

COUNTY GOVERNMENT OF NYERI

DEPARTMENT OF LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT

NGORANO MARKET 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

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PROJECT DETAILS

Project Name:	Consultancy services for Planning, Surveying and Regularization of Ngorano Market
Project Contract No.	CGN/LHPP&UD/RFP/14/2022-2023
Project Location:	Nyeri County, Ngorano Market
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/0477/2023/02.....

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, Ngorano 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 guidelines to serve as development control tools in the market centre.

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

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

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

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

The successful implementation of this LPLUPD will require immeasurable commitment and cooperation from all the stakeholders. I thus invite all the County Government entities, the political leadership, civil society organizations, private sector groups and Ngorano market 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

Ngorano Market 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 the county lands records team comprising of Mirriam Munyeki and Hope Kibui.

We appreciate the crucial oversight role by the National Land Commission team comprising of Diba Wako, Janet Kerubo, Jennifer Nderitu and Kimosp Kigen. Sincere appreciation goes to the planning and survey consultancy firm, Geosurv Systems Ltd lead by the Managing Director, Surveyor Charles R. Gathogo, physical planners; Catherine K. Katuma, Victor W. Mutua, 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, Mark O. Okemwa, senior chief Joseph Muhoro Gundi and Sub-chief Stephen Kinyua Mwangi, Ruguru Ward administrator Margaret Ngari and the Settlement Executive Committee led by Douglas Kiama – chairperson, Ann Nyaruai - vice chairperson and Ruth Kingori – 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 market vision and drafting of the plan proposals. This helps in the sustainability and prosperity of the market.

CECM, Lands, Physical Planning & Urban Development

EXECUTIVE SUMMARY

Ngorano Market Local Physical and Land Use Development Plan (LP&LUDP) is a spatial framework aimed at guiding developments in the market centre from 2025 – 2035. It is one of the deliverables for the consultancy services for planning, surveying and regularization of Ngorano market. The market is located in Ruguru Ward, Mathira West Sub-County, Nyeri County, along Ruthagati – Kabiruini Road and covers about 6.17 Ha. The LP&LUDP aims at upgrading Ngorano market 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 Ngorano Market. The plan objectives on the other hand were to; provide a planning framework for tenure regularization in the market centre, provide a spatial framework for development of infrastructure in the market centre and provide development standards and guidelines to serve as development control tools for the market centre. The community's common vision, **"To be a tenure secure modern market with adequate infrastructural facilities"** 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 settlement's location in the national, regional, county and local context. It also offers a brief description of the market 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 market'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, urban decay, poor road condition, informality, and poor drainage and lack of basic social facilities. Some of the opportunities that could be tapped into are; strategic location, land availability for urban development – undeveloped land parcels strategic location, favorable topography for development, proximity of educational, health and administrative facilities which are an impetus for the area's growth and development.

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 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

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LIST OF ABBREVIATIONS

AIDS	Acquired Immune Deficiency Syndrome
BCR	Business Cum Residential
BETA	Bottom-Up Economic Transformation Agenda
CAP	Chapter
CBD	Central Business District
CBO	Community Based Organization
CIDP	County Integrated Development Plan
CREB	Central Region Economic Bloc
CSP	County Spatial Plan
ECDE	Early Childhood Development Education
EMCA	Environmental Management and Coordination Act
FBO	Faith Based Organization
GDP	Gross Domestic Product
GIS	Geographic Information System
GPS	Global Positioning System
HIV	Human Immunodeficiency Virus
KNBS	Kenya National Bureau of Statistics
LP&LUDP	Local Physical and Land Use Development Plan
LPPUD	Lands, Physical Planning and Urban Development
MAWASCO	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
NMT	Non-Motorized Transport
NSP	National Spatial Plan
NUDP	National Urban Development Policy
PEFA	Pentecostal Evangelistic Fellowship of Africa
PLUPA	Physical and Land Use Planning Act
PPP	Public Private Partnerships
RIM	Registry Index Maps
SEC	Settlement Executive Committee
SDGs	Sustainable Development Goals

