	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

3.8 Land, Housing and Structure Characteristics

3.8.1 Overview

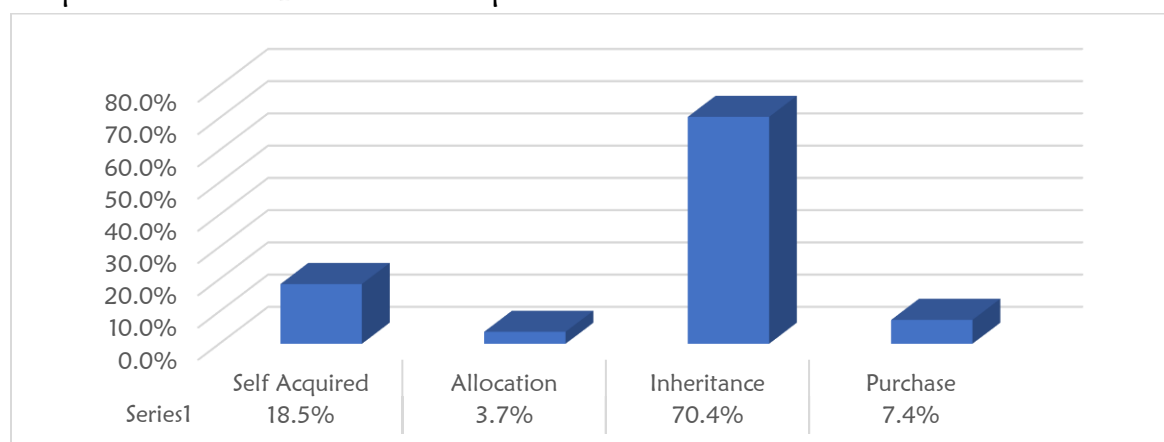
Land and land-based resources enables social and economic developments as land is a requisite for all human undertakings. It's a resource that encapsulates all other resources in both geographical and constitutional contexts as it is required for the sustainability of nearly all biological and environmental 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.

3.8.2 Land tenure

3.8.2.1 Mode of land acquisition and ownership documents

The category of land tenure in the settlement is public. Currently, the land parcels in the settlement are occupied by individuals who lack legal ownership documents which is the major challenge towards accessing credit by the area residents. The mode of land parcel acquisition ranges from inheritance, self-acquisition and purchase. Inheritance is the most prevalent method with 65% followed by those who self-acquired at 27 %. Purchase presents the least mode of acquisition with only 8%. Pie Chart 4 below shows the percentage of land acquisition modes. The mode of land parcel acquisition ranges from inheritance, self-acquisition, purchase and allocation by the County Government of Nyeri. Allocations were done to Ihwa Secondary School (plot no. 899), Ihwa Primary school (plot no. 507), Ihwa nursery (plot no. 546) and Full Gospel church (plot no. 730).

Graph 3: Mode of Land Parcel Acquisition



Source; field survey, 2023

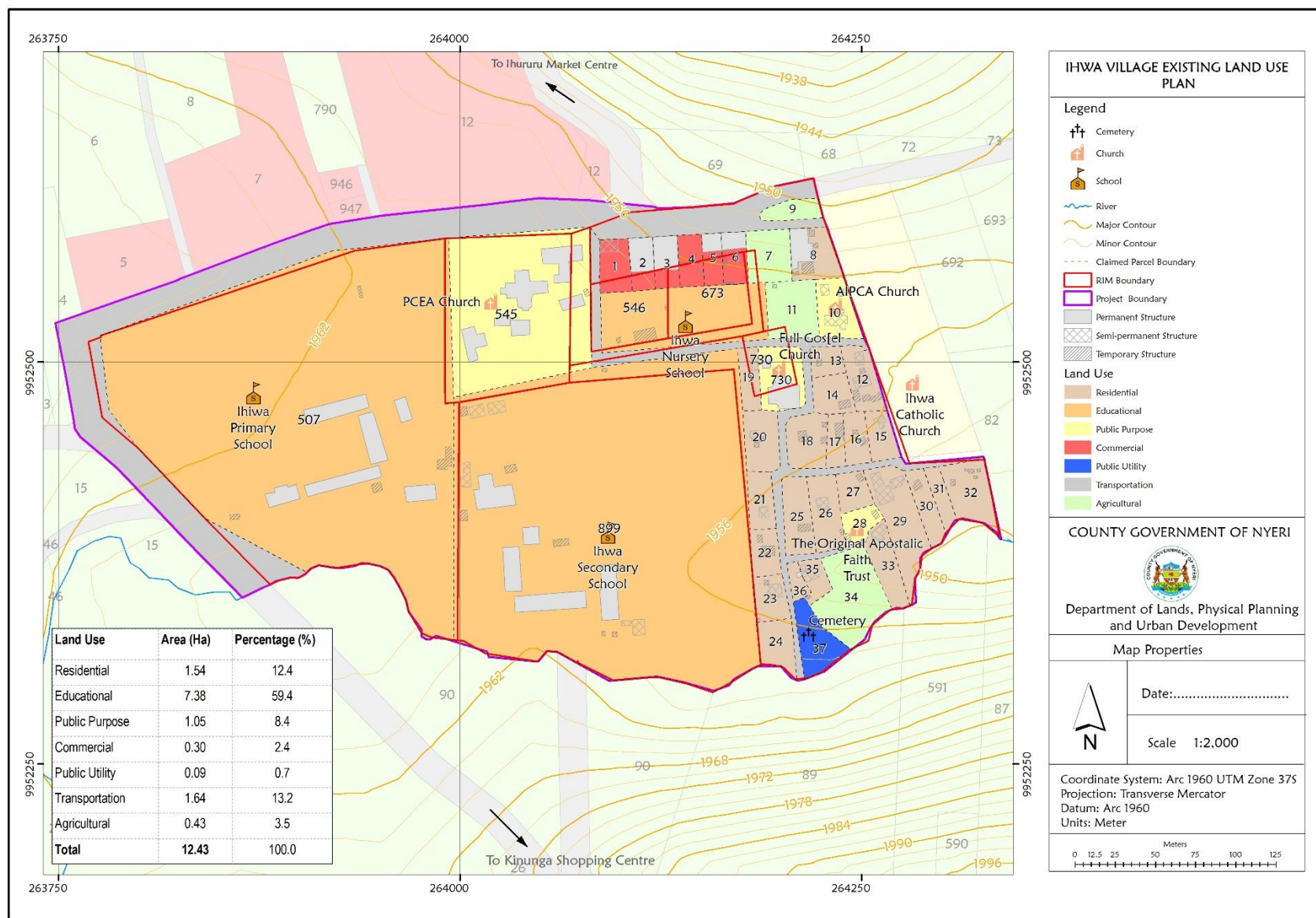
3.8.3 Existing Land Use

Land uses within the project area include residential, educational, public purpose, commercial, public utility and transportation. As shown in the existing land use budget table below, educational use covers about 7.38 Ha which are approximately 59.4% of the total land area. This is followed by residential use at 12.4% while public utility covers the least area – 0.09Ha. The parcel land size in the settlement ranges from minimum of 0.021 Ha to 3.45 Ha maximum with an average of 0.25 Ha.

Table 13: Existing land use budget

Code	Land Use	Area (Ha)	Percentage (%)
0	Residential	1.54	12.4
2	Educational	7.38	59.4
4	Public Purpose	1.05	8.4
5	Commercial	0.30	2.4
6	Public Utility	0.09	0.7
7	Transportation	1.64	13.2
9	Agricultural	0.43	3.5
	Total	12.43	100.0

Map 10: Existing Land Use



Sources: Geosurv Systems Ltd, 2024

3.8.4 Structure and Housing

3.8.4.1 Structures Characteristics

The settlement is characterized by haphazard development with two types of structures which are classified based on type of building material. These include permanent and semi-permanent structures. The permanent structures are built of iron sheets, stone and concrete block walls and cement or ceramic tile floors. The semi-permanent ones are built of iron sheets roofs, timber walls and earth or cement floors.

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 and semi-permanent as described in the structure characteristics above. The plate below shows some of the existing housing typologies in the project area:



Permanent Building



semi- Permanent Building

Plate 16: Types of Structures

Source; field survey, 2023

3.9 Synthesis

The village has various development challenges and opportunities. Some of the challenges include insecurity of land tenure, poor road conditions, 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 settlement, while others are due to insufficient provision of essential infrastructural facilities. However, the settlement also presents several opportunities, including its location near the Nyeri town with tarmacked road which connects the settlement to town, adequate educational facilities and increased electricity connectivity for the residents.

3.9.1 Challenges

➤ Insecurity of Land Tenure

The residents in Ihwa Village have settled on public land and they lack legal ownership documents. Despite their long stay in that area, they still have no ownership rights to the land parcels they dwell on.

➤ Poor accessibility

Most of the plots within the settlement are accessible by narrow road and foot paths ranging between 3-6 m which are in earth condition. This makes it difficult for residents to access their area of residence and other facilities.

➤ Poor quality of housing

The settlement is characterized by poor housing conditions due to the resident's low level of income. Poor housing conditions are associated with a wide range of health conditions including respiratory infections.

➤ Uncoordinated Development

The settlement is characterized by lack of basic infrastructure to support health and wellness, including clean water, adequate sewage system, decent housing and public spaces for commerce and recreation. This has majorly been contributed by insecurity of tenure.

➤ Lack of storm water drainage channels

The existing access roads lack storm water drainage channels. This makes the settlement susceptible to flooding during the rainy seasons considering its nature of topography which is flat.

➤ Improper waste management systems

Liquid waste management: The settlement lacks a conventional sewerage system. This has led to unacceptable wastewater disposal as the residents dispose it on the ground. The use of pit latrines as a liquid and human waste disposal method is unsustainable as it can lead to infiltration and contamination of underground water. Consuming contaminated water may lead to diseases like cholera due to the high number of people who rely on shallow wells for domestic water use.

Solid waste management: There is no designated site for waste collection/disposal within the village. As a result, residents have resorted to dumping solid waste outside their structures and the other available open spaces in the settlement. This leads to pollution (when the waste is being burnt), bad odour and unpleasant aesthetics within the settlement.

