

COUNTY GOVERNMENT OF NYERI

DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

IRURI 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:



GEOSURV SYSTEMS LTD

📍 Garden Estate, Mukima Drive, House No. M76
✉ P.O BOX 7811-00100, Nairobi,
✉ info@geosurv.co.ke

PROJECT DETAILS

Project Name:	Consultancy services for Planning, Surveying and Regularization of Iruri Village
Project Contract No.	CGN/LHPP&UD/RFP/14/2022-2023
Project Location:	Nyeri County, Iruri Village
Client:	County Executive Committee Member, Department of Lands, Physical Planning and Urban Development, County Government of Nyeri
Name of Consultant:	Geosurv Systems Ltd

CONSULTANT

Signature.....Date.....

Catherine K. Katuma

Registered Practicing Physical Planner (R.P.P 0254)

CERTIFICATE

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

.....
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, Nyeri County Government

Plan Reference No:CGN/0477/2023/01.....

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, Iruri 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 village 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 Iruri 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

Iruri 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. Muriuki Erastus Karanja and the entire county assembly team during the plan preparation and approval processes.

We acknowledge with much appreciation the crucial role of the department's chief officer, Fredrick Maina and the entire planning team led by Plan. Beatrice Koech - Director Physical Planning and Urban Development, Daniel Mukiri - Director Lands and Survey, Joseph Njomo – assistant director physical planning, planners; Effy Awuor, Anthony Ngatia and Marcos Mururu; survey team comprised of Douglas Gikonyo and Nduati Kariri, and county lands records team comprising of Mirriam Munyeki, Grace Irunga 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, Harrison K. Simon and Mutuarui Kaluluwanga and Surveyors; Kennedy Kitheka, Joshua Kiptoo, William Onzez, Stephen Gachuri and Simon Mugane.

We recognize the seamless mobilization and sensitization exercises during the field studies and consultative meetings which could not have been successful in absence of the national administration under the area Assistant County Commissioner, Caroriner Mbayi, senior chief Catherine Kimaru and senior assistant chief Ephraim Njarara, Mathira West Sub-county administrator, Peter Wang'ondou, Ruguru Ward administrator, Margaret Ngari and the Settlement Executive Committee led by Hiuhu Nguni – chairperson, Gachanja Miano – vice chairperson and Johnstone Muriuki – secretary. 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 village vision and drafting of the plan proposals. This helps in the sustainability and prosperity of the village.

CECM, Lands, Physical Planning & Urban Development

EXECUTIVE SUMMARY

Iruri Village Local Physical and Land Use Development Plan (LP&LUDP) is a spatial framework aimed at guiding developments in the village from 2025 – 2035. It is one of the deliverables for the consultancy services for planning, surveying and regularization of Iruri Village. The village is located in Ruguru Ward, Mathira West Sub-County, Nyeri County along Mweiga – Chaka – Karandi Road (C503) and covers about 35.85 Ha. The LP&LUDP aims at upgrading Iruri Village through provision of tenure security, provision of infrastructure and basic services to the community. The plan was prepared through a participatory approach whereby the stakeholders concerns were taken into consideration. In addition, the plan preparation was governed by the project objectives, outputs and deliverables. The plan report is presented in three sections which comprises of five chapters as outlined below:

Chapter one presents the background of the project and project methodology employed for the successful execution of the assignment. The project main objective is to plan, survey and regularize Iruri village. The plan objectives on the other hand were to; provide a planning framework for tenure regularization in the village, provide a spatial framework for development of infrastructure in the village and provide development standards and guidelines to serve as development control tools for the village. The community’s common vision, **“To be a tenure secure modern village with adequate prerequisite infrastructural facilities and services”** was developed through a participatory process where the community members aired their aspirations on the character of market they would love to have.

The project deliverables include; sensitized stakeholders, positively identified beneficiaries, resolved disputes and overall project supervision, authenticated survey control network plans, approved land use plan, block corner beacons, beacons of all the sub-plots with each beneficiary signing a beacon certificate, approved survey – authentication slip/amended RIM and letters of allotment in favour of the beneficiaries. The project methodology phases were; commencement, inception report, topographical survey, data collection and analysis, situational analysis report preparation, draft plan proposal and final plan proposal formulation.

Chapter two highlights the planning context with regard to the village’s location in the national, regional, county and local context. It also offers a brief description of the village and presents the policy, legal and institutional context that guided the plan preparation. It further presents the various stakeholders’ engagements held that were critical in the plan formulation.

Chapter three presents the village’s existing situation which have been presented in several thematic sectors namely; population and demographic characteristics, urban economy, infrastructure and utilities services, land, and housing. The key findings from the situational analysis and synthesis were; insecurity of land tenure, poor waste management systems, narrow roads/poor road condition, urban decay, informality and poor storm water drainage channels. Some of the opportunities that could be tapped into are; strategic location, favorable climatic conditions for agricultural activities, favorable topography for development, adequate security due to the presence of the chief’s office, being an administrative centre, the village attracts a number of people in search of services and land availability for future expansion and location of basic facilities as some of the land parcels are undeveloped.

Chapter four details out the plan proposals outlining the structuring elements, proposed land use zones, development guidelines and regulations as well as the development strategies. The structuring elements that informed the plan proposals are: the delineated village boundary, the

existing developments, claimed parcel boundaries, stakeholders concerns and the identified gaps identified during the situational analysis. The chapter also outlines development control guidelines that will guide the implementation of the plan proposals. It further highlights the sectoral development strategies based on the findings from the socio-economic survey and the stakeholders' concerns. These development strategies include; transportation improvement strategies, environmental protection strategies, housing improvement strategies and economic improvement strategies.

Chapter five presents the implementation framework aimed at ensuring efficient plan implementation. The implementation framework outlines the project activities, objectives, indicators, actors and timeframe required to achieve the objectives.

Director, Physical Planning

TABLE OF CONTENTS

PROJECT DETAILS	i
FOREWARD	iv
ACKNOWLEDGEMENT	v
EXECUTIVE SUMMARY	vi
TABLE OF CONTENTS.....	viii
LIST OF PLATES	xi
LIST OF FIGURES	xi
LIST OF MAPS	xii
LIST OF TABLES	xii
LIST OF APPENDICES.....	xiii
LIST OF ABBREVIATIONS	xiv
PART I: INTRODUCTION AND PLANNING CONTEXT	1
CHAPTER ONE	2
INTRODUCTION	2
1.1 Overview	2
1.1.1 Project Objectives	2
1.1.2 Vision Statement	3
1.1.3 Project Deliverables.....	3
1.2 Problem Statement	4
1.3 Scope and Timeframe.....	4
1.4 Approach and Methodology	5
1.4.1 Overview.....	5
1.4.2 Approach	5
1.4.3 Planning Methodology	5
CHAPTER TWO	15
PLANNING, POLICY, LEGAL AND INSTITUTIONAL CONTEXT.....	15
2.1 Overview	15
2.2 Planning Context	15
2.2.1 Location and Context	15
2.2.2 Administrative Setting	17
2.2.3 Functions of Iruri Market	17
2.3 Constitutional, Policy, Legal, Regulatory and Institutional Framework	18
2.3.1 Overview	18
2.3.2 Constitution of Kenya 2010	18
2.3.3 Policy Framework.....	19

2.3.4 Legal Framework	23
2.3.5 Institutional Framework.....	26
2.3.6 Linkages to other Plans.....	28
2.3.7 Previous Planning Efforts.....	29
2.3.8 Conclusion.....	29
2.4 Stakeholders' Participation Engagement	31
PART II: SITUATIONAL ANALYSIS	33
CHAPTER THREE	34
SITUATIONAL ANALYSIS	34
3.1 Overview	34
3.2 Physiography and Environmental Conditions	34
3.2.1 Climatic Conditions	34
3.2.2 Hydrology and Drainage	36
3.2.3 Topography.....	36
3.2.4 Vegetation Cover.....	37
3.2.5 Geology and Soils	39
3.2.6 Climate Change	40
3.2.7 Emerging Issues	40
3.3 Population and Demography.....	43
3.3.1 Population	43
3.3.2 Demographic Characteristics.....	47
3.3.3 Emerging issues	51
3.4 Economic Activities.....	52
3.4.1 Agriculture.....	52
3.4.2 Trade and Commercial Activities.....	53
3.4.3 Opportunities and Challenges in the Economy	55
3.5 Infrastructure and Utility Services	56
3.5.1 Physical Infrastructure	56
3.5.2 Social Infrastructure.....	65
3.6 Land and Housing.....	74
3.6.1 Land.....	74
3.6.2 Housing.....	77
3.6.3 Emerging Issues	78
3.7 Synthesis	80
3.7.1 Challenges.....	80
3.7.2 Opportunities	81
PART III: DEVELOPMENT PROPOSALS.....	82

CHAPTER FOUR	83
PLAN PROPOSALS.....	83
4.1 Overview.....	83
4.2 Structuring Elements.....	83
4.3 Proposed Land Use Zones	85
4.2.1 Proposed Residential Land Use Zones	87
4.2.2 Proposed Industrial Land Use Zones.....	87
4.2.3 Educational Land Use Zones.....	87
4.2.4 Proposed Recreational Land Use Zones	87
4.2.5 Proposed Public Purpose Land Use Zones.....	87
4.2.6 Proposed Commercial Land Use Zones	88
4.2.7 Proposed Public Utility Land Use Zones	88
4.2.8 Proposed Transportation Land Use	88
4.2.9 Conservation Land Use	88
4.2.10 Agricultural Land Use.....	88
4.3 Development Guidelines.....	89
4.3.1 Residential Land Use Development Guidelines.....	89
4.3.2 Industrial Land use development Guidelines.....	89
4.3.3 Educational Land Use Development Guidelines	89
4.3.4 Recreational, Public Purpose and Commercial Land Use Development Guidelines	90
4.4 Sector Plans / Development Strategies	92
4.4.1 Environmental Protection Strategies.....	92
4.4.2 Transportation Improvement Strategies.....	94
4.4.3 Housing Development Efficiency Strategies	95
4.4.4 Economic Activities Improvement Strategies.....	97
4.4.5 Disaster Management/Preparedness Strategies	98
CHAPTER FIVE.....	100
IMPLEMENTATION FRAMEWORK.....	100
APPENDICES	111

LIST OF PLATES

Plate 1: 1 st Sensitization and Awareness Meeting	7
Plate 2: Consultant Introduction to the SEC and Official Launch Workshop	8
Plate 3: Ground Survey.....	9
Plate 4: Situational Analysis Validation Workshop.....	12
Plate 5: Draft Plan Validation Workshop	13
Plate 6: Vegetation Cover.....	38
Plate 7: Soil Characteristics.....	40
Plate 8: Crop Farming	52
Plate 9: Commercial Activities.....	54
Plate 10: Road conditions	58
Plate 11: Boda Boda Sheds.....	59
Plate 12: Solid Waste Disposal.....	61
Plate 13: Liquid Waste Disposal.....	62
Plate 14: Housing Typologies	78

LIST OF FIGURES

Figure 1: Planning Methodology	6
Figure 2: Policy and Legal Framework	30
Figure 3: Rainfall Patterns	35
Figure 4: Population Structure.....	45
Figure 5: Occupation	49
Figure 6: Monthly Income	49
Figure 7: Dependent Population	50
Figure 8: Modes of Transport	57
Figure 9: Water Sources	60
Figure 10: Cooking Energy Sources.....	63
Figure 11: Lighting Energy Sources	63
Figure 12: Mode of Plot Acquisition.....	77

LIST OF MAPS

Map 1: Iruri Base Map	10
Map 2: Location Map.....	16
Map 3: Slope Analysis.....	37
Map 4: Vegetation Cover	39
Map 5: Accessible Educational Facilities	66
Map 6: ECDE Accessibility Map	68
Map 7: Primary Schools Accessibility Map.....	69
Map 8: Secondary Schools Accessibility Map.....	70
Map 9: Health Facilities Accessibility	72
Map 10: Existing Land Use Map.....	76
Map 11: Proposed LP&LUDP	86

LIST OF TABLES

Table 1: Stakeholder Engagement and Participation Forums	31
Table 2: Annual Temperatures	35
Table 3: Emerging Issues – Physiographic Characteristics.....	41
Table 4: Population Size – 2019 and 2023	43
Table 5: Population Projections	44
Table 6: Population Density.....	45
Table 7: Projected Population across Age Groups	46
Table 8: Population Distribution by Age	46
Table 9: Emerging Issues – Population and Demography.....	51
Table 10: Emerging Issues – Economic Activities	55
Table 11: Projected Total Solid Waste Generation	62
Table 12: Emerging Issues – Physical Infrastructure.....	64
Table 13: Educational Facilities Projection	71
Table 14: Emerging Issues – Social Infrastructure	73
Table 15: Existing Land Use Budget	74
Table 16: Emerging Issues – Land and Housing	79
Table 17: Addressing Stakeholder’s Concerns/Village Needs	84
Table 18: Proposed Land Use Budget	85
Table 19: Educational Land Use Zones	87
Table 20: Proposed Public Purpose Land Use Zones.....	87
Table 21: Proposed Commercial Land Use Zones	88

Table 22: Proposed Public Utility Land Use Zones	88
Table 23: Residential Land Use Development Guidelines	89
Table 24: Industrial Land Use Development Guidelines.....	89
Table 25: Educational Land Use Development Guidelines	89
Table 26: Land Use Development Guidelines	90
Table 27: Environmental Protection Strategies	92
Table 28: Transportation Improvement Strategies.....	95
Table 29: Housing Development Efficiency Strategies.....	96
Table 30: Economic Improvement Strategies.....	97
Table 31: Disaster Management/Preparedness Strategies	99
Table 32: Plan Implementation Framework.....	100

LIST OF APPENDICES

Appendix 1: Notice of Intention to Plan – Standard Nation.....	111
Appendix 2: Notice of Intention to Plan – <i>Taifa Leo</i>	112
Appendix 3: Minutes of the community sensitization and Mobilization Workshop	113
Appendix 4: Minutes of the Situational Analysis Presentation to the County Technical team	119
Appendix 5: Minutes of the Situational Analysis Validation Workshop	121
Appendix 6: Minutes of the Draft Plans Presentation to the County Technical Team	130
Appendix 7: Draft Plan Validation Workshop Minutes.....	136
Appendix 8: Draft List of Beneficiary	143
Appendix 9: Notice of completion – Daily Nation.....	147
Appendix 10: Notice of completion – <i>Taifa Leo</i>	148

LIST OF ABBREVIATIONS

ACK	Anglican Church
AIPCA	African Independent Pentecostal Church of Africa
BETA	Bottom-Up Economic Transformation Agenda
CAP	Chapter
CBD	Central Business District
CBO	Community Based Organization
CECM	County Executive Committee Member
CIDP	County Integrated Development Plan
CEREB	Central Region Economic Bloc
CSP	County Spatial Plan
FBO	Faith Based Organization
GDP	Gross Domestic Product
GIS	Geographic Information System
GPS	Global Positioning System
KNBS	Kenya National Bureau of Statistics
LP&LUDP	Local Physical and Land Use Development Plan
MAWSCO	Mathira Water and Sanitation Company
MCA	Member of County Assembly
MDGs	Millennium Development Goals
MSME	Micro, Small, and Medium Enterprise
MTP	Medium Term Plan
NGO	Non-Governmental Organization
NLC	National Land Commission
NSP	National Spatial Plan
NUDP	National Urban Development Policy
PCEA	Presbyterian Church of East Africa
PPP	Public Private Partnership
RIM	Registry Index Map
SDGs	Sustainable Development Goals
SEC	Settlement Executive Committee
SPSS	Statistical Package for the Social Sciences
SWOT	Strength, Weakness, Opportunities and Threats
TC & ST	Triangulation Charts & Standard Traverse
TOR	Terms of Reference
UTM	Universe Transverse Mercator

PART I: INTRODUCTION AND PLANNING CONTEXT

CHAPTER ONE INTRODUCTION

1.1 Overview

Urbanization is a key ingredient to economic development of a country. In fact, no country has ever transitioned to middle income status without urbanization (World Bank, 2009). It is therefore apparent that proper planning is necessary to unlock the potential of urbanization in contributing to Kenya's economic development.

The Vision 2030 acknowledges the lamentable state of urban planning and management in our urban areas (para.5.5). The National Urban Development Policy (NUDP) Sessional paper No.6 of 2016 suggests that within a generation or so, Kenya's Urban population will be more than that of rural population. The NUDP further states that over 70% of our GDP is generated in our cities and towns. The Urban Areas and Cities Act 2011 gives effect to Article 184 of the Constitution which provides for classification, governance and management of urban areas and cities, criteria of establishing urban areas and the principle of governance and participation of residents.

The Urban Areas and Cities (Amendment) Act 2019 Section 36(3) states that a County Government shall initiate an urban planning process for every settlement with a population of at least two thousand residents. The Physical and Land Use Planning Act, (PLUPA) No.13, 2019, Section 45 (1) obliges County Governments to prepare a 10 year Local Physical and Land Use Development Plan (LP&LUDP) in respect of an urban area. In that context, the preparation of the Iruri Market/Village LP&LUDP is hereby envisaged.

Geosurv Systems Ltd was contracted by the County Government of Nyeri to prepare the Local Physical and Land Use Development Plan for Iruri village and the subsequent surveying and regularization of the plots.

1.1.1 Project Objectives

The main objective of the assignment is to plan, survey and regularize Iruri village. The specific objectives of the assignment are:

- To facilitate the finalization of the planning process up to the plan's approval/Adoption by the County Assembly.
- To carryout survey and demarcation of individual plots and public utilities on the ground.
- To process the Survey at Survey of Kenya up to the production of RIM and/or process the Mutation Survey as the case may be.
- To prepare a list of beneficiaries (In liaison with the Client and National Land Commission).

1.1.1.1 Plan Objectives

The plan objectives include:

- To provide a planning framework for tenure regularization in the village
- To provide a spatial framework for development of infrastructure in the village

- To provide development standards and guidelines to serve as development control tools for the village.

1.1.2 Vision Statement

The vision statement for the village is, **“To be a tenure secure modern village with adequate prerequisite infrastructural facilities and services”**. This was developed through a participatory process where the community members aired their aspirations on the character of village they would love to have.

1.13 Project Deliverables

The project deliverables are as discussed below:

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

In close collaboration with the Client, Nyeri County Government and the village committee, the consultant sensitized the beneficiary communities on the village improvement program. During the participatory forums, the consultant ensured that the communities understood what the project entails and aided them in articulating an envisioned future growth of their settlement. All outputs of the planning and surveying process, including the lists of beneficiaries and planning proposals will be presented and approved by the communities.

ii. **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.

iii. **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.

iv. **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 Iruri village.

v. Beacons of 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.

vi. Approved Survey – Authentication Slip/Amended RIM.

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

vii. 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 Problem Statement

Iruri Village's location along the Mweiga – Chaka – Karandi Road (C503) which connects the village to the Trans-African Road (Nyeri – Nanyuki Road, A2) via Chaka – Sagana Road, is an impetus for its growth. The village however developed without any spatial framework to guide its developments. It was established during the colonial era as a communal concentration camp during the state of emergency period. With time, the market centre grew to serve as a shopping centre for the village residents. The village is characterized by; tenure insecurity, haphazard developments, strain on the existing infrastructural facilities and services, inadequate provision of social amenities – open spaces (recreational areas), poor waste disposal systems and proliferation of informal businesses.

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 village was identified as among those in need of urgent planning, surveying and regularization by the County Government.

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 for the market plots and title deeds for the village plots 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.

1.3 Scope and Timeframe

The assignment entails preparation of a LP&LUDP for Iruri Village and its subsequent survey and regularization. The planning area incorporates Iruri Market Centre and the adjoining village covering an approximate area of 35.85 Hectares. The contract is expected to be completed within a period of 12 months from the contract commencement date. Iruri Village Local Physical and Land Use Development Plan is a 10-

year plan for the period 2025 – 2035. The plan is expected to guide in the provision of requisite infrastructure, environmental conservation and enhancement, housing and local economic development among others. The plan takes cognizance of likely demographic dynamics, new and on-going development initiatives and addresses certain broad areas of concern. These broad areas include: physical and social infrastructure development, environmental management, housing and settlement upgrading, local economic development, urban transportation and mobility, urban design and aesthetics as well development regulations and standards.

1.4 Approach and Methodology

1.4.1 Overview

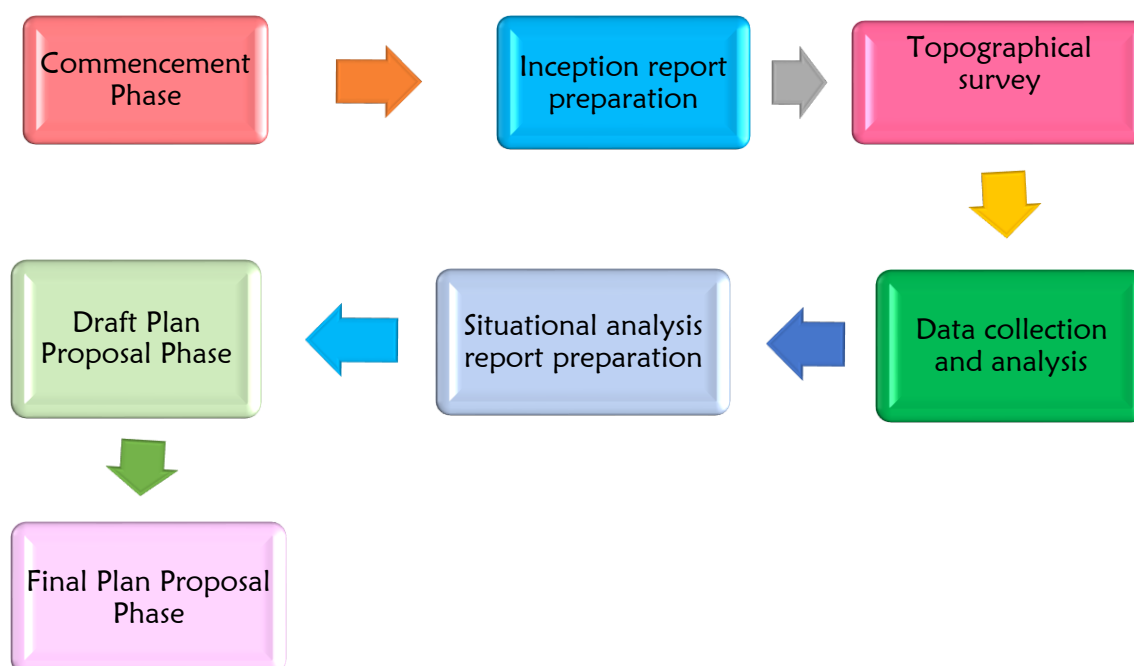
The consultancy entails preparation of a LP&LUDP for Iruri village and its subsequent cadastral survey and regularization process. The assignment is based on a participatory approach so as to ensure its viability and sustainability. This section summarizes the approach and methodology used by the consultant to ensure timely delivery of outputs in line with the project's Terms of Reference.

1.4.2 Approach

The planning process was participatory, integrated and multidisciplinary. Participatory approach is a requirement as per the Constitution of Kenya, 2010, Physical and Land Use Planning Act No. 13 of 2019 and other pieces of legislation. This approach was achieved at various forums which ranged from the consultant's meetings, stakeholders meetings and technical reviews of the project outputs. The integrated approach acknowledged that the project has multiple outputs that affect various development sectors and actors. The consultant in conjunction with the client carried out a thorough stakeholders' analysis so as to determine the impact of the project on the various sectors and players. This ensured that all the development sectors are integrated in the plan preparation and subsequent implementation process. This approach also requires the planning process to take cognizance of the existence of other plans. In this regard, a medium timeframe of 10 years was adopted for the plan to enable its review within the CSP framework. The strategic approach on the other hand took cognizance of scarcity of resources for both planning and implementation exercises. Thus, prioritization of the proposed interventions was done. Lastly, the multi-disciplinary approach draws specialized expertise from relevant fields to ensure production of all the project outputs.

1.4.3 Planning Methodology

The methodology adopted for the preparation of Iruri village LP&LUDP consists of various phases namely; reconnaissance, preparation of the inception report, topographical survey, data collection, situational analysis report preparation, draft plan proposal and final plan proposal stages. Certain key phases as required by the Terms of Reference (TOR) have also been followed as outlined overleaf:

Figure 1: Planning Methodology

Source: Geosurv Systems Ltd, 2025

1.4.3.1 Commencement Phase

This phase comprised of three main activities: The commencement meeting, preparation of the inception report and the launch and visioning workshop.

a) Commencement Meeting

The commencement meeting was held on 5th July 2023 at the Department of Land, Physical Planning and Urban Development (Municipal Yard Boardroom). It was attended by the county officials and the consultant. During the meeting, deliberations on the general modalities of engagement were discussed.

b) Reconnaissance Survey

The preliminary field survey was conducted on the 12th July 2023 by the consultant and county staff. The survey helped the consultant to familiarize themselves with the project area and identify the planning challenges and opportunities in the centre.

c) Preparation of the inception report

The inception report was prepared by critically analyzing and evaluating the terms of reference and desktop reviews. It detailed out the activities, method of execution and work plan to guide the process. It also provided the consultant's understanding of the project, its aims, objectives, activities, deliverables and outputs. The inception report was presented to the client's technical team for validation on 5th July 2023.

d) Stakeholders Mapping

The consultant, in close consultation with the relevant county officials mapped the stakeholders and defined their roles. The stakeholders were also categorized into affected and interested parties depending on their role on the project. Affected parties are individuals or groups who are directly or indirectly impacted by the project and are

located either within or outside the project area, but have personal or business interests that may be directly affected by the project activities. Interested parties are stakeholders who are not directly affected by the project but consider or perceive their interests as being affected by the project and/or who could affect the project and the process of its implementation in some way as stipulated in the stakeholders' analysis and community engagement report. The communication channels were also discussed and agreed upon.

a) Community Sensitization and Official Launch workshop

On the 4th of March, 2021, the 1st sensitization and awareness meeting was conducted by the County and National Government team at the Iruri chief's camp (plate 1). During the meeting, the Settlement Executive Committee (SEC) members were elected. The community members present also highlighted some of the various planning issues within the settlement.

Plate 1: 1st Sensitization and Awareness Meeting



Source: Field Survey, 2021

The consultant was introduced to the SEC by the county officials on the 20th July 2023 at the Iruri Presbyterian Church of East Africa (PCEA) (plate 2). The SEC members had earlier been elected by the community under the guidance of the county officials. They are the client's representative on the ground and would work in collaboration with the consultant in executing the exercise. During the meeting, the community was sensitized on the physical planning, survey and regularization processes by both the county officials and the consultant. In addition, the stakeholders were sensitized on their roles which include; providing planning information, disseminating information to the community, review and feedback, validation of the project outputs as well as approval and implementation. The consultant was then officially handed over to the SEC to carry on with the exercise.

Plate 2: Consultant Introduction to the SEC and Official Launch Workshop



Source: Field Survey, 2023

1.4.3.2 Topographical Survey

The objective of undertaking the topographical survey of the market was to provide a reliable digital base map to aid in the planning, survey and regularization processes. The mapping component comprised of various steps including data search, geo-referencing and digitization/vectorization.

a) Data search

The consultant carried out data search from Survey of Kenya to identify Primary First Order and Second Order Controls Stations, which formed basis for the Static Control Survey work. The team extended and densified the old controls to the project area from 21st August to 24th August 2023. The prepared TC&ST plans have been submitted to director of survey for approval and authentication which will be submitted to the client after authentication

b) Ground Survey

The ground survey involved precise measurement of the land parcels and picking of both natural and man-made features (plate 3). During this exercise, the SEC members played a critical role as they helped to confirm the claimed rights. Since all the elements picked had specific geographic location and extent that enabled them be located on or near the earth's surface, using a GIS technique, the consultant aligned the geographic data to a

known coordinate system (in this case UTM) so that it can be viewed, queried, and analyzed with other geographic data.

Plate 3: Ground Survey



Source: Field Survey, 2023

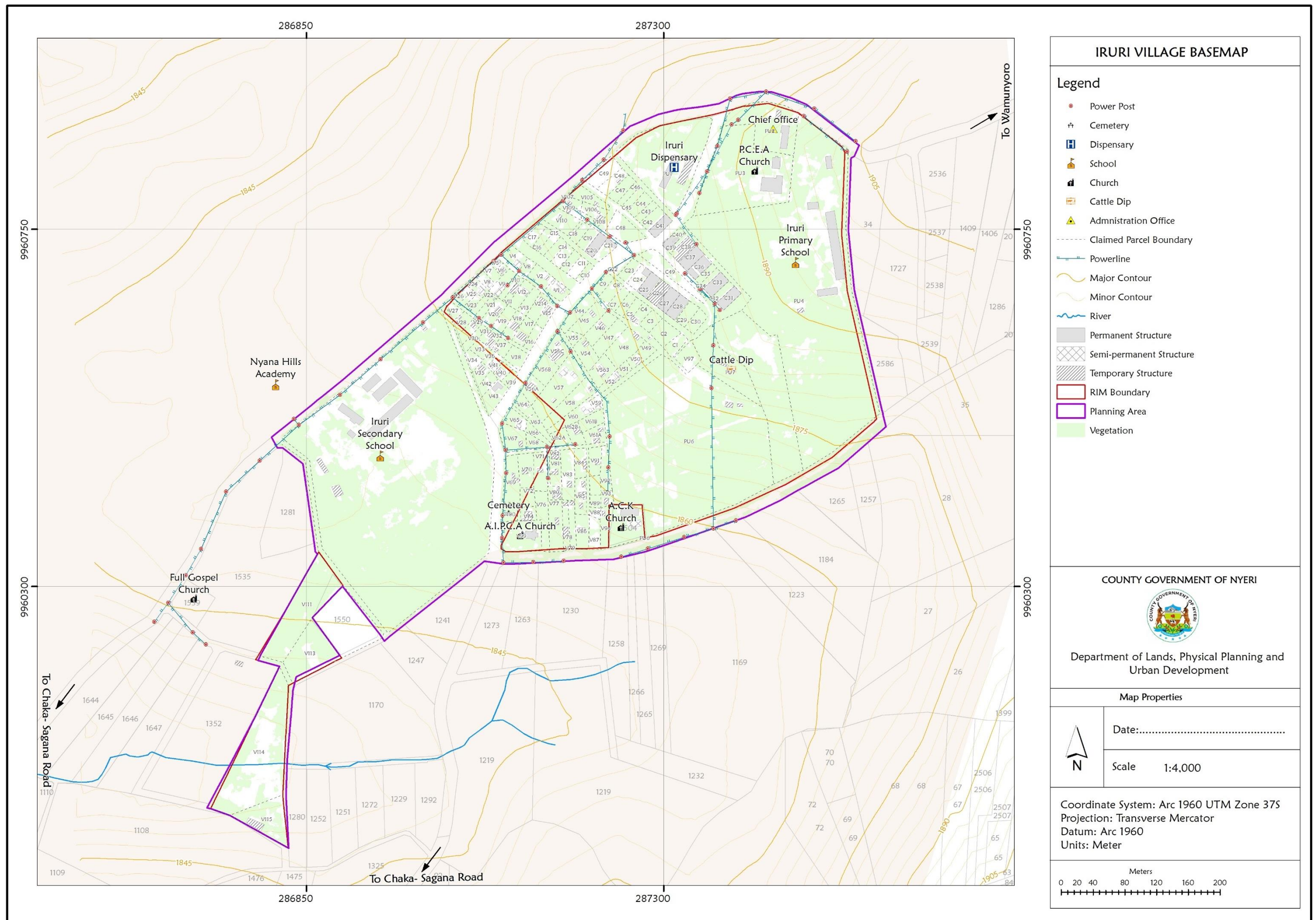
c) Digitization/Vectorization

The picked data was then plotted using GIS technique. Various layers of either point, polygon or line features were extracted for the purpose of producing an accurate map depicting actual ground features that will guide the consultant in siting land uses in the project area.

d) Base map preparation

All the survey data was overlayed to generate the base map which formed the basis for the plan preparation. The map is in shapefiles (.shp) format and contains physical features, market plot boundaries, terrain/elevation data etc. and the existing cadastral information. The map overleaf shows the base map of the planning area.

Map 1: Iruri Base Map



1.4.3.3 Data Collection Phase

This phase involved collection, compilation and analysis of the data relevant for all thematic sectors. These thematic sectors are: planning context, natural and physical environment, population and demographic characteristics, economic activities, infrastructure utilities and services and; land and housing.

Both primary and secondary data collection techniques were used. Primary data was collected from the field by using key informant interviews, direct observation, focus group discussions, thematic group discussions and photography. Secondary data collection involved review of literature relating to the village, policy, legal and regulatory documents; previous plans and reports relevant to the assignment.

1.4.3.4 Situational Analysis Phase

The data was analyzed using various techniques such as, SWOT analysis; Land Use Analysis, SPSS and Arc GIS soft wares. Various methods of data presentation like tables, maps, narration and photographs were used. The data was compiled into a report format and then submitted to the County for consideration and approval.

The situational analysis report findings were presented to the county technical team on 23rd November, 2023 at the Nyeri municipal offices boardroom (Kamukunji) for comments and validation. They were also presented to the stakeholders on 5th March, 2024 in Iruri PCEA Church for their comments and validation (plate 4). The stakeholders validated the findings.

Plate 4: Situational Analysis Validation Workshop



Source: Field Survey, 2024

1.4.3.5 Draft Plan Preparation

The preparation of the draft LP&LUDP entailed scrutinizing the situational analysis report to aid in the formulation of the plan proposals. The stakeholders' concerns and the need for the provision of social facilities informed the draft plan proposals. The spatial plan has been formulated using Arc GIS and AUTOCAD softwares. The plan has been presented at appropriate scales as provided for in the Physical and Land Use Planning Act No.13 of 2019. The Draft Plan is accompanied by a report which entails the relevant legal, policy and institutional framework, information backing the rationale for the proposals and formulated planning guidelines, sector improvement strategies and the implementation framework.

1.4.3.6 Draft Plan presentation

The consultant presented the draft plan to the stakeholders on 30th July, 2025 at Iruri PCEA Church for their comments and validation (plate 5). 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 5: Draft Plan Validation Workshop



Source: Field Survey, 2025

1.4.3.7 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.

1.4.3.8 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.

1.4.3.9 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.

1.4.3.10 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, POLICY, LEGAL AND INSTITUTIONAL CONTEXT

2.1 Overview

Kenya's secondary towns have experienced gradual urbanization over the years. This has resulted in tremendous pressure on existing infrastructure and services including transportation, housing and health services among others. The purple book discusses the types of urban centres in Kenya and their hierarchy. It gives the services that are used as indicators of the urbanity of an area. These services include health services, educational services, and public amenities among others. The centres are thus given points with regards to this.