SPSS	Statistical Package for the Social Sciences
SWOT	Strength, Weakness, Opportunities and Threats
TC & ST	Triangulation Charts & Standard Traverse
TOR	Terms of Reference
UPC	United Pentecostal Church
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 Ngorano Market 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 Ngorano Market 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 Ngorano Market. 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 are:

- To provide a planning framework for tenure regularization in the market centre
- To provide a spatial framework for development of infrastructure in the market centre
- To provide development standards and guidelines to serve as development control tools for the market centre.

1.1.2 Vision statement

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

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

- 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(s).

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

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

Ngorano Market's location along the Ruthagati – Kabiruni Road (D451) which connects the centre to the Trans-African Road (Nyeri – Nanyuki Road, A2), is an impetus for its growth. The centre however developed without any spatial framework to guide its developments as it was the commercial area for the Ngorano colonial village (planned under the KISIP project). The village was established during the colonial era as a communal concentration camp during the period of state of emergency. The market 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 market 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 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 Ngorano market and its subsequent survey and regularization. The project area constitutes the market centre with an approximate area of twelve (12) acres (4.85 Ha). The contract is expected to be completed within a period of 12 months from the contract commencement date. Ngorano Market 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 Ngorano Market 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

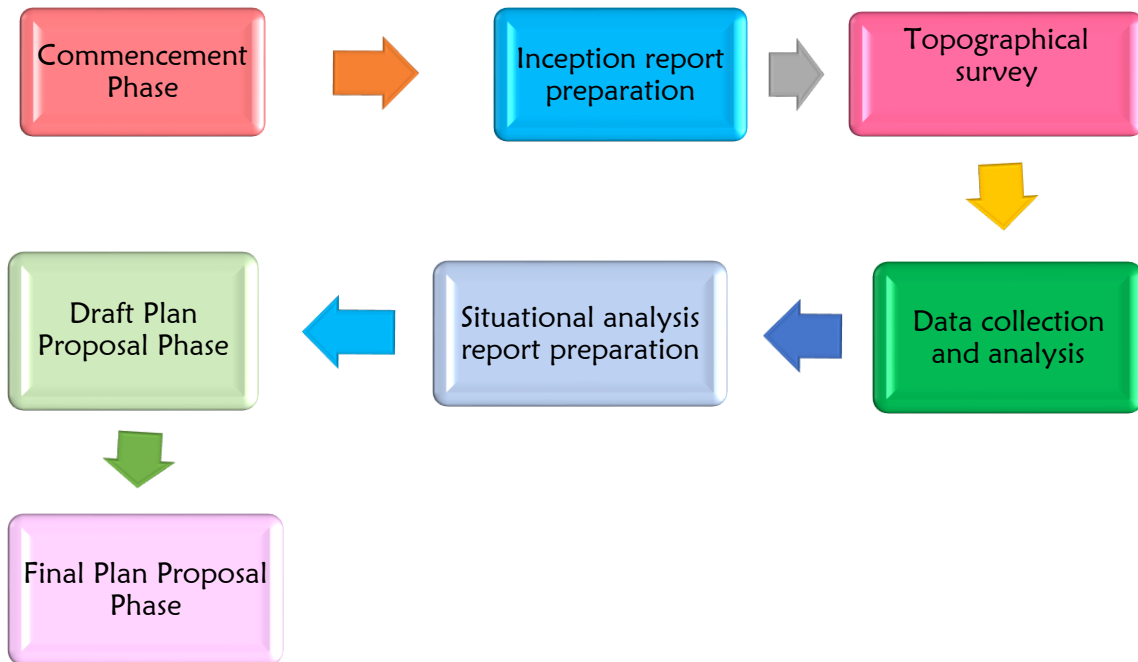
The planning process was participatory, integrated and multidisciplinary. Participatory approach is a requirement as per the Constitution of Kenya, 2010, Physical and Land Use Planning Act No. 13 of 2019 and other pieces of legislation. This approach was achieved at various forums which ranged from the 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 Ngorano LP&LUDP consists of various phases namely; commencement, 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 11th 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.