➤ Inadequate water supply

The village is characterized by inadequate water supply. This is attributed to lack of water reticulation system and inadequate wells within the settlement. An inadequate water supply prevents good sanitation and hygiene. Consequently, improvements in various aspects of water supply represent important opportunities to enhance public health.

➤ **Lack of flood lights**

The village lacks floodlights making it susceptible to insecurity at night.

3.9.2 Opportunities

Despite the many planning and development challenges in the settlement, the area has several opportunities which if tapped could transform the settlement into a decent residential zone.

➤ **Adequate educational facilities**

Ihwa Primary and Ihwa Nursery School is accessible to the school going children within the project area. Using an accessibility index of 2km as stipulated in the Physical Planning Handbook (2007), there are adequate facilities serving school-going children. Ihwa Mixed Secondary is the accessible secondary schools for the area residents. These schools are adequate in terms of both population and accessibility index, which meets the Physical Planning Handbook (2007) requirement of 2.5km.

➤ **Increased electricity connectivity to the residents**

Access to electricity is critical for improving the quality of life and economic opportunities for the residents of Ihwa informal settlement. Currently, many households in the settlement are connected to electricity, and it is the major source of energy for lighting. With electricity, residents could power their homes, charge electronic devices and have access to modern communication technologies, which would improve their access to information and job opportunities. This has a significant positive impact on their quality of life, economic opportunities and accessibility to social services.

3.9.3 Synthesis of Sectoral Issues

Table 14: Synthesized Sectoral Issues

S.No	Sector	Opportunities	Challenges
1.	Physiography and natural environment.	Relatively flat terrain for infrastructure provision such as sewer line reticulation system.	❖ Vegetation depletion. ❖ Flat terrain which are susceptible to flooding due to lack of storm water drainage channels. ❖ 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.

S.No	Sector	Opportunities	Challenges
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 underground water due to the high-water table in the area. ❖ Increased occurrence of disasters such as drought due to climate change. ❖ Increased air pollution due to the increased rate of cutting of trees without replanting and improper solid waste management such as burning which emits carbon dioxide which is one of the greenhouse gases. ❖ 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	❖ The relatively high number of the labour force and the youths age groups.
4.	Educational Facilities.	• Adequate primary and secondary schools as per the accessibility index of 2km and 2.5 km respectively. • Adequate ECDE centers as per the accessibility index of 500m.	
5.	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. ❖ Inadequate entrepreneurship support. ❖ Inadequate infrastructure development. ❖ Low level of income with almost 58.70% of the residents living below the

S.No	Sector	Opportunities	Challenges
			poverty line as per the World Bank document on international poverty line of spending less than KES: 250 per day.
6.	Transportation	Availability roads which connect the settlement to Nyeri CBD.	• Narrow roads. • Inaccessible parcels. • Poor existing access roads conditions.
7.	Storm water drainage		• Lack of storm water drainage channels making the area susceptible to floods during rainy seasons.
8.	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.
9.	Communication	Proper telecommunication network.	Lack of fibre optic cable.
10.	Land, Housing and Structure Characteristics.	Less congested compared to other informal settlements in the country.	❖ Lack of land tenure security. ❖ Insecurity of tenure. ❖ Haphazard development due to lack of proper planning. ❖ Increased semi-permanent structures ❖ Small plots sizes ranging from minimum 0.002 to 0.33 hectares with an average of 0.1 hectares.

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 addressing 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 and 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

The settlement is well connected to Nyeri Town CBD via several tarmacked roads. Within the settlement, there are no access roads and residents rely on footpaths to access their homesteads. To address this issue, the existing footpaths 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 settlement's existing infrastructure and layout, hence enabling smoother movement and connectivity within the settlement.

4.2.2 Existing Developments

The settlement is characterized by haphazard development with narrow access roads. An adoptive planning approach was used to avoid or minimize displacement of persons. The proposals for roads and footpaths were done in sections free of structures, thus influencing the plan design.

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. Most of the claimed plots had no access paths or roads with the few being accessed by narrow footpaths. The existing narrow footpaths mostly informed location of the proposed access roads and footpaths, where each plot contributed proportionally to the width of the proposed roads or paths.

4.3 Stakeholders' Concerns

During the consultative forum, stakeholders raised several concerns, including minimal disruption, 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, an adoptive planning approach was used in order to minimize or prevent displacement. In this approach, secondary roads proposed are 9 meters wide, service lanes are 6 meters wide, and footpaths are below 6 meters for immediate implementation. There is also a proposal to widen the proposed adoptive roads depending on the size and number of plots accessed. This is necessary because some plots are very small, and a wider road would completely take up the entire plot. The expansion of the proposed adoptive roads will be achieved through incremental implementation, guided by the county regularization policy in the long run.

4.4 Alternative Planning Options

Ihwa Village is characterized by lack of access roads, haphazard development and lack of basic amenities. In order to achieve a well-planned settlement with access roads, adequate social & physical amenities and to minimize or prevent any kind of displacement or cases of affected structures by the proposals, several design options were explored for possible interventions suitable for the improvement of the settlement. The options were mainly anchored on enhancing accessibility within the settlement and at the same time ensuring minimal disruptions. Three options were considered as discussed below:

4.4.1 Provision of Standard Hierarchical Road Network

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.:

4.4.1.1 Advantages

Some of the advantages of this option include:

- ❖ Improved accessibility.
- ❖ Improved road connectivity.
- ❖ Improved local economy through the provision of additional commercial areas.

4.4.1.2 Disadvantages

This option has the following disadvantages:

- ❖ High level of disruption, a phenomenon which is against the stakeholders' concern of ensuring minimal disruption.
- ❖ High cost of implementation.

4.4.2 Provision of Basic Minimum Access Roads

The first option (provision of standard roads) results to a very high number of affected structures as the proposed road expansions would affect very many adjacent structures. This called for the need to reconsider and explore possible ways of reducing the number of affected structures by using adoptive planning standards to provide basic minimum standards. This option was therefore considered as an alternative to reduce the number of PAPs and the affected structures. It provides road reserves, service lanes and footpaths of

various widths from 3m up to 20 m depending on the intensity of development on the ground. This option has its own share of advantages and disadvantages as outlined below:

4.4.2.1 Advantages

Some of the advantages associated with this option include:

- ❖ Minimal disruption.
- ❖ Low cost of implementation in the short run.

4.4.2.2 Disadvantages

The disadvantages of this option include:

- ❖ Limited road connectivity.
- ❖ Limited access to individual properties.
- ❖ Congestion and traffic snarl ups in the long run.
- ❖ High cost of road expansions in the future.

4.4.3 Hybrid of Conventional and Adoptive Approach Option

Based on the shortcomings of the two options outlined above, a third option which tries to balance between improving accessibility and ensuring minimum disruption was also considered. This option proposes provision of primary roads (20m), secondary roads (9m road reserve), service lanes (6m and 7m) and footpaths (3m, 4m and 5m) for immediate implementation.

In order to achieve wider roads in future, Nyeri County Government should formulate a development control regularization policy. This policy document should make provisions for the expansion of 6m and 7m wide service lanes to 9m wide roads. This will be done by ensuring that the beneficiaries of the plots abutting these roads surrender the recommended widths for road expansion when they submit their development applications for approval.

4.4.3.1 Advantages

The advantages of this option include:

- ❖ Improved road connectivity.
- ❖ Provision of prerequisite social amenities.
- ❖ Short travel distance in accessing various activity spaces in the settlement.
- ❖ Have zero affected structures
- ❖ Desired roads will be attained through subsequent expansion free of cost through the development control regulation policy developed by the County Government.
- ❖ Enhanced local economy through the provision of additional commercial areas.

The hybrid of conventional planning standards and the adoptive approach option was considered the preferred option due to the many associated advantages, as described above. The proposed adoptive roads will be expanded through incremental implementation in the long run, guided by the development and implementation of the control regularization policy.

4.5 Land Use Zones

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 below:

Table 15: Land Use Zone Codes and Colours

Land Use Code	Land Use Name	Color
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).

In the preparation of the plan, the above National Land Commission Land use codes and colours were used to illustrate the various land use zones.