The rapid urbanization in Kenyan towns has had in its wake several ramifications both positive and negative. On the upside, urbanization has led to better standards of living, higher levels of education and health services, market for agricultural produce from the hinterlands of the urbanizing areas, among other positives. The negative implications however outweigh these positives in many areas especially when coupled with issues like ineffectiveness of various services, unguided development and change in ecological systems due to population pressure.

Iruri Market/village is experiencing similar unprecedented change with its urban activities spilling over to the rural hinterland. It is vital that the market's economy grows fast enough to create opportunities for emerging artisans, entrepreneurs and general workers. Growth is essential for attracting skills and investment to the market helping foot the bill for much needed investment in basic services.

2.2 Planning Context

2.2.1 Location and Context

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

2.2.1.1 National Context

Iruri village's exact geographical coordinates, latitude and longitude are: -0.359398, 37.086867 respectively. The Trans-African Road, Nyeri - Nanyuki Road (A2) which connects the region to the Republic of Ethiopia through the Moyale border is located in close proximity to Iruri Village. The village is connected to A2 Road through Chaka – Sagana Road. Road A2 also links the market to the Kenya's Capital, Nairobi.

2.2.1.2 Regional Context

Iruri 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

2.2.1.3 County Context

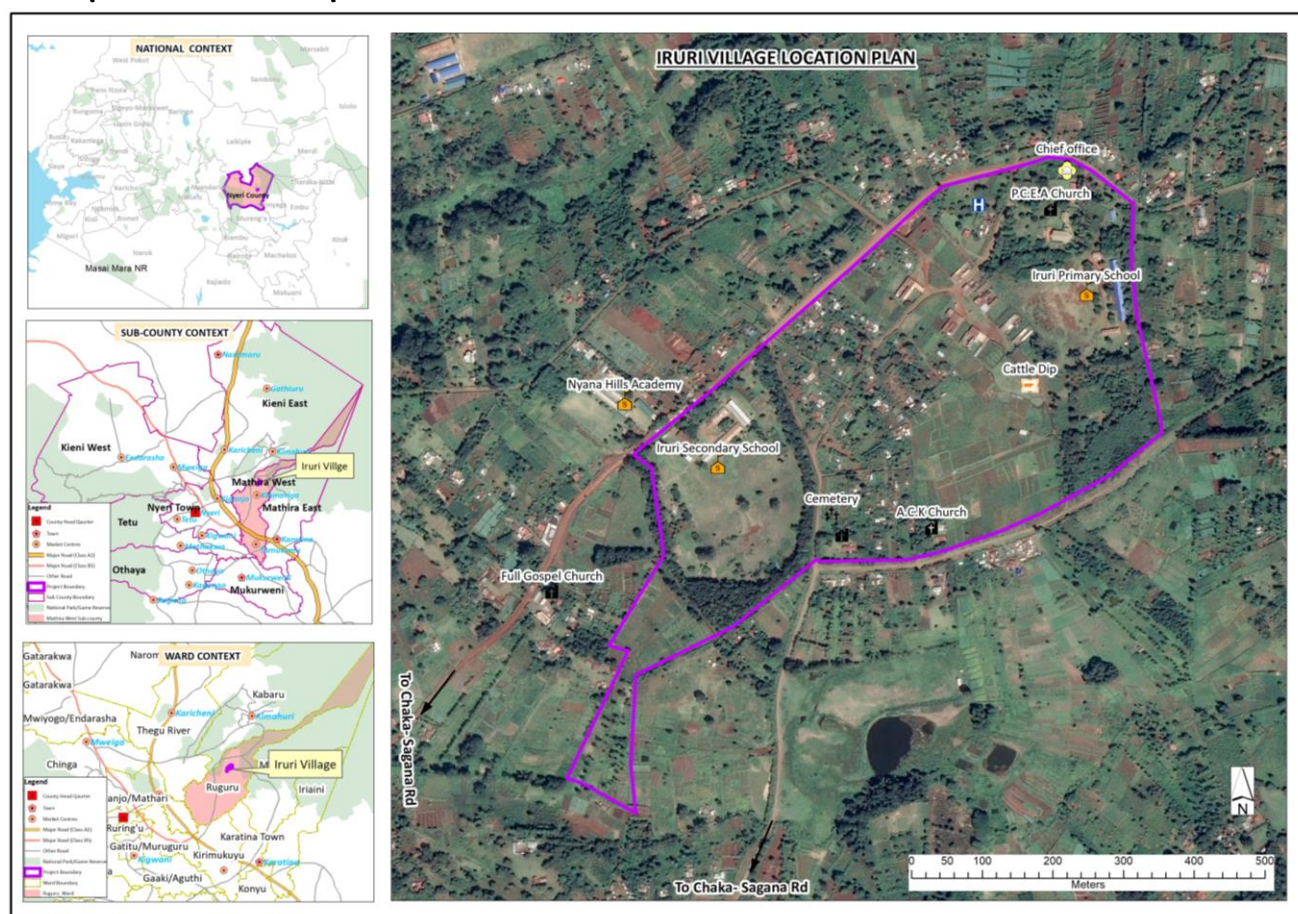
Iruri Village is located within the jurisdiction of the County Government of Nyeri. Nyeri County is located in the central region of the country. It borders Laikipia County to the North, Kirinyaga County to the East, Murang'a County to the South, Nyandarua County to the West and Meru County to the North East. The county lies between the equator and latitude $0^{\circ} 38' S$ and longitudes $36^{\circ} 38'$ east and $37^{\circ} 20'$ east (County Government of Nyeri, 2018).

2.2.1.4 Local Context

Iruri Village is located in Ruguru Ward, Mathira West Sub-County, Nyeri County. It's situated along Mweiga – Chaka – Karandi Road (C503) which connects to Chaka - Sagana Road. It is sited about 11.7km and 8.5 km from Ruthagati and Ngorano Markets respectively.

The map below shows the location of the village in the National, Regional and County contexts:

Map 2: Location Map



Source: Geosurv Systems Ltd, 2023

2.2.2 Administrative Setting

The administrative scope of Iruri Village is as indicated below;

County: Iruri Village is located in Nyeri County, one of the 47 counties in Kenya.

Sub-County: Within Nyeri County, there are various sub-counties that are responsible for local administration. Iruri Village falls under Mathira West Sub-County.

Ward: The administrative division below the sub-county level in Kenya is the ward. Iruri Village falls under Ruguru ward.

2.2.3 Functions of Iruri Market

Iruri Market/Village serves various functions as outlined below:

2.2.3.1 Residential Function

This function is dispersed all over the market/village with row houses being the dominant housing typologies. There are also a few 'dukawallas' where the structures house commercial activities at the front part of the plot and residential function at the rear part of the plot. The rural hinterland is characterized by typical rural homesteads.

2.2.3.2 Educational Function

Iruri Market and the adjoining village has two public schools; Iruri Primary School and Iruri Secondary School. These educational facilities increase the market's day population hence increasing the demand for goods and services.

2.2.3.3 Public Purpose Function

The public purpose function is represented in the following categories;

- Administrative: the chief's office is located at the Northern part of the market.
- Health facility: The area is served by Iruri Dispensary though not fully operational.
- Religious facilities: There are several religious facilities in the market/village namely; Full Gospel Church, AIPCA Church, ACK Church and PCEA Church.

2.2.3.4 Commercial Function

The commercial function of the market is represented by;

- Commercial services for its surrounding: It provides active commercial activities like consumer low order goods and services. The area residents travel to Chaka, Nyeri and Karatina Towns to access high order goods and services.
- Market for agricultural produce: some of the shops and the informal kiosks sell agricultural products (fruits and vegetables) directly from the neighboring farms.
- Employment opportunities: Just like other rural markets, Iruri market provides employment opportunities for people from the agricultural hinterlands. These may include jobs in the retail shops and transport business (boda boda).

2.2.3.5 Transportation Function

The market is a transit and linkage point for inputs and farm outputs. It's linked externally by Chaka – Sagana Road which connects the village to Chaka, Nyeri and Karatina Towns via road A2. It also linked internally through the dirt roads connecting the various activity spaces.

2.3 Constitutional, Policy, Legal, Regulatory and Institutional Framework

2.3.1 Overview

The preparation of Iruri Village LP&LUDP is being undertaken in consistency with the constitution, policy, legal, regulatory and institutional framework. It alludes on the policy framework governing the preparation of LP&LUDPs and various legal provisions as outlined below:

2.3.2 Constitution of Kenya 2010

The Constitution of Kenya, 2010 is the supreme law of Kenya. It has created a two-tier system of governance, the National Government and the County Governments. Currently, Kenya has successfully devolved most of the functions of the previously centralized administration to the County Governments. The fourth schedule of the 2010 Kenyan Constitution highlights the functions of the County Governments, planning and development being one of them. Thus, the County Government of Nyeri, Department of Land, Housing, Physical Planning and Urban Development, plays a crucial role in the plan preparation, surveying and regularization processes. Chapter 5 of the Constitution which deals with land and environment issues gives critical guidelines for this assignment. It classifies land as public land, private land and community land.

Article 42 gives every person the right to clean and healthy environment which includes the right to have the environment protected for the benefit of present and future generations. This calls for the protection of the town's environment, which shall inform the environmental protection strategies to be included in the plan report. Article 43 (1) of the Constitution gives every person the right to the highest attainable standard of health. This includes the right to health care services; accessible and adequate housing, reasonable standards of sanitation; and clean and safe water in adequate quantities among others. This constitutional requirement shall inform the need to pay attention to the concerns on provision of adequate health care facilities, proper waste management and provision of portable water in planning of the market centre. Article 60(1) of the Constitution gives the guidelines on how land is to be used equitably, efficiently, productively and sustainably.

Article 66 of the Constitution gives the conditions under which regulation on land use and property may apply; these include among others land use planning. This implies that land use planning will be used by the state as a tool for land use regulation. Thus, this provides a better foundation for the proper management of land. Article 67 provides for the establishment of the National Land Commission; among its functions will be to monitor and have oversight responsibilities over land use planning throughout the country. The preparation of the LP&LUDP for Iruri Village takes into account the provisions of the

constitution where devolved units are required to plan and budget for development programs over a stipulated period of time. Other functions which are devolved which the plan intends to focus on include; public amenities, fire and disaster management services, and urban infrastructure services among others.

2.3.3 Policy Framework

a) 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. It aims at ensuring everybody has equal rights and access to benefits and opportunities those cities and human settlements can offer. It is guided by the several principles namely: Leaving no one behind; Ensuring sustainable and inclusive urban economies; Ensuring environmental sustainability by promoting clean energy and sustainable use of land and resources in urban development. NUA is enshrined by five main pillars of implementation including: national urban policies, urban legislation and regulations.

b) Sustainable Development Goals, 2015

The Sustainable Development Goals (SDGs) were formulated to build upon and replace the Millennium Development Goals (MDGs) whose time elapsed in 2015. SDGs are universal and are to be applied in both developed and developing countries. However, different countries have different ambitions and goals depending on the challenges they face and thus the difference in priorities of these countries. The SDGs provide a framework for; ending poverty (SDG 1); eradicating hunger (SDG 2); attaining good health well – being and quality education (SDG 3 and 4); curbing inequality of all forms, be it gender based or within and among countries (SDG 5); ensuring sustainable management of water and sanitation (SDG 6); availing reliable and sustainable energy (SDG 7); to achieve a sustainable economic growth (SDG 8); building resilient and sustainable infrastructure (SDG 9); and finally protect, restore and promote sustainable use of terrestrial ecosystems by managing forests, combating desertification, reversing land degradation and halting biodiversity loss (SDG 15). The preparation of Iruri Village LP&LUDP is geared towards achievement of these outlined SDGs.

The plan will help in alleviating poverty through the implementation of the local economic and investment strategies. These strategies will be based on local opportunities and the strengths of the market. They will not only reduce poverty levels but also help stimulate growth, attract investment and generate employment. In addition, the plan will help in attaining the other aforementioned goals like ensuring sustainable water management and sanitation as well as restoring and promoting sustainable use of terrestrial ecosystems through the implementation of the formulated environmental management plan. The goals of achieving healthy lives and promoting quality and inclusive education will be attained through formulation of proposals to improve health and education sectors in the market and its hinterland.

c) Kenya Vision 2030

The Kenya Vision 2030 is a long-term development blue print for the Country. It seeks to transform Kenya into a newly industrializing, middle-income country providing a high-quality life to all its citizens by the year 2030. It is founded on three pillars i.e. the economic, social and the political pillar. The economic pillar aims at raising Kenya's GDP to a sustained growth rate of 10% per annum. The social pillar targets at making the country a just and cohesive society with social equity, clean and secure environment. The political pillar seeks to structure Kenya's political system into one that is democratic with rule of law that protects individuals' rights and freedoms.

The strategy gives priority to investment in infrastructure through establishing a firmly interconnected network of roads, railways, ports, airports, water, sanitation and telecommunication. It seeks to promote environmental conservation to support economic developments as key to and achievement of the millennium development goals. The strategy recognizes that 50% of Kenyan population will be urbanized by 2030 and thus the need to plan for decent and high-quality urban livelihoods. It advocates for adequate and decently housed nation in a sustainable environment (Republic of Kenya, 2007). The planning, surveying and regularization of Iruri Village will contribute to the overall Government's goals for the attainment of Vision 2030. The plan shall encompass economic and infrastructure improvement strategies as well as a proper governance structure as guided by the three vision 2030 pillars.

d) 4th Medium Term Plan 2023 – 2027

The 4th medium term plan 2023 – 2027, themed 'Bottom-Up Economic Transformation Agenda (BETA) translates aspirations into concrete priority interventions to be implemented. It is the Government's transformation agenda geared towards economic turnaround through a value chain approach. The 4th Medium Term Plan (MTP) the final five-year plan under the Kenya Vision 2030 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.

BETA has targeted sectors with the highest impact to drive economic recovery and growth. This will be achieved through bringing down the cost of living; eradicating hunger; creating jobs; expanding the tax base; improving foreign exchange balances; and inclusive growth. BETA ensures rational resource allocation by eliminating wastage of resources occasioned by duplication, overlaps, fragmentation and ineffective coordination in the implementation of programmes and project.

BETA prioritizes on five key areas namely: agriculture; Micro, Small, and Medium Enterprise (MSME) economy; housing and settlement; healthcare and digital superhighway and creative economy. The village plan is geared towards achieving the aspirations of the 4th medium term plan.

e) Urban Land Use Planning and Oversight Guidelines (National Land Commission) - 2016

These guidelines provide a legitimate basis for engagement between County Government and the National Land Commission with regard to monitoring and overseeing Urban Land Use Planning and specifically provide direction on:

- The process of preparing, approving and implementing Urban Land Use Plans
- The expected outputs of the Urban Land Use Planning process
- Engendering public participation in the planning process
- Procurement of planning services for preparing urban land use plans
- The required institutional framework for preparing and implementing Urban land use plans
- Indicative resources required for preparing the plan

This plan will be prepared as per the urban land use planning and oversight guidelines.

f) National Land Use Policy, 2017

The Constitution of Kenya 2010, Kenya Vision 2030 and the Sessional Paper No. 3 of 2009 on National Land Policy all justify formulation of a framework for effectively addressing the challenges related to land use. It is in response to this call that the National Land Use Policy was developed, incorporating all activities that have an impact on the use of land and its resources. The overall goal of the National Land Use Policy is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at national, county and community levels. The Policy is premised on the philosophy of economic productivity, social responsibility, environmental sustainability and cultural conservation.

The key principles informing it include; efficiency, access to land use information, equity, elimination of discrimination and public benefit sharing. The National Land Use Policy seeks to balance different, yet related, concerns such as food security, human settlements, environmental protection and climate change; and other economic pursuits. The policy takes cognizance of social, cultural, economic, political and spatial dimensions of development. In this regard, analysis of the various development sectors like human settlement, agriculture, environment, infrastructure has been undertaken. In addition, the formulation of the environmental protection strategies, economic improvement strategies and housing improvement strategies will be informed by the provisions of the policy.

g) National Spatial Plan 2015 – 2045 (NSP), 2017

The National Spatial Plan (NSP) addresses land use, socio-economic and environmental issues so as to achieve balanced and sustainable spatial development and optimal land use across the country. The plan provides comprehensive strategies and policy guidelines to deal with issues of rural and urban development, modernizing agriculture, infrastructure, energy production, mining and industry, and sustainable human settlements. It offers a spatial framework for anchoring Vision 2030 flagship projects and coordinates the various sectors involved in spatial planning and implementation. The NSP forms the basis upon which lower-level plans in the country are prepared which include; Inter-County Plans,

County Spatial Plans and Regional Plans. These county level plans further form the basis for the preparation of lower-level plans within specific areas of the county. The LP&LUDP is being prepared within the framework of the Nyeri CSP.

h) The National Land Policy, Sessional Paper No. 3 of 2009

The National Land Policy advocates for sustainable land use which is also the goal of the plan. This will be achieved through prudent allocation and distribution of land uses. The policy notes that 75% of the national population lives in medium to high potential agricultural areas and hence the challenge of balancing urban development with preservation of agricultural land. The policy thus proposes development control as a tool in ensuring equitable and sustainable use of land. The policy recognizes land use planning as a tool in land use management which can address the current challenges and create new opportunities for sustainable human settlements. The provisions of this policy shall inform the allocation of various land uses within the town. Development strategies, guidelines and regulations with regard to environment, housing, transportation, economy, environment, agriculture among other sectors will also be developed. These guidelines will act as the development control instruments to be used by the Department of Lands, Physical Planning and Urban Development as well as the town planning committee to ensure equity and sustainable land utilization.

i) National Housing Policy, Sessional Paper No.3 of 2004

This policy recognizes land use planning and management as a critical input in housing provision. It pinpoints that land related matters have deep socio-economic and political impacts. It further recognizes that lack of comprehensive land use planning and management is what has led to substandard settlements with inadequate infrastructure, services and open spaces. The plan shall provide a framework that will enhance proper human settlements by identifying required basic infrastructure and services.

j) The National Urban Development Policy (NUDP) (Sessional Paper No. 16 of 2016)

The NUDP seeks to create a framework for sustainable urban development in the country and addresses several thematic areas namely: urban economy; urban finance; urban governance and management; national and county urban planning; land, environment and climate change; social infrastructure and services; physical infrastructure and services; urban housing; urban safety and disaster risk management; and marginalized and vulnerable groups. NUDP is guided by the Constitution of Kenya 2010, notably clauses 184 and 176 (2) that provide for the regulation of urban areas and cities, clause 200 (2), which outlines the governance of the capital city, other cities and urban areas and Vision 2030, which calls for a nationwide urban planning and development campaign. The plan preparation will be guided by the National Urban Development Policy guidelines.

2.3.4 Legal Framework

a) County Governments Act, 2012 (amended 2020)

The County Governments Act is an Act of Parliament that gives effect to Chapter Eleven of the Constitution of Kenya, 2010; which provides for County Governments' powers, functions and responsibilities to deliver services and connected purposes. County planning is included in Part eleven of the Act. Section 104 states that a County Government shall plan for the County and no public funds shall be availed without a planning framework developed by the county executive committee and approved by the county assembly. It also states that county development framework shall integrate economic, physical, social, environmental and spatial planning.

Section 107 outlines the types of plans to be prepared by the County Governments as: five-year County Integrated Development Plan, County Sectoral Plans, County Spatial Plan; and Cities and Urban Areas Plans as provided for under the Urban Areas and Cities Act, 2011(amended, 2019). It provides for the integration of economic, physical, social, environmental and spatial planning. Section 107(2)), states that these plans "shall be the basis for all the budgeting and spending in a county". The LP&LUDP is being prepared as per the County Government Act, section 104. The plan will integrate economic, physical, social, environmental and spatial planning aspects.

b) Urban Areas and Cities Act, 2011 (amended, 2019)

The Urban Areas and Cities Act implement article 184 of the Constitution of Kenya; which talks about urban areas and cities. The article states that the National legislation will be responsible for the governance and the management of urban areas and cities. The Urban Development Board as per the Act, Section 20, is obliged to formulate and implement a ten-year Integrated Development Plan. Section 37 (1) of this Act states that a city or urban area Integrated Development Plan shall be aligned to the development plans and strategies of the County Governments. The third schedule, Section 38 provides for the preparation of Integrated Urban Area Development Plan while Section 40 states the Contents of an Integrated Urban Area Development Plan as:

- A vision for the long-term development with special emphasis on most critical development needs
- An assessment of the existing level of development
- The determination of any affirmative action measures to be applied for inclusion of communities which do not have access to basic services
- Development priorities and objectives, including economic development objectives and community needs
- Development strategies aligned with any national or county sectoral plans
- A spatial development framework including the provision of basic guidelines for land use management system within an Urban Centre
- Disaster management plans

Section 36 (1) states that every Urban Centre established under this Act shall operate within

the framework of integrated development planning, hence the need for preparation of this plan which shall be a basis for:

- Preparation of environmental management plans;
- Preparation of valuation rolls for property taxation;
- Provision of physical and social infrastructure and transportation;
- Preparation of annual strategic plans for a city or municipality;
- Disaster preparedness and response;
- Overall delivery of service including provision of water, electricity, health, telecommunications and solid waste management; and
- The preparation of a geographic information system for a city or municipality;
- Be the basis for development control

The plan will bind, guide and inform all planning development and decisions and shall ensure comprehensive inclusion of all functions as specified in section 36, sub section (1) and (2).

c) Physical and Land Use Planning Act, No. 13 of 2019

Section 45, (1) states that a County Government shall prepare a Local Physical and Land Use Development Plan (LP&LUDP) in respect of a city, town or unclassified urban area as the case may be. Section 45, (2) states that a LP&LUDP may be for long-term physical and land use development, short-term physical and land use development, urban renewal or redevelopment and for the purposes set out in the Second Schedule in relation to each type of plan. Section 45, (3) states that LP&LUDP shall be consistent with an Integrated City or Urban Development Plan as envisioned under Part V of the Urban Areas and Cities Act, 2011 (amended, 2019).

d) Physical Planners Registration Act, of 1996

This Act of Parliament provides for the registration of physical planners. It establishes the Physical Planners Registration Board, the sole Registrar of all the Physical Planners in Kenya. Section 21 of the Act states that no individual or partnership or a body corporate should carry out any business as registered Physical Planners unless they are registered Physical Planners (Government of Kenya, 1996). The plan is being prepared by a surveying and physical planning firm with the deputy team leader being a registered Physical Planner.

e) Land Act No.6 of 2012 (amended, 2016)

The Land Act gives effect to Article 68 of the Constitution that calls for revision, consolidation and rationalization of land laws to provide for the sustainable administration and management of land and land-based resources. The Act calls for equal recognition and enforcement of land rights arising under all tenure systems and non-discrimination in ownership and access to land under all tenure systems.

The Act stipulates equitable access to land; security of land rights; sustainable and productive management of land resources; transparent and cost effective administration of land; conservation and protection of ecologically sensitive areas; elimination of gender

discrimination in law, customs and practices related to land and property in land; encouragement of communities to settle land disputes through recognized local community initiatives, among other principles in regard to utilization of land. It further provides for the conversion of land from one category to another for the various listed purposes which include land use planning. It also prohibits the allocation of public land that has not been planned and that does not have development guidelines. Part VIII of the Act outlines the procedures for compulsory acquisition of interests in land for public purposes on in the public interest.

f) Environmental Management and Coordination Act (EMCA) of 1999, (2015 amended)

Part II of the Act states that every person in Kenya is entitled to a clean and healthy environment and has the duty to safeguard and enhance the environment. Part VIII, Section 72, prohibits discharging or applying poisonous, toxic, noxious or obstructing matter, radioactive or any other pollutants into aquatic environments. Section 74 demands that all effluent generated from the sources are discharged only into the existing sewerage system upon issuance of the prescribed permit from the local authorities (preceded the County Governments) (Government of Kenya, 1999). The provisions of this Act will be echoed by the environmental protection strategies that will be formulated during the preparation of the LP&LUDP.

g) Water Act, 2016

This is an Act of Parliament to provide for the management, conservation, use and control of water resources and for the acquisition and regulation of rights for water utilization. Further, it provides for the regulation and management of water supply and sewerage services. It also provides guidelines for establishment and running of institutions involved in the management and provision of water services (Government of Kenya, 2016). The Act shall guide in the preparation of the water provision strategies for Iruri Village.

h) Survey Act CAP 299 (Revised Edition 2012 [2010])

The Act makes provisions in relation to surveys and geographical names and licencing of land surveyors. Existing survey data was used to prepare the base map which shall form the basis for plan proposals formulation.

i) Public Health Act, Cap 242 (Revised Edition 2012 [1986])

This is an Act of Parliament that makes provision for securing and maintaining the public health. It sets standards to be observed by people who wish to carry out trade in foodstuffs and the conditions under which the trading should be done. The provisions of this Act are relevant in the plan preparation. The plan's proposals in the health sector shall take into account the provision of this Act.

j) Nyeri County Public Participation Act, 2015

This is an Act of the County Assembly of Nyeri that provides a framework and mechanisms for the involvement of and participation of the public in decision making and governance

processes in the county. The preparation of this plan has taken into consideration the consultations and reviews from the public and relevant stakeholders of Iruri village. This was achieved through a series of technical meetings and stakeholders' engagement forums. This is key in enabling local ownership of the plan by the residents in this settlement.

k) National Land Commission Act (Sessional Paper 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

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. The NLC representatives were involved in all stages of plan preparation process. The village is on uncontested public land which is managed by the NLC on behalf of the National and County Government.

2.3.5 Institutional Framework

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

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

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

b) National Land Commission (NLC)

The National Land Commission is a major player in the plan preparation process. The functions of the NLC as set out in the Constitution of Kenya includes management of public land; advising the National and County Governments on land matters; recommending a

national land policy; conducting research on land and natural resources; monitoring and oversight responsibilities over land use planning in the country and managing all public land in Kenya on behalf of both the county and national governments among others. The NLC has an oversight role in the preparation of Iruri 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 were responsible in the coordination, management, supervision and general administrative functions in the village during this plan's preparation process. They are key in dissemination of information, security and publicization of public participation workshops. They comprised of the assistant county commissioner, the area chief and subchiefs.

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.

2.3.6 Linkages to other Plans

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 Iruri 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.

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 Iruri 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.

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 Iruri Village Local Physical and Land Use Development Plan.

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.

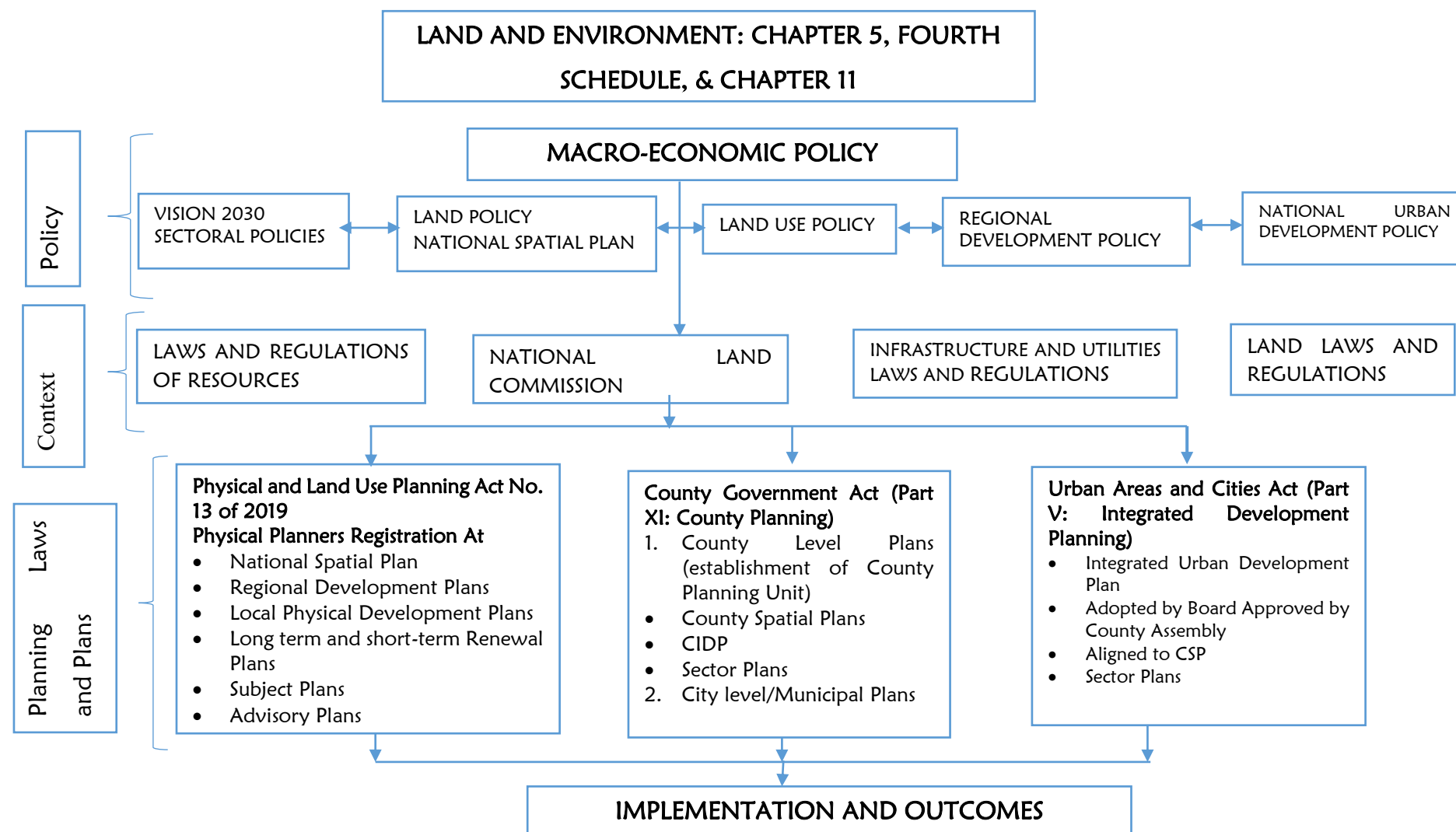
2.3.7 Previous Planning Efforts

In 2021, the County Government initiated the planning and surveying of Iruri village. On the 4th of March, 2021, the 1st sensitization and awareness meeting was conducted by the County and National Government team at the Iruri chief's camp. During the meeting, the SEC members were elected and the community members present also highlighted some of the various planning issues within the village. The planning process was expected to begin immediately but unexpected delays marred its execution. The process was later revamped in 2023.

2.3.8 Conclusion

The preparation of Local Physical and Land Use Development plan for Iruri Village operates under comprehensive legislation which has been summarised in the schematic flow diagram overleaf:

Figure 2: Policy and Legal Framework



2.4 Stakeholders' Participation Engagement

Stakeholder engagement has been a vital component in the plan preparation process. Undeniably, effective stakeholder engagement in the plan preparation process enhances project ownership and sustainability. Stakeholder engagement is important as it improves stakeholder's understanding of their roles in the project, key in building community support through their active participation and enhances better decision making as well as the project sustainability during both implementation and operational phases. For effective and adequate public participation, several stakeholders' participation and engagement forums have been held as tabulated below:

Table 1: Stakeholder Engagement and Participation Forums

Method of Engagement	Date	Venue	Objective	Outcome
1 st stakeholders' awareness and sensitization workshop	4 th March, 2021	Iruri Chief's camp	- To elect the SEC members - To sensitize the community members and other stakeholders on the project activities	The SEC members were effectively elected The participants understood: - The importance of the project towards improving their livelihood status - The activities to undertaken - Their roles towards successful project execution
Community sensitization and official launch workshop	20 th July, 2023	Iruri Presbyterian Church of East Africa	- To introduce consultant to the SEC members. - To sensitize the SEC members and other stakeholders on the project activities.	The consultant was introduced to the SEC members The participants understood: - The importance of the project towards improving their livelihood status - The activities to undertaken - Their roles towards successful project execution
Publishing of the notice of intention to plan	3 rd 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	Enhanced public participation process

			project execution 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	23 rd November, 2023	Nyeri municipal offices boardroom (Kamukunji)	To present the socio-economic survey findings to the county technical team	The county technical team provided the necessary comments on the findings.
Stakeholders workshop on the presentation of the situational analysis findings for validation and undertaking of visioning & participatory planning exercise	5 th March, 2024	Iruri Presbyterian Church of East Africa	To 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
Draft plan validation workshop	30 th July, 2025	Iruri Presbyterian Church of East Africa	To present the draft plan to the stakeholders for comments and validation	The draft plan proposals were validated

PART II: SITUATIONAL ANALYSIS

CHAPTER THREE SITUATIONAL ANALYSIS

3.1 Overview

This chapter presents an overview of the findings on the status of the physical environment, population and demographic characteristics, economic activities, infrastructure facilities and services, land and housing within Iruri Village. It also examines the planning challenges and opportunities in the area.

3.2 Physiography and Environmental Conditions

The analysis of the physiography and environmental condition gives the basis of determining the nature, characteristics, type and scope of development allowable in a particular area. This chapter presents the market's climatic conditions, topography, ecological condition, geology and soils, hydrology and drainage. The existing vegetation cover and the emerging issues arising from the area's physical and natural environment that impact on development have also been highlighted. The area's physical and natural environment offers both challenges and opportunities. In this regard, the prevailing physical condition will be taken into consideration during the formulation of the plan proposals. Attention will be given on proposals that facilitate appropriate natural resource utilization, sustainable environment management and conservation.

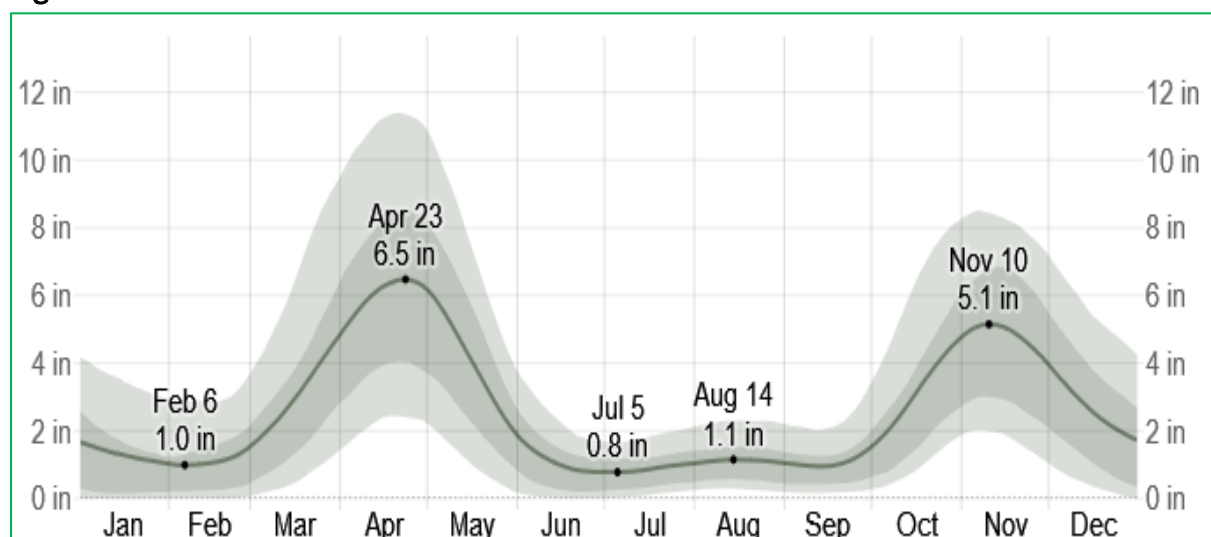
3.2.1 Climatic Conditions

Iruri Village has a moderate to warm climate. The area's climate is strongly influenced by; altitude and physical features.