e. Community Sensitization and Official Launch workshop

The consultant was introduced to the community members by the county officials on the 19th July 2023 at the Assistant County Commissioner's Office. 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 county officials led the community in electing the Settlement Executive Committee (SEC) which would be the client's representative on the ground and would work in collaboration with the consultant in executing the exercise. The consultant was then officially handed over to the community and the SEC to carry on with the exercise.

Plate 1: Community Sensitization 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. 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.

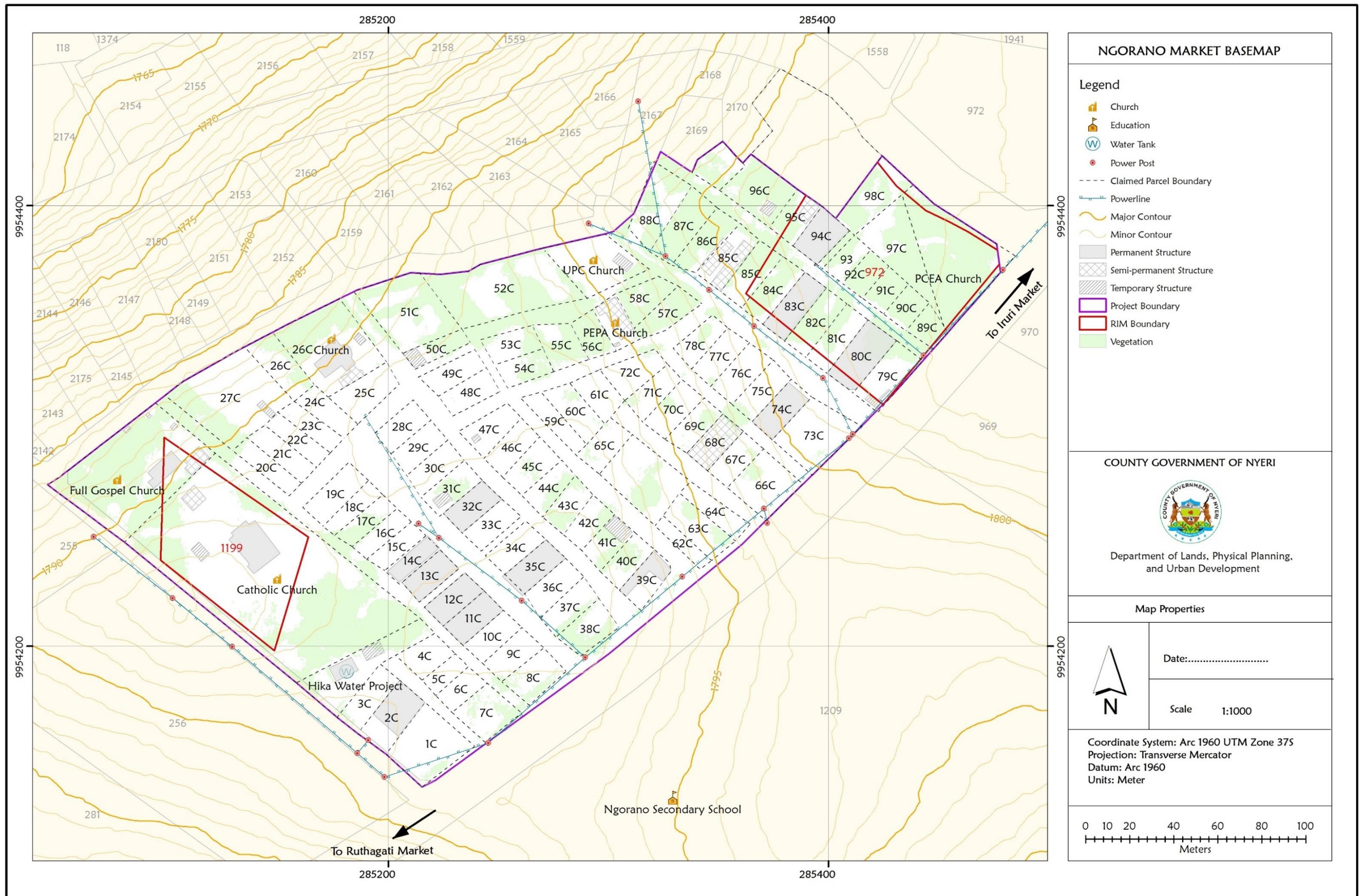
c) Digitization/Vectorization

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: Ngorano 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 market, 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 28th February, 2024 at Ngorano Assistant County Commissioner's Office for their comments and validation. The stakeholders validated the findings.

Plate 2: 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 was accompanied by a report which entailed the relevant legal, policy and institutional framework, information backing the rationale for the proposals,

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 29th July, 2025 at Ngorano Assistant County Commissioner's Office for their comments and validation (plate 3). The presentation was aimed at explaining the planning proposals to the stakeholders so as to obtain their validation and additional comments. The comments from the workshop were incorporated in the draft plan.

Plate 3: Draft Plan Validation Workshop



Source: Field Survey, 2025

1.4.3.7 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.

Ngorano Market 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

Ngorano Market's exact geographical coordinates, latitude and longitude are: -0.416149, 37.071440 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 Ngorano Market. The market is connected to A2 Road through Road D451 (Ruthagati – Kabiruini Road). Road A2 also links the market to the Kenya's Capital, Nairobi.