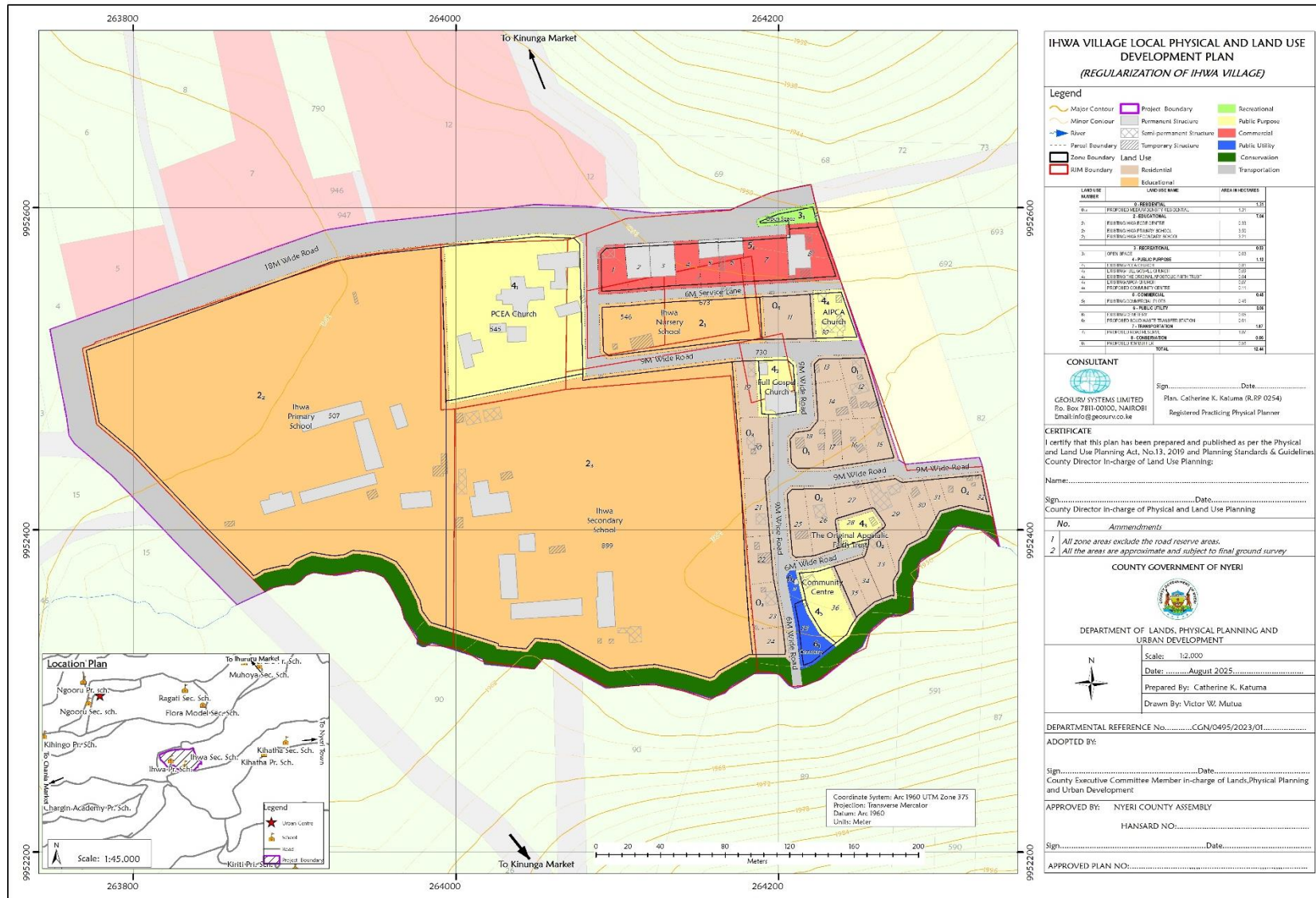
4.5.1 Proposed Land Use Budget

The plan covers an approximate area of **12.44Ha**. Educational land use occupies the highest percentage at 56.4%, while Recreational land use accounts for the least percentage at 0.3%. Table below outlines the land use budget while map overleaf shows the village Local Physical and Land Use Development Plan.

Table 16: Proposed Land Use Budget

code	Land Use	Area (Ha)	Percentage
0	Residential	1.31	10.5%
2	Educational	7.04	56.6%
3	Recreational	0.03	0.2%
4	Public Purpose	1.12	9.0%
5	Commercial	0.45	3.6%
6	Public Utility	0.06	0.5%
7	Transportation	1.87	15.0%
8	Conservational	0.56	4.5%
	Total	12.44	100.00

Map 11: Local Physical and Land Use Development Plan



Source: Geosurv Systems Ltd, 2024

4.5.2.1 Existing and Proposed Land Use

The land use covers approximate area of **12.44 Ha** as outlined in table 16 below: Residential land use has not been classified in the plan as there are no distinct areas with land sizes to be categorized as either low, medium or high density residential. This is because both the small and large plot sizes are located within the same area with no particular order. Therefore, residential land use has been classified as one zone. The other land uses include; public purpose, commercial and transportation have been outlined in the table below:

Table 17: Existing and Proposed Land Use

Land Use Number	Land Use Name	Area In Hectares
0 - Residential		1.31
0 ₁₄	Proposed Medium Density Residential	1.31
2 - Educational		7.04
2 ₁	Existing Ihwa ECDE Centre	0.33
2 ₂	Existing Ihwa Primary School	3.50
2 ₃	Existing Ihwa Secondary School	3.21
3 - Recreational		0.03
3 ₁	Open Space	0.03
4 - Public Purpose		1.12
4 ₁	Existing PCEA Church	0.81
4 ₂	Existing Full Gospel Church	0.09
4 ₃	Existing The Original Apostolic Faith Trust	0.04
4 ₄	Existing AIPCA Church	0.07
4 ₅	Proposed Community Centre	0.11
5 - Commercial		0.45
5 ₅	Existing Commercial Plots	0.45
6 - Public Utility		0.06
6 ₁	Existing Cemetery	0.05
6 ₂	Proposed Solid Waste Transfer Station	0.01
7 - Transportation		1.87
7 ₁	Proposed Road Reserve	1.87
8 - Conservation		0.56
8 ₁	Proposed 10m Buffer	0.56
Total		12.44

4.6 Development Guidelines and Regulations

These have been formulated for the various existing and proposed land use zones to coordinate the plan's implementation. They aim at ensuring that the plan's implementation brings order, harmony and compatibility of land uses. The development should conform to the following development guidelines:

4.6.1 Residential Land Use Development Guidelines

Because of non-homogeneity of the parcels within the village the proposed guidelines are based on the plot sizes. Table below shows development guidelines for residential land use.

Table 18: Residential Land Use Development Guidelines

Size (Ha)	Plot Coverage (%)	Plot Ratio	No. of Floors	Typology
0.020 and below	75	0.75	Ground level only	Bungalow
0.020-0.045	70	1.4	2	Flats
0.045-0.1	60	1.8	3	Flats
0.1 -0.2	50	2	4	Flats

4.6.2 Land Use Development Guidelines

The proposed development guidelines for public purpose and commercial land use zone are outlined in table below:

Table 19: public purpose and commercial Land Use zones Development Guidelines

Zone No.			Development control measures								
	Land Use Name	Actual Plot Size (Ha)	Rec. Minimum Plot Size (Ha)	Min. Plot Coverage	Plot Ratio	No. of Floors	Building Lines (m)	Set Back (m)		Permitted Developments	
								S	R		
Public Purpose											
4 _{1,2,3&4}	Existing Churches	-	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.	
	Proposed Community center	0.11	-	25%	0.6	3	1	1.5	1.5		
Commercial land use											
5 ₁₋₄	Existing Commercial Plots.	-	0.05	75%	2	5	2	-	-	Multi story commercial structures housing commercial activities like hotels and restaurants, retail and wholesale, financial services, beauty shops and spa, hardware, technology and digital services, as well as agribusiness	

4.6.3 Transportation Land Use Development Guidelines

The proposed road reserves range from 6m to 9m in width. In addition, some of the proposed roads are recommended for expansion through the development control regularization policy to be formulated by the County Government. The proposed expansion will be achieved through incremental development. The regularization policy would require the beneficiaries of plots abutting roads recommended for expansion to surrender the required land for expansion free of charge. The condition to surrender the recommended piece of land for road expansion

In order to achieve harmonious development, all the development taking place within the settlement needs to observe the set building lines and setbacks. Table below shows the proposed building lines and setbacks in relation to the proposed road reserves.

Table 20: Transportation Land Use Development Guidelines

Road Size (m)	Building Line (m)	Setback (m)	
		Side	Rear
9	2	1.5	1.5
6	1.5	1.5	1.5

4.6.4 General Plan Implementation Conditions and Guidelines

The plan was prepared using an innovative approach option which proposes provision of secondary roads (9m and 6m road reserve). This was done in order to reduce the level of impacts on the project affected persons considering that the standard roads resulted to a high number of structures affected.

4.7 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:

4.7.1 Environmental Conservation Improvement 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 settlement 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 unesthetic 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 and composting, and educating residents about proper waste disposal practices.

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

- ❖ 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.
- ❖ Privatization of waste collection will enhance effectiveness which will in turn promote proper waste management and also create employment among the local youths.
- ❖ Increasing the waste collection frequency by developing a system for regular waste collection and transportation from the settlement 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 Ihwa Village. This is because the settlement 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 due to the settlement's high water table level. 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:

- ❖ Establishment of sewer reticulation system for efficient liquid waste management.
- ❖ 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. The project area is connected to the national grid hence most of the residents are connected to 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 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 Ihwa 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.

The table below shows the proposed environmental protection strategies, timeframe and the actors who will be responsible for implementation of the strategies:

Table 21: Environmental Conservation and Improvement Strategies

Challenge	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 settlement.	Short term	Nyeri County Government and Development Partners
			Provision of waste collection bins and trash bags.	Short – medium - long term	Nyeri County Government
			Public sensitization on non-littering within the settlement.	Continuous	Nyeri County Government 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	Nyeri County Government NEMA Local Community
			Promote waste reuse, recycling and reduction.	Continuous	Nyeri County Government Private Sector Local Community

Challenge	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
Liquid Waste Management.	Entire project area.	To ensure proper liquid waste management.	• Increase the waste collection frequency.	Continuous	Nyeri County Government
			• Privatize waste collection and management.	Short term then continuous	Nyeri County Government
			• Establish a system to monitor waste management activities.	Medium term	Nyeri County Government
			• Establishment of the sewer reticulation system for efficient liquid waste management.	Long term	Nyeri County Government Development Partners
			• Construction of sewer treatment plant outside the settlement.	Long term	Nyeri County Government Development Partners
			• Establishment of proper drainage channel in order to manage storm water and wastewater.	Short term	Nyeri County Government 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	Nyeri County Government Local Community

Challenge	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
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 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.	Short – medium – long term	Nyeri County Government Rural Electrification and Renewable Energy Corporation Local Community

Challenge	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
			thereby decreasing energy demand.		
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-long term	Nyeri County Government Local Community
			❖ Provision of sewer reticulation network.	Medium-long term	Nyeri County Government 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	Nyeri County Government Development Partners Local Community

Challenge	Affected Area	Objective	Mitigation / Strategies	Timeframe	Actors
Climate change		To mitigate the impacts of changing climate patterns and protect the vulnerable communities living in these areas.	❖ 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	Nyeri County Government Development Partners Local Community
			❖ Construction of proper drainage channels to prevent flooding in the settlement during rainy seasons.	Short term	Nyeri County Government Local Community
			❖ Conservation of the indigenous trees and existing vegetation as they help regulate temperature and absorb surface run-off thus preventing flooding.	Short – medium and long 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	Nyeri County Government Development Partners Local Community

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

4.7.2 Transportation Improvement Strategies

The strategy was developed with the aim of promoting accessibility and connectivity in the settlement and providing proper drainage channels. The project area lacks access roads, storm water drainage channels, non-motorized facilities and support infrastructure facilities such as streetlights and floodlights. Noting that the settlement is characterized by haphazard development and lack of existing access roads, the strategies were developed on the following components:

- ✓ Road provision and expansion strategies.
- ✓ Storm water drainage strategies.