3.2.1.1 Rainfall

The location of Nyeri County within the country's highland zone enables it to receive conventional rainfall. Rain falls throughout the year in Nyeri. There are however two distinct rain seasons; long rains occurring from March to May and the short rains from October to December. The annual rainfall ranges between 1,200mm – 1600mm during the long rains and 500mm – 1,500mm during the short rains (County Government of Nyeri, 2023). The month of April has the highest precipitation with an average rainfall of 6.2 inches. The months between June to September has the lowest with July having the least rain of about 0.9 inches of rainfall on average.

The high rainfall potential in the market necessitates the need for rain water harvesting programs. The rains present an opportunity for the creation of large-scale runoff collection reservoirs that could be used during the relatively dry seasons in the year. In addition, proper, functional and well-laid out storm water drainage system is required to enhance the livability of the village.

Figure 3: Rainfall Patterns

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

3.2.1.2 Temperature

Most parts of Nyeri County experience mean temperatures ranging between 12.8°C to 20.8°C with February and March being the hottest months while July is the coldest month of the year (County Government of Nyeri, 2023).

The summers are short, warm and overcast and the winters are short, cool, dry and partly cloudy. Throughout the year, the temperature varies from 10.6°C to 26.1°C and is rarely below 8.3°C or above 27.8°C. The warmest time of the year is from mid-August to mid-October. The table below summarizes the county's temperature.

The temperatures in Iruri Market/Village and its environs are favorable for livestock keeping, human habitation, and crop production.

Table 2: Annual Temperatures

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

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

3.2.1.3 Wind

The wind experienced at any given location is highly dependent on local topography among other factors. The average hourly wind speed in the county experiences mild seasonal variation throughout the year. The windier part lasts for about 3.3 months from September 7 to December 16 with average wind speeds of more than 7.6mph (12.23km/h – 3.4m/s). The windiest month of the year is October with an average hourly wind speed of 8.4mph (13.5km/h). The calmer time of the year lasts for 8.7 months from December

16 to September 7. The calmest month of the year is July with an average hourly wind speed of 6.7mph (10.8km/h).

The average wind speed is beyond the cut-in-speed for small turbine to start generating energy which is set at 8km/h (2m/s). However, the wind potential in the market is not at the required maximum (10-15m/s) for large scale wind power generation. Thus, the wind can only generate power for households and medium industrial consumption but doesn't have the threshold for large scale wind power generation. The distribution of the wind speed and the general direction influences the harnessing of wind energy and building orientation to achieve natural ventilation in the village.

3.2.2 Hydrology and Drainage

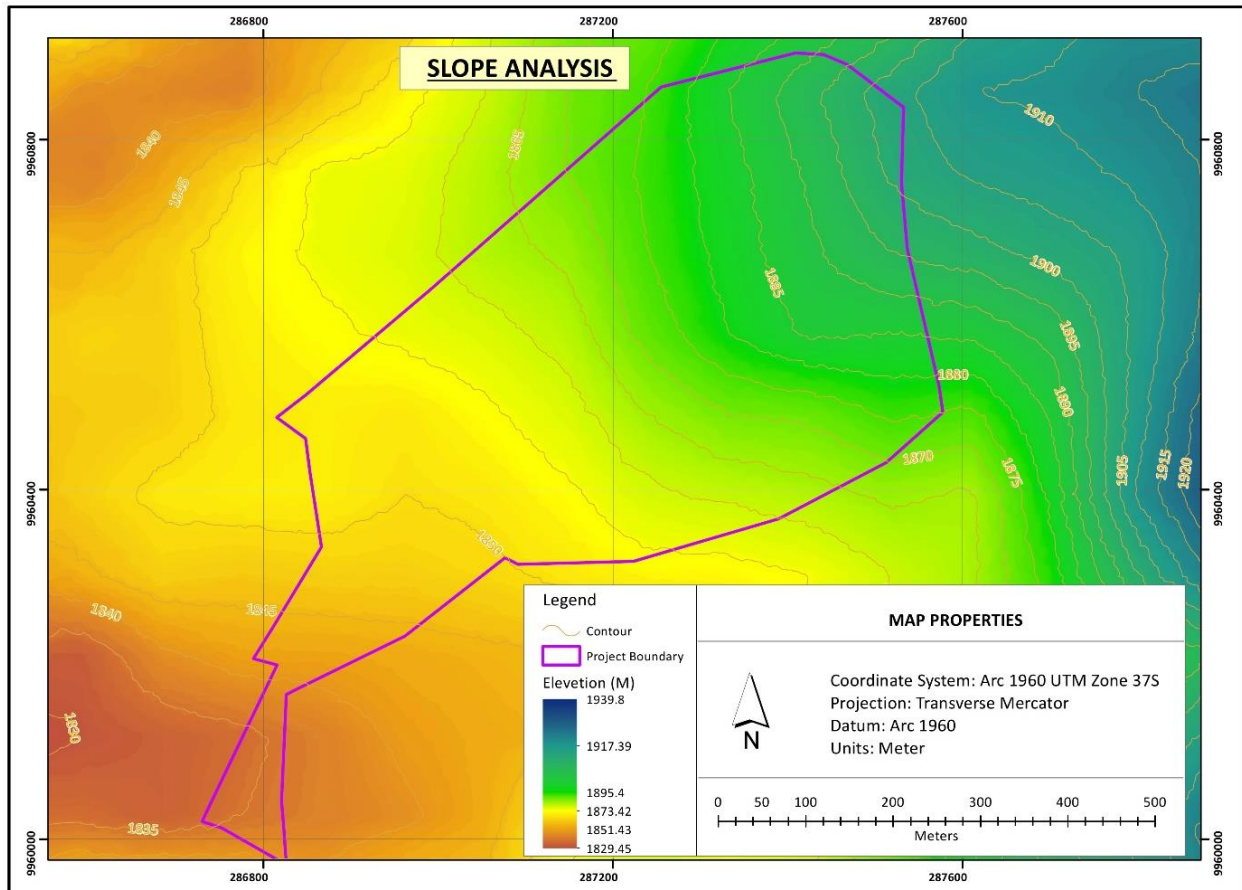
The main rivers in Nyeri County are Ewaso Ng'iro, Chania, Gura and Amboni from Aberdare Forest and Nairobi River from Mt. Kenya. Sagana River is jointly fed by tributaries from both Mt. Kenya and Aberdares. Both the permanent and seasonal rivers in the county serve as the main water source for agricultural, domestic and industrial development (County Government of Nyeri, 2023). There is a seasonal river at the southern part of the village which runs from the East to the West forming a large wetland which floods during the rainy season. There isn't a defined drainage system in the market/village as only one of the recently upgraded roads have drainage channels. Surface run-off drains into the swamp, South West of the village.

3.2.3 Topography

Nyeri County is divided into two main topographic regions namely; the plains and highlands. The mountains, rivers, water bodies and hills are the main topographic features in the country. Mt. Kenya is the highest point in the county at 5199m above sea level while the lowest point is at Sagana River in Mukurweini Central ward at 1192m above sea level (County Government of Nyeri, 2023).

Iruri Market/Village has a moderate slope making it favorable for human settlement and infrastructural development. The highest point in the market has an altitude of 1900 m and the lowest point is at 1835m above sea level. The elevation range is 65m. The slope analysis map overleaf shows the slope of the village.

Map 3: Slope Analysis



Source: Geosurv Systems Ltd, 2023

3.2.4 Vegetation Cover

The County has a forest coverage of 38%, which is above the recommended minimum of 10%. However, the forest cover is decreasing due to increased deforestation and human encroachment (County Government of Nyeri, 2023). Ihuri Market/Village is characterized by both exotic and indigenous vegetation which is used mainly for shade, boundary demarcation, fencing, timber, production of fruits, fuel-wood and for ornamental purposes. Common trees in the area include: *Eucalyptus* spp, *Markhamia lutea*, *Cupressus lusitanica*, *Bischofia javonica*, *Spathodea nilotica*, *Croton megalocarpus* and *Pinus* sp. Shrubs include *lantana camara*, *Tethonia diversifolia* and *Solanum incanum*.

The plate overleaf shows the type of vegetation within the village:

Plate 6: Vegetation Cover



Source: Field Survey, 2023

The Eucalyptus is the most common planted specie in Iruri Market/Village and its environs within the rural homesteads, institutions and along the road reserves. This tree species creates a risk to buildings and the people as it's prone to toppling. These trees are also extensive water users causing water depletion. In addition, planting of these trees along the roads reduces visibility and makes driving difficulty during the rainy season as the fallen tree leaves retains a lot of rain water. Thus, regulations to restrict their planting within the recommended distance of 5m from the road needs to be enforced.

The map below illustrates the distribution of vegetation in the market/village. The village has a tree cover of 12.8%, vegetation cover of 26.6% and grass land cover of 35.5%. About 2.5% of the village is bare while 2.7% is built up area.

Map 4: Vegetation Cover



Source: Geosurv Systems Ltd, 2023

3.2.5 Geology and Soils

The county is characterized by volcanic rocks formed from the extrusions of Mt. Kenya and Aberdare Ranges. Iruri Village and its environs is made up of basalt rocks, high in silica content which is good for ceramics and building stone (County Government of Nyeri, 2019).

Soils impact development by determining the economic activities to be ventured into as dictated by soil type, characteristic and distribution. Depending on stability and fertility, decision making with regard to cultivation, construction and conservation occur.

There are six main types of soils in Nyeri County namely greyzems, luvisols, phaeozems, podzols, regosols and vertisols. Iruri market/village is characterized by nitisols soils (County Government of Nyeri, 2019). These soil types are strongly weathered and far more productive than most other tropical soils. Thus, they contain all the plant nutrients required for plant growth making the area suitable for urban agriculture, human settlement and development. The soils have however become too acidic to sustain quality food production. The plate below illustrates the soil characteristics:

Plate 7: Soil Characteristics



Source: Field Survey, 2023

3.2.6 Climate Change

Climate change is a global concern that directly affects humanity and biodiversity. It is fueled by a number of factors among them; changes in land use, environmental degradation and pollution. Recently Iruri Village and its environs has been vulnerable to effects of climate change. The village experiences increasing frequency and intensity of extreme weather events such as erratic rainfall and droughts resulting in crop failures, disruption of planting seasons, livestock mortality, water scarcity and other outcomes with significant social, economic and environmental consequences.

Iruri village has several activities that contribute to climate change like the felling of trees for fuelwood and house construction materials– timber. Pollution, which emanates from poor water management is also a contributing factor. Consequently, since rain-fed agriculture is the main economic activity in Iruri village and its environs, the area is susceptible to less yields due to the changing weather patterns. In addition, the natural water Sources – river and swamp are also at the risk of reduced water levels resulting to decreased water supply for the area residents.

The reduced rainfalls call for the adoption of modern farming and reducing the overreliance on rain-fed agriculture so as to ensure food and livelihood security for the populace. To ensure the market doesn't experience flooding, installation of proper drainage channels for surface run-off is required as well as rain water harvesting programs need to be carried out. In addition, enhancing urban forestry would also help reduce the impervious layers hence increase water infiltration into the ground.

3.2.7 Emerging Issues

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

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

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

Waste management in the market is of critical concern, a phenomenon that would be gradually amplified with the increase of population and developments. There are no designated areas for solid waste management forcing the residents to dump or burn their waste within their compounds. In addition, pit latrines are the main method for liquid waste disposal. The use of pit latrines has detrimental effects to underground water resources as the infiltration of sewer water contaminates the water resources.

The table below summarizes the emerging issues with regard to the settlement's physiographic characteristics.

Table 3: Emerging Issues – Physiographic Characteristics

Element	Potential/Opportunities	Constraints
Climatic conditions	○ Favorable rainfall amounts for agricultural activities as its located within the Kenyan highland areas	○ High rainfall amounts and increases in impervious cover makes the village susceptible to flooding ○ Changing weather patterns
Topography	○ Favorable topography promotes easier construction works ○ Steep areas are ideal for hiking activities	○ Costly construction works on the steep areas as one has to adapt the building to the site hence high excavation costs
Environment	○ Existence of appropriate waste handling technologies that can be tapped into ○ Availability of land for the setting up of waste management sites ○ 4Rs waste mechanisms – Reduce, Reuse, Recycle and Recover	○ No designated waste management site ○ Pollution due to poor waste disposal methods – use of pit latrines for human waste disposal results to contamination of underground water sources

Element	Potential/Opportunities	Constraints
Hydrology and drainage	○ The riparian reserve and the wetland are potential areas for recreational activities ○ The wetland is a main drainage area for the area's surface run-off	○ The wetland is currently used for farming activities resulting to environmental degradation as it doesn't serve its intended function
Geology and soils	○ Stable geology and soils that can support urban development ○ Soils contain all the plant nutrients required for plant growth, thus the area suitable for agriculture, human settlement and development.	○ The soils are too acidic to sustain quality food production
Vegetation cover	○ Relatively high vegetation cover - Tree cover of 12.8%, - Vegetation cover of 26.6% - Grass land cover of 35.5%.	○ Depletion of the vegetation cover due to deforestation and human encroachment ○ Planting of eucalyptus tree species – - Risk to buildings and people as they are prone to toppling. E - Extensive water users causing water depletion. - Reduced road visibility.
Climate change	○ Existing county policies on climate change which if enforced, would enhance the area's environmental conservation ○ Better adaptation and mitigation strategies like tree planting	○ Pollution by poor waste disposal methods ○ Felling of trees for fuel wood and house construction materials ○ Encroachment on environmentally fragile areas – farming activities on the wetland

3.3 Population and Demography

The preparation of Iruri Village LP&LUDP and subsequent survey and regularization processes are being undertaken for the benefit of the market's population. Analysis of the population lays the basis upon which the needs of the current and future population are determined. Planning involves siting of facilities and services in a manner that best fosters development of the people. As such, an understanding of the demographic dynamics is central to achieving planning objectives. This chapter highlights the market's population; size and density, structure and the demographic characteristics.

3.3.1 Population

Population dynamics provide a tool for defining equity with regard to provision of essential services. They are also key determinants of labour force provision, appraisal of resource exploitation and allocation as well as utilization of social amenities/ facilities. The knowledge of these variables is thus crucial in making essential decisions for provision of services.

3.3.1.1 Population Size

As per the 2019 Kenya Population and Housing Census, Nyeri County had a population of 759,164 people comprising of 374,288 males, 384,845 females and 31 intersex. The county has an estimated 248,050 households and average household size of 3.0 people. Mathira West Sub-County where Iruri Village is located had a total population of 59,895 people comprising of 29,480 males and 30,412 females. It had estimated 19,020 households and an average household size of 3.1 people. Iruri Sub-location had a population of 1,625 people comprising of 822 males and 803 females. As per the field survey conducted in 2023, Iruri village had a population of 360 people comprising of 173 males and 187 females. The table below summarizes the population characteristics per the administrative units.

Table 4: Population Size – 2019 and 2023

Administrative Unit	Population	Male	Female	Intersex	Households
Nyeri County	759,164	374,288	384,845	31	248,050
Mathira West Sub-County	59,895	29,480	30,412	-	19,020
Iruri Sub-location	1,625	822	803	-	528
Iruri Village	360 (2023)	173	187	-	93

Source: KNBS, 2019 Volume II and Field Survey, 2023

Since Iruri market serves the entire sub-location, the sub-location's population will be used for future projections. The population within the market centre exhibits a unique character, with most of the population being in the centre during the day and retreating to their homes at night. The establishment of the educational facilities has resulted to influx of students, pupils and teachers in need of shopping facilities. At night, the population comprises of traders within the market and civil servants who have been posted to serve the schools and government institutions in the vicinity.

3.3.1.2 Population Projections

Population growth is influenced by several factors among them; growth rate, immigration, emigration and fertility rates. 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

Based on the County's population growth rate of 1.72 %, the sub-location's population is projected to be 4,591 people by the year 2040 as indicated in the table below:

Table 5: Population Projections

Administrative Unit	2019	2023	2025	2030	2035	2040
Nyeri County	759,164	812,758	826,737	900,325	980,462	1,067,733
Mathira West Sub-County	59,895	64,123	65,226	71,032	77,355	84,240
Iruri Sub-Location	1,625	1,740	1,800	1,982	2,135	2,325
Iruri Village	-	360	379	413	449	489

Source: KNBS, 2019 Volume II and Field Survey, 2023

3.3.1.3 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 244 persons per sq.km. Iruri sub-location on the other hand has a population density of 405 persons per square kilometer and is projected to be 541 persons per square kilometer in the year 2040. Iruri village has a very high population density of 1,100 persons per square kilometer which is projected to be 1,495 persons per square kilometer by the year 2040 as outlined in the table overleaf. 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.

The high population density within the village and in turn the market centre drives the need for the protection of the neighboring farms by constraining urban developments within a set framework/ boundary. This will result to easier establishment of infrastructure facilities and services. In addition, the high population calls for the provision of services like; adequate water, reliable power supply, quality housing, proper solid and liquid waste management systems, high quality education and health facility as well as a clean – habitable environment.

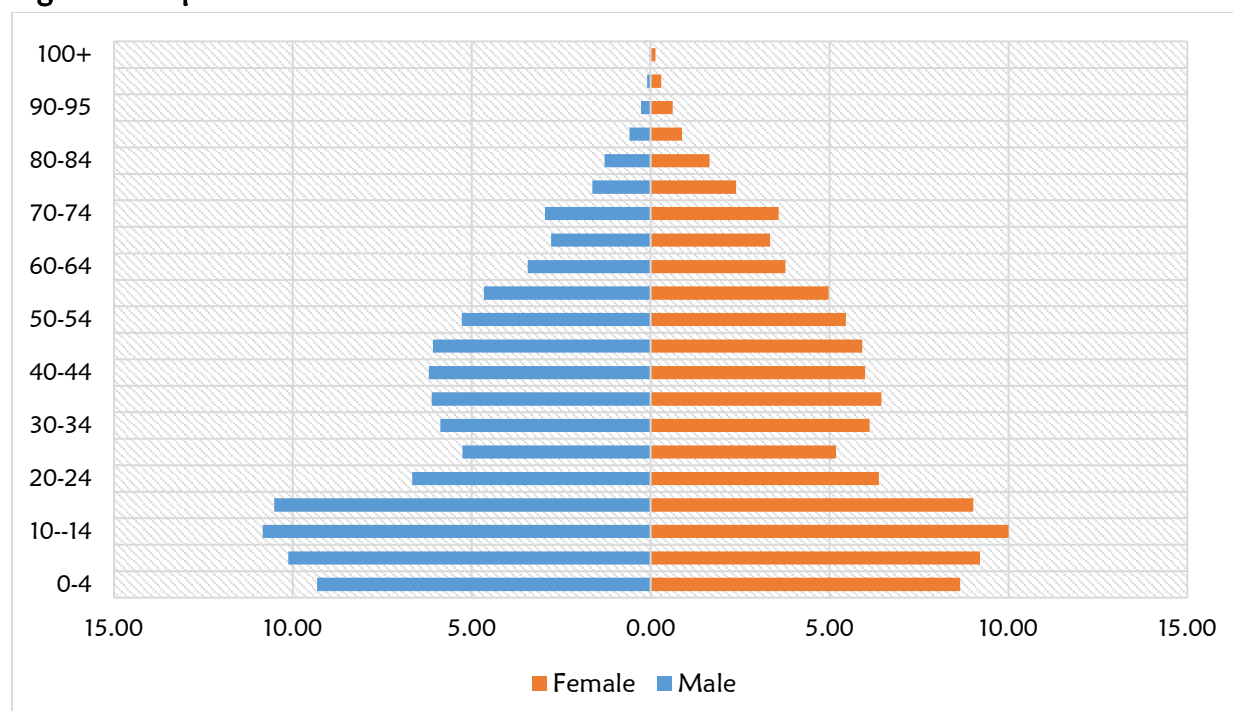
Table 6: Population Density

Administrative Unit	Population Size	Area (Km²)	2019 - Density	Projected Population Densities				
				2023	2025	2030	2035	2040
Nyeri County	759,164	3,325	228	244	249	271	295	321
Mathira West Sub-County	59,895	162.3	369	395	402	438	477	519
Iruri Sub-Location	1,625	4.3	378	405	419	461	497	541
Iruri Village	-	0.327	-	1,100	1,159	1,263	1,373	1,495

Source: KNBS, 2019 Volume II and Field Survey, 2023

3.3.1.4 Population Structure and Composition

The area is composed of young and youthful population. The sex ratio is 1.02 implying that there are slightly more males than females. As per the 2019 Kenya population and housing report, the majority of the population within the village is dominated by the young people (0-34 years), a group that accounts for about 56.55% of the population. The population aged between 0-19 years accounts for about 38.81 % of the population. The labor force in the sub-location (15 to 64 years) accounts for about 59.67% of the population. The high number of the labor force is attributed to the area being a high agricultural zone with majority of the residents engaged in agricultural activities and their congruent businesses. The figure below shows the population structure of the sub-location.

Figure 4: Population Structure

Source: KNBS, 2019; Volume III

The school going population aged between 3-17 years accounts for about 29.84% of the sub-location's population. The youths (15-35 years) account for 27.5%, while women in the reproductive age (15-49 years) account for 18.5% of the population. The aged

population (65+ years) accounts for 11.27% of the sub-location's population as tabulated below.

Table 7: Projected Population across Age Groups

Age Group	2019 Census	%age of total population	Projections				
			2023	2025	2030	2035	2040
School going Children (3-17)	485	29.84	519	537	591	637	694
Youths (15-35)	447	27.5	479	495	545	587	639
Female Reproductive Age (15-49)	301	18.50	322	333	367	395	430
Labor force (15-64)	970	59.67	1,038	1,075	1,183	1,274	1,387
Aged (65+)	183	11.27	196	202	223	241	262

Source: KNBS, 2019; Volume III Data

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

Table 8: Population Distribution by Age

Age Cohort	2019 Census	Population Projection					%age of Sub-location Population
		2023	2025	2030	2035	2040	
0-4	146	156	162	178	192	209	8.98
5-9	157	168	174	191	206	225	9.66
10-14	169	181	188	206	222	242	10.42
15-19	159	170	176	193	208	227	9.76
20-24	106	113	117	129	139	152	6.52
25-29	85	91	94	103	111	121	5.22
30-34	98	104	108	119	128	139	6.00
35-39	102	109	113	125	134	146	6.29
40-44	99	106	110	121	130	142	6.10
45-49	98	104	108	119	128	139	6.00
50-54	87	93	97	106	115	125	5.37
55-59	78	84	87	96	103	112	4.82
60-64	59	63	65	71	77	84	3.60
65-69	50	53	55	61	65	71	3.06
70-74	53	57	59	65	70	76	3.27
75-79	33	35	36	40	43	47	2.02
80-84	24	26	26	29	31	34	1.47
85-89	12	13	13	14	16	17	0.73
90-95	7	8	8	9	9	10	0.44
95-99	6	7	7	8	8	9	0.20
100+	3	3	3	3	4	4	0.08
Totals	1,625	1,740	1,800	1,982	2,135	2,325	100

Source: KNBS, 2019; Volume III Data

3.3.1.5 Observations and Issues

Iruri Sub-location has a high percentage of young population aged between 0-19 years at 38.82% and a youthful population (15-35 years) at 27.5% hence the need to focus more on youth empowerment programmes for skills and talent enhancement. The current

population of children in school is 519 and is projected to grow to 694 in 2040. This calls for the increment/expansion in the number of educational facilities, teachers and learning materials.

Youthful population (15-35 years): this comprises of the most productive age group and is instrumental in the sub-location's economic growth and development. This age group is estimated to be 479 and is projected to be 639 in 2040. Despite being a key constituent of the labor force, this age group encounters a number of challenges including unemployment, unwanted/early pregnancies, drug abuse, lack of necessary skills and knowledge as well as high risk behaviors associated with HIV/AIDs.

The population of women in the reproductive age group (15-49 years) is currently estimated to be 322 and is projected to be 430 in 2040. An increase in the number of women in the child bearing age indicates that there will be an increase in the general population. Thus, there is need to invest in better health care systems to ensure better maternal health and child care systems. In addition, access to family planning services should be made available to all the women in this age-group.

The labor force (15-64 years): This age group contributes highly to the sub-location's labor force and constitutes about 59.67% of the population. It has been estimated to be 1,038 in 2023 and is projected to be 1,387 in 2040. Majority of this population is engaged in the agricultural sector and it congruent businesses like agrovets, sale of farm produce and in the agricultural produce collection centres.

Dependent population which comprises of the young (0-14 years) and aged (65+) population accounts for about 40.32% of the population. This comprises of 29.05% young population and 11.27% aged population. This percentage is relatively low when compared to the national statistic of 71.3% as per the 2019 population census. The young population is currently estimated to be 675 and is projected to be 902 in 2040. This increment in population calls for the provision of additional health, recreational and education facilities. The aged population on the other hand is currently estimated to be 196 people and is projected to increase to 262 in 2040. This necessitates the need for provision of health and well-ness programs for the elderly. In addition, since these age groups are dependent on the working population, there is need for empowerment programs for the working population to ensure they remain independent post-retirement.

3.3.2 Demographic Characteristics

3.3.2.1 Household Sizes

According to the Kenya population and housing census, 2019, Iruri Sub-location had 528 households and average household size of 3.1 people. The field survey conducted on December, 2023 revealed that Iruri village had 93 households and an average household size of 4 people.

3.3.2.2 Life Expectancy

According to the World Health Organization (WHO) report Kenya has a life expectancy of 67.5 years with women having a life expectancy of 69.9 years while their male

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

3.3.2.3 Morbidity and Mortality

Mortality rate is a measure of the frequency of occurrence of death in a defined population during a specified interval. Nyeri County has an infant mortality rate of 28.3 deaths per 1,000 live births and under – five mortality rates of 28.3 deaths per 1,000 live births. These numbers are relatively lower compared to the national statistics of under-five mortality rate of 52.0 deaths per 1,000 live births and an infant mortality rate of 35.5 deaths per 1,000 live births (County Government, 2023).

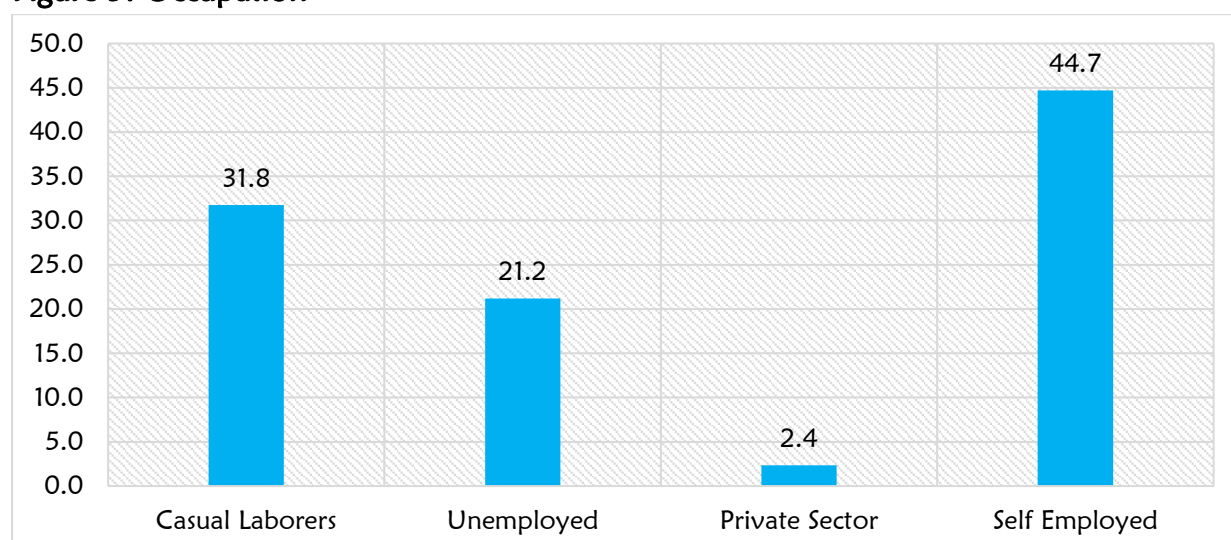
3.3.2.4 Fertility Rates

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

3.3.2.5 Employment Levels

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

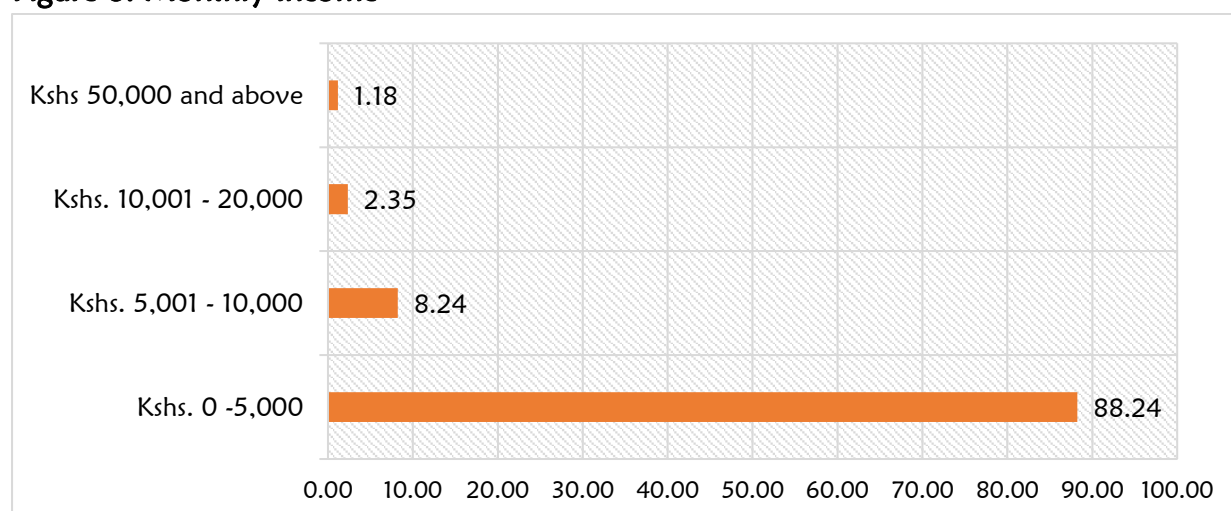
According to the field survey conducted, about 44.71% of the village residents are self-employed engaging in small scale businesses. Approximately, 31.8% are casual labourers while 2.4% work in the private sector as shown in the chart below. The unemployed segment of the population account for about 21.2% of the village population. Iruri village house majority of the work places for the employed population as about 92% of the population work within the settlement with only about 8% working outside the village. This calls for the improvement of the working areas and their expansion to cater for the increasing population and also to provide employment opportunities for the unemployed population.

Figure 5: Occupation

Source: Field Survey, 2023

3.3.2.6 Income Levels

As per the Kenya Population and Housing Census, 2019, Iruri Sub-location has a total of 970 people in the labour force. This constitutes about 59.67% of the population. This population is employed in both formal and informal sectors with the agricultural sector and congruent businesses being the main employer. The unemployment level in the county stands at 17.5%. The village is characterized by low living standards as majority of the population earn less than Kshs. 5,000 a month accounting for about 88.24% of the population with only about 1.18% earning above Kshs. 50,000 as shown in the figure below.

Figure 6: Monthly Income

Source: Field Survey, 2023

This implies that majority of the households depend on less than 200 Kenya shillings a day for their daily needs. This is below the poverty line according to the World Bank guidelines on international poverty line of 1.90 USD a day (Kshs. 308.73).

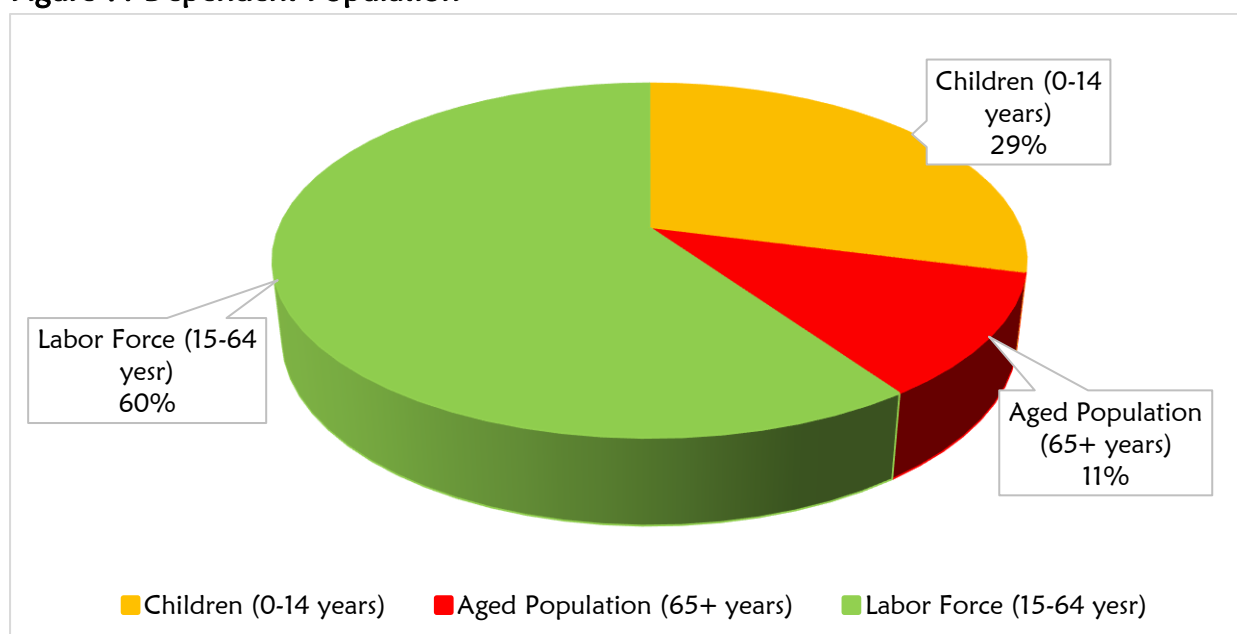
3.3.2.7 Poverty Levels

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

3.3.2.8 Dependency ratio

Iruri Sub-location has a relatively low percentage of dependent population (40.32%) when compared to the national statistic of 71.3%. This population stands at 871 people as at 2023 and is projected to grow to 1,164 people in 2040. It comprises of 29.05% young population and 11.27% aged population. The total population in the labor force (15-64 years) is 2,085 people which is equivalent to 59.67% of the population as shown in the figure below.