2.2.1.2 Regional Context

Ngorano Market 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

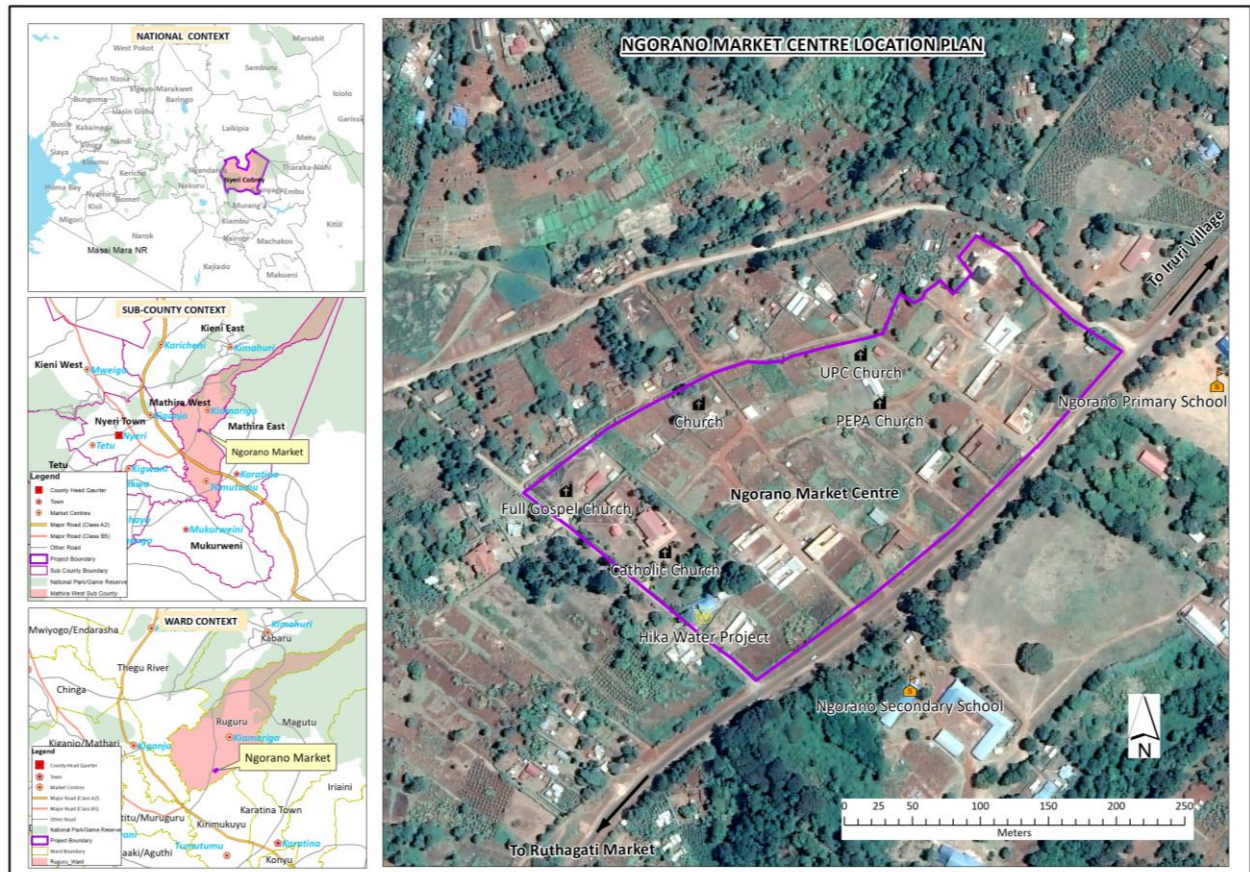
2.2.1.3 County Context

Ngorano Market 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 $0^{\circ} 38' 0''$ S and longitudes $36^{\circ} 38'$ east and $37^{\circ} 20'$ east (County Government of Nyeri, 2018).

2.2.1.4 Local Context

Ngorano Market is located in Ruguru Ward, Mathira West Sub-County, Nyeri County, along Ruthagati – Kabiruini Road. It is situated about 3.2km and 8.5km from Ruthagati and Iruri 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 Ngorano Market Centre is as indicated below;

County: Ngorano Market 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. Ngorano falls under Mathira West Sub-County.

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

2.2.3 Functions of Ngorano Market

Ngorano Market's strategic location along the Ruthagati – Kabiruini Road has significantly contributed to its growth. Its main functions include the following;

2.2.3.1 Residential Function

This function is dispersed all over the market 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. In addition, there are a few upcoming business cum residential developments where commercial activities are housed in the first floors and residential activities in the upper floors.

2.2.3.2 Educational Function

There are no educational facilities within the boundary of the market. Ngorano primary and secondary schools are however located opposite the market centre. These educational facilities increase the centre'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 assistant county commissioner's office is located adjacent to the market.
- Health facility: Ngorano Health Centre is located about 1.5km from the market,
- Religious facilities: There are several religious facilities in the centre namely; Full Gospel Church, Catholic Church, UPC Church and PEFA Church among others.

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 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, Ngorano 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 Public utility

This function is represented by the Hika Water Project that supplies water to the area residents.

2.2.3.6 Transportation Function

The market is a transit and linkage point for inputs and farm outputs. It's linked externally by Ruthagati – Kabiruini Road (D451) which connects the market to Nyeri and Karatina Towns via road A2. It also linked internally through the dirt roads connecting the various activity spaces. The siting of the market along this road corridor makes it a key transport node in the area.

2.3 Constitutional, Policy, Legal, Regulatory and Institutional Framework

2.3.1 Overview

The preparation of Ngorano 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, 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 Ngorano Market 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, urban planning and design, local economy and municipal finance and local implementation. This policy aims to better and further implement the sustainable development goals.

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 Ngorano Market 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 Ngorano Market 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 market 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 Land, 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 Ngorano Market.

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 Ngorano Market.

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 market.