4.7.3 Road Provision and Expansion Strategies and Implementation Framework

Due to the informal nature of the settlement, adoptive planning approach was used. Minimal planning standards were applied in order to reduce the level of impacts. This option proposes secondary roads (9m road reserve) and service lanes 6m for immediate implementation. In order to achieve the desired road widths and allow for future expansion of the existing roads, a two-phased implementation framework has been proposed as shown in the table below. To ensure effectiveness in the implementation process, the County Government is obligated to develop a regularization policy to guide the implementation of this plan. The preparation of the policy should be participatory involving all the stakeholders especially the affected beneficiaries. The County Government should ensure that the regularization policy is prepared and completed within 12 months after the approval of this plan. Within the same period, the County Government should also ensure that all the beneficiaries have signed a consent form committing themselves to surrender the area for incremental road widening as per the widened road proposals free of any cost. In addition, the consent form should indicate the road width to be surrendered by each beneficiary. It is also recommended that for effective implementation of the regularization policy, the County Government should establish an implementation committee consisting of various stakeholders to oversee the process.

4.7.4 Storm Water Drainage Strategies and Implementation Framework

Proper storm water drainage channels will play a crucial role in flood prevention and improved sanitation in the informal settlement. The channels have been proposed on all the access roads and the major roads. The drainage channels have also been proposed at strategic areas within the settlement that are prone to water stagnation as described in the table below. By incorporating storm water drainage channels into the infrastructure design, the informal settlement can effectively manage rainfall and prevent flooding. The channels also will help redirect excess water away from roads, pathways and residential areas thus minimizing the risk of damage and ensuring the safety of residents. Table below shows the drainage channels within the settlement for implementation.

Table below presents the overall transportation strategies aimed at improving mobility and ensuring appropriate support infrastructure is provided:

Table 22: Transportation Improvement Strategies

Challenge	Affected Area	Objective	Mitigation/Strategies	Time frame	Actors
Inaccessibility within the settlement.	Entire project area.	To promote efficient mobility and transport.	❖ Opening new roads to provide access to every plot (7 ₁).	Short term	Nyeri County Government Development Partners
			❖ Upgrade all access roads to motorable condition.	Short term	Nyeri County Government Development Partners
			❖ Installation of streetlights and street furniture along the access roads.	Short term	Nyeri County Government Development Partners
Existence of Narrow roads/paths.	Entire Project area.	Provide adequate road reserves.	❖ Surrender the recommended road widths for road widening. ❖ Roads widening and reconstruction. ❖ Reclaim road reserves ❖ Observe the set building lines and setbacks.	Short term	Nyeri County Government Development Partners Beneficiaries
Traffic congestion.	Entire project area.	Prevent any future traffic congestion.	❖ Provision of road hierarchies ranging from 6m service lanes to 9m road reserves.	Short term	Nyeri County Government Development Partners
			❖ Adhering to the set building lines.	Continuous	Nyeri County Government Beneficiaries

Challenge	Affected Area	Objective	Mitigation/Strategies	Time frame	Actors
Lack of storm water drainage channels.	Entire project area.	To improve storm water drainage.	❖ Provision of storm water drainage channels on all the access roads and major roads.	Short term – medium term	Nyeri County Government Development Partners
Poor road conditions.	Entire project area.	Improve the road conditions.	❖ Upgrade all access roads to motorable condition.	Short term	Nyeri County Government
			❖ Constant road maintenance and repairs.	Continuous	Nyeri County Government

4.7.5 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 23: 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	Nyeri County Government
			❖ Provision of setback lines: -1.5 m on the sides and 1.5m at the rear on all residential zones.	Short term	Nyeri County Government
Urban informality.	Project area	To minimize informality.	❖ Provide a spatial framework to guide housing development in the informal settlement.	Short term	Nyeri County Government
			❖ 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	Nyeri County Government Community Members Development Partners
		To provide adequate and up to standard road networks.	❖ Opening up of access roads and upgrading the existing ones.	Short term	Nyeri County Government

Challenge	Affected Area	Objective	Mitigation/Strategies	Time Frame	Actors
		To promote secure neighborhoods.	❖ Installation of streetlights within the settlement.	Short term	Nyeri County Government
Poor housing conditions.	Project area.	Provide infrastructural facilities.	❖ Provision of basic infrastructural services within the settlement such as sewerage system, electricity, roads, water etc.	Short and medium term	Nyeri County Government
Insecurity of land tenure.	Project area.	Provide security of tenure.	❖ Land survey and issuance of lease certificates. ❖ Developing a Land Information System.	Short term	Nyeri County Government
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	Nyeri County Government Private Sector

4.8 Economic Development 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 24: Economic Development Strategies and Implementation Framework

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	Nyeri County Government 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	Nyeri County Government 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	Nyeri County Government Development partners

CHAPTER FIVE

IMPLEMENTATION FRAMEWORK

5.1 Introduction

This chapter focuses on the implementation, monitoring and evaluation framework to ensure faster and more comprehensive implementation of the plan in order to boost the area's economic growth and ensure coordinated development.

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 three phases as explained below:

Phase one: plan approval, cadastral survey and issuance of ownership documents - 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 ownership documents - The process of the registration and issuance of certificates of leases using the approved and amended registry index map will be done by the county Government.

Phase Two: Informal Settlement Regularization Policy – considering the informal nature of the settlement, it is characterized by haphazard development and lack of access roads with most plots being accessed by the foot paths ranging between 2-4m and others accessing through the neighborhood homesteads, an adoptive planning approach was used. This option proposed for secondary roads (9m road reserve) and service lanes 6m. This was done in order to minimize the level of impacts to the existing structures. The use of adoptive planning approach was agreed upon after the standard hierarchical road network option resulted to many project's affected persons and also the stakeholders concern for use of flexible planning approach to prevent negative social and physical impact. In order to achieve the wider road network, the adoptive access paths will be expanded through incremental implementation, ensuring that the proposed footpaths and service lanes are expanded. This will be done by ensuring that the beneficiaries of the plots abutting these roads surrender the recommended widths for road expansion when they submit their development applications for approval. This will be achieved through the development of a regularization policy to guide the implementation of the proposed wider roads. The implementation phase provides the framework for achieving the wider road networks.

Phase Three: Plan Implementation Phase – this phase provides the implementation plan for the proposed social and physical infrastructure.

The table below shows the plan implementation framework:

Table 25: Implementation Framework

Task	Activity description	Purpose	Indicators	Actors	Timeframe
	Phase One: Plan Approval and Cadastral Survey				
Approval of the plan	- Adoption by the Nyeri County Governor. - Approval by the County Assembly of Nyeri.	- 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 beaconed 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
Preparation of the lease certificates.	Processing and issuance of the lease certificates.	To enhance tenure security.	Issued lease certificates.	Nyeri County Government.	Immediate

Task	Activity description	Purpose	Indicators	Actors	Timeframe
Phase Two: Village Regularization Policy					
Regularization Policy.	Preparation of development control regularization policy.	To achieve standard roads for accessibility.	Approved Regularization Policy.	Nyeri County Government	Immediate (One Year) after plan approval.
Regularization Policy implementation committee.	Participatory formation of the regularization committee.	To enhance implementation of the Regularization Policy.	Formed Regularization committee.	Nyeri County Government Local community members.	
Resubmission/submission of development applications for regularization purposes.	Preparation of the building plans in conformity with the approved standard plan.	To achieve wider roads for accessibility.	Standard roads width achieved.	Nyeri County Government Project beneficiaries.	Short-term
Phase Three: Plan Intervention Implementation Phase					
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.	Nyeri County Government Nyeri Water and Sewerage Company Development partners.	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.	Nyeri County Government Development partners.	Short term

Task	Activity description	Purpose	Indicators	Actors	Timeframe
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.	Nyeri County Government Development partners.	Short term – medium term
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.	Nyeri County Government 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.	Nyeri County Government Development partners.	Medium-long term
Sensitization and awareness programmes on climate change impacts and pollution reduction.	- Sensitizing residents on the need for conservation of the indigenous trees and existing vegetation as they help regulate temperature and absorb surface run-off thus preventing flooding. - Educating and creating awareness on the	To mitigate against the climate change impacts and air pollution.	- Number of workshops held. - Signed attendance list. - Well conserved indigenous trees and	Nyeri County Government Development partners, and Local community.	Short-medium-long term

Task	Activity description	Purpose	Indicators	Actors	Timeframe
	available alternative sources of energy that do not emit CO₂. • Encourage appropriate house designs and building materials.		existing vegetation. • Adequate water during drought periods. • Reduced air pollution.		
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. • Creating awareness on how to access alternative sources of energy.	To promote affordable environmentally friendly energy.	• Number of workshops held. • Signed attendance list. • Reduced usage of non-renewable sources of energy.	Nyeri County Government Development partners, and Local community.	Short-medium-long term

Table 26: Implementation Framework – Phase one: Implementation of Plan Proposals

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
		Sensitize the public on the available data relating to early warning signs on floods or longer dry seasons	Number of workshops held				✓	County department of Water, Environment, & Climate Change Community
	Increase vegetation cover	- Sensitize the farmers on tree planting - Provision of free tree seedlings - Planting of appropriate tree species within the homesteads and along the riparian reserve	- Number of workshops held - Increased tree cover				✓	

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
			Conserved riparian ecosystem					
Economic activities	Promote economic growth in the project area	- Improve basic infrastructure to support economic activities - Promote diversification of economic activities	- Improved basic infrastructure - Diversified economic activities	✓				County department of Trade, Tourism, Culture & 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					✓	

Thematic Area	Strategy	Project	Indicator	Time frame				Actors
				Short term	Medium term	Long term	Continuous	
	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	✓				
		Promote water recycling	Amount of water conserved				✓	
		Introduce water storage tanks	Number of water storage tanks	✓				
	Ensure proper solid waste management	Designate a solid waste collection site	Availability of a waste collection site Availability of waste bins and skips within the settlement	✓				County department of County Public Service & Solid Waste Management
		Sensitize the public on proper waste disposal mechanisms					✓	
		Create awareness on the 4R waste management mechanisms					✓	
		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 Community
		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		✓			

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

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APPENDIXES

Appendix 1: Notice of Intention to Plan – The standard

SCOC S t u p u i A y b o t u i n T h i c h n e t 2 a d T
The Standard, Thursday, August 3, 2023



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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/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) /8064** 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, Members of the public etc. with or comments to the proposal should be of such in writing within fourteen (14) days of this notice to:
LANDS, HOUSING AND PHYSICAL PLANNING
COUNTY GOVERNMENT OF KIAMBU
P.O BOX 2344-00900,
KIAMBU.
Kelvin Ritho 0270



PHTUMA AUCTIONEERS

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

Neliea 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 Witeithie 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 Witeithie, 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

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 user from **AGRICULTURAL TO RESIDENTIAL DWELLING (Flats)** subject to by the County Government of Individuals, institutions and persons with objections or comments 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

Appendix 2: Notice of Intention to Plan – Taifa Leo

ganyifu. Bi Njeri alikaa zaidi ya mwezi mmoja katika Gereza la Wanawake la Langata ambako alizuiliwa baada ya kuka-na mashtaka.