Figure 7: Dependent Population



Source: KNBS Data, 2019

The dependency ratio in the sub-location stands at 65%. This means that, there are about 65 young and aged people for every 100 working - age population. The sub-location's dependency ratio is relatively low compared to the national ratio of 69.8%.

3.3.2.9 Socio-Cultural Characteristics

Iruri market/village is mainly occupied by the Kikuyu community with a few other tribes working in the educational, administrative and health institutions. Kikuyus traditionally believed in one god, called *Ngai* (the provider), living at the top of Mt. Kenya. However, most of them have today abandoned their traditional beliefs for Christianity. The most dominant Christian faiths are the Presbyterian, Methodist, Catholic, Anglicans, Pentecostals and Akorino denominations.

3.3.3 Emerging issues

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

The youthful population which forms part of the labor force requires massive investment in skill development, through creation and equipping of mid-level and higher educational institutions as well as job creation through the establishment of agro-processing industries. In this regard, a conducive environment for investors needs to be created in the region for the creation of job opportunities so as to tap on the readily available labor force. In addition, this population requires investment in facilities like resource centres and sports facilities to enable them showcase their talents, entrepreneurial skills and innovations.

The aging population which together with the young population (0-14 years) forms part of the dependent population, requires investment in health services so as to improve the health and life expectancy levels in the county. The table below summarizes the emerging issues with regard to the settlement's population and demographic characteristics.

Table 9: Emerging Issues – Population and Demography

Element	Potential/Opportunities	Constraints
Population size and distribution	High day population in the market presents a ready market for goods and services	Low night population within the market reduces its vibrancy
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	- High youthful population – 56.56% - Availability of skilled and unskilled labour force – 59.67%	- High dependent population – 40.32% - Inadequate employment opportunities - High dependency ratio of 65%
Employment and Income	- Presence of employment opportunities within the village – 92% work within the village - Untapped economic activities	- Low-income levels – 88.24% earn below Kshs. 5,000 a month - Overreliance on agriculture and congruent businesses

3.4 Economic Activities

A vibrant urban economy is made possible by the market's economic functions, infrastructure facilities, skilled human capital, stable property rights, and a safe environment. Urban areas are systems within a wider system, comprising external and internal economic activities within their boundaries. The revenue collected within the boundaries, such as rates and license fees, is a key indicator of economic growth.'

Analysis of economic systems is prudent for the understanding of human interactions, growth and development of an area. Kenya's Vision 2030 is founded on the economic, social and political pillars. Being one of the pillars identified to guide national agendas, the economy is therefore integral to any region's growth and development. Iruri Village and its environs has a range of economic activities as outlined below.

3.4.1 Agriculture

Agriculture is the main economic activity in Iruri village and its environs. It is practiced majorly on individual farms at household level. It includes both crop farming and livestock keeping. It is also practiced on some of the undeveloped parcels in the market. Agricultural production is however affected by soil infertility (strongly acidic) which renders soil nutrients unavailable for crop use. This acidity is as a result of numerous factors among them; inadequate application of manure resulting to poor soil structure, texture and water retention capacity, inadequate inorganic fertilizer uses and poor or lack of soil conservation.

3.4.1.1 Crop farming

Crops grown in within the rural hinterland include, maize, vegetables, beans, and fruits, mainly grown for subsistence as shown in the plate below. The main cash crops within the large region are coffee, tea and horticulture.

Plate 8: Crop Farming





Source: Field Survey, 2023

Although the monthly earnings from agriculture cannot be specifically accounted for, the subdivision rates and development on agricultural land imply that sooner, most of the agricultural land will not sustain the use. This implies that the farmers cannot rely only on agriculture, rather supplement it with other sources of income. To address the soil infertility challenges, the farmers need to shun from the use of conventional fertilizers that have been excessively used taking a toll on their output and instead use organic fertilizers to boost soil health.

3.4.1.2 Livestock farming

The main livestock kept in the area is mainly dairy cattle and poultry. Other livestock kept include goats and sheep. Despite being the main economic activity, agriculture in Iruri village and its environs is sabotaged by; high cost of farm inputs (fertilizers, pesticides and seeds), pests and diseases, inadequate market for goods, deteriorating soil quality and rising land use conflicts. Agriculture is the backbone of our country; thus, more support can be accorded to the farmers and educating them on best agricultural practices that give maximum yield.

3.4.2 Trade and Commercial Activities

Iruri market centre has several commercial activities offering low order goods and services to the village's population. These activities are scattered all over the market and are largely driven by the informal sector. They include transport (bodaboda) and small-scale commercial activities (retail shops, hotels and bars) as shown in the plate overleaf:

Plate 9: Commercial Activities



Source: Field Survey, 2023

These businesses provide employment to a certain segment of the village population and contribute revenue to the County Government of Nyeri through licensing and taxes. The most dominant businesses in the market are; general/retail shops, Mpesa shops, hotels, hardware, hair salons and bar. These commercial activities can be categorized into two; formal and informal businesses. The formal businesses are set up on permanent or semi-permanent buildings and have the statutory requirements such as trading licenses. They are mainly housed in dukawallas which contain a commercial function at the frontage section and a residential function at the rear part.

The informal ones on the other hand are located on temporary stalls encroaching on the road reserves and don't have the required statutory documentation with regard to their establishment. In most cases, the informal businesses front the formal businesses housed on permanent structures. This results to conflicting interests between the formal and informal businesses resulting to space contestation issues.

The market has great potential for expansion of business activities due to the good transport network and a rich agricultural hinterland. It has a well-laid out road network which links to A2 Road via Chaka – Sagana Road.

3.4.2.1 Financial Services

Safaricom M-pesa service providers' offer financial services through the provision of money deposits, withdrawal and electronic money transfers. The M-banking (M-pesa) services offer a conducive environment for the economic growth and development of the village.

The residents however have to travel to Nyeri, Chaka and Karatina Towns to access high order financial services (banks and SACCOs).

3.4.2.2 Transportation

Transportation as an economic activity has employed a number of youths in the village who ferry passengers and goods using motorcycles popularly known as *boda bodas* to various destinations.

3.4.2.3 Labor Force & Employment

Labor force and employment is a major factor that affects the economy of the village. Major sources of employment in the market and its environs are; educational, administrative and health institutions, formal and informal commercial activities, farming activities and transportation services (*boda boda*).

3.4.3 Opportunities and Challenges in the Economy

3.4.3.1 Opportunities

- The village is well connected to other higher order towns – Nyeri, Chaka and Karatina, by a good road network from which various goods and services flow to and from the village
- 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
- High potential for agricultural production hence the need for modernization farming so as to increase farm yields.
- Need to promote the informal/jua kali sector by allocating them adequate and conducive space to operate from.

3.4.3.2 Challenges

- Low agricultural production as a result of climate change, soil infertility and emerging pests/diseases
- Dormant trading activities; the market lacks the required vibrancy for economic prosperity
- Lack of an up-to-date land information system, an essential base for revenue collection

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

Table 10: 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

Element	Potential/Opportunities	Constraints
Agriculture	○ High potential for agricultural activities due to the favorable climatic conditions ○ Presence of the cattle dip – indicates the area’s potential for livestock keeping	○ Low agricultural production due to acidic soils and uneconomical land sizes ○ The cattle dip is unutilized resource
Trade and commerce	○ Available land for expansion of trading activities ○ High connectivity of the market to other towns enhances trading activities ○ High potential for expansion of business activities ○ Presence of M-banking services (Mpesa) is a catalyst for business growth	○ Dormant commercial activities – small scale businesses offering low order goods and services ○ Lack of the threshold vibrancy for business prosperity ○ Duplication of trading activities – retail shops rather than diversifying to other activities

3.5 Infrastructure and Utility Services

An efficient network of infrastructure facilities is paramount for a country to achieve substantial GDP rates. The adequacy of infrastructure helps determine one country’s success and another’s failure in diversifying production, expanding trade, coping with population growth, reducing poverty or improving environmental conditions. Good infrastructure raises productivity and lowers production costs but it has to expand fast enough to accommodate growth. Most of the poor segment of the population resides in the rural areas and the growth of farm productivity and non-farm rural employment is linked closely to infrastructure provision. The urban poor often benefit most directly from good infrastructure services because they are concentrated in settlements subject to unsanitary conditions, hazardous emissions and accident risks. This chapter outlines the infrastructure utilities and services within Iruri Village and its environs.

3.5.1 Physical Infrastructure

Physical infrastructure comprises of transport, water, sanitation, energy and telecommunication services

3.5.1.1 Transport

An efficient transportation system is a prerequisite for socioeconomic growth and development as it opens up resource potential areas, links activity spaces (employment and service areas) and enables the circulation of goods and services. Proficient transport connectivity is crucial as it opens up the market locally, regionally and internationally thus providing access to the market for the agricultural produce, employment opportunities in other areas and offering investment opportunities in and outside the county.

Modes of Transport

The village has access to three modes of transport; road, rail and air. It is however served by the road transport mode.

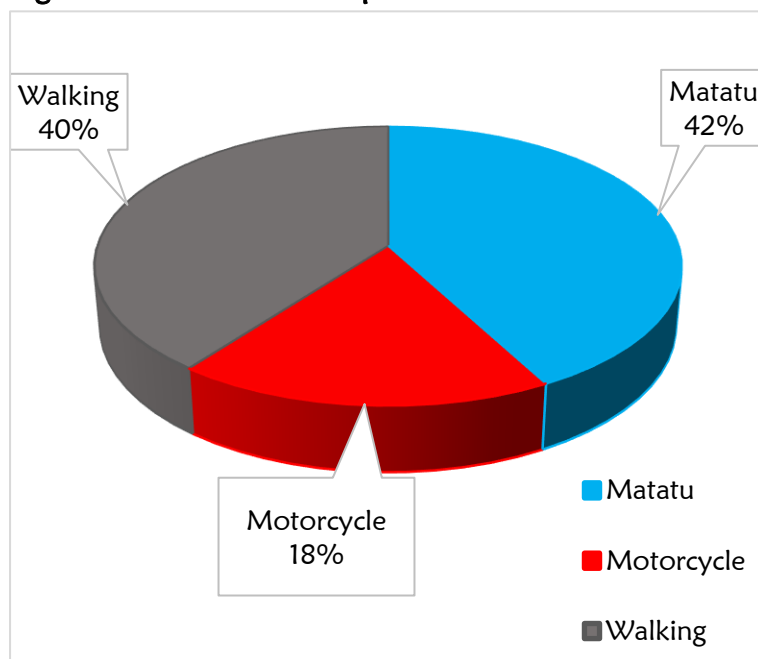
Road Transport

The main road traversing along Iruri Village is Mweiga – Chaka – Karandi Road (C503) which connects to Chaka – Sagana Road. These roads connect the Village to Chaka, Karatina and Nyeri Towns via Nyeri – Nanyuki (A2) Road and Nyeri – Nyahururu (B5). The Trans-African Road, Nyeri - Nanyuki Road (A2) which connects the region to the Republic of Ethiopia through the Moyale border is located in close proximity to Iruri village. Road A2 also links the village to the Kenya's Capital, Nairobi. At the local level, the interconnectivity is well laid out providing access to land parcels and activity spaces.

Modes of Road Transport

The available road transport modes in the area include; 7-seater matatus (Sienta), walking and motorcycles. Matatus are the main means of transport as represented by 42% for the village residents. This comprises of the residents commuting for long distances like to Nyeri town to access high order goods and services. Walking and motorcycles are used for short distances. Walking is the second main mode of transport within the settlement as represented by 40% of the residents.

Figure 8: Modes of Transport



It is mainly used by the village residents as they access various activity spaces like educational facilities, employment areas, religious facilities and shopping places within the village. This could be attributed to the fact that these areas are located in close proximity and the low-income levels of the residents hinders them from accessing costly transport modes. Use of motorcycles as means of transport comes in last at 18% as shown in the figure alongside.

Source: Field Survey, 2023

Road Condition

Mweiga – Chaka – Karandi Road (C503) is tarmacked and in good condition. The road has recently been expanded and upgraded to bitumen standard (plate 10 a-b). The main internal roads are murramed and in good condition. The earth roads are dry weather roads and are impassable during the rainy season. This affects the accessibility to various activity

spaces. Grading of the roads will improve interconnectivity of the different village functions. The photographs in the plate below show the condition of the existing roads:

Plate 10: Road conditions



Plate 10a



Plate 10b



Plate 10c



Plate 10d

Source: Field Survey, 2023

As seen in plate 10c-d above, the internal roads are too narrow for vehicular transport. They have been encroached by farm fences and vegetation hindering the visibility of the users. These roads require widening to facilitate vehicular transport.

Terminal Facilities

Iruri Market has no designated bus park and the matatus plying the route load and off-load passengers along the road. The only terminus facility is the boda boda shed as shown in the plate below:

Plate 11: Boda Boda Sheds



Source: Field Survey, 2023

Storm Water Drainage

Mweiga – Chaka – Karandi Road (C503) has storm water drainage channels (plate 5b). Storm water drainage channels will be constructed on the other tarmac road. The rest of the roads don't have storm water drainage channels despite the high rainfall amounts experienced in the area. Surface runoff just follows the existing natural drains and drains into the seasonal river and swamp at the South of the village.

Non-Motorized Transport Facilities

The village currently lacks all the elements that support Non-Motorized Transport (NMT) including pedestrian walkways and cycling lanes. The NMT users are forced to utilize the unpaved paths along the road shoulders. It is important to develop and implement a NMT policy that makes it mandatory for all new and improved roads have non-motorized transport components in Iruri Village.

Air Transport

Iruri village has access to the airstrips within the region namely; Mweiga airstrip, Mt. Kenya airstrip, Nanyuki airstrip and Nyaribo airstrip. These facilities are however not fully operationalized to capacity.

Rail transport

The old Nairobi – Nanyuki railway line transverses through the county. Currently, the railway services are not fully reliable as they are marred by a series of interruptions. There is need to put in measures to ensure its reliability so as to provide an alternative means of transport for bulk agricultural produce.

3.5.1.2 Water

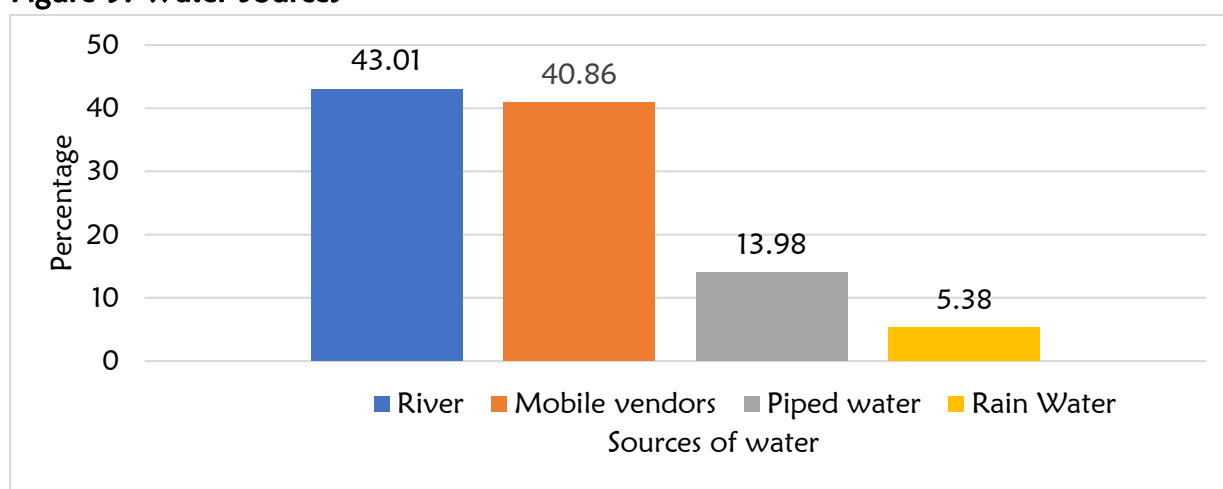
The provision of adequate clean and safe water is a fundamental right to each citizen as enshrined in the constitution of Kenya, 2010 article 43. The constitution also stipulates that all citizens must be provided with reasonable standards of sanitation. This section outlines the existing water resources, water supply schemes, water sources and access in the market with reference to the sub-location status.

Water supply

The major water sources in Nyeri County are; rivers, rainwater and ground water sources. Iruri receives high rainfall amounts during the rainy season if, when tapped can serve the population during the dry season. The harvested water could also help in irrigation – fed agriculture. Within the market centre, piped water is supplied by Mathira Water and sewerage Company (MAWASCO). This constitutes about 13.98% of the village population. The main challenge experienced is water rationing during the dry season.

The village is however not covered by water reticulation system. The village residents thus depend on river water – Munyu River for their daily water needs as represented by 43.10% of the population. In addition, the village has a water vendor who source water from Sagana Irrigation Scheme Water Project serving about 40.86% of the population. Rain water sources are used by the smallest proportion of the population at 5.38% as seen in the figure below: The residents with access to piped water pay on average Kshs. 200 per month for the water supply while those relying on water vendors buy a 20-liter jerricans for Kshs. 25.

Figure 9: Water Sources



Source: Field Survey, 2023

Water Demand

The water demand in any household is dictated by the socio status and level of access. The level of access also influences water consumption with volumes increasing gradually for those using communal water points at a distance, communal water points at the plot level and the household connection. AIKP Water Supply and Sanitation Needs Model, 2016 recommends an average percapita water demand of 50 litres of water per day. This includes water for drinking, bathing and other hygiene activities. Using the recommended water consumption rates, the current water demand in the sub-location is 87,000 litres per day and is expected to reach 116,250 litres per day in 2040 as the population increases.

3.5.1.3 Sanitation

Solid Waste Management

The major types of solid waste generated in this project area is plastics, paper and organic waste at 32%, 39% and 29% respectively. The most common methods of solid waste management used within the area are burning and compositing. Burning of waste is detrimental to the environment. The village lacks a designated area for waste disposal or even a waste collection point. There is thus the need to provide waste collection points with the village to take care of the solid waste generated. The plate below shows the existing solid waste handling mechanisms.

Plate 12: Solid Waste Disposal



Source: Field Survey, 2023

Solid Waste Generation

Daily solid waste generation is directly proportional to the population. According to the Ministry of Environment and Natural Resources (2019), the average percapita waste generation is approximately 0.46kg/day with major municipalities and towns generating more. The current waste generation in the sub-location is estimated to be 292,146 kilograms per annum and is projected to be 390,267.5 kilograms in 2040. The current and projected waste generation in the sub-location is tabulated overleaf:

Table 11: Projected Total Solid Waste Generation

Year	2023	2025	2030	2035	2040
Population	1,740	1,800	1,982	2,135	2,325
Projected Daily Solid Waste Generated (Kgs) Per Day	800.4	828	911.7	982	1,069.5
Projected Monthly Solid Waste Generated (Kgs) Per Month	24,012	24,840	27,351.6	29,463	3,208.5
Projected annual Solid Waste Generated (Kgs) Per Year	292,146	302,220	332,777.8	358,466.5	390,267.5

Waste Water Disposal

Plate 13: Liquid Waste Disposal

The households within Iruri village use pit latrines to dispose their human waste disposal. Grey water is poured on the ground outside individual structures. The use of pit latrines as a method of liquid and human waste disposal is unsustainable. Drilling of pit latrines to the level of underground can lead to sewer infiltration and contamination of underground water. As a result, consumption of contaminated water may lead to outbreak of diseases like cholera owing to the high number of people who use pits latrines.

Source: Field Survey, 2023

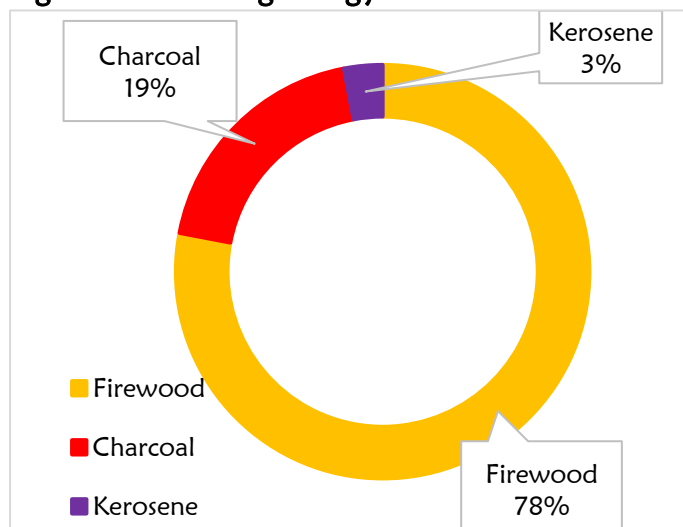
In addition, the plots within the market section use pit latrines for their liquid waste disposal. This waste disposal system isn't ideal for small plots as it results to numerous/congested pit latrines hence high pollution levels.

3.5.1.4 Energy

Energy and especially electricity is a key factor of production in economic development. Energy provision results in both household and industrial production. Access to electricity has an impact on attracting investors to a region. Thus, electricity provision especially in the rural areas boosts industrial development through investment in agro-processing industries and cottage industries.

Cooking

The common types of energy sources for cooking in the village are firewood and charcoal as represented by 78% and 19% of the population respectively. Kerosene is used by a small segment of the population at 3% as shown in the figure overleaf:

Figure 10: Cooking Energy Sources

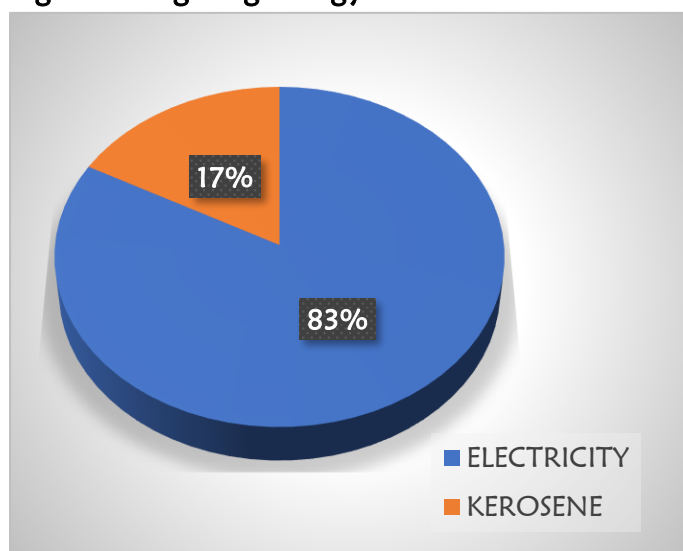
This continued use of firewood and charcoal has contributed to the environmental degradation of the area. The high proportion of the population using wood fuel for cooking on the other hand could result to detrimental environmental effects. Kenya already has a deficit in the production of wood fuel and the current consumption is depleting the already endangered remaining forest cover, a phenomenon that could result to desertification

Source: Field Survey, 2023

Mitigation measures should therefore be put in place to address the high demand for wood fuel in the village. Some of the measures would include: ensuring the required forest cover by regular tree planting exercises and utilizing alternative renewable energy sources such as solar and wind energy.

Lighting

The two source of lighting energy are; electricity and kerosene. Electricity is the main type of energy source for lighting as represented by about 83% of the households.

Figure 11: Lighting Energy Sources

The high level of electricity connectivity resonates well with the area's growth and development as electricity is a major component of socio-economic development. It is associated with the provision of services to the people in the centre thus directly enhances their quality of life through lighting, charging of communication devices, watching of televisions, water pumping among other daily life benefits. Kerosene usage stands at 17% as seen in the figure alongside.

Source: Field Survey, 2023

3.5.1.5 Telecommunication

The area has coverage of all mobile phone operators in the country. This is facilitated by the presence of telecommunication masts within the vicinity of the market. Money transfer has been made easier with the introduction of M-Pesa services.

3.5.1.6 Emerging Issues

- High connectivity of the village to the hinterland and regional market – located off Chaka - Sagana Road which connects to Nyeri – Nanyuki (A2) Road
- High potential for rain water harvesting
- Lack of key infrastructure utilities
- Poor waste management practices as there are no designated sites for waste management
- Lack of storm water drainage channels resulting to poor drainage which is aggravated by surface run-off upstream
- There is threat of pollution of underground water sources by pit latrines

The table below summarizes the emerging issues with regard to the settlement's physical infrastructure:

Table 12: Emerging Issues – Physical Infrastructure

Element	Potential/Opportunities	Constraints
Transport	○ High connectivity of the village ○ Land availability for road expansion	○ Narrow and poor road condition of the internal roads ○ Lack of terminus facilities for motorized transport ○ Undesignated NMT facilities
Water supply	○ High potential for rain water harvesting ○ Availability of natural water sources – wetland ○ Availability of water reticulation system	○ Inadequate water supply during the dry seasons ○ Threat of underground water pollution by pit latrines ○ Old and dilapidate water reticulation system
Waste management	○ Existence of appropriate waste management technology which can be tapped into ○ 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 ○ Unavailability of sewer reticulation system ○ Threat of underground water pollution by pit latrines ○ Poor aesthetics from the existing waste disposal mechanisms
Storm water drainage	○ Existence of storm water drainage channels on the recently tarmacked road ○ Gently sloping terrain for easier flow of surface run-off	○ Lack of proper storm water drainage channels in the internal road ○ High rainfall amounts increases surface runoff

Element	Potential/Opportunities	Constraints
	Existence of the wetland which acts as a collection and infiltration of the surface run-off	Gradual increase of impervious layer reduces infiltration
Energy supply	Existence of renewable energy sources like solar which can be tapped though in small scale to supplement the existing sources	Overreliance on fuelwood is a threat to the existing tree cover and could result to environmental degradation

3.5.2 Social Infrastructure

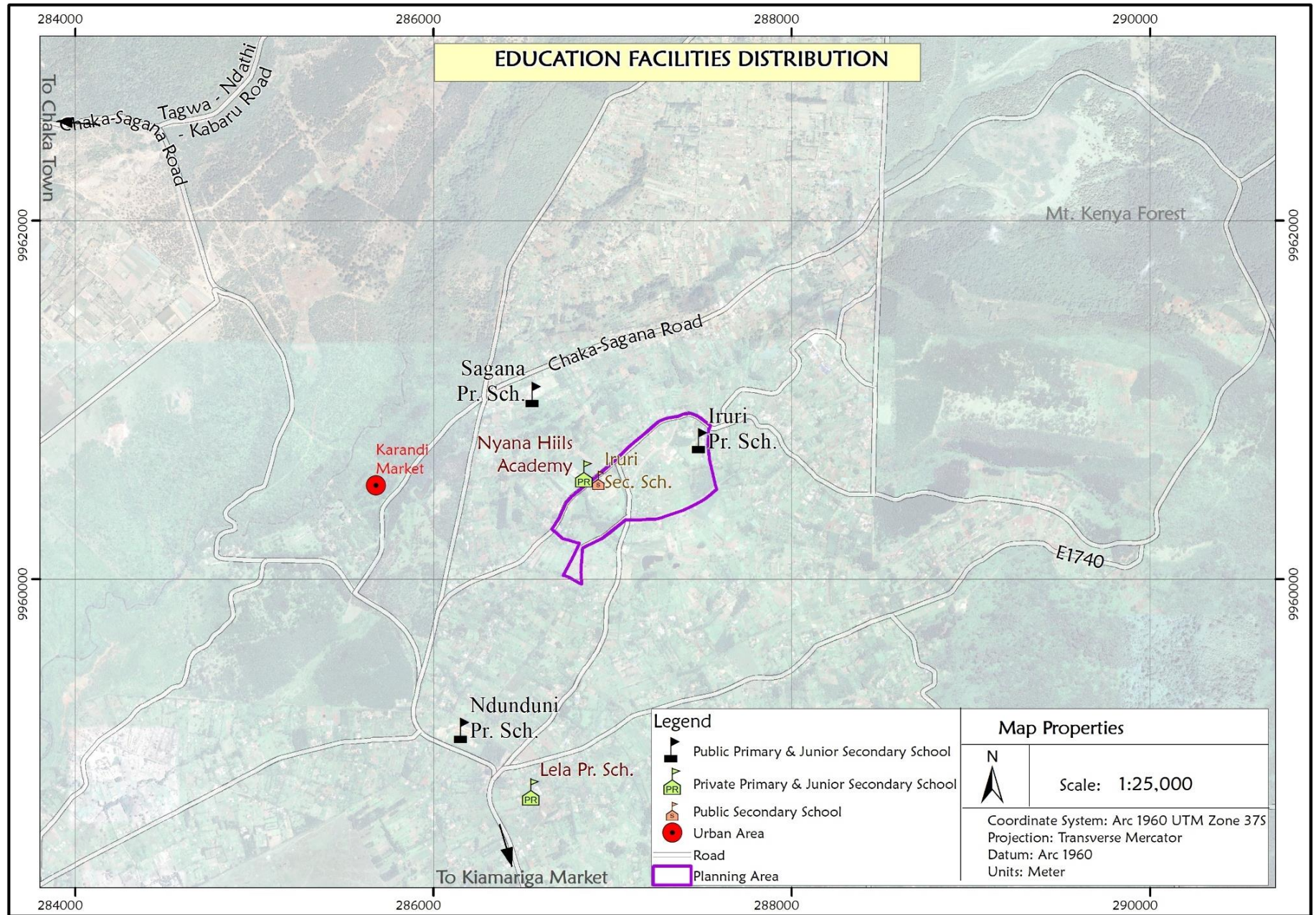
3.5.2.1 Education facilities

Access to education is a fundamental right enshrined in the Kenya Constitution, 2010. Education is essential in improving the living standards of members in the society as it provides them with an opportunity to realize their full potential and fulfill their dreams. It is therefore important to make provisions for education facilities and services, as these will translate into higher rates of innovation, higher levels of productivity and faster adoption of new technology.

The provision of adequate educational facilities implicates positively on a society's wellbeing. An educated population provides valuable human capital which is able to invest its knowledge in productive activities like the adoption of technology in production, managerial skills, and promotion of entrepreneurial activities. In addition, the right skills empower citizens to participate in various development forums and government initiatives for the betterment of their communities.

Iruri village has two public educational facilities; Iruri Primary School and Iruri Secondary School. In addition, the pupils and students have access to other educational facilities namely; Sagana primary & junior secondary school (0.7km away), Ndunduni primary and junior secondary school (1.7km away) and Lela primary & junior secondary school (1.8km away). The map overleaf shows the spatial distribution of the educational institutions:

Map 5: Accessible Educational Facilities



Early Childhood Development Centres (ECDE)

Iruri Village has no distinct ECDE centres as the existing facilities are housed in the respective primary school. The village has one public primary school, Iruri Primary School and a private primary school, Nyana Hills Academy located opposite the village. The schools have ECDE facilities. According to the physical planning handbook, ECDEs should be accessible at a maximum walking distance of 500 m. Map 6 overleaf shows that all nursery school children can comfortably access the existing ECDE facilities within the recommended 500m distance with the exemption of a small segment at the South of the village. This part is however a swampy area which is only used for farming activities.

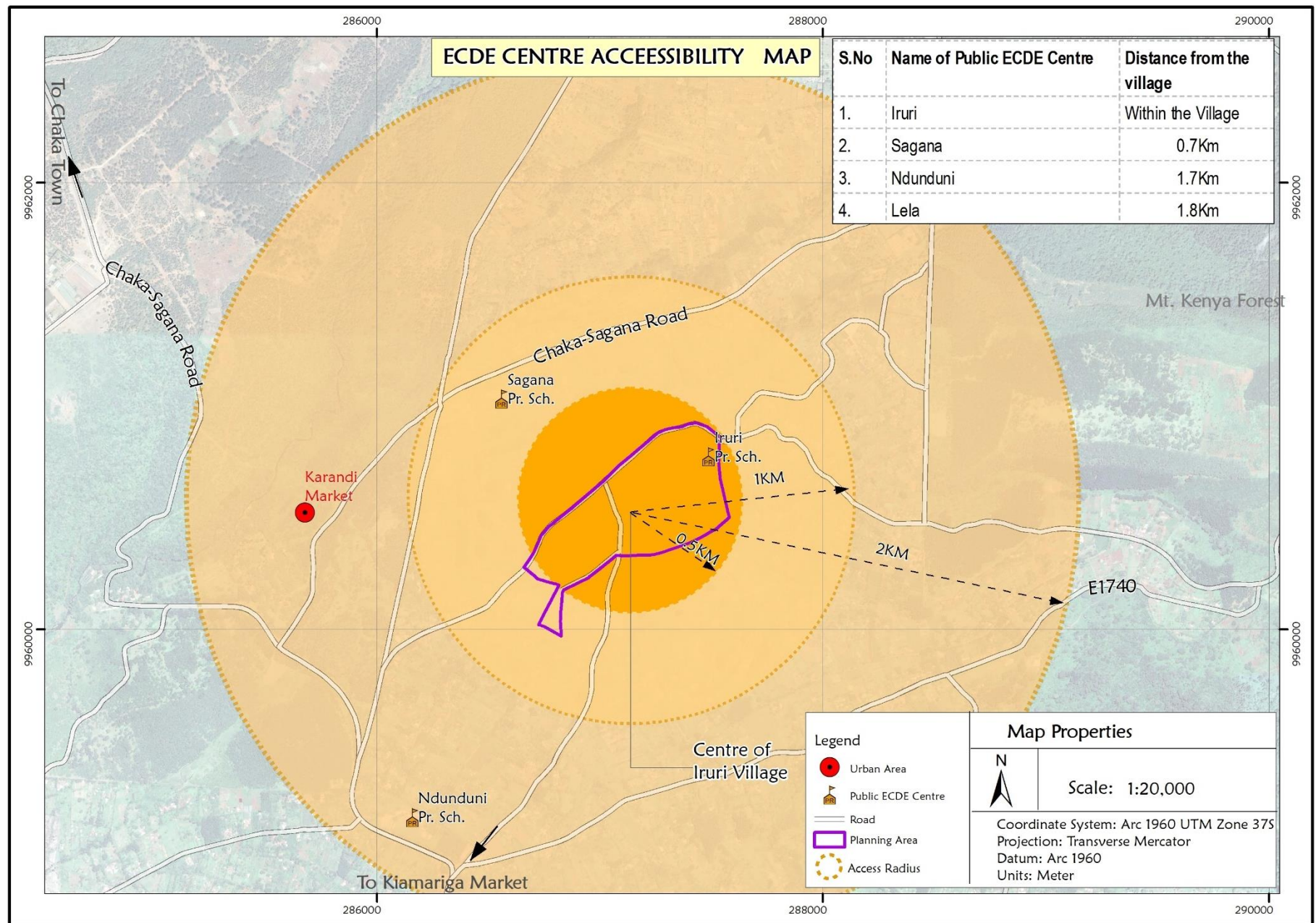
Primary Schools

Iruri village has two primary schools; Iruri Primary School – public and Nyana Hills Academy (private) located opposite the village. According to the physical planning handbook, primary schools should be accessible at a maximum walking distance of 2000m (2km), thus all pupils can easily access the facility as shown in map 7. In addition, the pupils have access to other educational facilities namely; Sagana primary & junior secondary school (0.7km away), Ndunduni primary and junior secondary school (1.7km away) and Lela primary & junior secondary school (1.8km away).