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 Ngorano Market LP&LUDP especially with regards to the preparation and verification of the beneficiaries.

c) The County Government of Nyeri

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

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

d) National Government Administration

The representatives from the national government office are responsible in the coordination, management, supervision and general administrative functions in the market during this plan's preparation process. They are key in dissemination of information, security and publicization of public participation workshops. They comprised of; 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 Ngorano Market 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 Ngorano Market 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 Ngorano Market 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.

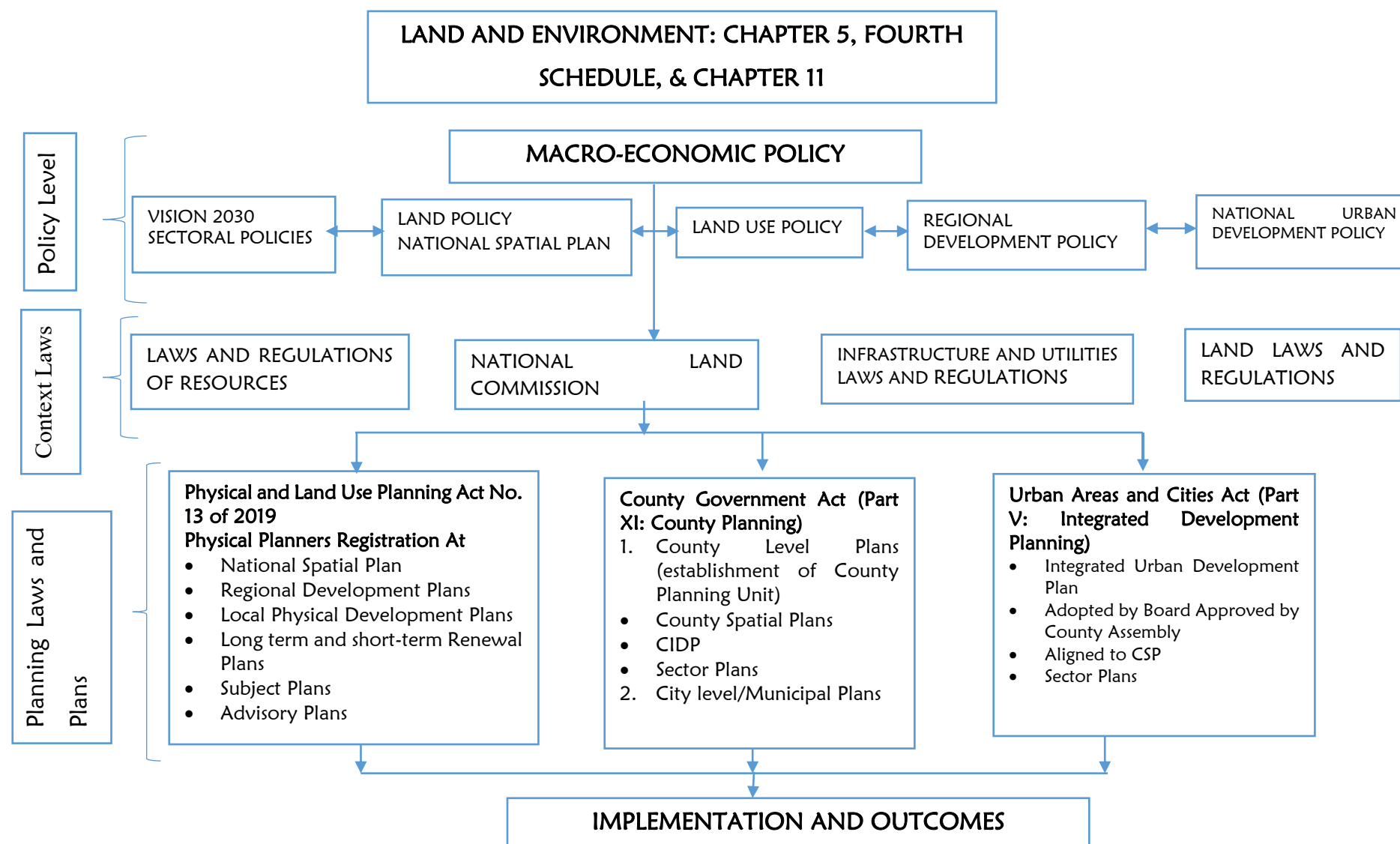
2.3.7 Previous Planning Efforts

The larger Ngorano village was planned under the KISIP project prompting the County Government of Nyeri to initiate the planning process for Ngorano market centre to be in tandem with the planned village section. In this regard, the county department of lands, physical planning and urban development kicked off the planning exercise. Topographical survey that entailed picking of individual claimed plots was undertaken by the county survey team. However, the picking was relatively off with the ground status thus the consultant had to re-do the entire topographical survey after the commencement of the consultancy services.

2.3.8 Conclusion