Alikuwa kortini Jumata-tu wakati wa kutajwa kwa kesi hiyo, alipomwona Bi Wambui ambaye alidaiwa kuji-patia Sh85, 000 kutoka kwa mumewe akidai angeweza ku-saidia aachiliwe.

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 hazijakamili-ka katika mahakama za Maka-dara, Milimani na Ruiru, tayari yuko nje kwa dhamana.

upili zimekuwa zikiorodheshwa

NA WANDERI KAMAU

WANAFUNZI katika shule za msingi nchini wame-pata afueni kubwa, baada ya Jopo la Rais kuhusu Mageuzi ya Elimu (PWPPE), kupendekeza kupunguz-wa kwa idadi ya masomo ambayo wamekuwa waki-funzwa.

Kwenye ripoti yake ili-yowasilisha kwa Rais William Ruto jana jijini Nairobi, jopo hilo, lilipendekeza kuwa Taasisi ya Kukuza Mitaala Kenya (KICD), in-afaa kupunguza idadi ya masomo katika Shule ya Msingi (Kiwango cha Chi-ni) kutoka tisa hadi saba.

Kwa wanafunzi walio katika Shule ya Msingi (Ki-wango cha Juu), idadi ya masomo itapunguzwa ku-toka 12 hadi manane, hu-ku wale watakaokuwa ka-tika Shule za Upili (Kiwang-o cha Chini) wakipunguz-iwa kutoka 14 hadi tisa.

Jopo lilieleza kuwa len-go kuu la pendekezo hi-lo ni kupunguza mwin-giliano wa kimasomo amb-bao umekuwepo baina ya daraja hizo za masomo.

"Tulibaini kuwa ku-

na mwingilian wa katika baadh omo. Tuliona ik kuyapunguza il ka urudiaji na n huo," akasema m ti wa jopo hilo, Pr el Munavu.

Kijumla, jopo ipendekeza maei funzia kuwa ma ka chekechea na ka shule za msing

Pendekezo hil ekana kuwa aft wa kwa maelfu zi, kwani wamek ilazimika kutu sa nyingi kunu bu na vifaa vya vya watoto wao na na mahitaji y wa Elimu ya U Utendaji (CBC).

Ripoti hiyo pia keza Kenya ku na sekondari ku mo wa sasa, amb shule za sekond



Rais William Ruto cy Macharia na Mageuzi ya Elimu
PICHA/WILFRED




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 inasua kuandaa Mipango ya Kieneo ya Ustawishaji na Matumizi ya Ardhi ya Vijiji vya Kikoloni vya **Ichamara, Itundu, Ngorano, Ihwa, Inuri, Gitegi, Ruthagati na Waraze.**

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 jumuiishi na yenye utaratibu ili kufanikisha maendeleo endelevu mbali na kutoka msingi wa ukuzaji wa miundomsingi, makazi na vifaa vya umma.

Mchakato huu utakuwa shirikishi, kwa hivyo, wadau wote wanaoiliwa 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: Stakeholders Mobilization and Sensitization Minutes

STAKEHOLDERS MOBILIZATION AND SENSITIZATION MINUTES ON PLANNING AND SURVEY OF IHWA COLONIAL VILLAGE HELD ON 20TH JULY 2023 AT AFRICAN INDEPENDENT PENTECOSTAL CHURCH OF AFRICA CHURCH GROUNDS

Attendance

The session was attended by various stakeholders representing diverse groups. The signed attendance list is affixed to this report as a copy.

Agenda

1. Introduction
2. Project Goals and Objectives
3. Overview of the Physical Planning Process
4. National Lands Commission
5. Selection of Community Representative Members
6. Consultant Remarks
7. Plenary session
8. Closing Remarks
9. Meeting Adjourned

1. Introduction

The meeting was called to order by the Village Chief, Mr Charles Gathiru, who welcomed Pastor Boniface Nderitu to open the meeting with a prayer. He welcomed everyone in attendance to the workshop and urged them to contribute actively and positively, noting that this project affected them directly. He then ushered Mr Jonah Taiti, the Member of County Assembly for Kamakwa / Mukaro Ward, who explained to the members the purpose of the meeting. He then invited Mr Njomo, the Senior County Physical Planner who in turn introduced the county staff and the consultant's team.

2. Project Goals and Objectives

The Physical Planner, Mr. Joseph Njomo, presented the project goals and objectives. This included planning and survey of Ihwa colonial village and market centre, regularization and issuance of ownership documents. He stated that the planning and surveying of the area will promote sustainable development and enhance living conditions for residents.

He noted that some work had been done previously by the directorate of lands and physical planning, Nyeri County. He further stated that the county land survey team had done detailed picking of structures and any existing infrastructure in the village. The purpose of this exercise was to generate a base map that would be a basis for preparation of the land use plan and the surveying exercise. He added that the county government had hired a consultant (Geosurv Systems Limited) to proceed with the remaining tasks which included; socio-economic survey, preparation of the land use plan, surveying and beaconing, and registration. He further informed the members that

the project needs to be completed before closure of the Kenyan government financial year 2023/2024, since it is a one-year contract.

He concluded by informing the members that there should be a committee to assist the consultant in carrying out the assignment. He informed the members that there has been two village committees parallelly operating hence resulting to a lot of confusion. He asked the members to select committee members at the end of the meeting, who will work hand in hand with the consultant.

3. Overview of the Physical Planning Process

The County Physical Planner, Mr Peter Ndichu, gave a detailed presentation on planning, surveying and registration process. He elaborated in detail all the steps involved in the process, giving the community an idea of what activities to be expected and when. He further stated that the aim of the plan is to ensure maximum and sustainable land utilization. He concluded by pointing out the need for planned development in the community and that the success of the project depended on the unity of the community.

4. National Lands Commission

The National Lands Commission envoy, Mr Diba Wako, noted that the planning and surveying exercise will cover the village and the market centres plots where the villages will be allocated freehold tenures (Title deeds) whereas the market centres will be leasehold tenures (Certificate of Lease). He noted that each parcel must have a road access and this could lead to substantial reduction of some parcel sizes. He commented on the existence of the allotment letters issued to the market area occupants, these would be verified and considered in the preparation of the Certificates of Leasehold. Taking into consideration that part of the work had been done by the county, he urged the consultant to carry out the remaining tasks quickly to completion so that the certificate of land ownership can be issued to the land owners and give the elderly the privilege of owning land.

5. Selection of Community Representative Members

Attendees were encouraged to actively participate in the project. The County Principal Physical Planner, Mr Njomo, took the members through the committee members' selection. The committee representatives were selected from different sectors which included; Youth, Village plot owners, commercial plot owners, Institutions, People with Disabilities among others. He highlighted the importance of engaging the planning committee and sharing valuable insights for a more successful outcome. The selection was done by the community members present by proposing members to represent each groups by show of hand. The selected members included;

- Samuel Wang'ombe Githua – Institutions Representative
- Peter Kihoro – Youth Representative
- Jack Mugo – People with Disabilities Representative
- Douglas Mathenge Ndung'u – Commercial Plot Owners Representative

- Felix Mathenge Kariuki & Susan Njeri – Village plot owners Representatives
- Risper Waithera – Church Representative

The chosen committee members appointed Mr. Felix Mathenge Kariuki as the Chairperson and Risper Waithera as Secretary of the committee.

Physical Planner, Njomo requested the newly selected chairperson to give his remarks. The chairman urged the community to work cohesively with the consultant towards delivering the project objectives.

6. Consultant Remarks

The Lead Planner Catherine Katuma, commended on the objectives of the public participation, notifying the community to accord any necessary corporation and assistance during the project execution. She added that the consultant team will undertake the social economic survey as the next step which will inform the plan preparation and the proposals within the village. She advised the community to take into consideration the future generation during the planning exercise, indicating that in about 30 years, there will be significant infrastructure and development. She concluded by assuring the community that more public meetings will be conducted to keep the community updated on the progress and involve them in plan preparation up to completion of the assignment.

7. Plenary session

Several members of the community expressed queries and worries regarding potential commotion, previous allotment letters issued, and property rights. The planning team gave the community satisfactory responses and assured them that their concerns would be taken into account and solved during social economic survey, plan proposals and plan implementation.

8. Closing Remarks

In his closing remarks, Mr. Jonah Taiti, the County Assembly representative for the Kamakwa/Mukaro Ward, thanked everyone in attendance for their active engagement and urged everyone to continue participating in the project. Through a carefully thought out and inclusive approach to development, the community affirmed its desire to work together for the betterment of the area.

9. Meeting Adjourned

The gathering was adjourned with a prayer by Rev. Wangai, and the attendees were encouraged to reach out to the planning team for any additional questions or suggestions.