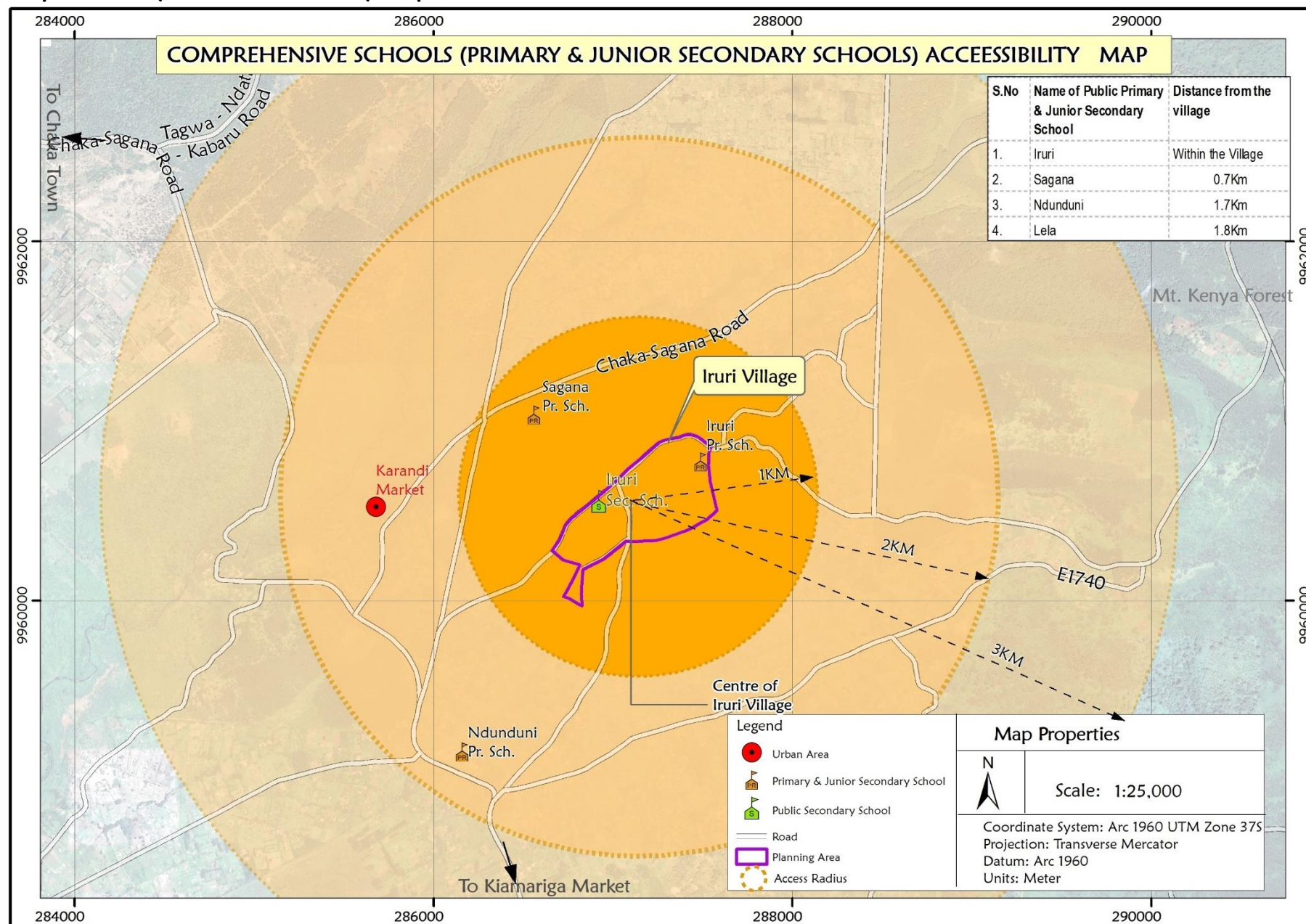
Secondary Schools

Iruri village has one secondary school, Iruri Secondary School. The school is a mixed day, sub-county level secondary school. The Physical Planning Handbook recommends a maximum walking distance of 2-3km for secondary school going students. Thus, using this accessibility radius, all the students within the market can comfortably access the facility as shown in map 8:

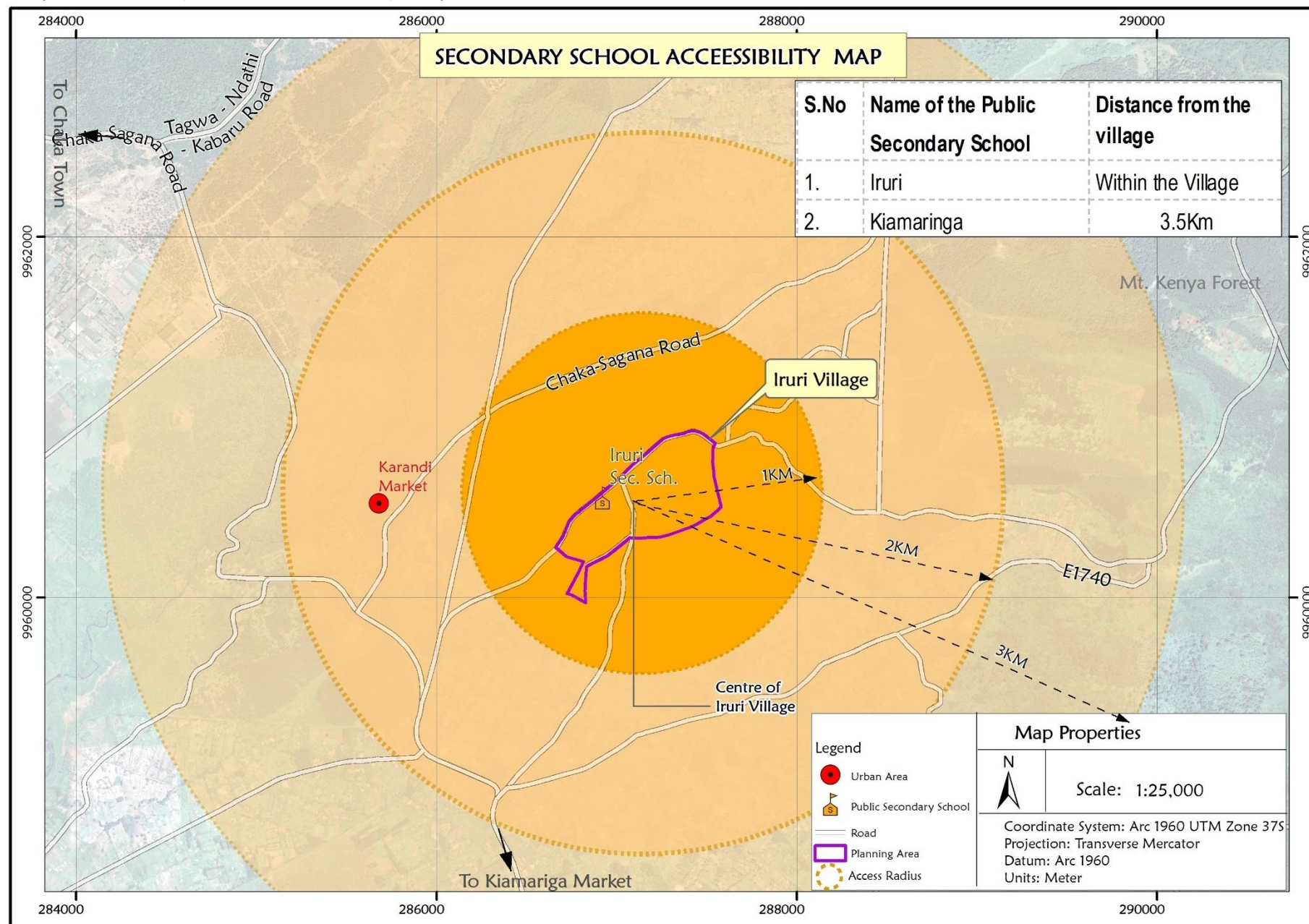
Map 6: ECDE Accessibility Map



Map 7: Primary Schools Accessibility Map



Map 8: Secondary Schools Accessibility Map



Projection of Educational Facilities within the Planning Period

As documented in the Physical Planning Handbook, 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. Using the projected population, the required educational facilities versus the available public facilities were computed. From the computations, it was deduced that the available educational facilities are adequate to serve the projected population. Table 13 below summarizes the educational facilities projection between 2023 and 2035.

Table 13: Educational Facilities Projection

YEAR	Available	2023		2025		2030		2035	
Institutions		Pop.	Surplus (+) Deficit (-)	Pop.	Surplus (+) Deficit (-)	Pop.	Surplus (+) Deficit (-)	Pop.	Surplus (+) Deficit (-)
ECDC	1	1,740	0	1,800	0	1,982	0	2,135	0
Primary	1	1,740	0	1,800	0	1,982	0	2,135	0
Secondary	1	1,740	0	1,800	0	1,982	0	2,135	0

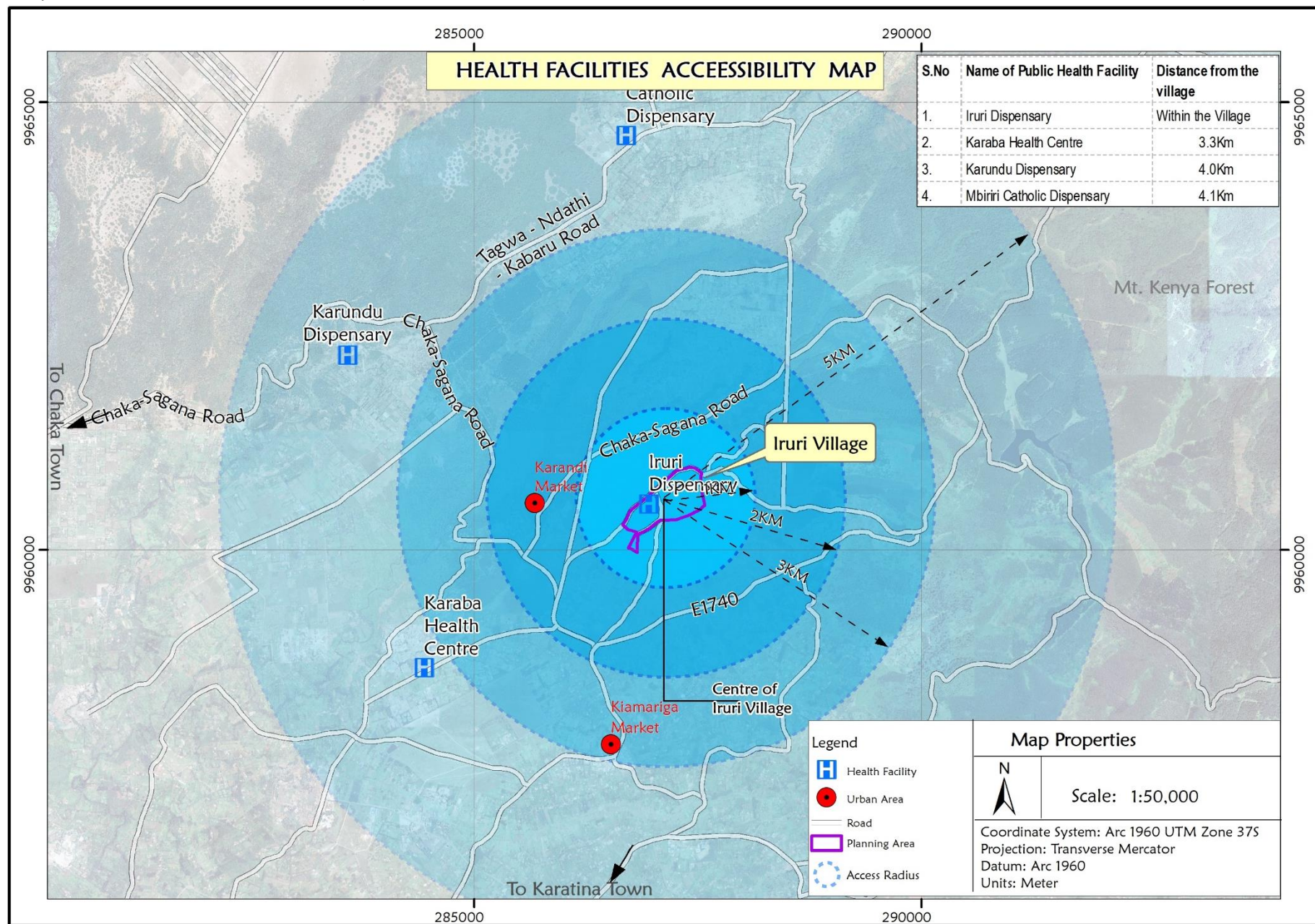
The provision of educational facilities is always dictated by the prevailing demand conditions as these facilities require a certain threshold population to operate. However, despite the public primary school being adequate to serve the entire sub-location population, Nyana Hills Academy, a private facility has been established in the area to fill in the niche. This could be explained by the relatively poor quality of education offered in public schools as compared to private schools and the derelict infrastructure making the well-off parents to prefer private schools for their children.

3.5.2.2 Health Facilities and Distribution

The Constitution of Kenya, 2010, article 43 calls for the provision of standard health care services. Health services constitute some of the devolved functions as provided for in the fourth schedule of the Constitution. Access to efficient health services is a contributor to a healthy population. Moreover, ease of access to these facilities influences their level of utilization as difficulties in access hinders their optimal utilization.

Access to health services is described by the state of existing health facilities, health personnel and their distribution within an area. Iruri village is served by Iruri dispensary. The health centre is planned to serve a coverage of 5km radius thus all the village residents can comfortably access the facility. In addition, the village residents have access to other health facilities namely; Karaba health centre (3.3km away), Karundu dispensary (4.0km away) and Mbiriri Catholic dispensary (4.1km away) as seen in the map overleaf:

Map 9: Health Facilities Accessibility



3.5.2.3 Community Facilities and Services

- **Administrative:** The village houses the chief's office.
- **Religious facilities:** There are several religious facilities in the village namely; Full Gospel Church, AIPCA Church, ACK Church and PECEA Church among others.
- **Cemetery:** The village has one small cemetery located along Iruri – Kiamaringa Road. The cemetery measures approximately 0.03Ha, a size relatively too small to serve the village population. In addition, its location between a residential zone and a religious facility (AIPCA church) brings forth compatibility challenges warranting its relocation.

3.5.2.4 Emerging Issues

- The administrative office - chief's office located at the Northern part of the village attracts people in need of administrative services.
- The presence of religious facilities increases the demand for goods and services during the days of worship.

The table below summarizes the emerging issues with regard to the settlement's social infrastructure

Table 14: Emerging Issues – Social Infrastructure

Element	Potential/Opportunities	Constraints
Education	○ Existing educational facilities - Iruri Primary School - Iruri Secondary School - Nyana Hills Academy	○ Old and dilapidated structures in the public primary school ○ Poor learning conditions in the public primary school
Health	○ Existing Iruri dispensary	○ Inadequate medical facilities
Security and administrative facilities	○ Existing chief's office	○ Lack of other administrative facilities in the village
Religious facilities, recreation and other social amenities	○ Presence of several religious facilities increases the demand for goods and services in the market during the days of worship ○ Existence of a cemetery	○ Lack of recreational facilities forcing children to play in the school compounds ○ Lack of a social hall – people hold meetings in churches and schools ○ Cemetery is too small to efficiently serve the village population ○ Location of the cemetery brings forth compatibility challenges

3.6 Land and Housing

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 chapter deals with the following aspects; land, land use, land tenure, housing and settlement patterns.

3.6.1 Land

3.6.1.1 Land Use

Land is a scarce resource increasingly affected by the competition of mutually exclusive uses. Land use involves the management and modification of natural environment or wilderness into built environment such as settlements and semi-natural habitats such as arable fields, pastures, and managed woods.

The village covers an approximate area of 35.85 Ha. These land uses include; residential, educational, recreational, public purpose, commercial, public utility, transportation, conservation and agricultural. Educational land use is the dominant land use covering about 31.1% of the total land as it hosts both Iruri primary and secondary schools. Public utility constitutes the least land coverage at 0.1%. The existing land use budget is tabulated in the table below:

Table 15: Existing Land Use Budget

Code	Land Use	Area (Ha)	Percentage (%)
0	Residential	6.89	19.2
2	Educational	11.14	31.1
3	Recreational	0.81	2.3
4	Public Purpose	2.86	8.0
5	Commercial	2.03	5.7
6	Public Utility	0.04	0.1
7	Transportation	5.67	15.4
8	Conservation	0.88	2.5
9	Agricultural	5.53	15.4
Total		35.85	100.00

Residential Land Use

This land use takes up about 19.2 % of the total village land. It is dispersed all over the village with row houses being the dominant housing typology in the market while typical homesteads characterize the village. There are also a few dukawallas in the market where the structures house commercial activities at the front part of the plot and residential function at the rear part of the plot.

Educational Land Use

This land use covers an approximate area of 11.14 Ha which is equivalent to 31.1% of the total village land. It comprises of Iruri Primary School and Iruri Secondary School.

Recreational Land Use

This land use covers an approximate area of 0.81 Ha constituting about 2.3% of the village land. It comprises of the recreational area located to the South West of Iruri primary school.

Public Purpose Land Use

This land use accounts for about 8.0% of the total village land. It comprises of Iruri Dispensary, chief's office, cattle dip and various religious facilities namely; Full Gospel Church, AIPCA Church, ACK Church and PCEA Church.

Commercial Land Use

This land use takes up about 5.7% of the total land. There are various commercial activities including retail shops, beauty shops, fruits and groceries stalls. These activities are both formal and informal offering mainly low order goods and services. The formal activities are housed in permanent/semi-permanent structures while the informal ones are housed on semi-permanent and temporary structures or the wares are displayed on the ground.

Public Utility Land Use

This land use takes up only 0.1% of the village land and accommodates the cemetery.

Transportation Land Use

Iruri village is externally linked by Mweiga – Chaka – Karandi Road (C503) which connects the village to Chaka, Nyeri and Karatina Towns. Locally, the village has laid out dirt roads to access the various activity spaces. This land use constitutes about 15.8% of the village land.

Conservational Land Use

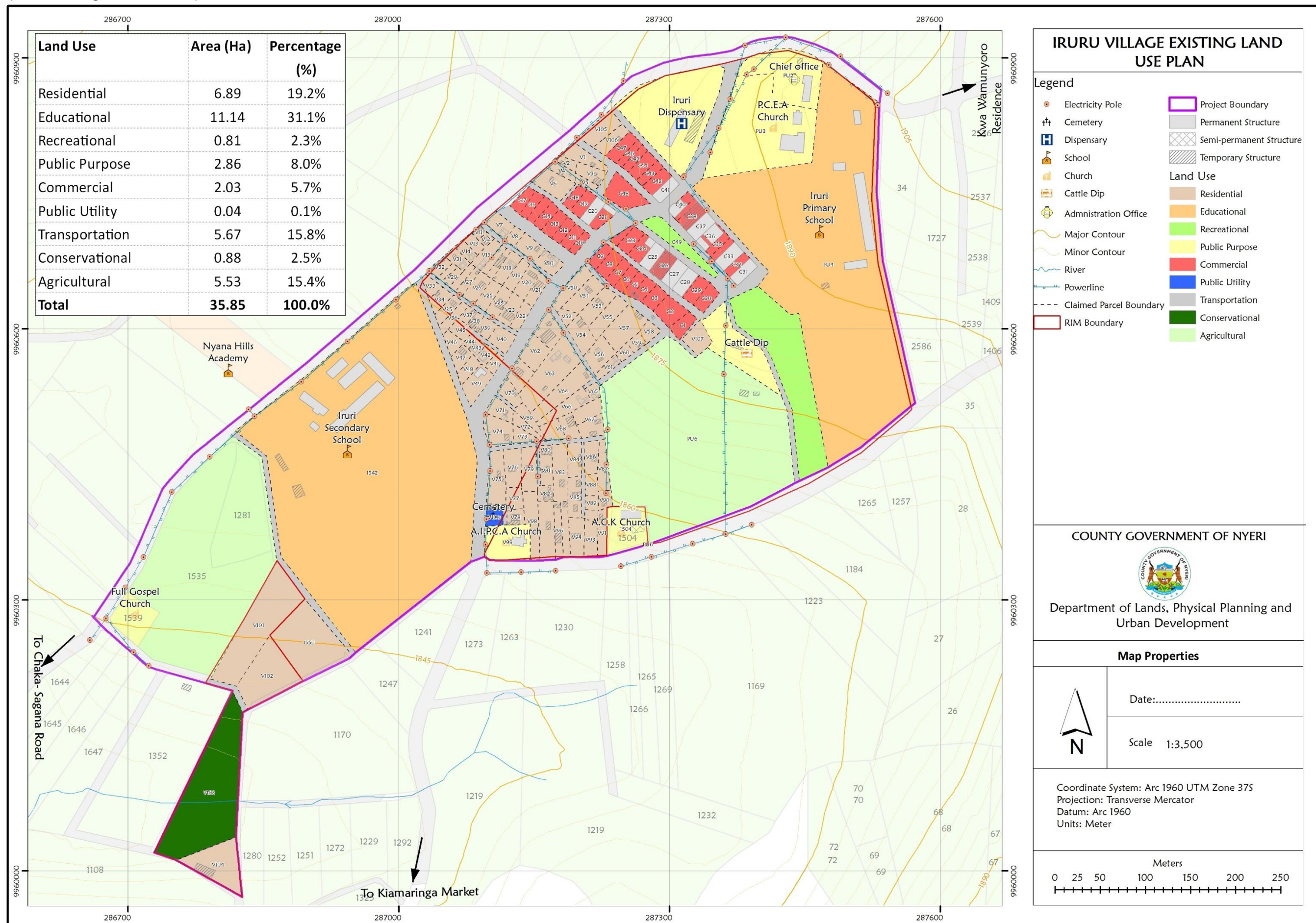
This land use covers about 0.88 Ha which is equivalent to 2.5% of the village land. It comprises of the wetland to the far South West of the village. The wetland is a drainage area for Munyu (Iruri) river. During the rainy seasons, the area is flooded with minimal activities. It is however used for farming activities during the dry seasons.

Agricultural Land Use

The undeveloped sections of the village are used for various farming activities though in small scale. This land use constitutes about 15.4% of the village land and comprises of the main farming areas within the project area.

The spatial distribution of the land uses above is shown in the map overleaf:

Map 10: Existing Land Use Map



3.6.1.2 Land Tenure

The Constitution of Kenya, 2010 provides for three types of land ownership namely public, private and community ownership. Private land ownership is further categorized into freehold and leasehold. Public land is owned by the Government or State organizations; private land is owned by individuals while communal land is owned and utilized by the community collectively. Freehold land ownership allows the owners to hold the land for an indefinite period while leasehold is a limited term which can be extended upon expiry.

The village is a public land managed by the County Government from the defunct County Council. Conversion of the public land to private land occurred either through direct allocation and squatting.

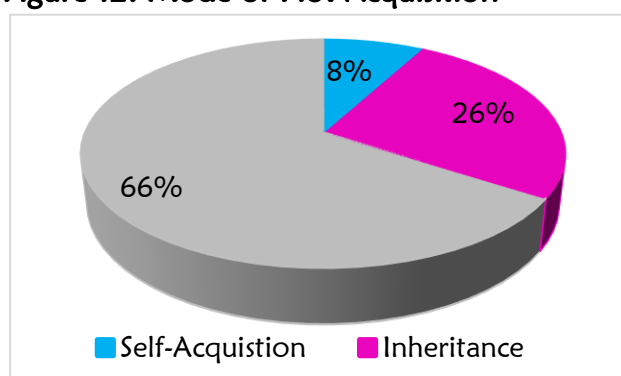
Allocation

Allocations were done to the social facilities (educational, health, chief's office and churches) and the market plots within the settlement. Most of these allocated plots have minutes of allocation as proof of land ownership. Majority of the market plot owners have plot searches as proof of ownership while others use ground rent and rates receipts. Their ownership was granted by the defunct municipal council and their records are currently managed by the Lands and Survey Section in the county department of LHPPUD. Ownership-related issues for these parcels are handled via the County Land Administration and Dispute Resolution Committee.

Non-allocation

This category comprises of the squatters who were given a leeway by the community to occupy the village. These squatters have no legal ownership documents of the land parcels they occupy.

Figure 12: Mode of Plot Acquisition



About 66% of the plot owners within the village were allocated the plots they occupy by the defunct municipal council. A proportion of the original owners passed on their plot to their heirs as inheritance as represented by 26% of the owners and only 8% self-acquired the plots as seen in the figure alongside.

Source: Field Survey, 2023

In addition, despite the plot allottees having various documentation to prove allocation, these documents are not prove of tenure security hence the planning, survey and regularization exercises. Leasehold certificates will be issued to the beneficiaries of the market plots while title deeds will be issued for the plots in the village.

3.6.2 Housing

The Kenya Constitution, 2010 article 43(1) (b) recognizes the right to accessible and decent housing and to reasonable standards of sanitation. Indeed, housing ranks second to food

as a fundamental human need. Adequate decent housing contributes directly to human health, security and productivity. It is essential to both the quality of life and the socio-economic development of any given community. Housing within the village is provided by the private sector.

The housing typologies are mainly determined by several factors namely; availability and cost of building materials and demand patterns. Row houses and dukawallas are the main housing typologies in the village. These typologies vary from permanent to semi-permanent. The plate below depicts some of the housing typologies.

Plate 14: Housing Typologies



Source: Field Survey, 2023

The permanent structures are made of stone walls and iron sheets roofing while the semi-permanent ones are build of timber or iron sheets walls and iron sheets roofing. Majority of these structtures are dilapidated as seen from the ugly walls, broken widows and oxidized roofs.

3.6.3 Emerging Issues

- Insecurity of land tenure as the residents of the village are squatters.
- Lack of land use framework to guide land development resulting to haphazard developments
- Availability of land for urban development
- Urban decay and poor aesthetics

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

Table 16: Emerging Issues – Land and Housing

Element	Potential/Opportunities	Constraints
Land	○ Available land for future developments ○ Organized institutional structure for land management	○ Insecurity of land tenure hindering the construction of major developments ○ Encroachment on the wetland – used as a farming and settlement space ○ Irregular plot shapes constraining proper plan designs. ○ Too narrow plots to the extent of compromising on any developability ○ Unequal plot sizes where some squatters have relatively larger plot sizes while others have very small undevelopable plots
Land use	○ Availability of land for urban development ○ Commendable mix of land uses – availability of public amenities	○ Haphazard developments due to lack of a land use framework to guide developments ○ Encroachment of Iruri Secondary School land by squatters
Housing	○ Stable geology and soils for urban development ○ Availability of construction materials	○ Dilapidated structures ○ Urban decay and poor aesthetics ○ Degrading living conditions

3.7 Synthesis

Iruri village has various planning and development challenges and at the same time opportunities which if well utilized could transform the market into a decent sustainable human settlement. The challenges faced in the village include; insecurity of land tenure, poor waste management systems, narrow roads/poor road condition, urban decay, informality and poor storm water drainage channels. The opportunities include; strategic location and land availability for urban development – undeveloped land parcels.

3.7.1 Challenges

○ **Insecurity of land tenure**

The occupiers of the land parcels within the market and the village are squatters and have no valid ownership documents (leasehold certificates and title deeds respectively) for the parcels they occupy. This situation makes them lose significant opportunities like access to credit facilities from financial institutions which require collateral. In addition, the insecurity of tenure hinders the occupants from making major investments on the land. However, since the LP&LUDP for Iruri Village is expected to provide a guideline for the provision of land tenure security, the subsequent cadastral survey and regularization exercises will help to actualize tenure security.

○ **Poor waste management**

Proper waste management is crucial in every human settlement. The village lacks a coordinated waste management system. There is no designated site for waste collection/disposal and the residents have resulted to dumping/burning solid waste within their premises while others throw it at the undeveloped parcels or along the roads. In addition, the village lacks an operational sewerage system. This has led to improper refuse water disposal as the residents throw grey water on the ground while human waste is disposed of into pit latrines constructed within the residential units.

○ **Poor Road Condition**

The main road, Mweiga – Chaka – Karandi Road (C503) is tarmacked, wide enough and in good condition. The rest of the access roads are either of murram or earth surface. The earth roads are dry weather roads and are impassable during the rainy season. This affects the accessibility to various activity spaces. Grading of the roads will improve interconnectivity of the different village functions. In addition, the roads lack storm water drainage channels and are too narrow for vehicular access as they have been encroached by farm fences and vegetation.

○ **Urban decay**

Some of the structures within the village are dilapidated and in bad state. This phenomenon could be attributed to the poor maintenance of the structures in the market as they are characterized by ugly walls, broken windows and oxidized roofs. This calls for the need of urban renewal for some sections of the market.

- **Informality**

Informal businesses mainly those selling groceries, food and essential household items have found their way into the market. These businesses are housed in temporary structures, mainly kiosks along the road reserves or building pavements. Though they fill a niche in the market, the informal businesses bring about issues of space contestation with the formal businesses housed in permanent structures and paying permits to the County Government. In addition, these businesses encroach on the road reserves obstructing pedestrian movement.

- **Poor drainage**

The roads within the village lack proper drainage channels despite the high rainfall amounts experienced in the area. Surface runoff just follows the existing natural drains, and in areas where they don't exist, it finds its route within the market. With low levels of impervious layers, much of the runoff infiltrates in the ground; thus with increased developments, there will be increase in impervious layer, less runoff infiltration hence more water pools. This necessitates the needs for the development of proper drainage channels and harvesting of the runoff water for agricultural activities.

- **Lack of basic social facilities**

The village is served by a number of social facilities like schools, health centre, religious and administrative facilities. It however lacks some basic facilities like recreational areas, social hall and public toilets. These facilities are crucial for the sustainability of the market, thus need to be provided.

3.7.2 Opportunities

Despite the many planning and development challenges in the market, the area has several opportunities which if tapped can transform it into a decent settlement.

- Strategic location: The village is located along the Mweiga – Chaka – Karandi Road (C503) which connects to Chaka – Sagana Road.
- Favorable climatic conditions for agricultural activities
- Favorable topography for development
- Adequate security due to the presence of the chief's office
- Being an administrative centre, the market attracts a number of people in search of services
- Land availability for future expansion and location of basic facilities as some of the land parcels are undeveloped

PART III: DEVELOPMENT PROPOSALS

CHAPTER FOUR PLAN PROPOSALS

4.1 Overview

This chapter presents the settlement's proposed spatial structure, which outlines how the available space will be utilized for optimal and sustainable land utilization. The plan will help in the attainment of social, economic, physical and environmental goals. The proposal formulation and their location within the market was undertaken in close collaboration with the stakeholders to ensure the stakeholders' ownership of the proposals. The proposed LP&LUDP comprises of a proper mix of land uses that are expected to constrain urban developments within the village boundaries hence controlling their sprawl into the agricultural farms.

4.2 Structuring Elements

These constitute both the natural and man-made features that influence the spatial form and development patterns. The structuring elements that informed the plan proposals are: the delineated boundary, the existing developments, claimed parcel boundaries, stakeholders concerns and the identified gaps identified during the situational analysis.

- **Delineated village boundary**

The village boundaries as contained in the existing Registry Index Maps have been adhered to during the proposal formulation. Actual picking of the village perimeter boundary was undertaken to address the deviations of the RIMs with the ground status. All the plan proposals have been confined within the village boundary.

- **Existing developments**

Iruri village has been developed without a spatial framework to guide its developments. This has resulted to numerous encroachments on the road reserves and very narrow footpaths as the roads of access to individual plots. The conferment of land tenure security requires the provision of access roads to every land parcel in question. However, to avoid and/or minimize disruptions, the existing developments have been retained and any proposal on road re-alignment or expansion from the current foot paths has been undertaken in the sections without structures. In addition, the majority of the existing land uses for the developments have also been adhered to, in the proposed plan.

- **Claimed parcel boundaries**

The claimed plot boundaries were picked during the topographical survey and base map preparation with the assistance of members of the SEC and project beneficiaries. The claimed plot boundaries greatly informed the village's spatial structure.

- **Stakeholders' concerns**

During the various stakeholders' consultative forums, all the concerns raised by the stakeholders were well documented. These concerns include: need for tenure security; provision of basic social services and amenities like an additional and bigger cemetery, social hall, police post and space allocation for religious facilities; enhancement of the village's economic vibrancy through the provision of a modern market and improvement of the general infrastructural facilities through provision of a matatu stage and space

allocation for the storage of water tanks. This planning exercise and subsequent cadastral survey and titling process is meant to regularize tenure within the village. Some of these proposals have also informed the plan proposals formulation and form part of the proposed land uses for the village.

- **Identified needs/gaps**

During the situational analysis phase, some facilities critical for the sustainability of the village were identified to be missing. These facilities include; a modern market, a bigger cemetery, industrial park, community water storage tanks. They form some of the plan proposals.

The table below outlines how the stakeholders' concerns and village needs have been met.