Attendance List



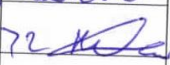
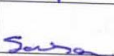
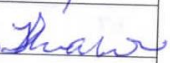
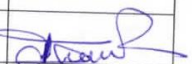
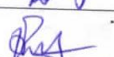
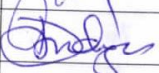
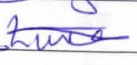
CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF IHWA COLONIAL VILLAGE IN NYERI COUNTY

Stakeholders Sensitization meeting

VENUE: A.P.C.A Ihwa church DATE: 20th - 07 - 2023

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	<u>Joseph Taiti</u>	<u>mca (Kamukia/Member)</u>			
2.	<u>JOSEPH G. Njomo</u>	<u>LHPP & UD</u>	<u>Principal Physical Planner</u>	<u>0724610623</u>	<u>[Signature]</u>
3.	<u>DIBA WAKO</u>	<u>NATIONAL LAND Comm</u>	<u>LAD</u>	<u>0710282748</u>	<u>[Signature]</u>
4.	<u>Peta N. Ndichu</u>	<u>LHPP & UD</u>	<u>S. Physical planner</u>	<u>0710238857</u>	<u>[Signature]</u>
5.	<u>DOUGLAS GIKONYO</u>	<u>LHPP & UD</u>	<u>L. Surveyor</u>	<u>0714444315</u>	<u>[Signature]</u>
6.	<u>Marcos M. Muriu</u>	<u>LHPP & UD</u>	<u>P. Planner</u>	<u>0723512040</u>	<u>[Signature]</u>
7.	<u>AENIS MUGARO IGWAKA</u>	<u>LHPP & UD</u>	<u>P. Planner</u>	<u>0705809716</u>	<u>[Signature]</u>
8.	<u>Rutho. B. K</u>	<u>LHPP & UD</u>	<u>CIVIL ENGINEER</u>	<u>0701646572</u>	<u>[Signature]</u>
9.	<u>Felix Makenge</u>	<u>C/Man</u>	<u>Chairman</u>	<u>0704816622</u>	<u>[Signature]</u>
10.	<u>Same mumbi</u>		<u>Committee</u>	<u>0715761233</u>	<u>[Signature]</u>
11.	<u>Grace Wangari</u>	<u>member Ihwa</u>		<u>0710740394</u>	<u>[Signature]</u>
12.	<u>STEPHEN WAMURURI MURITHI</u>	<u>MEMBER IHWA VILLAGE</u>		<u>0722618425</u>	<u>[Signature]</u>
13.	<u>SUSAN NJERI</u>	<u>Secretary Ihwa V.</u>	<u>Secretary</u>	<u>0721732417</u>	<u>[Signature]</u>
14.	<u>ISAAC MANGA</u>	<u>member</u>		<u>0700104667</u>	<u>[Signature]</u>
15.	<u>George Nderitu</u>	<u>member</u>		<u>0723362182</u>	<u>[Signature]</u>
				<u>0717670244</u>	<u>[Signature]</u>

S.No	Name	Department	Designation	Phone. No	Signature
37.	RISPHEA KABUTHU	IHWA MEMBER		0714117085	
38.	ALEX MUTHUKI WAIRARA	MEMBER OF PUBLIC		0720788348	
39.	Isabella Muthoni Mathu	Church Member		0726814858	
40.	Joseph maina	Ihwa Village m		0742774672	
41.	Nancy weithura	AIPCA member		0721399826	
42.	Susan Njeri Karuki	Ihwa village member		0729318272	
43.	Mary Nyambura	Ihwa village "		0	
44.	Rahab wangui	" "		0717015533	
45.	David Mdemia	" "		0723317292	
46.	John Kirivungi	" "		0713332206	
47.	Sarah Nyambura	" "		07	
48.	Gregory Njeru	Plot rep		0720980222	
49.	Rose wangechi	Plot Rep		0720744767	
50.	Samuel wangombe	AIPCA Treasurer		0718618410	
51.	John Karuki	AIPCA v. chairman		0723517103	
52.	James Gathuge	AIPCA chairman		072843329	
53.	Boniface Muchemi	AIPCA Deacon		0122689150	
54.	JAMES NACHARIA GICHUKI	Plot owner		072088183	
55.	Douglas Muthiga Ndungu	Plot owner		0720773462	
56.	Lucy wairimu	Church member		0700799787	
57.	Joyce Njoki	Village owner			

S.No	Name	Department	Designation	Phone. No	Signature
58.	Michael Mureithi	School REP		0723356260	
59.	John Gitahi	Plot owner		0720237227	
60.	Joseph Kagame			0721347749	
61.	Daniel Kagame	Member (Ihwa)		0721347749	
62.	Victor Wambua	Consultant - Green Systems Ltd	Physical planner	0707837248	
63.	CATHERINE KATUMA	ii	physical planner	0722728398	
64.	CHARLES M. GASHIRO	CHIEF NGAO	CHIEF KATUKWA	0711132957	
65.	PETER N. KANYOI	NGAO	ASS-CHIEF	0725654613	
66.	EUSTACE MURITHI	LANDS	DRIVER	0721-116252	
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Appendix 4: Minutes of the stakeholders on the presentation of situational analysis report and Visioning

PROCEEDINGS FOR PRESENTATION OF SITUATIONAL ANALYSIS REPORT AND VISIONING EXERCISE HELD ON 9TH MAY, 2024 AT IHWA AIPCEA CHURCH

Attendance list attached.

Agenda

1. Preliminaries and Opening Remarks
2. Presentation by the consultant
3. Plenary session
4. Closing Remarks

Item 01: Preliminaries and Opening Remarks

The meeting was called to order at 2:50pm by the area assistant chief. He then invited a volunteer from the community to make an opening prayer. The assistance chief then welcomed all the guests and thanked the members of the community and for honoring the invitation. He welcomed planner Marcos Maina from to introduce the next speaker.

➤ *Remarks from The village Chirman*

He began by thanking the County Government of Nyeri team led by the Deputy Director Mr. Njomo and the consultant. He requested the committee members and do self-introduction. Mr. Mathenge informed the members that not all the committee members were present but they were to join the meeting later.

➤ *Remarks from Deputy Director – Mr. Joseph Njomo*

The principal planner gave apologies of the Director Physical Planning who was engaged in other official county duties and thus was unable to attend the workshop. He then introduced the officers present under the department of Lands, Housing, Physical Planning and Urban Development. He further explained the whole planning exercise is consultative and all stakeholders are engaged in every step. He further explained to the community that there will be no charges or levies to be incurred during the registration process.

➤ *Remarks from National Land Commission (NLC) - Diba Wako*

Mr. Wako introduce his team from National Land Commission. He reminded the members that the project stated long time ago but it was never completed. He informed the members that the government is working hard to ensure that each member gets ownership documents. He explained that NLC is key in the planning and surveying process as the oversight and is in charge of the management of public land. He requested any member with complain to raise it to avoid confusion and delays in later stages of the project.

Item 02: Presentation by consultant

The Planner Marcos Mururu invited the consultant lead planner to introduce the consultancy team and make presentation. After introduction he called planner Victor to Make the presentation. Mr. Victor began by highlighting all the existing features and facilities in the base map. He proceed to explain to the stakeholders that the basemap was prepared after picking all the exsting features. He explained to the members that the plan had captured all the plots and all the member will get there plots. However, he informed the members that as per the existing situation some roads are very narrow and in the plan the roads will be expanded to standards roads as per the regulation.

He further presented how the plan responds to stakeholders' proposals by presenting the draft plan. He went ahead and expalined the draft paln proposals one by one to the stakeholders. He informed the stakeholders that some of the plots area have been affected due to the expansion of the narrow road in order to attain standard road width. He informed the members that, the village lacked some social facilities like social hall and waste collection point. He requested the members to point out suitable position for social hall and Solid waste collection point.

Item 03: Plenary session

Mr. Marcos invited anyone with question and issue.

Isaac Wangai leader of the Akorino church informed the members that he had applied to the county government for allocation of land for church in the village. This matter was debated among the members present and it was deliberated that Akorino church be allocated a piece of land in the village.

One of the members noted that the village lacks social hall and waste collection point. It was resolved that the solid waste collection point and social hall shall be allocated some space in the village near the cemetery.

Mr. Marcos stated that there are some disputed land parcels in the village. He requested the people involved in the dispute to visit offices for resolution of their disputes.

Gladis Wanjiku enquired if she can start development as per the plan. Members were advised not to develop until beaconing is done to avoid encroachments in to other people's land or road.

Item 04: Closing Remarks

Assistant chief closed the meeting by urging people to respect road and riparian reserves for future prosperity. Meeting closed with a word of prayer by pastor Gitahi Nduhio of Full gospel churches of Kenya at 4:05pm.

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 IHWA COLONIAL VILLAGE IN NYERI COUNTY

Situational Analysis Presentation meeting

VENUE: Ihwa Village DATE: 9/5/2019

LIST OF ATTENDANCE

S.No	Name	Organization	Phone. No	Signature
1.	Wilson Kimotho Maina Gilhae		0727444327	
2.	Douglas M. Ndungu		0720881683	
3.	Felix Mathenge Karuki		0715 761233	
4.	Dr. Karim Kipoi		0718816410	
5.	JOHN KIRIONJO WAHONG		0713332208	
6.	JESSE MACHARIA WAMAGETI		0712711218	
7.	ISAAC WANGAI NDUNGU		0723364822	
8.	Rebecca Wanjiku KUMAMO		0706840813	
9.	Jane Wanjiku KUMAMO		0729687019	
10.	Sarah Muthoni Wangai		0724344850	
11.	JANE WANJIKU MUTHURI MUTHURI		0708202019	
12.	MOSES KININI KANYORA		0769673110	
13.	Susan Hjeni Wangari	Secretary Ihwa village	0700104667	
14.	Sarah Nyambura Karuki		0716316127	
15.	Gladys Wanjiku Gichuki		0705603151	

S.No	Name	Organization	Phone. No	Signature
16.	JANE WANGICI MAINA		0115058654	
17.	MARY NYAMBURA KARUKI		0727472010	
18.	DAVID NDUMIA KARUKI		0723317292	
19.	GRACE WANJIKU KIBOI		0722 618425	
20.	NANCY CICU MACHARIA		0716190006	
21.	Joyce Njeki Gacambi		0100799787	
22.	Zakayo Kabuthu Karuki		0714117085	
23.	Susan Hjeni Karuki		0729318272	
24.	CATHERINE WANJIKU WAMBU		0719 825162	
25.	Charles Mwangi		0724719830	
26.	Samuel Gitahi Kirgopi		0728315275	
27.	JOHN GITAHU MUKUNDU		0720237222	
28.	MICHAEL M. VATHWAI		0723358260	
29.	Josiah Mwangi Mwangi		0726083524	
30.	Jackson Mugo Wamunui		0792097679	
31.	STEPHEN WAMBURU MWAITI		0721732447	
32.	LYDIA KIAMBAI NYERIA		0726102225	
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S.No	Name	Organization	Phone. No	Signature
37.	Margreat Waruguru Wanjama		0720 821926	Margreat
38.	George Ndritu Wakenya		0717670247	George
39.	Beth Njeri Kamunya			Beth N
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CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF IHWA COLONIAL VILLAGE IN NYERI COUNTY

Draft Plan Presentation meeting

VENUE: Ihwa Village DATE: 9/05/2014

LIST OF ATTENDANCE

S.No	Name	Organization	Phone. No	Signature
1.	John Kiriungu Wakenya	IHWA VILLAGE	0713332206	John
2.	George Ndritu Wakenya	IHWA VILLAGE	0717670247	George
3.	Jack Mumbi	IHWA	0710740394	Jack
4.	Jackson Mugo Wamumu	IHWA VILLAGE	0792097679	Jackson
5.	Isaac Makenya Wakenya	IHWA VILLAGE	0712711218	Isaac
6.	Beth Njeri Kamunya			Beth N.
7.	John Kiriungu Wakenya	IHWA A.P.C.A.	0710818460	John
8.	Douglas M. Ndungu	Ihwa Plot	0720881683	Douglas
9.	Jane Wanjama Mwakira	Ihwa Plot	0708202019	Jane
10.	Wilson Kimani Mwangi	Ihwa Self H. Group.	0727444327	Wilson
11.	Sarah Nyambura Kariuki	Ihwa Village	0716316127	Sarah
12.	STEPHEN WAMBURU MURITHI	IHWA VILLAGE	0721732147	Stephen
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Draft Local Physical and Land Use Development Plan Report – Ihwa Village, Nyeri County

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

Ihwa Situational presentation

VENUE: APCEA Church Ihwa DATE: 9/10/2024

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Peter M. Kangoi	NGAO	ASS-CHIEF	0725654613	
2.	Marcos Munira	Physical Planning	Physical Planner	0705809716	
3.	Geoffrey Ngethe	NLC - NYERI	NLC Officer	0722462348	
4.	Miriam Mungei	Land	Records Office	0726276128	
5.	DREA WAKO	NLC - NYERI	NLC OFFICER	0710238857	
6.	JOSEPH G. Njomo	CGN	D. Dir. Physical Planning	0710282748	
7.	Mary Kiangiku Muriithi	CGN	Records Office	0790224362	
8.	JOAN WARUGURU WANGARI	CGN	SURVEY OFFICE	0740162292	
9.	MARKUS MUTUMA KIMATHI	LANDS	SURVEY OFFICE	0743677329	
10.	EUSTACE MURITHI	LANDS	DRIVER	0721116292	
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CONSULTANCY SERVICES FOR PLANNING, SURVEYING AND REGULARIZATION OF LOT II COLONIAL VILLAGE IN NYERI COUNTY

Draft Plan presentation

VENUE: APCEA Church Ihwa DATE: 9/10/2024

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Marcos Munira	Land	Physical Planner	0705809716	
2.	Geoffrey Ngethe	NLC	NLC officer	0722462348	
3.	Miriam Mungei	Land	Records Office	0726276128	
4.	DREA WAKO	NLC	NLC OFFICER	0710238857	
5.	JOSEPH G. Njomo	CGN	D. Dir. Physical Planning	0710282748	
6.	Mary Kiangiku Muriithi	CGN	Records Office	0790224362	
7.	JOAN WARUGURU WANGARI	CGN	SURVEY OFFICE	0740162292	
8.	MARKUS MUTUMA KIMATHI	LANDS	SURVEY OFFICE	0743677329	
9.	EUSTACE MURITHI	LANDS	DRIVER	0721116292	
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Appendix 5: Minutes of the technical meeting on the draft plan**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. He requested all the members to make self-introduction. The chief officer thanked the consultant for honoring 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 have been enquiring the progress of the project and the completion date. He then invited the consultant to make the presentation and majorly to focus on the major challenges that have hindered project completion.

Min 02: Presentation by the Consultant

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

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:

Village Representative

Name: Position:

Signature: Date:

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 Ndavira Gachuni	21969350	CECM	0795115144	
2	Floel Maira	22137438	C.O Lands	0722367334	
3	Beatrice C. Ruch	2012005271	Director Physical Planning	0124806591	
4	Douglas M. Gikonyo	2011047162	P. Surveyor	0723512040	
5	Pete Ndichu	20200431740	Physical Planner	0714444315	
6	Simon Mwangi M	33975171	Land Surveyor	0792616770	
7	Victor Wambua	29305493	Physical Planner - Geosur	070707537248	
8	Charles R. Gathogo	8653681	Director: Geosur	0722371007	
9	JOSEPH G. N. Tomo	20140008126	D. Director P. Planning	0718282748	
10	Nduati Kariri	2012016047	Surveyor	0710665772	
11	Guido Wambua Mwangi	20220531332	Records officer	0726967642	
12	Miriam Munge	2001004787	Records Officer	0726776129	

13	HARRY NDUKIA	20200104892	Housing Officer	0700843621	
14	Daniel Muriuki	12781506	Director - Land & Survey	0722350462	
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Appendix 6: Minutes for the Draft Plan Validation Workshop

MINUTES FOR THE STAKEHOLDERS MEETING ON THE PRESENTATION OF IHWA DRAFT LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN HELD AT AIPCEA CHURCH ON 31ST JULY 2025.

List of Attendance - as attached

Agendas

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

Min 01: Introduction

The meeting began at 2:45pm with a word of prayer from one of the members. The SEC chairperson welcomed all the visitors to the village. He requested the Settlement Executive Committee members to make self-introduction. He pointed out that the beneficiaries had been waiting for long to see the project end and eagerly waiting to receive their ownership document. He welcomed the County Assistant Director for physical planning to make an introduction and carry on with the meeting.

The County Assistant Director thanked the members for attending the meeting. He pointed out that the meeting had been attended by three teams; - a team from the county government of Nyeri- Department of Lands, Physical Planning and Urban Development, the National Land Commission team, and the Consultant. He requested the County Government team, the NLC and the consultant to make introductions. He then requested one of the planners from the County Government to give a brief recap of all the activities that had been carried out in the village since the project commenced. The planner explained to the members all the steps that had been carried out since the beginning of the project. He further pointed out that once the members validate the plan, it would be circulated to all involved stakeholders within sixty days. The circulation of the plan was to give room for any person aggrieved by it (the plan) to make any complain of correction within that period. He pointed out that once the 60 days elapse, the plan would then be submitted to the county assembly for approval. Once approved by the county assembly, the plan will be used to guide in placing and monumentation of beacons. He further pointed out that after the survey work and issuance of new parcel numbers by the consultant, the County Government and the NLC would work together to ensure the title deeds are prepared and thereafter processing of ownership documents.

The area MCA thanked the members for attending the meeting. He informed them that he has been following up the process with the county to ensure that the project is completed. He informed the beneficiaries that he will do every thing in his powers to ensure that the project is completed before the end of the year. He requested the members to continue supporting the consultant to ensure the project is successively completed. He requested the members to allow the consultant to propose standard roads in the village noting that the standard roads will be of great importance in future when the village develops. He informed the members once the project is completed, he will lobby for resources to ensure the roads are tarmacked.

Min 02: Consultant presentation

The consultant's planner 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. 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, he reminded 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 were 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 draft plan and presented it to the village members the previous year in the same venue. He pointed out that the members had given out their views and various changes that were supposed to be made. He informed the members that the reason for the meeting was for them to confirm if all their suggested corrections and amendments had been done. He took the members through the plan for their understanding starting from the first Land Use Plan 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 maps to get a clear view of what was presented. 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, all which they were requested to note down. The planner informed the members that there will be another verification of the list of beneficiaries during beaconing exercise. During that time, the members were to ensure that 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
A member noted that Akorino church had been allocated a space in the village despite lack of Akorino church in Ihwa village. He requested for clarification why the church was allocated some land in the village.	The consultant noted that in the previous meeting the matter was raised and the pastor requested for allocation of some space for the church. However, he pointed out that it was just a proposal subject to approval by the village members. It was concluded that Akorino church did not exist in the village and it should not be allocated any piece of land within the boundaries of the village.
A beneficiary was concerned about the smaller size of some of the plots. He pointed out that once some of the roads were expanded, they would affect the plot sizes which were already small.	The members were informed that the minimum plots size for registration is 0.045Ha. However, the consultant was supposed to liaise with the county government to lower the size requirement for registration. However, in cases where the plots sizes did not meet the minimum size, the members were advised to prepare for adopting co-tenancy or joint ownership.
A member claimed that he had applied for allocation of space within the commercial zone. However, the space had been put as a recreation space in the draft plan.	He was advised to follow up the allocation process with the county government. Once officially allocated the space, his name would be updated in the list of beneficiaries against the allocated parcel number.
A representative from the full gospel church raised a concern that the RIM boundary did not align with the existing situation on ground. He	It was pointed out that there exists RIM number for the church. The consultant informed the member that the RIM boundary does not align

requested for clarification on what would happen.	with the existing ground fence and buildings. He informed the member that the consultant team would work with the county government to ensure that the RIM is amended to align with the ground situation.
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Min 04. Way forward

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

- ❖ The process of plan approval to commence
- ❖ The consultant to proceed to the next stage of the project

Min 05: Adjournment

There being no other business, the meeting ended at 4:30pm with a 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 Gallery