Table 17: Addressing Stakeholder's Concerns/Village Needs

No.	Stakeholders' Concerns/Market Needs	Remarks
1.	Tenure security	This planning exercise and subsequent cadastral survey and titling process is meant to regularize tenure within the informal settlement
2.	Space allocation for an additional and bigger cemetery	An additional cemetery (6 ₃) has been provided measuring about 0.48 Ha. During the participatory planning exercise, the public health and environmental officer confirmed the viability of the cemetery location.
3.	Provision of social hall	A social hall among other community facilities is proposed to be contained in the proposed community centre (4 ₈)
4.	Provision of a police post	A police post is proposed to be contained within the proposed administration offices (4 ₇)
5.	Space allocation for various religious facilities	During the participatory planning exercise, several church representatives requested for space allocation for their denominations. These are; Catholic Church, SDA, Deliverance Church, Alter of Bethel and PEFA Church. However, there was no available space thus during the draft plan presentation meeting, they were advised to look for alternative space outside the village
6.	Provision of a matatu stage	The projected traffic generation is too little to warrant a matatu stage. A bus stop would efficiently serve the village. However, a parking space (7 ₂) has been provided
7.	Space allocation for water tanks	A proposal to have a quarter an acre (0.045 Ha) from the chief's camps was agreed on. Alternatively, MAWASCO can utilize the administration area for their water tanks without having the land out.
8.	Construction of a modern market	This should be done within the allocated space (proposed market - 5 ₅)

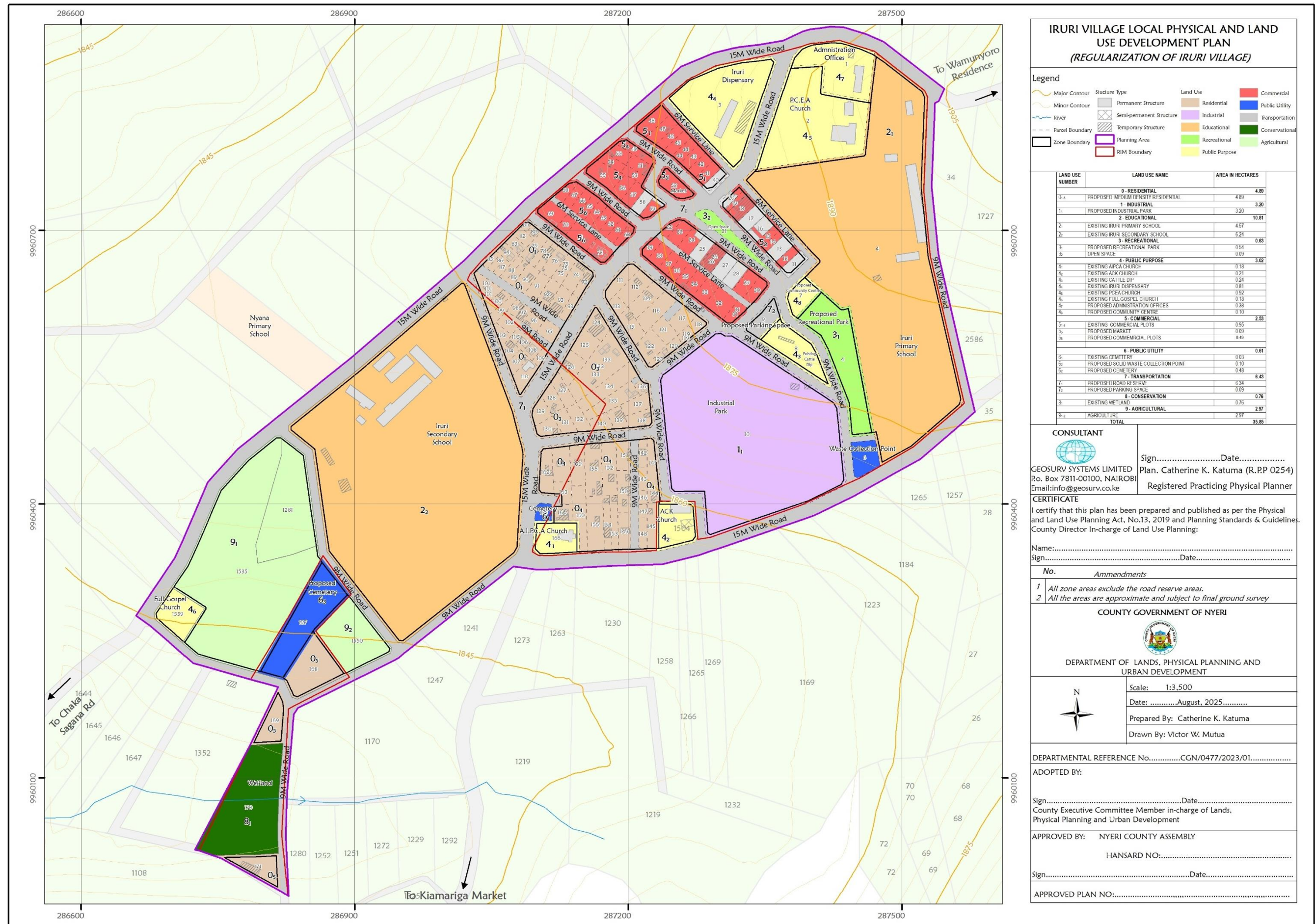
No.	Stakeholders' Concerns/Market Needs	Remarks
9.	An industrial park – the stakeholders proposed conversion of the coffee factory to a coffee industry	An industrial park (1 ₁) measuring about 3.20 Ha has been provided to serve as an agglomeration of all industrial activities within the village
10.	Provision of public toilets/sanitation block	Public toilets will be provided alongside the proposed modern market and managed within the conclave of the market operations.

4.3 Proposed Land Use Zones

The plan covers an approximate area of **35.85 Ha**. It comprises of the main commercial node, the residential area and various residential support facilities (educational, recreational, public purpose/utility) located within the village boundaries. The presence of educational facilities (Iruri primary and secondary schools) within the village makes educational land use be the most dominant at 30.2 % which is equivalent to 10.81 Ha of the village land. Recreational and public utility land uses account for the least percentage at 1.7% each. The table below shows the proposed land use budget while the map overleaf shows the spatial distribution of the land uses.

Table 18: Proposed Land Use Budget

Code	Land Use	Area (Ha)	Percentage
0	Residential	4.89	13.6
1	Industrial	3.20	8.9
2	Educational	10.81	30.2
3	Recreational	0.63	1.8
4	Public Purpose	3.02	8.4
5	Commercial	2.53	7.1
6	Public Utility	0.61	1.7
7	Transportation	6.43	17.9
8	Conservation	0.76	2.1
9	Agricultural	2.97	8.3
Total		35.85	100.0



4.2.1 Proposed Residential Land Use Zones

This land use covers an approximate area of 4.89 Ha accounting for 13.6% of the total village area. It comprises of the proposed medium density residential zones (O₁₋₅).

4.2.2 Proposed Industrial Land Use Zones

This land use comprises of the proposed industrial park. It covers an approximate area of 3.20 Ha which is equivalent to 8.9% of the village area. The industrial park is located south East of the village forming its boundary. It is intended to enhance the economic vibrancy of the village, offer job opportunities to the area youth and act as a ready market for the agricultural produce.

4.2.3 Educational Land Use Zones

This land use consists of the existing Iruri Primary and Secondary Schools. It covers an approximate area of 10.81 Ha accounting for about 30.2% of the village area. The table below outlines the educational land use zones.

Table 19: Educational Land Use Zones

Land Use No.	Land Use Name	Area (Ha)
2 ₁	Existing Iruri Primary School	4.57
2 ₂	Existing Iruri Secondary School	6.24
Total		10.81

4.2.4 Proposed Recreational Land Use Zones

This land use covers an approximate area of 0.63 Ha which constitutes 1.8% of the village area. It comprises of the proposed recreational park (0.54 Ha) and open space (0.09 Ha). These recreational facilities will act as a breather for the village and play/relaxation area for the residents.

4.2.5 Proposed Public Purpose Land Use Zones

This land use covers an approximate area of 3.02 Ha which is equivalent to 8.4% of the total land area. It comprises of the existing religious facilities and proposed administration and social hall as outlined in the table below:

Table 20: Proposed Public Purpose Land Use Zones

Land Use No.	Land Use Name	Area (Ha)
4 ₁	Existing AIPCA Church	0.18
4 ₂	Existing ACK Church	0.21
4 ₃	Existing Cattle Dip	0.24
4 ₄	Existing Iruri Dispensary	0.81
4 ₅	Existing PCEA Church	0.92
4 ₆	Proposed Full Gospel Church	0.18
4 ₇	Proposed Administration Offices	0.38
4 ₈	Proposed Community Centre	0.10
Total		3.02

4.2.6 Proposed Commercial Land Use Zones

This land use covers an approximate area of 2.53 Ha accounting for 7.1 % of the total land area. It comprises of existing and proposed commercial land use zones as outlined in the table below.

Table 21: Proposed Commercial Land Use Zones

Land Use No.	Land Use Name	Area (Ha)
5 ₁₋₄	Existing Commercial Plots	0.95
5 ₅	Proposed Market	0.09
5 ₆	Proposed Commercial Plots	0.49
Total		2.53

The additional commercial plots within zone 5₆ are expected to enhance the commercial vibrancy of the centre and offer adequate shopping facilities for the projected population.

4.2.7 Proposed Public Utility Land Use Zones

This land use covers an approximate area of 0.61 Ha which is equivalent to 1.7% of the total area. It comprises of the existing cemetery and proposed solid waste collection point and cemetery.

Table 22: Proposed Public Utility Land Use Zones

Land Use No.	Land Use Name	Area (Ha)
6 ₁	Existing Cemetery	0.03
6 ₂	Proposed Solid Waste Collection Point	0.10
6 ₃	Proposed Cemetery	0.48
Total		0.61

4.2.8 Proposed Transportation Land Use

This land use covers an approximate area of 6.43 Ha accounting for about 17.9 % of the total land area. It comprises of the proposed road reserve and parking space. The road network constitutes a network of 9m and 15m access roads as well as 6m service lanes within the commercial plots.

4.2.9 Conservation Land Use

This land use comprises of the swampy area located at the southern part of the village. It covers an approximate of 0.76Ha which constitutes about 2.1% of the village land.

4.2.10 Agricultural Land Use

This land use covers an approximate area of 2.97 Ha accounting for about 8.3% of the village land. It comprises of the agricultural/farming blocks to the West of the village.

4.3 Development Guidelines

Development guidelines and regulations 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 will bring order, harmony and compatibility of the land uses. It shall be mandatory that all the new developments carried out within the market centre will have to conform to this set out guidelines.

4.3.1 Residential Land Use Development Guidelines

The plan has proposed medium density residential areas. The residential land use development guidelines as outlined in the Physical Planning Handbook, 2008 are recommended for adoption. Thus, the recommended development guidelines for the residential land use are outlined in the table below:

Table 23: Residential Land Use Development Guidelines

Zone No.	Density	Standard plot size (Ha)	Plot Coverage	Plot Ratio	Housing Typology
O ₁₋₅	Medium density	0.10	50%	2	Apartments and town houses

Source: Physical Planning Handbook, 2008

4.3.2 Industrial Land use development Guidelines

The recommended development guidelines for the industrial land use are outlined in the table below:

Table 24: Industrial Land Use Development Guidelines

Zone No.	Land Use Name	Actual plot size (Ha)	Plot coverage	Plot ratio	No. of floors	Building line (m)	Set Back (m)	
							S	R
I ₁	Proposed Industrial Park	3.20	25%	0.6	1	4	1.5	1.5

4.3.3 Educational Land Use Development Guidelines

The recommended development guidelines for educational land use are outlined in the table below:

Table 25: Educational Land Use Development Guidelines

Zone No.	Land Use Name	Rec. Plot Size (Ha)	Actual plot size (Ha)	Plot coverage	Plot ratio	No. of floors	Building line (m)	Set Back (m)	
								S	R
2 ₂	Existing Iruri Primary School	3.25	4.57	25%	2	2	4 / 2	1.5	1.5
2 ₃	Existing Iruri Secondary School	4.5	6.24	25%	2	2	4/2	1.5	1.5

4.3.4 Recreational, Public Purpose and Commercial Land Use Development Guidelines

Table 26: Land Use Development Guidelines

Zone No.	Description		Development Control Measures								Permitted Development
	Land Use Name	Actual Plot Size (Ha)	Rec. minimum plot size (Ha)	Plot coverage	Plot ratio	No. of floors	Building line (m)	Set Back (m)			
								S	R		
Recreational land use											
3 ₁	Proposed recreational park and open space	0.54 0.09	-	-	-	-	-	-	-	-	○ Landscaping activities ○ Sanitation blocks ○ Outdoor sporting facilities ○ Common water points and lights ○ Litter bins
Public Purpose											
4 _{1,2, 5-6}	Existing Churches	0.18 – 0.92	0.1	25%	0.6	2	2	1.5	1.5	The permitted buildings within these zones will be in line with religious function; a sanctuary, meeting rooms (Sunday school and bible study), choir rooms, parking lots and rest rooms. These zones are recommended for the construction of high-rise structures to utilize the vertical space, cater for the inadequacies in land size and leave part of the horizontal space for greening activities.	
4 ₄	Existing Iruri dispensary	0.81	-	25%	0.6	2	2	1.5	1.5	The permitted developments within this zone will be in line with the dispensary activities; health facility, sanitation block, landscaping area, parking space, staff quarters etc.	

Zone No.	Description		Development Control Measures							Permitted Development
	Land Use Name	Actual Plot Size (Ha)	Rec. minimum plot size (Ha)	Plot coverage	Plot ratio	No. of floors	Building line (m)	Set Back (m)		
								S	R	
4 ₇	Proposed administration offices	0.38	-	50%	0.6	1	2	1.5	1.5	The permitted buildings within this zone will be in line with administration functions; chief's office, police post, county administration offices etc.
4 ₈	Proposed community centre	0.10	-	50%	0.6	3	2	1.5	1.5	The permitted buildings within this zone will be in line with community development activities; social hall, resource centre etc.
Commercial Land Use										
5 ₁₋₄	Existing Commercial plots	0.95	0.05	75%	4	4	2	1.5	1.5	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
5 ₅	Proposed market	0.09	-	75%	2	2	2	1.5	1.5	Market stalls and the requisite support infrastructure: ○ Waste management ○ Public toiles ○ Water points
5 ₆	Proposed commercial plots	0.49 ;	0.05	75%	4	4	2	1.5	1.5	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.

4.4 Sector Plans / Development Strategies

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, the strategy objective, improvement strategies, time frame and the actors to be involved in the implementation process. The sectors that required formulation of development strategies include; environment, transport, housing and economy. In this light, the following development strategies were developed;

- Environmental protection strategies
- Transportation improvement strategies
- Housing development efficiency strategies
- Economic improvement strategies
- Disaster management/preparedness strategies

The various development strategies are outlined below:

4.4.1 Environmental Protection Strategies

The issues focused on in the formulation of the environmental protection strategies included; storm water drainage, loss of vegetation cover, pollution of underground water and waste management systems. The strategies developed are outlined in table 27 below;

Table 27: Environmental Protection Strategies

Problem	Objective	Mitigation/ Strategies	Duration	Actors
Poor storm water drainage	Installation of an efficient/ effective storm water drainage system	○ Construction of storm water drainage channels fitted with silt traps along all access roads	Short term	-State department of Transport, infrastructure, public works
		○ Encouraging rain water harvesting through installation of gutters to reduce surface runoff during the rain seasons	Continuous	-County department of Roads and Infrastructure -KERRA -MAWASCO
Loss of vegetation	Enhance vegetation cover in the village	○ Establishment of nurseries and planting of appropriate vegetation ○ Encourage green fencing/green infrastructure	Continuous	-County Department of Environment, water and climate change -NGOs, CBOs, FBOs -Local community

Problem	Objective	Mitigation/ Strategies	Duration	Actors
		- Encourage use of alternative fuel especially for cooking - Landscaping of the main roads		
Pollution of underground water	Mitigate underground water pollution	Construction of water tight concrete septic tanks to hold water for a minimum of 19 hour to 3 days to allow anaerobic decomposition	Continuous	-County Environment, water and climate change -Plot owners
		Discourage use of pit latrines and build aqua privy or pour flush latrines drained by septic tanks for people with no water closet.	Short term and continuous	
Poor solid waste management	Implement an efficient solid waste management system	Provision of appropriate designated waste collection centers / points	Short term	LPPUD
		Implement a functional/effective waste collection schedule	Short term	-County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
		Promote waste sorting through provision of waste collection bins colored green, blue and brown for compostable, recyclable and non-biodegradable	Continuous	
		Public sensitization on non-littering of the village	Continuous	
		Promote waste reuse, recycling and reduction	Continuous	

Problem	Objective	Mitigation/ Strategies	Duration	Actors
		Enact and enforce county bylaws on solid waste management.	Short term	
Inappropriate tree species (eucalyptus)	Mitigate against the effects of eucalyptus trees on water levels	- Sensitize the community on the negative effects eucalyptus trees have on the water levels and visibility on the roads - Facilitate the removal of eucalyptus trees - Provide appropriate tree seedlings to the residents - Enforce regulations restricting the planting of trees within the recommended distance of 5m from the roads	Short term and continuous	County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
Climate change	Combat the negative effects of climate change	- Sensitize the community on the contributors of climate change - Adoption of renewable energy sources - Ensuring proper waste disposal mechanisms	Short term and continuous	County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
		- Sensitize the community on alternative building materials - Adoption of alternative building materials	Continuous	County Department of Roads, Infrastructure and public works NGOs, CBOs, FBOs
		Installation of proper drainage channels for surface run-off, rain water harvesting programs and urban forestry to increase water infiltration	Short term	Local community

4.4.2 Transportation Improvement Strategies

An efficient transportation system is critical for improved productivity and enhanced economic growth as goods and services require to be moved from one place to another,

at the right time and in good quality. In this regard, strategies have been formulated to improve on the efficiency of the transport system so as to realize the accruing benefits. These strategies focus on; accessibility, road conditions and non-motorized transportation as outlined in table 28 below;

Table 28: Transportation Improvement Strategies

Problem	Objective	Mitigation/ Strategies	Duration	Actors
Inaccessibility	Improve access within the village	○ Open up all planned new roads that provide access to every land parcel	Short term	-County department of Roads, Infrastructure and Public Works -LPPUD -NGOs, CBOs, FBOs -PPP
		○ Provision of 6m service lanes for the commercial zones	Short term	
		○ Upgrading all access roads to motorable condition	Short term	
		○ Provision of pedestrian walkways along all the roads within the village	Short term	
		○ Installation of street lights and street furniture along the access roads	Short term	
Poor road conditions	Improve the road conditions	○ Upgrade all access roads to motorable conditions	Short term	-County department of Roads, Infrastructure and Public Works
		○ Constant road maintenance and repairs	Continuous	
Lack of NMT transportation facilities	Create an inclusive integrated transportation system for the village	○ Provision of pedestrian walkways/lanes	Short term	-County department of Roads, Infrastructure and Public Works -LPPUD -NGOs, CBOs, FBOs -PPP
		○ Provision of bollards to prevent vehicular obstruction of the walkways	Short term	
		○ Provision of street furniture i.e. street light & waste bins along the walkways	Short term	

4.4.3 Housing Development Efficiency Strategies

The residential function of the village makes up about 16.7% of the total area (0_{1.5}). It is one of the market's most critical roles since all its inhabitants require safe and conducive

environments to live in. Though the plan has also 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. In respect to this, strategies have been formulated to address the problems observed in housing provision so as to enhance its efficiency. These problems included; informality in housing provision, degraded living condition, urban decay and inadequate social (residential support) facilities. The strategies formulated are outlined in table 29 below.

Table 29: Housing Development Efficiency Strategies

Problem	Objective	Mitigation/ Strategies	Duration	Actors
Un-even building alignments in relation to the road.	Promote urban form, design and aesthetics	○ Observe 4m and 2m building lines for the 15m and 9m roads respectively and 1.5m for the 6m service lanes	Short term	LPPUD Plot owners
		○ Provision of 6m service lanes at the commercial zones.	Short term	
		○ Provision of setback lines of 1.5m on the sides and at the rear on all residential zones	Short term	
Urban informality	Minimize informality	○ Provide a spatial framework to guide housing development in the village	Short term	LHPPUD
	Provide adequate social amenities	○ Provision of a recreational park within the village.	Short term	LHPPUD
	Promote secure neighborhoods	○ Installation of street lights within the village	Short term	County Department of Roads, Infrastructure and public works
Inadequate Infrastructural Facilities	Provide infrastructural facilities	○ Provision of basic infrastructural services within the village such as sewerage system, roads, water etc.	Short and medium term	County Department of Roads, Infrastructure and public works

Problem	Objective	Mitigation/ Strategies	Duration	Actors
Insecurity of land tenure	Ensure security of land tenure	○ Cadastral survey and issuance of lease certificates ○ Developing a Land Information System	Immediate	Ministry of Lands and Physical Planning LHPPUD
Degraded living condition	Promote livable environment	○ Ensure land tenure security through surveying and regularization exercises	Immediate	Ministry of Lands and Physical Planning LHPPUD
		○ Train the local community on appropriate building technologies	Continuous	County Department of Roads, Infrastructure and public works CBOs, FBOs, NGOs

4.4.4 Economic Activities Improvement Strategies

To enhance on the village's economy, various issues were considered namely: adequate provision of commercial land use zones, provision of support infrastructure in the market and enhancing the market's economic vibrancy. Based on the identified issues, various economic activities improvement strategies were formulated as outlined in table 30 below;

Table 30: Economic Improvement Strategies

Problem	Affected areas	Objective	Mitigation / strategies	Duration	Actors
Inadequate designated space for business activities	Commercial zone	○ Promote commercial business activities	○ Provision of additional commercial zones as indicated in the plan ○ Provision of infrastructural services	Short term	LHPPUD
Inadequate economic support facilities for designated market	Market	○ Enhance economic support facilities within designated market	○ Provision of sheds and furniture to enhance comfort ability of entrepreneurs	Short term	-County Trade, Tourism and Cooperative Development

Problem	Affected areas	Objective	Mitigation / strategies	Duration	Actors
		○ Ensure high standards of hygiene	Provision of waste collection bins and routine cleaning	Short term	-County Public service and solid waste management
Underutilized cattle dip	Cattle dip	Ensure proper utilization of the facility	○ Encourage livestock rearing within the agricultural hinterland ○ Regularly train the farmers on smart livestock keeping technologies	Short term Continuous	County Department of Agriculture
Stagnant economic activities	Market	Enhance the economic vibrancy of the centre	Promote diversification of economic activities	Continuous	County Department of Trade, Tourism and Cooperative Development

4.4.5 Disaster Management/Preparedness Strategies

The growing population within the village, negative effects of climate change, failure to conserve the wetland and riparian reserve could bring forth disasters that need to be mitigated upon. Based on the identified issues, various disaster management/preparedness strategies were formulated as outlined in table 31 overleaf:

Table 31: Disaster Management/Preparedness Strategies

Problem	Affected Area	Objective	Mitigation/ Strategies	Duration	Actors
Inadequate capacity and equipment to operationalize Nyeri fire brigade	Entire County	To manage fire risk disasters	○ Capacity building ○ Equipment provision ○ Personnel recruitment and training	Short-term	County Department of Roads, Infrastructure and public works Development partners
Lack of fire sub-stations	Sub-county	To manage fire risk disasters	Establishment of fully equipped and functional fire sub- stations	Medium term	County Department of Roads, Infrastructure and public works Development partners
Occurrence of flash floods	Village	To reduce the effects of the flash floods	○ Construction of adequate storm water drainage channels ○ Constant maintenance of the storm water drainage channels ○ Digging of terraces ○ Sensitizing the residents to plant appropriate trees/grass to enhance water infiltration	Short term & continuous	County Department of Roads, Infrastructure and public works County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
Inadequate public awareness on disaster and risk management	Village	To enhance preparedness	Roll out programmes for training and sensitization of residents on disaster and risk management	Short-medium-long term	County Environment, water and climate change -NGOs, CBOs, FBOs

CHAPTER FIVE

IMPLEMENTATION FRAMEWORK

The County Government of Nyeri is mandated to oversee the implementation and enforcement of the development guidelines. The plan provides land use allocations, plot sizes, development guidelines for the various land use zones and improvement strategies for the identified sectors. This implementation framework is meant to guide the County Government in ensuring the plan is sustainably implemented to bring forth the desired future development scenario. This framework outlines the identified projects in a prioritized manner and the possible actors to be involved in their implementation as outlined in table 32 below:

NB: (Immediate: 1-2 years, short term: 3- 5 years, medium term: 6-10 years)

Table 32: Plan Implementation Framework

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
Physiography and natural environment	Adopt climate change mitigation strategies	Implement the recommended 10% tree cover				✓	Ministry of Environment and Forestry County department of Environment, water and climate change CBOs, FBOs, NGOs
		Sensitize the county departments / leadership and general public on the climate change and its mitigation measures				✓	
		Protect and appropriate landscape the proposed recreational park				✓	
		Promote the use of cabros for paving to enhance water infiltration		✓	✓		County department of roads and infrastructure CBOs, FBOs, NGOs, PPPs
		Sensitize farmers on food diversification				✓	County department of agriculture, livestock and fisheries CBOs, FBOs, NGOs
		Sensitize the public on the available data relating to early warning signs on floods or longer dry seasons				✓	Ministry of Environment and Forestry

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
							County department of Environment, water and climate change
	Combat the negative effects of climate change	○ Sensitize the community on the contributors of climate change ○ Adoption of renewable energy sources ○ Ensuring proper waste disposal mechanisms				✓	County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
		○ Sensitize the community on alternative building materials ○ Adoption of alternative building materials				✓	County Department of Roads, Infrastructure and public works NGOs, CBOs, FBOs
		○ Installation of proper drainage channels for surface run-off, rain water harvesting programs and urban forestry to increase water infiltration				✓	Local community
	Increase vegetation cover	○ Sensitize the farmers on tree planting ○ Provision of free tree seedlings ○ Establishment of nurseries and planting of appropriate vegetation ○ Encourage green fencing/green infrastructure ○ Encourage use of alternative fuel especially for cooking ○ Landscaping of the main roads				✓	Ministry of Environment and Forestry County department of Environment, water and climate change CBOs, FBOs, NGOs
	Mitigate underground water pollution	○ Construction of water tight concrete septic tanks to hold water for a minimum of 19 hour to 3 days to allow anaerobic decomposition				✓	County Environment, water and climate change -Plot owners

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
		Discourage use of pit latrines and build aqua privy or pour flush latrines drained by septic tanks for people with no water closet.				✓	
	Mitigate against the effects of eucalyptus trees on water levels	- Sensitize the community on the negative effects eucalyptus trees have on the water levels and visibility on the roads - Facilitate the removal of eucalyptus trees - Provide appropriate tree seedlings to the residents - Enforce regulations restricting the planting of trees within the recommended distance of 5m from the roads		✓		✓	County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
	Conservation of the wetland and riparian reserve	- Sensitize the community on the functions of the wetland and riparian reserve to the environment - Sensitize the community on the harmful activities on the wetland - Inform the community on the best conservation practices for the wetland and riparian reserve - Planting of appropriate vegetation along the riparian reserve and the wetland		✓		✓	County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
	To manage fire risk disasters	- Capacity building - Equipment provision - Personnel recruitment and training		✓		✓	County Department of Roads, Infrastructure and public works Development partners
	To manage fire risk disasters	Establishment of fully equipped and functional fire sub- stations		✓		✓	County Department of Roads, Infrastructure and public works

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
							Development partners
	To reduce the effects of the flash floods	- Construction of adequate storm water drainage channels - Constant maintenance of the storm water drainage channels - Digging of terraces - Sensitizing the residents to plant appropriate trees/grass to enhance water infiltration		✓		✓	County Department of Roads, Infrastructure and public works County Environment, water and climate change -NGOs, CBOs, FBOs - Local Community
	To enhance preparedness	Roll out programmes for training and sensitization of residents on disaster and risk management		✓		✓	County Environment, water and climate change -NGOs, CBOs, FBOs
Economic activities	Promote economic growth in the village	Trade and commerce	✓				County department of Trade, Tourism and Cooperative Development Market traders
		- Construct better market sheds for the traders - Form a local business SACCO - Establish a market day					
		Agriculture Carry out periodic agricultural trainings (smart farming, apiculture, agribusiness, apiculture)				✓	County department of Agriculture, livestock and fisheries CBOs, FBOs, NGOs PPPs
		Deploy agricultural extension officers to serve Iruri village		✓			
		Formation of cooperatives and strengthening of the existing ones	✓			✓	
		Provide subsidies on farm inputs				✓	
		Industry – establishment of the industrial park Demarcation, surveying and fencing	✓				LPPUD

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
		Construction and equipping of the industrial facilities		✓			County Trade, Tourism and Cooperative Development CBOs, FBOs, NGOs, PPPs
		Training on industrial skills				✓	
		Grant waivers on industrial establishments				✓	County Finance and Accounting
	Promote commercial business activities	- Provision of additional commercial zones as indicated in the plan - Provision of infrastructural services				✓	LPPUD
	Enhance economic support facilities within designated markets	Provision of sheds and furniture to enhance comfort ability of entrepreneurs				✓	County Trade, Tourism and Cooperative Development
	Ensure high standards of hygiene	Provision of waste collection bins and routine cleaning				✓	County Public service and solid waste management
	Enhance the economic vibrancy of the centre	Promote diversification of economic activities				✓	County Department of Trade, Tourism and Cooperative Development
	Infrastructure	Expansion of the access roads to at least 9m wide	✓				State departments Transport, infrastructure, public works County department of Roads and Infrastructure
		Upgrade the earth roads into motorable all-weather roads – murrum and tarmac			✓		
		Conduct regular road maintenance				✓	

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
		Integrate NMT facilities within the proposed road network – pedestrian walkways and cyclist lanes			✓		KERRA LPPUD
		Installation of street lights and street furniture along the access roads			✓		
		Open up all planned new roads that provide access to every land parcel			✓		
		Provision of 6m service lanes for the commercial zones		✓			
	Create an inclusive integrated transportation system for the village	Provision of a parking facility (7 ₂)			✓		County department of Roads, Infrastructure and Public Works -LPPUD -NGOs, CBOs, FBOs -PPP
		- Demarcation, surveying and fencing - Provision of support facilities like sanitation blocks - Construction of the parking spaces					
		Provision of pedestrian walkways/lanes			✓		
		Provision of bollards to prevent vehicular obstruction of the walkways			✓		
		Provision of street furniture i.e. street light & waste bins along the walkways			✓		
	Ensure efficient storm water drainage	Incorporate natural storm water drainage in road design and construction		✓			County department of roads, infrastructure and public works County department of Environment, water and climate change CBOs PPPs
		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		✓			

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
		Ensure a balance between built and natural environment to ensure maximum surface water infiltration				✓	
	Increase access to piped water	Rehabilitation of the water reticulation system		✓			MAWASCO County department of Environment, water and climate change NGOs, CBOs, FBOs, PPP
		Construction of water kiosks to retail water to the properties not connected to piped water		✓			
	Promote rain water harvesting	Sensitize the public on rainwater harvesting and water recycling technologies				✓	County department of Environment, water and climate change MAWASCO NGOs, CBOs, FBOs PPP
		Provide the residents with water harvesting equipment			✓		
	Increase water supply	Initiate water harvesting programs	✓				
		Promote water recycling				✓	
		Introduce water storage tanks	✓				
	Ensure proper solid waste management	Designate a solid waste collection site	✓				County department of public service and solid waste management NGOs, CBOs, FBOs LHPPUD
		Sensate the public or proper waste disposal mechanisms				✓	
		Create awareness on the 4R waste management mechanisms				✓	
		Implement a functional/effective waste collection schedule				✓	
		Promote waste sorting through provision of waste collection bins colored green, blue and brown for compostable, recyclable and non-biodegradable				✓	
		Promote waste reuse, recycling and reduction				✓	

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
		Enact and enforce county bylaws on solid waste management.				✓	
	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.			✓		County Environment, water and climate change Plot owners
		Construction of water tight concrete septic tanks to hold water for a minimum of 19 hours to 3 days to allow anaerobic decomposition			✓		
	Promote use of green energy	Sensitize the public alternative sources of clean energy i.e., biogas from agricultural organic waste for cooking energy				✓	County Department of Environment, water and climate change CBOs, NGOs, FBOs PPP
		Empower the community in the acquisition of energy saving equipment		✓			
		Promote solar installation as an alternative to electricity			✓		
	Establishment of the recreational park	Demarcation, surveying and fencing	✓				County Department of Environment, water and climate change County Roads, Infrastructure and public works CBOs, NGOs, FBOs, PPP
		Provision of support facilities like sanitation blocks		✓			
		Provision of outdoor sporting facilities, litter bins, landscaping, common water points and lighting		✓			
	Establishment of the administration offices	Demarcation, surveying and fencing	✓				LPPUD Ministry of Interior and Co-ordination of National Government
		Construction and equipping of the facilities		✓			
	Establishment of the	Demarcation, surveying and fencing	✓				LPPUD
		Construction and equipping of the facilities		✓			

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
	community centre						County Gender, Youth and Social services
Land and Housing	Ensure land tenure security	Cadastral survey and beaconing of the land parcels	✓				Ministry of Lands and Physical Planning LPPUD NLC Consultant
		Preparation of survey plans and follow up at the Director of Surveys	✓				
		Preparation of RIMs for registration of titles	✓				
	Ensure a livable environment	Promote alternative building technologies				✓	Ministry of Lands and Physical Planning LPPUD CBOs, FBOs, NGOs
		Train the local on appropriate building technologies				✓	
		Carry on demonstrations on better building technologies				✓	
	Promote urban form, design and aesthetics	Observe 2m building lines for the 9m roads and 1.5m for the 6m service lanes				✓	LPPUD Plot owners
		Provision of 6m service lanes at the commercial zones.				✓	
	Minimize informality	Provide a spatial framework to guide housing development in the village.				✓	LPPUD
	Provide adequate social amenities	Provision of a recreational park within the village.				✓	LPPUD
	Promote secure habitat	Installation of street lights within the village				✓	County Department of Roads, Infrastructure and public works
	Provide infrastructural facilities	Provision of basic infrastructural services within the village such as sewerage system, roads, water etc.				✓	County Department of Roads, Infrastructure and public works

REFERENCES

- County Government of Nyeri. (2023). Nyeri County Integrated Development Plan, 2023-2027. Nairobi: Government Printers.
- KNBS, (2019a). 2019 Kenya Population and Housing Census. Volume 1: Population by County and Sub-County. Nairobi: Government Printers.
- KNBS, (2019b). 2019 Kenya Population and Housing Census. Volume II: Distribution of Population by Administrative Units. Nairobi: Government Printers.
- Republic of Kenya. (2019). *Physical and Land Use Planning Act No.13 of 2019*. Nairobi: National Council for Law Reporting.
- Republic of Kenya. (2012). *County Government Act No. 17 of 2012*. Nairobi: National Council For Law Reporting.
- Republic of Kenya. (2012). *Land Act, No. 6 of 2012*. Nairobi: National Council for Law Report.
- Republic of Kenya. (2012). *Integrated National Transport Policy*. Nairobi: Government Printers
- Republic of Kenya. (2011). *Urban Areas and Cities Act No. 13 of 2011*. Nairobi: National Council For Law Reporting.
- Republic of Kenya. (2010). *Constitution of Kenya, 2010*. Nairobi: National Council for Law Reporting.
- Republic of Kenya. (2010.). *Land Control Act, Cap 302*. Nairobi: National Council for Law Reporting.
- Republic of Kenya. (2009). *National Land Policy: Sessional Paper No. 3*. Nairobi: Government Printers.
- Republic of Kenya. (2007). *Kenya Vision 2030: A globally Competitive and Prosperous Kenya*. Nairobi: Government Printers.

Republic of Kenya. (2005). *Poverty Reduction Strategy Paper*. Nairobi: Government Printers.

Republic of Kenya. (2004). *National Housing Policy*. Nairobi: Government Printer

Republic of Kenya. (2002). *Water Act*. Nairobi: National Council for Law Reporting.

Republic of Kenya. (1999). *Environmental Management and Coordination Act No.8 of 1999*. Nairobi: National Council for Law Reporting.

Republic of Kenya. (1997). *Survey Act CAP 299*. Nairobi: National Council for Law Reporting.

Republic of Kenya. (1996). *Physical Planners Registration Act, of 1996*. Nairobi: National Council For Law Reporting

Republic of Kenya. (1986). *Public Health Act, Cap 242*. Nairobi: National Council for Law Reporting.

Republic of Kenya. (1983). *Land Acquisition Act, Cap 295*. Nairobi: National Council for Law Reporting.

APPENDICES

Appendix 1: Notice of Intention to Plan – Standard Nation

The Standard, Thursday, August 3, 2023



1 noticed

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

21221

You can also scan this QR code



PUBLIC NOTICE

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

The owner Plot Title No Kiambaa/Kihara/3363 located at Gachie Kiambaa Sub County proposes to Change the User from Agricultural to Commercial (Shops) Cum Residential Multi-Dwelling Flats subject to Approval by Kiambu County. Individuals, Institutions, Organizations etc. with objections/ comments are requested to forward them in writing within 14 days of this notice to:

The CEC 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, Gitagi, 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

Notice is hereby given that the owner of plot No. **RUIRU EAST BLOCK 1 (GITHUNGURI) /6064** located in Ruiru Sub County Ruiru area has applied for permission to change the user from **AGRICULTURAL TO RESIDENTIAL MULTI-DWELLING (FLATS)** subject to approval by County Government of Kiambu. Individuals, Institutions, Members of the public etc. with objections or comments to the proposal should serve notice of such in writing within fourteen (14) days of this notice to:

CECM - 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

Nileta 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 11/86 Witethie Area, Kiambu County measuring about 0.0820372 of an acre and registered in the names of **Samuel Kiragu Mwaniki & Mary Wanjiru Nyambura**. The property is situated 2.2 kilometres off Superhighway at Witethie, neighboring an area locally known as Muslim Area. Access is through Estate road branching at the U turn up to Mwarabu Petrol Station, then branch left to reach Muslim Area where the property is situated. Erected on the land parcel is an incomplete residential apartment with possible 2 & 1 bedroom units. It was designed to carry several floors with multiple apartments.

CONDITIONS OF SALE

- All interested buyers are requested to view the property and verify details for themselves as these are not warranted by the auctioneer nor by the chargee or its advocates.
- Successful bidders must pay at least 25% of the price and pay the rest within 30 days from the date of sale.
- Sale is subject to a reserve price and the relevant land control board consent.

ALL ARE WELCOME!!!

PUBLIC NOTICE

THE PHYSICAL AND LAND USE PLANNING ACT, 2019
CHANGE OF USE

The owner of Plot No. **Ruiru/RUIRU EAST BLOCK 2/32753** located in Juja Sub County Matangi area proposes to change the use from **AGRICULTURAL TO RESIDENTIAL MULTI-DWELLING (Flats)** subject to approval by the County Government of Kiambu. Individuals, institutions and organizations with objections or comments to the proposal are requested to forward them in writing within fourteen (14) days of this notice to:-

CECM - LANDS, HOUSING AND PHYSICAL PLANNING
COUNTY GOVERNMENT OF KIAMBU
P.O. BOX 2344-00900
KIAMBU

PUBLIC NOTICE

THE PHYSICAL AND LAND USE PLANNING ACT, 2019
CHANGE OF USE

The owner of Plot No. **Ruiru/RUIRU EAST BLOCK 2/32752** located in Juja Sub County

Appendix 2: Notice of Intention to Plan – Taifa Leo

Watano wazuiliwa na DCI kwa madai ya kuhusika na visa vya ulaghai

NA JOSEPH NDUNDA

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

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

Alikuwa kortini Jumatu wakati wa kutajwa kwa kesi hiyo, alipomwona Bi Wambui ambaye alidaiwa kujiipatia Sh85,000 kutoka kwa mumewe akidai angeweza kusaidia aachiliwe.



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

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

HATUA | Ripoti hiyo yapendekeza idadi ya m wamekuwa wakifunzwa katika mfumo wa CB

Mapendekezo jopo kuleta a kwa wanafun

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

NA WANDERI KAMAU

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

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

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

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

“Tulibaini kuwa ku-



Rais William Ruto ampokea cy Macharia nakala ya ripoti Mageuzi ya Elimu, katika Ik PICHAIWILFRED NYANGARE

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

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

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

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

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 inanua kuandaa Mipango ya Kieneo ya Ustawishaji na Matumizi ya Ardhi ya Vijiji vya Kikoloni vya **Ichamara, Itundu, Ngorano, Ihwa, Iruri, Gitegi, Ruthagati na Warazo**.

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

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

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

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

Tarehe: 1 Agosti 2023

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

Appendix 3: Minutes of the community sensitization and Mobilization Workshop

MINUTES OF THE COMMUNITY SENSITIZATION AND MOBILIZATION WORKSHOP FOR THE PLANNING, SURVEY AND REGULARIZATION OF IRURI COLONIAL VILLAGE.

MEETING DATE: 20TH JULY 2023

MEETING VENUE: IRURI PRESBYTERIAN CHURCH OF EAST AFRICA CHURCH

INVITATIONS

Invitations to the meeting were made through the Governor's office, the Nyeri County Department of Lands, Physical Planning, Housing and Urbanization, the Sub – County Ward Administration Office and the Village Chief's Office. The participants concerned included: The County Chief Executive Committee member, County heads of department, county employees, consultants, local leaders, and the community committee, among others.

ATTENDEES

Diverse stakeholders representing different groups attended the session. The signed attendance list is attached as a copy to this report.

AGENDA:

1. Introduction and welcome
2. Project Goals and Objectives
3. Overview of the Physical Planning and Survey Process
4. National Lands Commission
5. Discussion on Community Involvement and Land Use
6. The Consultant Remarks
7. Plenary Session
8. Closing remarks.

1. Introduction And Welcome

The Chairperson to the Community Committee, Mr. Hiuhu Ngunu, called the meeting to order and welcomed Rev George Kanyi to commence the meeting with a prayer. He welcomed everybody and expressed his gratitude for coming to the community sensitization event. He presented Mr. Peter Wang'ond, the Sub-County Administrator, who gave an overview of the agenda of the meeting, noting that the main agenda was introducing the consultant to the Community. He remarked that the project was initially being undertaken by the Department of Lands, Physical Planning, Housing and Urbanization of the County Government of Nyeri, adding that handing over the project to the consultant aimed to quicken the submission of the project deliverables.

Mr. Wang'ond gave a brief history of the project and the milestones achieved such as forming a committee to represent the community and topographic detail picking of the area by the county department of survey, which would aid in the planning process. He further reflected that previous community public participation meetings were ridden with numerous conflicts and misunderstandings and resulted in the creation of a 16-member representative committee. He commented that the community should work in harmony with the consultant to ensure effective delivering of the project in time, articulating that the main goal of the project was to formalize land ownership in Iruri Colonial Village.

2. Project Goals and Objectives

The project's goals and objectives were presented by Ms. Effy Awour, the Mathira West/East Sub-Counties Physical Planner. This involved physical planning, survey, regularisation of land and issuance of ownership records of the market and colonial village of Iruri. According to her, planning and surveying of the area will support sustainable growth and improve living circumstances for locals.

She noted that some work had been done previously by the directorate of lands and physical planning of Nyeri County, this included; topographic detail picking of structures and any existing infrastructure in the village by the county land survey team, public participation in choosing of a committee, among others. She

added that the county government had hired a consultant (Geosurv Systems Limited) to proceed with the remaining tasks which included; - preparation of a detailed base map, socio-economic survey, preparation of the land use plan, surveying and beaconing, and registration.

3. Overview of the Physical Planning and Survey Process

Physical Planner Effy, gave a detailed presentation on the physical planning process. She elaborated in detail all the steps involved in the process and this gave the community an idea of what activities to be expected and when. She further stated that the aim of the plan is to ensure maximum land utilization in a sustainable manner. She concluded by pointing out the need for planned development in the community and the community public participation in this project.

Surveyor Nduati Kariri gave a detailed presentation on the surveying and registration process. He described in detail each phase of the procedure, which provided the participants with information about the activities to be expected and when, concluding by stating that the copies of mutation forms certified by the land registrar will then be deposited with the Survey of Kenya to allow for the amendment of maps.

4. Discussion On Community Involvement and Land Use

Chairperson Hiuhi Nguni, stated that in the past close to 20 years there had been similar attempts of formalizing land ownership in the area and that these attempts had thwarted due to conflicts and misunderstandings by the community. He introduced the 12 committee members present, noting four apologies, each Committee member represented a certain land use.

He informed that there were previous existing plans of how the community had agreed on physical planning of the area, citing examples of 10-acre land allocation to the primary school, 8 acres land allocation to the factory, among others; requesting that they should be maintained if possible. He added that the physical planning team should create room for necessary amenities such as; a Town Hall, a Police station, among others.

He commented that although the Iruri community was of a controversial nature, they were a people that esteemed development and progress, and this controversial nature was as a result of the need for clarity in the process of formalization of land ownership in the area. He continued by saying that the consultant shouldn't be hampered by these difficult people when providing the project deliverables.

Community Youth Representative Joshua Ndiritu, added that some of the colonial villages adjacent to Iruri also needed this process of formalization of land ownership. He pleaded to the relevant stakeholders to also have similar plans for these areas, noting that they desired tangible developments in the area.

Ward Administrator Margret Ngari, commented that choosing of a committee to represent the community aimed at promoting the effectiveness of working together in submission of the project deliverables.

The County Chief Executive Committee Member of Lands Hon. Ndirangu Gachuria, assured that his office was fully supporting the physical planning, surveying and titling process of Iruri village and advised against community disputes.

5. National Lands Commission

The National Lands Commission envoy, Mr Diba Wako, articulated that the area covered by Iruri colonial village was under the custody of the National Lands Commission. He stated that the planning and surveying exercise will be vital in the regularization and issuance of ownership documents so as to enable the community to enjoy its property rights. He further commented on the existence of the allotment letters issued in accordance to the Presidential Directive of 2017. These would be confirmed and taken into account while preparing the ownership documentation. Assistant County Commissioner Caroriner Mbayi, advised on the acting swiftly in the conduction of the project processes so as to help reduce time taken to deliver the project results.

6. The Consultant Remarks

Physical Planner Victor Wambua, commented on the project goals and objectives, citing the readiness, willingness, capability and capacity of the Consultant's team to undertake the project in the shortest time

possible. He added that this will heavily rely upon the community's cooperation and support. He noted 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. He closed by assuring the community that future public meetings would be held in order to keep the community updated on the progress and involve them in the plan development up until the conclusion of the assignment.

7. Plenary Session

Inquiries and concerns were raised by a number of committee members regarding previously issued allotment letters, forfeited land, and parcels impacted by the tarmacked road. The planning team informed the committee that their concerns would be taken into consideration and provided them with suitable solutions.

8. Closing Remarks

Committee Chairperson Hiuhu thanked everyone present for their active participation and urged everyone to continue working on the project. The group expressed its willingness to work together for the improvement of the area through a carefully considered, calm, and inclusive approach to development.

9. Meeting Adjourned

Rev. Joseph Kinyua led a prayer to conclude the meeting.

Minutes Confirmed By:

Settlement Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Attendance List



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

Stakeholders Sensitization meeting

VENUE: IRURI PCEA CHURCH DATE: 20/07/2023

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Efey Anwar	Land Housing and physical planning	Subcounty Planner Mtw	070241209	
2.	Peter Kiangochi	Governor's office	Sub-county Administrator	0720206974	
3.	Margaret Ngari	Governor's office	Ward Administrator	0725770092	
4.	ANTHONY NGATIA MAINA	COUNTY GOVERNMENT	Senior Physical Planner	0712344591	
5.	FRICK KINWA MWANGI	C G N	Physical Planner	0707249734	
6.	JOSEPH WANJAU WAMAI	LANDS, HOUSING & PHYSICAL PLANNING	ATTACHE PHYSICAL PLANNER	0791405665	
7.	VICTOR WAMBUA	CONSULTANT - GEOSURV SYSTEMS LTD	Physical Planner	0707837248	
8.	CATHERINE KATUMA	CONSULTANT - GEOSURV SYSTEMS LTD	Physical planner	0722728398	
9.	DENKIS MURIMI	Lands, Housing & Physical Planning	Physical planner (Attache)	0746061641	
10.	MARTHA NJERI	Lands, Housing & Physical Planning	Attache, physical planning	0748636510	
11.	GEORGE NOIRANGU	PHYSICAL PLANNING	ATTACHE	0791620701	
12.	DRBA WACO	NATIONAL LANDS COMMISSION	LAD	0710238857	
13.	Aduati Kariri	C. G. M	Land Surveyor	0710665772	
14.	William Onzee	CONSULTANT - GEOSURV SYSTEMS LTD	Land Surveyor	0799717958	
15.	JOSEPH KINYUA WAMAI	PCEA CHURCH	COMETTEE MEMBER	0729676209	

S.No	Name	Department	Designation	Phone. No	Signature
37.	Isaac Wanyu Ndimitu	Yath	Iruri Village	0722357379	
38.	John Wanyu Mathenge	Member	Iruri Village	072486054	
39.	Geoffrey Kangua Mwangi	Committee Member	Commercial Plot	0722458442	
40.	Annah Wanjau Githagari	Committee Member	Iruri Village	0720887230	
41.	Alice Wanjau Ngatia	committee member Kinkini	Iruri Village	0727347988	
42.	Mary Njauira Mathenge	Disable Committee	Iruri Village	0701382607	
43.	Rev. George Kanyi	Committee Member	Iruri Village	0724168809	
44.	Susan Wambui MURAGE	Committee member	Iruri Village Vice Secretary	0727437904	
45.	David M. Githuys	Comm	Iruri Vill	0723722810	
46.	Johnstone M. Marinda	Secretary Iruri Village	Secretary	0720364213	
47.	Anthony Gino	CHAIRMAN RUCAD	CHAIRMAN	07244232	
48.	Hon Ndirangu Gachuna	CECM LANDS	Waziri	0795115144	
49.	Daniel MUKIRI	Director- Lands & Survey	Lands.	072235862	
50.	CHARLOTTE MBAYI	ACC Ruguru division	ACC	0726046762	
51.	EUSTACE MURITHI	ACC LANDS	DRIVER	071-116292	
52.					
53.					
54.					
55.					
56.					
57.					

Photo Logo



Appendix 4: Minutes of the Situational Analysis Presentation to the County Technical team

MINUTES OF THE SITUATIONAL ANALYSIS PRESENTATION TO THE COUNTY TECHNICAL TEAM HELD ON 23RD NOVEMBER, 2023 AT THE NYERI MUNICIPAL OFFICES BOARDROOM (KAMUKUNJI) UNDER CONSULTANCY SERVICES FOR PLANNING, SURVEYING & REGULARIZATION OF IRURI VILLAGE - LOT I

Agenda

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

1: Introduction

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

2: Opening Remarks

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

3: Presentation by the Consultant

➤ Overview

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

- Ground control exercise
- Socio-economic survey findings for Ngorano and Iruri colonial village
- Draft plan for Ruthagati Colonial Village

The consultant started the presentation by describing lot I villages' project areas in terms of their sizes, and their locations as outlined in the table below:

Lot I colonial Villages areas and their Locations

County	Sub-County	Ward	Name of village
Nyeri County	Mathira West	Ruguru	Iruri
	Mathira West	Ruguru	Ngorano
	Mathira West	Kirimukuyu	Ruthagati

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

1. Iruri Colonial Village Socio-economic survey findings

The consultant explained that the objective of the socio-economic survey was to collect and analyze the socio-economic data in order to understand the settlement's status in terms of the available infrastructure and services, population & demographic characteristics, available social services & amenities, economic activities, land, housing and the structure characteristics.

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

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

- i. She requested the consultant to update the report and include the historical development of the village.

- ii. She also informed the consultant the time frame for the plan according to Physical Planning and Land Use Act no. 13 of 2019 is 10 years and not 5 years as the consultant had indicated in the report.
- iii. She also noted the difference in shape between the planning area in the basemap and the existing land use. She requested the consultant to harmonize the planning area in the two maps which would be used in the final plan.
- iv. Planner Effy requested the consultant to conduct households' questionnaire so as to determine the village population, village structure and demographic characteristics and any other aspect which might be left out.
- v. Mathira west sub-county planner requested the consultant to prepare a beneficiary list for the village before submitting the draft plan. She further informed the members that the technical supervisory team will assist the consultant in collecting market beneficiaries' documents. The date for the exercise was planned to take place in early January 2024.
- vi. The members also pointed out that the minimum road within the village will be 9m wide.

The technical team members envisioned well-planned village characterized by proper waste management systems, accessible plots, proper drainage channels and tenure security. The team also noted that all the issues pointed out cut across all the villages and the consultant should update in all the report.

2. Response by the Consultant

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

3. Way Forward

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

- The consultant should update the issues raised during the meeting before proceeding to the draft plan preparation phase.
- The consultant shall conduct household questionnaires in all the villages to ~~in order to~~ capture all the raised issues.
- The client will assist the consultant in the verification of the commercial plots' ownership documents.
- The members shall fully cooperate and assist the consultant whenever the need arises.

Adjournment

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

Minutes Confirmed By:

Settlement Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Appendix 5: Minutes of the Situational Analysis Validation Workshop

COMMUNITY ENGAGEMENT WORKSHOP FOR PRESENTATION OF SITUATIONAL ANALYSIS REPORT AND PRELIMINARY LIST OF BENEFICIARIES FOR IRURI COLONIAL VILLAGE HELD ON 5TH MARCH, 2024 IN IRURI PCEA CHURCH: CONSULTANCY SERVICES FOR PLANNING, SURVEYING & REGULARIZATION OF IRURI VILLAGE - LOT I

Agenda

1. Introductions
2. Opening Remarks
3. Presentation by the Consultant
4. Plenary Session
5. Response by the Consultant
6. Way Forward
7. Adjournment

Item 1: Opening remarks

The Ward Administrator called the meeting to order at 11.00 am and called on one of the stakeholders to open the meeting with a word of prayer. She explained to the participants that the purpose of the workshop was to provide the consultant a chance to present the socio-economic survey findings and preliminary List of Beneficiaries for the Village plot owners. She requested the stakeholders to actively participate and contribute. She asked the members from the county, NLC and Consultant to introduce themselves. After the introduction, she welcomed the lead consultant to introduce her team and to make the presentation.

Item 2: Presentation by the Consultant

Planner Catherine, the project lead planner, thanked the stakeholders for attending the workshop on time, noting that it symbolizes a high level of interest and project ownership among the stakeholders. The consultant explained that the objectives of the workshop was for the stakeholders to;

- Validate the socio-economic survey findings and make their contributions
- Verify their details such as Name, ID number and the preliminary beneficiary list.
- Participate in the proposal-making process
- Validate the list of beneficiaries for the village plots

She presented on:

Physical and Natural Environment – The consultant explained the climatic and topographical characteristics of the village. She noted that the topography of the area is relatively flat for construction. She presented all the features as mapped out and plotted in the base map. She assured the beneficiaries that all the plots had been mapped.

Social infrastructure – The consultant noted that the project area lacks some social amenities such as a social hall and playgrounds. She also stated that residents have access to social amenities that are adjacent to the project area. She highlighted the social amenities within the project area which include;

- ✓ ***Educational facilities***; She stated that residents have access to Iruri Primary School and Iruri Secondary School.
- ✓ ***Health facility***; - Iruri Dispensary. She went ahead and highlighted the available community facilities within the project area that included 1 cemetery in the project area.
- ✓ ***Land*** - On the mode of land acquisition, the consultant highlighted the major mode of land acquisition as inheritance, purchase and allocation by the County Government of Nyeri.
- ✓ ***Housing*** – She stated that the settlement structures were permanent, semi-permanent and temporary housing.

She then invited the ward administrator to receive comments on the existing situation from the participants.

Item 3: Plenary Session

The Ward Administrator thanked the consultant for the comprehensive and educative presentation. She then opened the forum to the stakeholders to raise their concerns and contributions regarding the presentation and requested the members to avoid asking private questions and ask only questions related to the project and presentation.

- One of the participants thanked the consultant for the presentation acknowledging that all the challenges being experienced in the area had been captured appropriately.
- She requested the consultant to expedite the process to ensure that the beneficiaries are issued with the ownership documents.
- The Iruri market commercial plot representative requested the consultant to clarify when the final beneficiary list for commercial plots would be shared with the beneficiaries.
- The members raised a concern ~~on~~ about the road between the primary school and the cattle dip which was missing in the base map.
- The committee members requested the consultant to preserve the set aside coffee factory land for coffee industry.

Item 4: Proposals by the villagers

The ward administrator requested members to give their proposal which should be included in the draft plan. The members proposed the following facilities to be included in the draft plan; -

- Cemetery – the chairman pointed out that the existing cemetery in the planning area is already full and he proposed a new cemetery.
- Social hall
- Police post.
- Market (Close and Open)
- Matatu stage.
- Public toilet
- Space for water point where they can store water tanks
- Representatives from the following Catholic Church, SDA church, Deliverance, Alter of Bethel and PEFA church requested for allocation of some spaces for their churches.

Item 5: Verification of the preliminary beneficiary list

The consultant explained the importance of including women as beneficiaries of the plots to promote gender equality, household welfare, and economic development. She also explained various tenure options, such as individual lease certificates and co-tenancy lease certificates as follows:

- Individual lease certificates occur when a lease certificate is registered under one person/beneficiary.
- Co-tenancy lease certificates are applicable when a lease certificate is registered under two or more persons.

The ward administrator requested the project beneficiaries to verify their details in the preliminary beneficiary list. The village beneficiaries list was read out loudly to all the members to confirm if it was correct and whether there was any addition of a member from outside the village.

Item 6: Response by the Consultant

The consultant appreciated the participants for their contribution noting that it was an indication that they were not only keen during the presentation but also understood the importance of the project. The consultant informed the members that the market beneficiary list shall be shared with the consultant once validated by the county officials. She informed the stakeholders that all their issues had been documented and would be addressed during plan preparation.

Item 7: Way forward

All the stakeholders unanimously validated the following:

- Socio-economic survey report
- Preliminary beneficiary list

The stakeholders agreed that the consultancy team should proceed to the next phase of assignment which is plan preparation.

Item 8: Adjournment

There being no other business the workshop ended at 3:00 pm with a word of prayer from one of the stakeholders.

Minutes Confirmed By:

Settlement Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Photo Logo



Attendance list



CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF IRURI COLONIAL VILLAGE IN NYERI COUNTY
SITUATIONAL ANALYSIS PRESENTATION



VENUE: Iruri PCEA Hall DATE: 05/03/2024

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
		Representation	Plot no. 1 village		
1.	Effy Ayoy	Land, Housing, Physical planning	Subcounty planner	0702417309	
2.	Miriam Muri	"	Record Officer	0726276128	
3.	Alexander Mwan'ambatu	HEALTH	SCMORT	0722636818	
4.	DELLA M. NWAJIAKI	HEALTH	SCPHO	0781793676	
5.	JAMES M. MURUNDI	HEALTH	A.P.H.O	0720990798	
6.	Jared Kenbo	National land commission	LAOS	0701370265	
7.	Geoffrey Mdomu	National land Commission	Officer	0723057114	
8.	Makoti Kariri	C. G. M	Land Surveyor	071065772	
9.	Mary Njirira	Disability	Iruri Village	0701382607	
10.	Jesua Wence Njirira	Youth	Iruri Village	0727357371	
11.	Hivhu Ngumu	Chairman - Iruri Colonial Village	Chairman	0724424324	
12.	Johnstone M. Muriu	Secretary	Secretary	0720364213	
13.	Rev. George Wang' Muriu	Member	Member	0724168809	
14.	Stephen Weri L. Wamuriu	Plot owner - Iruri		0720567643	
15.					

S.No	Name	Department	Designation	Phone. No	Signature
		Representation	Plot number / village		
16.	JOHN MAINA WAMU	D. Secretary Iruri Village	village	0111904472	<i>John</i>
17.	LOICE WAMU MATHA	Resident Iruri Village	village	0712273373	Loise
18.	Peter Githu, Kimoti	Resident Iruri Village	Village 177	073490588	<i>Peter</i>
19.	James Muriuki Nyamili	Commercial "	Plot No. 33	0721992518	<i>James</i>
20.	Daniel Muraya Ndutu	Commercial "	Plot No 54	0791727675	<i>Daniel</i>
21.	Julia M. Kamiru	"	Plot No 54	0728847079	<i>Julia</i>
22.	Anna Wanja macharia	Commercial ///		071845387	<i>Anna</i>
23.	Joyce Muthoni	Commercial ///			<i>Joyce</i>
24.	Jane Munaho Wamugunda	Commercial	Plot no 13	0723413755	<i>Jane</i>
25.	Gathiga Muriimi			0707924673	<i>Gathiga</i>
26.	Elizabeth Ngari	Commercial	Plot no 15	0721725317	<i>Elizabeth</i>
27.	Ephraim Njiru			0718648631	<i>Ephraim</i>
28.	Stanley Maina	Commercial	Plot no. 29	0793980293	<i>Stanley</i>
29.	Terese Wairimu		Village	0721693045	<i>Terese</i>
30.	EMILY W. MARIKI KU	Commercial	Plot no. 39	0727159910	<i>Emily</i>
31.	JAMES KINYUA WERY	Commercial	village	0723867163	<i>James</i>
32.	James M. Kigina	Commercial	Plot 62	0722783140	<i>James</i>
33.	Cecilia Kigara	Commercial	Plot 8	0714924000	<i>Cecilia</i>
34.	PHILIS GICHURU	Commercial	Plot 37A	0722345031	<i>Philis</i>
35.	Rose Mwarazi			0724827843	<i>Rose</i>
36.	Elizabeth Wanyani	Commercial		0727377173	<i>Elizabeth</i>

S.No	Name	Department	Designation	Phone. No	Signature
37.	ERASTUS KIBUKI WAMBO	Representation	Plot Number / Village	0723570795	
38.	GODFREY MUGO	Representation	Iruri Coffee Farm	0768707278	
39.	SYMON KABUCI	MAWASCO	WATER	0722349696	
40.	GULIUS KARIBE	Commercial	Iruri plots	075756523	
41.	DAVID MAINA WAMUTHI	COFFEE FACTORY	FACTORY MANAGER	0729050969	
42.	LUCY WANJUGU	coffee factory	Former S/manager	0722795518	
43.	DUNCAN KIMANI	COFFEE FACTORY	SECRETARY MANAGER	0729084250	
44.	JAMES WAMUTHI	COFFEE FACTORY	FARMER COFFEE / VILLAGE	0728578332	
45.	MOSSES W. NYOTA	Commercial	Plots	071000334	
46.	ANTHONY GITHAIGA KAMAU	Commercial	Plots	07910352942	
47.	CHARLES WACIRA MURITHI	Residential		0114817203	
48.	ERASTUS MUGO	CASTLE DIP	MEMBER	0726722082	
49.	WILLIAM NYAMULU	COMMERCIAL	OWNER	0722575875	
50.	JOSEPH GACHUGU	CASTLE DIP	OFFICIAL	0722515132	
51.	JAMES MUAH MUGO	Residential	Village	0731954726	
52.	DAVID GUTHI	Residential	Village	0720846017	
53.	PATRICK KIMANI	RESIDENCIAL		0714479483	
54.	EPHRAIM IRIMIA MWANGI	villager	VILLAGE	0707512165	
55.	XXXXXXXXXX	XXXXXXXXXX		XXXXXXXXXX	
56.	XXXXXXXXXX	XXXXXXXXXX		XXXXXXXXXX	
57.	MARY MUMBI	Resident Iruri Village	Village	0714705421	

S.No	Name	Department	Designation	Phone. No	Signature
		Representation	Plot Number Village		
58.	Grace W. ngatha	Iruri resident village	Village	0745341929	Grace
59.	Rose W. Muri	Iruri resident village	Village	0716315098	Rose
60.	Beatrice Muki	Iruri resident village	Village	0712104940	Beatrice
61.	James Mahinda	Iruri Catholic Church	Village	0703937157	James
62.	Stephen Muriuki	Iruri Catholic Church	Village	072377638	Stephen
63.	Mary Wangari	Iruri resident Village	Village	0710386034	Mary
64.	Lucy Wangari	Iruri resident Village	Village	071993590	Lucy
65.	Patrick Muriuki	Iruri Compensation	Village	0721961194	Patrick
66.	John Warutere	AIP-CA IRURI	Village	0745434817	John
67.	Leonard M. Kariuki	CATHOLIC IRURI	CHURCH	0721581030	Leonard
68.	Peter N. Muriuki	IRURI CATHOLIC	CHURCH REP	0723072120	Peter
69.	JOSEPH KINYUA WAMATI	PCFA CHURCH	CHURCH PEP	0729676209	Joseph
70.	Geoffrey Kanyua Mwangi	Commercial Plot	Plot NO 34	0722458442	Geoffrey
71.	Pastor Wilson Wamburu	EBENEZER mission mins.	CHURCH REP	0711742478	Pastor
72.	Stephen Kereja	EBENEZER mission ministers	CHURCH REP	072235729	Stephen
73.	Washington Muechiri	Iruri Village	Village	0707924674	Washington
74.	Margaret Kariuki Muriuki	Iruri resident	Village	0726818492	Margaret
75.	Martha Kangu	Iruri Resident	Village		Martha
76.	Deborah Nyaguthii	"	"	0711137067	Deborah
77.	Isne Gathani	"	"	0716105700	Isne
78.	Joyce Mwangi	"	"	0727204471	Joyce

S.No	Name	Department	Designation	Phone. No	Signature
		Representation	Plot Number Village		
79.	Charity Kairimu Muriu	V Resident	"	0726552811	
80.	Esther Kiangui Mwangi	Iruri Resident Village	"	0700798672	
81.	Gathoni Muthie	"	"	-	
82.	Julia Kiangui Gichiga	"	"	-	
83.	Esther Kiangui	"	"	-	
84.	Susan Muchiru Maigus	"		0726732005	
85.	JULIUS Kogi KIBERA	MATTHEA KIBERA FCS	CHAIRMAN	0722103058	
86.	MARY NYATOMBA			0742637921	
87.	Mary Wanjau Klandets	Iruri Resident	Villager	0744376541	
88.	Sera Klandets	"	"	0799983001	
89.	Regina Waruguru Kinyua			0703900094	
90.	Ngina Macharia	"	Village	0726241351	
91.	EMMALES MURUKI	"	Village	0710182671	
92.	EUSTACE MURUKI	Physical Planning	DRIVER	0721-116252	
93.					
94.					
95.					
96.					
97.					
98.					
99.					

Appendix 6: Minutes of the Draft Plans Presentation to the County Technical Team

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

List of Attendance - as attached

Agenda

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

Min 01: Opening Remarks

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

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

Min 02: Presentation by the Consultant

Lot 1

Issue	Action/Response	Timeline
Ruthagati Village		
That consultant informed the members that three beneficiaries were to be allocated a piece of land each in the village as a result of land for exchange in another village. However, the consultant had managed to identify appropriate sites for only two of the three beneficiaries. The consultant pointed out that the beneficiary (Gachuiro 146) had surrendered 0.24Ha for a road and was supposed to be compensated equal area in Ruthagati village.	It was concluded that the consultant to prepare two proposals allocating equal area of land in the village which shall be presented to the committee members; - Option 1 – the consultant to allocate equal portion of land in zone 4 ₁₀ and 4 ₁₁ Option 2 – the consultant to give equal area in zone 6 ₂ (cemetery).	The consultant to prepare the two options and submit to the client before a presentation to the committee members that would be the done on the week starting from 28 th July 2025.
The consultant stated that there were three plots, Kirimukuyu/Gachuiro/ 837,838 & 839, in the village that had numbers in the RIM.	The members agreed that Official Land Searches would be conducted for these parcels to determine the ownership.	Surveyor Gikonyo was assigned to carry out the search as soon as possible.
Iruri Village		
The consultant pointed out around 23 squatters had encroached into the Iruri secondary school land. This was informed by the RIM boundary and ground picking. Though this was the case, the consultant stated that there was an	Surveyor Gikonyo was requested to carry out land search and due diligence to know the status of the school land (Ruguru/Kiamariga/1542). The	Surveyor Gikonyo was assigned to carry out the search as soon as possible

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

Lot II

Ihwa Village		
Issue	Action	Timeline
The consultant pointed out that plot under zone O ₄ was contested by two beneficiaries who claimed the ownership.	The stakeholders agreed that if the matter could not be resolved, the parcel ought to be marked as disputed and the matter left to the county.	N/A

The team enquired if the Akorino church was allocated some space and what acreage.	The consultant informed stakeholders that they were allocated a portion zoned as 4 ₆ .	N/A
The county director in charge of physical planning requested the consultant to include regularization in all the plans both Lot I and II.	This comment was welcomed, and the consultant committed to doing so.	N/A
Warazo Village		
Issue	Action	Timeline
Lot II liaison officer pointed out that there is KeRRA road passing in the village. He enquired whether the consultant had engaged KeRRA to ascertain the width of the road.	The consultant stated that they did not do so. There were existing road edge marker posts, which were picked and used as the basis for delineating the road width. The county team also agreed to circulate the land use plan to KeRRA to get their comments on the road width.	N/A
The county team also enquired whether the consultant had addressed the issue raised by the Warazo jet primary school head teacher about the narrow access gate.	The consultant stated that the breadth was redesigned to 15m wide to allow for wider access to the school.	N/A
Gitegi Village		
Issue	Action	Timeline
The consultant pointed out that there exists a plan for the village which was prepared in 2004 but was never approved. He stated that the stakeholders requested the consultant to adopt the plan as it was prepared. He pointed out a water pipe was later established which passed within the settlement. He pointed out a re-planning was done in such a way that the pipeline easement passed through public utilities.	The team agreed that the design by the consultant was the best option that could be achieved. The project surveyor informed the members that during registration the ownership document will include the easement conditions.	N/A
The consultant pointed out that the committee members had prepared a list of beneficiaries during the preparation of the previous un-approved plan. The committee recommended adoption of the beneficiary list. However, it was noted that some beneficiaries had passed away and there was need to update the list.	The members agreed that the list should be updated and all the deceased beneficiaries replaced with their heirs. The Stakeholders proposed cross-checking the original and updated beneficiary lists. Every new name would then be confirmed during the stakeholder engagement.	N/A

Survey of Blue Valley and Naromoru Estates

Blue Valley Estate		
Issue	Action	Timeline
The stakeholders raised the issue of plot 175. The owners were compensated but never surrendered the title deed.	It was decided that the county attorney would follow the issue. In case the issue takes a longer time than expected the	N/A

	consultant was advised to amalgamate the other portions and leave the contentious parcel for the county to deal with.	
The consultant was also asked to prepare a scheme plan for approval.	It was resolved that the prepared scheme plan would be submitted to the county government for approval process with the shortest time possible.	N/A
NAROMORU		
Issue	Action	Timeline
The consultant noted that there exists a development plan for the area. However, the area and shape of the parcel of interest on the development plan and the ground survey did not tally.	The members agreed that the consultant survey team would visit the site and re-pick the boundaries accurately.	It was agreed that the consultant would visit the ground during the presentation of the draft plan to the stakeholders for Lot I and II.