Attendance List



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



County Government of Nyeri

DRAFT PLAN PRESENTATION

GEOSURV SYSTEMS LTD

Name of Village: Ihwa Venue: A.I. PCA Church Date: 31/07/2025

LIST OF ATTENDANCE

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
1.	JOSEPH G. Njomo	Dep. Dir. P. Planning	M	0710282748	
2.	Marcos M. Muriithi	Physical Planner	M	0705809716	
3.	Livingstone D. Kigen	Advocacy - NLC	M	0720271330	
4.	Kwara Wanjiru Hegi	Land & Survey	F	0716082392	
5.	Klamayi Mwangi	NLC Officer	F	0708454640	
6.	John Migunda Mwai	Physical Planning - NCG	M	0717521718	
7.	Dennis Muriithi Mwangi	Land Surveyor	M	0705761088	
8.	Naftaly Wahome Kiriungu		M	0719799215	
9.	Cyrus Muriithi Njiru		M	072307867	
10.	Risper Wathira Kabuthu	Secretary			
11.			F	0714117085	
12.	TESSE MUCHANGI WAMAGUTI	Plot owner	M	0712711218	
13.	JOSEPH MATINA MURIITHI	Plot owner	M	0742774672	
14.	John Kariuki Kijomani	Plot owner		0718918410	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
15.	SUSAN NYERI WANJUKU	V. Secretary	F	0700104667	
16.	Susan Nyeri Kariuki	Plot owner	F	072931872	
17.	Mary Nyambura Kariithi	Plot owner	F		
18.	Grace Wangui Kiboi	Plot owner	F	0722618425	
19.	CATHERINE WANJUKU WAMBUI	Plot owner	F	0719825162	
20.	JACKSON MYGO WATHIRA	Plot owner	F	0792099779	
21.	George Ndibitu Wathira	Plot owner	F	0714672267	
22.	Douglas Mathenge Ndungu	Plot owner	M	8720881683	
23.	Sarah Nyambura Kariuki	Plot owner	F	0716316127	
24.	John Cuthbert Mukundi	P/w	M	0720237222	
25.	Jane Muriithi Cuthbert	Plot owner	F	0710740394	
26.	STEPHEN WAMBUI MURUTHI	Plot owner	M	0721732447	
27.	DAVID MBOMA MURUTHI	Plot owner	M	0723317292	
28.	JOHN KIRIUNSI WATHOME	Plot owner	M	0713332206	
29.	Joyce Wajoki Pacambi	Plot owner	F	0700799787	
30.	JAMES WAMBUI MATHENGE	Plot owner	M	0719646241	
31.	CHARLES MATHENGE WATHENYA	Plot owner	M	0724017448	
32.	PETER KIBIRU WATHIRA	Youth Rep	M	0712421031	
33.	THEO ISABELLA M. MATHU	Church	M	0724719830	
34.	CHARLES MWANGI	Plot owner			
35.	JOHN TAITI	MCA	M	072460683	

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

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
15.	SUSAN NJERI WANJUKI	V. Secretary	F	0700104667	
16.	Susan Njeri Karuki	Plot owner	F	072931822	
17.	Mary Nyambura Karithi	Plot owner	F		
18.	Grace Wangui Kiboi	Plot owner	F	0722618425	
19.	CATHERINE WANJIKU WAMBUI	Plot owner	F	0719825162	
20.	JACKSON MYGOWAIRI	Plot owner	F	0792097179	
21.	George Ndibitu Waihenya	Plot owner	F	071767247	
22.	Douglas Matlaga Ndungu	Plot owner	M	8720881683	
23.	Sarah Nyambura Kenike	Plot owner	F	0716316127	
24.	Jakea Cuthbert Mukundi	P/w	M	0720237222	
25.	Jane Mumbi Cuthbert	Plot owner	F	0710748344	
26.	STEPHEN WAMBURI MUAUTATI	Plot owner	M	0721732447	
27.	DAVID NDOMA MURUTHI	Plot owner	M	0723317292	
28.	JOHN KIRIUNSI WATHOME	Plot owner	M	0713332206	
29.	Joyce Ojoki Pacambi	Plot owner	F	0700799787	
30.	JAMES WAMBURI MATHENGE	Plot owner	M	0719646241	
31.	CHARLES MATHENGE WAIHENYA	Plot owner	M	0724017448	
32.	PETER KIBIRU WAKICHA	Youth Rep	M	0712421031	
33.	THEO ISABELLA M. MATHU	Church	M	0724119833	
34.	CHARLES MUAISI	Plot owner			
35.	Joseph Iaiti	MCA	M	072460685	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
36.	John Ndunge Murithi	Plot	M	0722586910	
37.	FELIX MATHENGE KARUKI	C/Man	M	0715761233	
38.	PETER KIHARA MIGWI	Youth		24116927	
39.	ANDREW WAIRAGU WATANA	Plot owner	M	30367638	
40.	Charles Kinyi Kiangi	Youth	M	0716162334	
41.	Pastor James Ndungu	Full Gospel	M	0721276631	
42.	JANE WANGICI MAINA		F	011505864	
43.	Victor Wambua	Consultant Geomatics-physical planner	M	0707837259	
44.	Catherine K. Katuna	Physical planner	F	0722728378	
45.					
46.					
47.					
48.					
49.					
50.					
51.					
52.					
53.					
54.					
55.					
56.					

Appendix 7: Draft List of Beneficiaries

S.No	Name	Phone Number	Id Number	Plot No.	Comment
1.					Unverified
2.					Unverified
3.					Unverified
4.					Unverified
5.					Unverified
6.					Unverified
7.					Unverified
8.					Unverified
9.	Open Space				
10.	AIPCA Church			10	
11.	Disputed			11	
12.	Jackson Mugo Wairimu	0792097679	20607016	19	
13.	Naftary Wahome Kiriungi	0719789215	34817663	13	
14.	Susan Njeri Wanjuki	0729318272	3181109	15	
15.	Rahab Wangui Maina	0717534230	3727344	14	
16.	Jesee Muchangi Wamagutu	0712711218	21122429	20	
17.	Joyce Njoki Gacambi	0700799787	20986665	18	
18.	Sarah Nyambura Kariuki	0716316127	3181694	17	
19.	John Kirungi Wahome	0713332206	3183072	16	
20.	James Wambugu Mathenge	0719646241	28382908	21	
21.	Joel Wambugu Mathenge	0702781401	27466162	25	
22.	Catherine Wanjiku Wambui	0719825162	13452142	26	
23.	Charles Mathenge Waihenya	0724017448	23582921	27	
24.	The Original Apostolic Faith Trust Church			28	
25.	Jane Mumbi Githinji	0710740394	5795501	29	
26.	George Ndiritu Waihenya	0717670247	24825573		
27.	Risper Waithera Kirogo	0714117085	23591061	30	
28.	Beth Njeri Kamunya	0112584528	13134251	31	
29.	Felix Mathenge Kariuki	0715761233	0813639	32	
30.	David Ndumia Muriithi	0723317292	13319011	33	
31.	Community Centre	-	-	37	
32.	Stephen Wandururi Mutriithi	0721732447	8107504	34	
33.	Grace Wangui Kiboi	0722618425	20945927	35	
34.	Joseph Maina Muriithi	0742774672	7995957	22	
35.	Charles Mwangi Muriithi	0724719830	22932083	23	
36.	Purity Warigia Kariithi	0716577343	11629227	24	
37.	Waste Transfer Station			37	
38.	Cemetery			38	

Appendix 8: 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

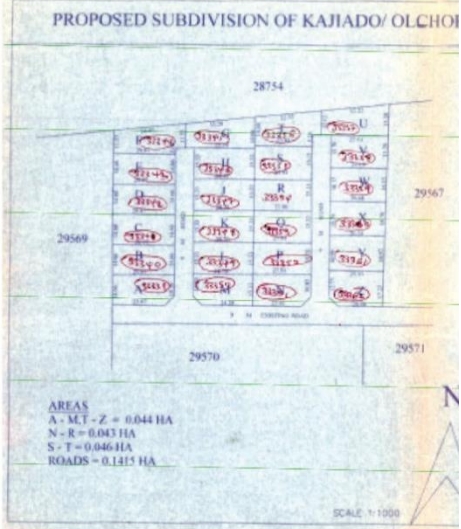
Pursuant to the provisions of section 49 (1) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans was on 4th day of August 2025 completed. Copies of the plans as prepared have been deposited for public inspection free of charge at the office 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

 **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**
WELTHUNG 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

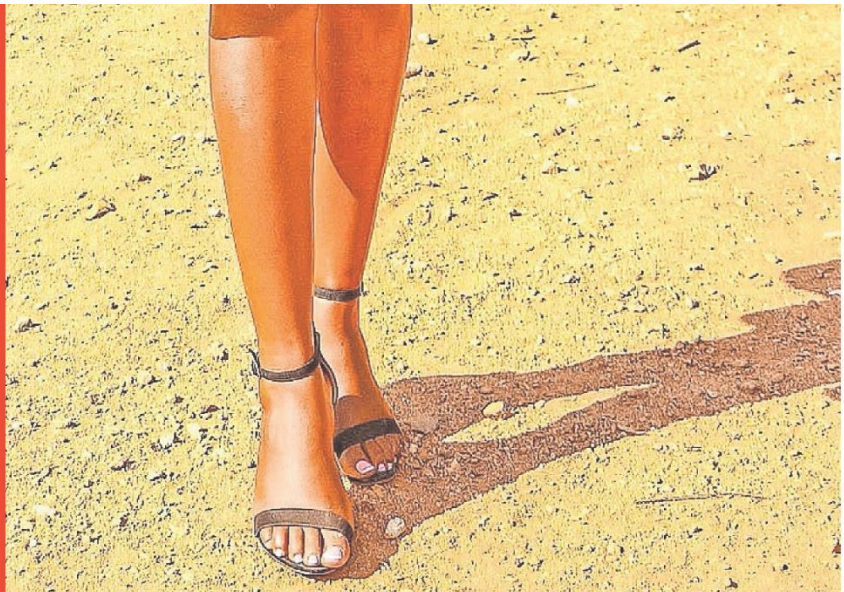
Appendix 9: Notice of completion – *Taifa Leo*

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

**PICHA| RICH-
ARD MAOSI**

**IYA KAUNTI YA VIHIGA****MIJI, ARDHI, NYUMBA, NA USTAWI WA MIJI**

2344-50300 MARAGOLI

PANGO WA MATUMIZI YA ARDHI (Nambari 13 ya 2019)**A KWA MPANGO WA MIJI NA MATUMIZI YA ARDHI****NGO 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.**

mpango wa 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 Juanda na Emuhaya. Nakala zilizohifadhiwa zinaweza kukaguliwa bila kumi za jioni (4.4pm) saa za kazi.

ngo 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 MAPNGO WA MATUMIZI YA ARDHI
NAMBARI 13 YA 2019
NOTISI KUHUSU KUKAMILISHWA KWA UTAYARISHAJI NA MIPANGO YA
MATUMIZI YA ARDHI**

Vichwa vya Mipango ya Ustawishaji

Nambari	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 Vwarazo 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, 2025. Nakala za mipango hiyo ilivyotayarishwa 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 Mpango 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