Min 03: Way Forward

The stakeholders agreed on the following issues;

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

Min 04: Adjournment

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

Minutes Confirmed By:**Village Representative**

Name: Position:

Signature: Date:

County Director In charge of physical Planning

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	Ken Ndiranga Gachuria	21969350	CECM	0795115144	
2	Fred Maira	22137438	C.O Lands	0722349334	
3	Beatrice C. Kach	201200527	Director Physical Planning	0124806591	
4	Douglas M. Gikonyo	2011027162	P. Surveyor	0723512040	
5	Peter Ndichu	20200431740	Physical Planner	0714444318	
6	Simon Mwangi M	33975171	Land Surveyor	0792616770	
7	Victor Nambwa	29305493	Physical Planner - Geosur	070707537242	
8	Charles R. Gathogo	8653681	Director: Geosur	0722371007	
9	JOSEPH G. Njomo	20140008126	D. Director P. Planning	0710282748	
10	Nduati Kariri	2012016047	Surveyor	0710665772	
11	Gideon Kimani Mwangi	20220531332	Records officer	0726967642	
12	Miriam Munge	2001004787	Records Officer	0726776129	

13	HARRY NDUMIA	20200104892	Housing Officer	0700843624	
14	Daniel Makeni	12781506	Director - Land & Survey	072235062	
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					

Appendix 7: Draft Plan Validation Workshop Minutes

MINUTES FOR THE STAKEHOLDERS MEETING ON THE PRESENTATION OF IRURI DRAFT LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN HELD AT PCEA CHURCH ON 29TH JULY 2025.

List of Attendance - as attached

Agendas

1. Introduction
2. Presentation by the Consultant
3. LOB Verification and Beneficiary card issuance
4. Plenary Session
5. Way forward
6. Adjournment

Min 01: Introduction

The meeting was called to order by area assistant chief at 11:30 AM. He requested one of the beneficiaries to open the meeting with a word of prayer. The assistant chief thanked the members for attending the meeting. He highlighted that this showed the level of interest and commitment to the project. The assistant chief requested the Settlement Executive Committee vice chairman to introduce the committee members. He welcomed the ward administrator to moderate and carry on with the meeting.

The ward administrator thanked the members for attending the meeting. She informed the members that the project had taken more time than it was expected. The administrator informed the members to prepare any question and issues and bring out them during plenary window. She requested the county technical team, the consultant and the NLC team to make self-introduction. She concluded by welcoming the director in-charge of land use planning and Land survey to make introduction.

The director in-charge of survey directorate thanked the members for attending the meeting. He pointed out that the county is committed to ensure the project is completed as soon as possible. He thanked the beneficiaries and SEC Members for their support to the consultant. He urged the members to follow the right procedure in case of any dispute during the project period.

The county director in-charge of land use planning thanked the project beneficiaries for attending the meeting in good numbers. She observed that, although she had attended the previous meetings she had been following and getting the reports. She cited that the bulk of the work involved planning, and as a county, they were there to bear witness the work done by the consultant. She informed the members that once they confirm the plan is okay and reflect their interest, it will be gazetted for 60 days to receive any comment before submission to the county assembly for approval. She concluded by inviting the consultant to make the presentation.

Min 02: Consultant presentation

The consultant's planner thanked all the members for attending the meeting. She noted that the meeting's main objective is 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. She noted that the project was categorized in to three major phases, i.e., physical planning, land surveying, and registration process. Under physical planning, she 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 socio-economic survey was carried out where enumeration of the project beneficiaries' details was recorded. After the socio-economic survey, members were also reminded that the socio-economic findings were presented to beneficiaries for their validation.

i. Presentation of the draft plan for validation

The consultant informed the members that the consultant team had prepared the plan and presented to the village members last year in the same venue. She pointed out that the members had given out their views and correction. She informed the members that the reason for the meeting was to ensure all the proposals they had proposed in the previous meeting had been incorporated in the plan. She took the members through the plan for their understanding starting from the first land use to the last land use. The consultant informed the members that all the plots have enough access roads. Members were then issued with A3 size draft plan to get a clear view of what was presented. In the plan, they were requested to familiarise themselves with the plan and ensure that they understand the plan.

ii. Verification of the beneficiary list

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

Min 03: Plenary

The ward administrator invited the members to give their comments or ask questions on any issue that needed more clarification. The issues raised and the responses are summarized in the table below:

Issue Raised	Response Given
A member of Full Gospel Church noted that the church was missing in the plan.	The county director of survey informed the member that the church was located outside the village boundary and already had a survey number but not titled. However, it was concluded that for planning purposes the church and the adjacent parcels will be included in the planning area despite having a title number
A member of the village enquired whether the industrial parcel of land will be subdivided and allocated to villagers.	It was clarified that the industrial park will not be subdivided, it will be reserved for industrial activities only.
A beneficiary pointed out that he was allocated some plot in the village, he informed the members that he could not locate the land. He requested the assistance to be able to identify his land on ground	The member was informed to liaise with the committee members to be able to locate the exact location of his land. In addition, he was assured that during the verification and beaconing exercises, all plot owners will be shown their plots on the ground and they will also be required to sign beacon certificates ascertaining the beaconing of their plots.
The members sought clarification of the sizes of the road width within the village	The members were informed that standard roads had been proposed taking into consideration the existing road sizes and developments. It was further pointed out that in some cases, road hierarchy was not observed due to the relatively small plot sizes and the existing developments.
A commercial plot owner noted that his number in the plan does not match with the number allocated by the county government. He sought clarification on which number to adopt and use in future.	It was explained that the consultant had allocated other numbers to assist in identification of each plot owner during the preparation of list of beneficiaries. The members were informed that the final numbers will be given by director of survey during approval of survey work. These new numbers from the director of survey will be used during processing of the ownership documents.
A beneficiary noted that her plot had been subdivided into three portions (V80, V82 and V83). She highlighted she had more children and she would like all the siblings to benefit from the	After a discussion and deliberation, it was agreed that the plots be amalgamated into one plot and be registered under the name of their mother.

land. She therefore requested the parcel to be amalgamated into one plot and be registered under the mother.	
A MAWASCO representative requested for space allocation for their water tanks	A proposal to have a quarter an acre (0.045 Ha) from the chief's camps was agreed on. Alternatively, MAWASCO can utilize the administration area for their water tanks without having the land out.
Members pointed out that some of their plots were so small to be registered. They sought clarification on what will happen in case they don't meet the minimum size for registration.	The consultant explained that in-case some plots do not meet minimum requirement for registration two or more members will be combined and be registered as co-tenants.

Min04.Way forward

The participants unanimously validated the draft plan for the Iruri village. The director in-charge of land use planning pointed out that the plan will be gazetted for 60 days. He requested the members that anyone aggrieved by the plan to submit complaints in writing to the office CECM department of lands, Physical Planning and Urban development for action within the 60days.

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 04:20 pm with a word of prayer by a stakeholder.

Minutes Confirmed By:

Settlement Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature:Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature:Date:

Photo Gallery



Attendance List



CONSULTANCY SERVICES FOR PLANNING, SURVEYING AND REGULARIZATION OF LOT 1
VILLAGES IN NYERI COUNTY



COUNTY GOVERNMENT OF NYERI

DRAFT PLAN PRESENTATION

GEOSURV SYSTEMS LTD

Name of Village: IRURI Venue: PCEA Church Date: 29/07/2025

LIST OF ATTENDANCE

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
1.	Beatrice C. Koech	Director Physical Planning	F	0724866497	[Signature]
2.	Daniel Mukiri	Director Lands & Survey	M	0722350162	[Signature]
3.	Margaret N. Ngari	Ward Admin	F	0725770092	[Signature]
4.	Effy Awor	Subcounty planner Mbu	F	0702471309	[Signature]
5.	Grace Inga	Records officer	F	0726967642	[Signature]
6.	Jennifer Mderu	NLC - Land officer	F	0723037774	[Signature]
7.	Mduati Kariri	Surveyor	M	0710665772	[Signature]
8.	Imosip Aigen	Advocacy - NLC	M	0720271330	[Signature]
9.	ARNOLD MWAI	ICT OFFICER	M	0708647891	[Signature]
10.	Paul WATHUKA	County Surveyor	M	0714666297	[Signature]
11.	Charles Karongo	Engineer Agriculture County/Mfuge	M	0724838890	[Signature]
12.	JAMES MATHENGE	SANITATION OFFICER	M	0724893404	[Signature]
13.	BRIAN WACHIRA	PLANNER	M	0740134822	[Signature]
14.	CATHERINE K. KATUMA	Planner - Geosurv systems Ltd	F	0722738378	[Signature]

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
15.	Victor Wambua	Planner - Consultant	M	0707837246	[Signature]
16.	EPHRAIM M. KIRARA	SP/ASSISTANT CHIEF	M	6722332781	[Signature]
17.	GACHANTA MIAND	Deputy Chairman Village committee	M	0723325477	[Signature]
18.	Polunstone Mwangi Muriuki	Committee Secretary	M	0720364213	[Signature]
19.	Rev. George Kang'u Mungu	Committee Member	M	0724168809	[Signature]
20.	Geoffrey Kang'ua Murege	Committee Member	M	0722458442	[Signature]
21.	Susan Wambui Murege	Committee Member	F	0721457904	[Signature]
22.	David Mwangi Githinji	Committee member	M	0723722810	[Signature]
23.	John Wera Mathenge	Committee member	M	0724860154	[Signature]
24.	Mary Nyambura Mathenge	Committee PWD	F	0701382607	[Signature]
25.	John Mathura Wambui	Committee VSU	M	0720728323	[Signature]
26.	Annah Wandia Githogori	committee member	F	0727347483	[Signature]
27.	Alice Wangu Ngatia			0727347983	[Signature]
28.	JAMES MURITHI KATHOR	Plot owner	M	0718944097	[Signature]
29.	Leonard Kanenge	Plot owner	M	0720579821	[Signature]
30.	Maina Ngachia	Plot owner	M	07822619880	[Signature]
31.	PATRICK MURITHI	IRURI, U	M	0716106355	[Signature]
32.	GEOFFREY KUIRA MBICO	Plot owner	M	0722455496	[Signature]
33.	MARGARET MUCHIRU MURITHI	Plot owner	F	0718579788	[Signature]
34.	PATRICK GICHUBA MARIKA	Plot owner	M	0727256891	[Signature]
35.	BEATRICE WAMATHA HONDA	Plot owner	F	0726445319	[Signature]

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
36.	Jane Wamuyu muruki	Member	F	0713634756	
37.	ANNA NJOKI XIGRE	Member	F	0718051095	
38.	Nyaguthii Macuku	Member	F		
39.	Gifts Karanja	Member	F		
40.	Rose Wambui	Member	F	07144633	
41.	Loise Wairimu Marathi	Member	F	0712276373	
42.	Rose Wangari Mwai	Member	F	0716315098	
43.	Susan Muchiru	Member	F	0720132005	
44.	Heleen Mugo	Member	F	0710391461	
45.	Beatrice Mburu	Member	F	0712104940	
46.	Charity Gathigia	Member	F	0113025484	
47.	Cyrus Mwangi	Member	M	0714092035	
48.	Deborah Nyaguthii	Member	F	0711137067	
49.	Esther Wargui	Member	F	0700795672	
50.	Munji Gathera	Member	M		
51.	Jane Wairimu Muruki	Member	F	0723413755	
52.	Dickson Karanja	Member	M	0700520752	
53.	Patrick Gathera	Member	M	0712943418	
54.	Mary Mumbi Karinko	Member	F	0714705421	
55.	Jane Gathoni Wamutu	Member	F	0716105702	
56.	Moses Nyota	Member	M	0710611334	
56.	Stephen Muchoki	Member	M	0724341004	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
57	78. JOTEL MURUKU	PARROT PLOT OWNER	Female	0725588910	
58	79. ALEX MIANO	PLOT OWNER	MALE	07267233	
59	80. FREDRICK KARANJA	IRURI VILLAGE	M	0111886704	
60	81. JOSEPH MURUKU	IRURI VILLAGE	M	0772775476	
61	82. JAMES KARIITHI	IRURI VILLAGE	M	0710703885	
62	83. John Mbogo	IRURI VILLAGE	M	0707145812	
63	84. James Ngatia Wambugu	IRURI VILLAGE	MALE	07339480145	
64	85. Karue Mwai	IRURI VILLAGE	MALE	0704205675	
65	86. CHARLES KALUSA	IRURI VILLAGE		0724288094	
66	87. ABNIELECH MURETHI	MAKASCO - GIS OFFICER	M	0718167666	
67	88. GODFREY KANYAGO	MAKASCO - HAO	M	0768707293	
68	89. Ziporah Wanjiru Kibebe	Iruri Village	F	0705376090	
69	90. Joyce Wangei Muriu	Plot	F	0727201407	
70	91. Stella Wambui	Iruri Village	F	0794051886	
71	92. CATHERINE W. DIMARU	SUR. CHIEF HOMBES	F	0723166210	
72	93. CHARLES HIRIATU NYUNU	Chairman	M	0724124345	
73	94.				

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
73 120.	Evan Machira Wandere	Member	M	0726547593	
74 121.	Charles Muringi Ngure	Member	M	071175565	
75 122.	Robert Rukia	Member	M	0717163840	
76 123.	Ephraim Kimani	Member	M	0707512165	
77 124.	Richard Muriuri	Member	M	0716208860	
78 125.	Duncan Kimani	Member	M	0729054250	
79 126.	Semaiar Kimani	Member	M		
80 127.	Mary Wangari Macharia	Member	F	0710386034	
81 128.	George Muboro	Member	M	0700902301	
82 129.	Michael Muangi	Member	M	0711679978	
83 130.	John Kariuki	Member	M	0720142314	
84 131.	Grace Kahiga	Member	F	0718057984	
85 132.	Grace Ngatha	Member	F	0113061018	
86 133.	Joseph Kinyua	Church Rep.	M	0729676209	
87 134.	Peter Kogecha Nyota	Member	M	0722300373	
88 135.	Margaret Wanjiru Muriithi	Member	F	0726818492	
89 136.	John Ngatia Muriuki	Member	M	0727317324	
90 137.	Grace Wanjugu	Member	F	0111552353	
91 138.	Eunice Ngunji	Member	F	0769712443	
92 139.	Esther Wangari	Member	F	0707771484	
93 140.	Esther Kanja	Member	F	0705808640	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
94 162.	Susan W. Gatei	Member	F	0721586758	
95 163.	William Nyamu	Member	M	0722575875	
96 164.	Elizabeth Wamuyu Wanjau	Member	F	0727371713	
97 165.	Phyllis Gicumbi	Member	F	0722345031	
98 166.	Stephen Wanjohi	Member	M	0757556927	
99 167.	Mary Wanjiru Wandeto	Member	F	0713562711	
100 168.	Ann Nyaguthii	Member	F	0780760604	
101 169.	James Muriuki	Member	M	0748150609	
102 170.	Joshua Weri Ndoritu	Committee Member	M	0727357579	
103 171.	Ephraim Kamweli	Member	M	0798028733	
104 172.	Julia Murugi Karira	Member	F	0728847079	
105 173.	Mary Wangari Muangi	Member	F	0718057993	
106 174.	Mary Ngendo Kariako	Member	F	0729653593	
107 175.	Charity Wairimu Murugi	Member	F	0726552811	
108 176.	Charity Wanjika	Member	F	0710261743	
109 177.	James Kangugi	Member	M	0745081414	
110 178.	Regina Kinyua	Member	F	0703800094	
111 179.	Washington Muchoki Kibuthia	Member	M	0707924674	
112 180.	Stephen Weri L. Wandere	Member	M	0720567643	
113 181.	James Nyamus		M	0721992518	
114 182.	Peter Mwangi Murungu	Member	M	0720454391	

Appendix 8: Draft List of Beneficiary

S. No	Name	Phone Number	New Parcel	ID No.	Ballot No	Comment
1.	Administration Block	-	1	-	PP2	
2.	PCEA Church	-	2	-	PP3	
3.	Iruri Dispensary	-	3	-	PP1	
4.	Iruri Primary School	-	4A	-	PR1	
5.	Recreational Park	-	4B	-	OP2	
6.	Solid Waste Transfer Station	-	6	-		
7.	Community centre	-	7	-	PP4	
8.	Cattle Dip	-	8	-	PP5	
9.	Bus Stage	-	9	-	PP6	
10.	Coffee Factory	-	10	-	PP7	
11.	William Nyamu Gituba	722575875	11	10845727	C31	Unverified
12.	Bildad Warutere Mweri (Dc'd)	759069825	12	-	C32	Unverified
13.	Davis Kariaku Marathi (Dc'd)	729653593	13	11775457	C33	Verified
14.	Charles Muriithi Gituba	724022738	14	-	C34	Unverified
15.	Isaac Mundui Gachanja (Dc'd)	-	15	-	C35	Unverified
16.	Milcah Muthoni Kago	790915745	16	33285276	C36	Unverified
17.	Miano Gituto	726702851	17	10188890	C37	Unverified
18.	Maina Miano	720991502	18	0025893	C38	Unverified
19.	Stephen Kanyai Mariga	-	19	-	C39	Unverified
20.	Hiuhu Ngunu Hiuhu	724424324	20	345097	C40	Court case
21.	Open Space	-	21	-	OP 1	
22.	Eustace Nyota Karagita (Dc'd)	722300373	22	-	C22	Verified
23.		-	23	-	C23	Verified
24.	Stephen Muriuki Gatei	745543080	24	71176061	C24	Unverified
25.		-	25	-	C25	
26.	Stephen Njogu Muriithi	713139602	26	9263084	C26	Unverified
27.	Winrose Wanjiru Kabubu	713139602	26	9263084	C26	Verified
28.	Pauline Nyaguthii Mutahi (Dc'd)	721960375	27	-	C27	Unverified
29.	James Muriithi Kahoi	718944097	28	3422945	C28	Verified
30.	Geoffrey Kuria Mbicho	722455496	29	4409762	C29	Verified
31.	Geoffrey Wamugunda	-	30	-	C30	Verified
32.	Pauline Nyaguthii Mutahi	705772380	31	-	C1	Verified
33.	Simon Muriuki Gachago (Dc'd)	-	31	-	C1	Verified
34.	Stanley Maina Mwaniki	722890254	32	901502	C2	Verified
35.	Benjamin Mugweru (Dc'd)	722803572	33	-	C3	Verified
36.	Peter Murage Kanyua (Dc'd)	722458442	34	-	C4	Unverified
37.		-	35	-	C5	Unverified
38.	James Muriithi Kaboi	718944097	36	3422945	C6	Verified
39.	Nduta Wambugu (Dc'd)	710182671	37	-	C7	Verified
40.	Stephen Gichohi King'athia	722813743	38	10889907	C8	Verified
41.	John Githui Weru (Dc'd)	727377173	39	-	C9	Unverified
42.	Gaturuku Kihia (Dc'd)	714449071	40	-	C41	Unverified
43.	Lydia Wanjiku Ngare (Dc'd)	721709309	41	-	C42	Unverified
44.	Benson Kabugi	722349696	42	13537703	C43	Verified
45.	Margaret Muchiru	718579788	43	2315760	C44	Unverified

46.	Jennifer Wangari Muriuki	727159910	44	-	C45	Verified
47.	Washington Humphrey Kimani	727159910	44	-	C45	Verified
48.	Stanley Mbicho (Dc'd)	711812253	45	-	C46	Verified
49.	Robert Ruhui (Dc'd)	729899941	46	-	C47	Verified
50.	Phylis Warigia Gichuri	722345031	47	14518251	C48	Unverified
51.	Stanley Kuira	-	48	-	C49	Unverified
52.	John Maina Nyaga	720677908	49	11515858	C50	Unverified
53.	Wilson Wanjigo Kanyeki	-	50	10502168	C51	Unverified
54.	Regina Waruguru Kinyua	703800094	51	22635566	C52	Unverified
55.	Closed Market	-	52	-	MK 1	Unverified
56.	Stephen Muchoki Kanyeki	724341004	53	11412126	C53	Unverified
57.	Roy Macharia Gicuki	700216174	54	32219198	C54	Unverified
58.	Kariithi James Wanjohi	710703885	55	11566974	C55	Unverified
59.	Stephen Weru L. Warutere	720567643	56	2947439	C18	Verified
60.	Charles Wanjau Munyu (Dc'd)	727377173	57	1413042	C19	Verified
61.	Stephenson Murigo Kanyugi (Dc'd)	727201407	58	-	C20	Verified
62.	Eustace Nyota Karagita (Dc'd)	722300373	59	-	C21	Verified
63.	Susan Wambui Murage	727437904	60	3280037	C10	Verified
64.	Ngacha Muiithio (Dc'd)	782619880	61	-	C11	Unverified
65.	David Muriithi	724574871	62	2005080	C12	Unverified
66.	Ephrim Kamweti	795024733	63	3378747	C13	Unverified
67.	David Mwangi Githinji	723722810	64	7021702	C14	Verified
68.	Charles Wanjau Munyu (Dc'd)	727377173	65	-	C15	Unverified
69.		-	66	-	C16	Unverified
70.		-	67	-	C17B	Unverified
71.		-	68	-	C17A	Unverified
72.	Sella Wambui Gititi	799983003	69	11032752	C56	Unverified
73.	Jane Wairimu Muriithi/Peter Ndiritu/Shelmith	706058386	70	34547933	C57	Unverified
74.	Susan Muchiru Maigua	720732005	71	12475952	C58	Unverified
75.	Stephen Ngetha Kariithi	799524929	72	5547830	C59	Unverified
76.	Joseph Munga Muriuki	721580490	73	1410475	V15	
77.	Hiuhu Ngunu Hiuhu	724424324	74	345097	V14	
78.	Alice Wambui Maina	707582616	75	20485365	V13	
	James Muriithi Maina	798190326	75	1018809		
	Peter Ndiritu Maina	788035510	75	11775271		
79.		-	76	-	V12	
80.	James Ngatia Wambugu	111438618	77	30920438	V11	
81.	John Baptista-Mwaura Karua	722489822	78	6833060	V10	
82.	Charity Wairimu Murigu	726552811	79	3213786	V9	
83.	Jane Gathoni Warutere	716105700	80	12472322	V6	
84.	Mary Wanjiru Wandeto	741476541	81	25902958	V5	
85.	Mary Wanjiru Wandeto	741476541	82	25902958	V7	
86.	Epharaim Ngari Muthee	706058386	83	1413378	V8	
87.	Alice Wangu Ngatia	727347983	84	3188682	V24	
88.	Lucy Wangari Nyokabi	721993590	85	20427038	V26	
89.	John Maina Warui	720728323	86	11252971	V25	
90.	Stephen Mwangi Warui	721886978	87	22357017	V23	

91.	James Kagambi Kinyua	727524453	88	24997471	V22	
92.	James Kagambi Mwenje	757033072	89	40968602	V21	
93.	Joseph Mwangi Macharia	792775476	90	11252934	V20	
94.	Mary Gathoni Muriuki	110622502	91	1412663	V19	
95.	Mary Mumbi Kariuki	714705421	92	10189208	V18	
96.	Margrate Wanjiru Muriithi	726818492	93	1410378	V17	
97.	Teresa Wairimu Hiuhi	729693045	93	1410083	V16	
98.	Johnstone Mwangi Muriuki	720364213	95	9671983	V38	
99.	Mary Wambui Maina	724617935	96	26431004	V37	
100.	Christopher Maina Mucoki	707924673	97	763465	V32	
101.	Joseph Kioni Maina	707081835	98	9859315	V31	
102.	James Kanyugi Mathenge	745081414	99	28538234	V30	
103.	Mary Nyawira Mathenge	701382607	100	12475113	V29	
104.	Jane Nyaguthii Ngatia	728316179	101	25178550	V27	
	Lucy Wakaguyu Mwangi	723050366		21492773		
	Patrick Mathenge Ngatia	708549669		30739462		
105.	Wangu Murage,	0724121214	102	3378535	V33	
	Peter Maina Murage			23684581		
106.	Julius Mwangi Njeru	712183765	103	1411527	V34	
107.	Charles Kahiga Muchori	724288094	104	5547543	V35	
108.		-	105	-	V36	
109.		-	106	-	V41	
110.	Washington Muchori	707924674	107	1411657	V42	
111.	Ruthara Munuhe Mwai	704205675	108	33561950	V40	
112.	Peter Mathenge Karue	712227113	109	23930915	V39	
113.	Gladys Wanjeri Muchori	795613927	110	1413499	V43	
114.	Beatrice Ngunju Kamau	726488811	111	3359047	V44	
115.	Joshua Weru Ndiritu	727357379	112	23033605	V45	
116.	Sera Gathoni Ndiritu	721141485	113	21178242	V55	
117.	Loise Wairimu Marathi	712276373	114	1413099	V46	
118.	Nyaguthii Wandeto	-	115	1412341	V54	
119.	George Muhoro Ngatia	-	116	28733459	V47	
120.	John Mbogo Ngunyi	707145812	117	6834318	V48	
121.		-	118	-	V49	
122.	Bornface Githinji Muthoni	-	119	2878874	V50	
123.	Weston Karangi Muthoni	721719647	119	21994173	V50	
124.		-	120	-	V51	
125.		-	121	-	V48A	
126.	Peter Mwangi Murungaru	720454391	122	13320364	V53	
127.	Charles Muchiri Munyi	-	123	10852529	V52	
128.	Patrick Gathera Munyi	712943418	123	29326019	V52	
129.	Joseph Mwangi Macharia	792775476	124	11252934	V56C	
130.	Patrick Kimani Macharia	714479483	125	5547893	V56B	
131.	Mary Wangari Macharia	710386034	126	13542297	V56A	
132.	Julia Wanjiru Gichigo	-	127	1410890	V64	
133.	Gichohi Karanja	792920541	128	3379601	V65	
134.		-	129	-	V63	
135.	Millicent Wangui Kariithi	115470007	130	32870754	V67	

136.	Godfrey Muchiri Kariithi	733898698	131	2959892	V68	
137.	Esther Ngungu	-	132	10503752	V66	
138.	Davidson Njari Ndiritu	723739675	133	20431352	V57	
	Debora Nyaguthii Wangai	71137067	133	3415586		
	Miliam Muthoni Maina	745270592	133	35160406		
139.	Ann Njoki Ngure	718051095	134	1410084	V58	
140.	Fredrick Kinyua Kagambi	727107567	135	5547819	V60	
141.	Gathoni Muthee	3378704	136	3378704	V59	
142.	Joseph Mwai Muriuki	724511788	137	23551585	V61B	
143.	Jane Wambui Macharia	725205097	138	5514567	V61A	
144.	Ngima Macharia	726241351	139	1411212	V62B	
145.	Stephen Wanjohi Ngima	-	140	2186694	V62A	
146.	John Batista Muhindi Gichini	729540763	141	1410047	V92	
147.	Esther Nyawira Mwangi	701337445	142	8979519	V91	
148.		-	143	-	V90	
149.	Romano Mathenge Mwangi	721440387	144	27341736	V93	
150.	Charity Gathigia Murigu	113025484	145	0628129	V94	
151.	Romano Mathenge Mwangi	721440387	146	27341736	V89	
152.		-	147	-	V88	
153.	Michael Mwangi Guandaru	711679978	148	7441985	V87	
154.	Duncan Kimani Gathirimu	729084250	149	5436442	V86	
155.	Patrick Mwangi Gathirimu	716106355	150	10503253	V85	
156.	Francis Macharia Gathirimu	728248234	151	7322490	V84	
157.	Rose Wangari Mwai	716315098	152	1411974	V83	
158.	Beatrice Mbuki Maranga	712104940	153	9012721	V79	
159.	Munyi Gathera	-	154	1412710	V78	
160.	Peter Githinji Kimiti	723490588	155	2290660	V77	
161.	Richard Muchiri Muchuku	71608860	156	12778951	V80	
162.	Nyaguthii Muchuku	-	157	5541157	V81	
163.	Jeremia Kimani Muchuku	115945307	158	25174856	V82	
164.	Jane Wamuyu Muriuki	713634756	159	1413086	V71	
165.		-	160	-	V76	
166.	Esther Wangui Mwangi	700795672	161	1412840	V70	
167.	Tabitha Wanjugu Wanjohi	728665834	162	6829004	V69	
168.	Ephraim Irima Mwangi	707512165	163	12475917	V72	
169.		-	164	-	V74	
170.	Cemetery	-	165	-	PP10	
171.	AIPCA Church	-	166	-	PP9	
172.	Proposed Cemetery	-	167	-	V111	
173.		-	168	-	V113	
174.		-	169	-	V114	
175.	Conservation	-	170	-	PP12	
176.	John Weru Mathenge	724860154	171	4836359	V115	

Appendix 9: Notice of completion – Daily Nation

DAILY NATION THURSDAY, OCTOBER 30, 2025

FORM PLUPA L-2 (r.10)



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

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

Title of the Development Plans

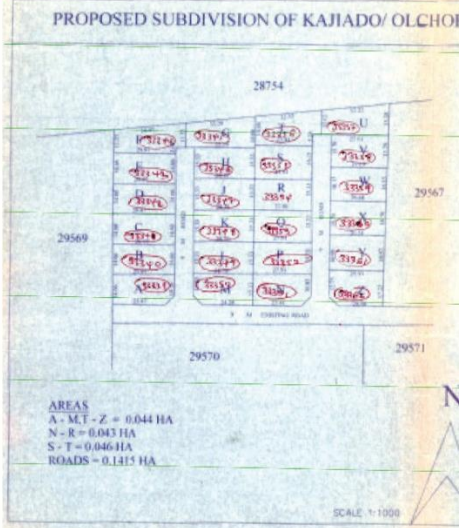
S.No	Name	Reference No.	Location
1	Ruthagati Village Local Physical and Land Use Development Plan	CGN/0481/2023/01	Mathira East Sub- County
2	Ngorano Market Local Physical and Land Use Development Plan	CGN/0477/2023/02	Mathira East Sub- County
3	Iruri Village Local Physical and Land Use Development Plan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

Pursuant to the provisions of section 49 (1) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above plans was on 4th day of August 2025 completed. Copies of the plans as prepared have been deposited for public inspection free of charge at the office of the County Director in Charge of Physical and Land Use Planning, Respective Offices of the Sub County Planners and the County Government of Nyeri website: www.nyeri.go.ke. Any interested person who wishes to make any representation in connection with or objection to the above plans may within Sixty (60) days send the same to **The County Executive Committee Member in charge of Lands, Physical Planning and Urban Development**, County Government of Nyeri, P.O Box 1112-10100, Nyeri or lands@nyeri.go.ke and such representations or comments shall state the grounds upon which they are made. All appeals must be submitted using Form PLUPA L-3 pursuant to regulation 12 (1) of the Physical and Land Use Planning (Local Physical and Land Use Development Plan) Regulations, 2021.

Dated this **27th Day of October, 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**
WHH HILF

TENDER AD
KEN 1291 - FUNDED BY C
RFT 405603 - VARIOUS CONSTR
MAKUENI & K

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 access attachmen <https://eu.eu-supply.com/publictenders?B=WELT>

Offers to be submitted online or under the respective

Appendix 10: Notice of completion – Taifa Leo

a wa

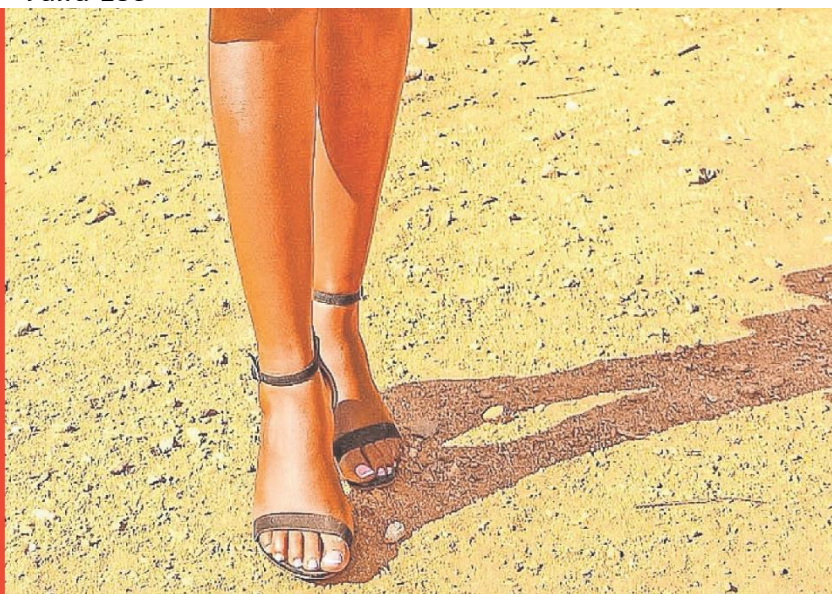
iwa-
iketi
a ya
ibe a
uma-
ngi,”

zun-
kuu
e li-
e ku-
ado
i wa

cha-
tika
usia,
nafa-
nari-
ash-

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

**PICHA| RICH-
ARD MAOSI**



JYA KAUNTIYA VIHIGA



MIJI, ARDHI, NYUMBA, NA USTAWI WA MIJI

344-50300 MARAGOLI

MPANGO WA MATUMIZI YA ARDHI (Nambari 13 ya 2019)

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

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

nipango ya miji na maendeleo katika kaunti.

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

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

ta sababu zilizochangia kutolewa kwazo.

wa Miji, Ardhi, Nyumba na Ustawishaji wa Miji.

FOMU PLUPA L-2

(r.10)



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

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

Vichwa vya Mipango ya Ustawishaji

Nam- bari	JINA	Nambari ya Rejeleo	Mahala
1.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa 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 Warazo 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 Mipango katika
Kaunti Ndogo husika na katika Wavuti ya Serikali ya Kaunti ya Nyeri : www.nyeri.go.ke. Yeyote ambaye
angetaka kutoa maoni au pingamizi kuhusu mipango iliyotajwa hapo juu anaweza kufanya hivyo ndani ya siku
sitini (60) kwa Waziri wa Kaunti Anayesimamia Idara ya Ardhi, Mpango wa Miji na Ustawi wa Miji,
Serikali ya Kaunti ya Nyeri S.L.P 1112-10100, Nyeri au kupitia anwani ya barua pepe; lands@nyeri.go.ke na maoni au pingamizi sharti yaandamanishwe na sababu zilizochangia kutolewa kwazo. Rufaa zote
lazima ziwasilishwe kwa kutumia Fomu PLUPA L-3 kwa mujibu wa kanuni 12 (1) ya udhibiti wa upangaji wa matumizi
halisi na ardhi (kanuni za 2021 za mpango wa matumizi halisi ya ardhi).

Tarehe: Agosti 4, 2025

JINA: MHE NDIRANGU GACHUNIA

WAZIRI WA KAUNTI

IDARA YA ARDHI, MPANGO WA MIJI NA USTAWI WA MIJI