The preparation of Local Physical and Land Use Development plan for Ngorano Market 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
Community sensitization and official launch workshop	19 th July, 2023	Ngorano Assistant County Commissioner's Office	○ To introduce consultant to the community. ○ To elect the SEC members ○ To sensitize the community members and other stakeholders on the project activities.	The consultant was introduced to the community 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
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 project execution process.	Enhanced public participation process
Field data collection - Administration of household questionnaires and key informant interviews	August 2023	Project area	To collect socio-economic data for a better understanding of the area's social and economic characteristics	The project beneficiaries and other stakeholders provided the required socio-economic data

Method of Engagement	Date	Venue	Objective	Outcome
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	28 th February, 2024	Ngorano Assistant County Commissioner's Office	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	29 th July, 2025	Ngorano Assistant County Commissioner's Office	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 Ngorano Market. 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

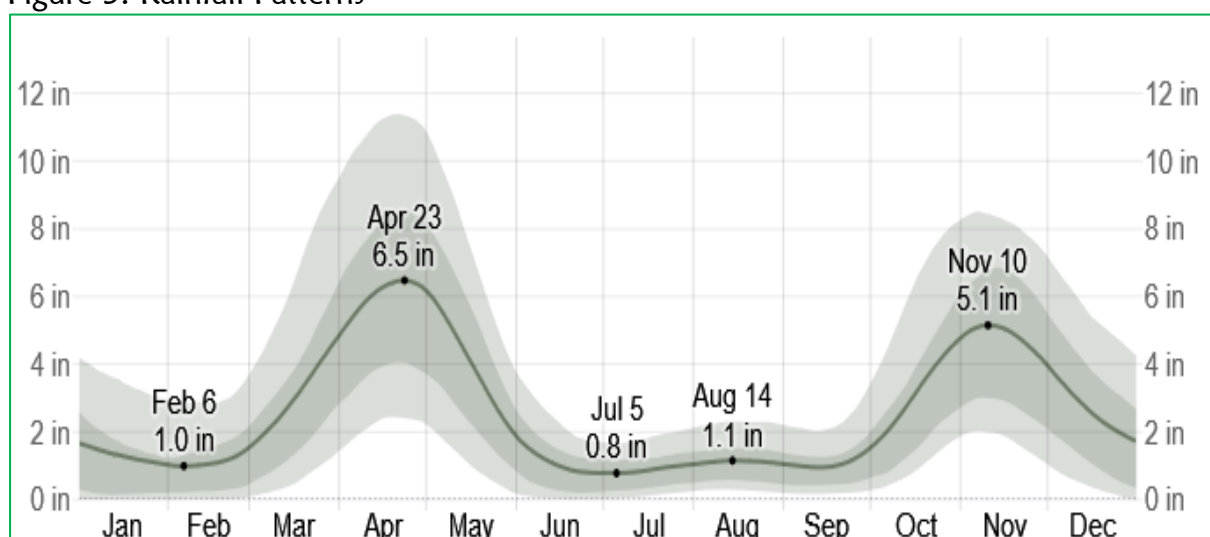
Ngorano Market has a moderate to warm climate. The area's climate is strongly influenced by; altitude and physical features.

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 market.

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 Ngorano Market 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

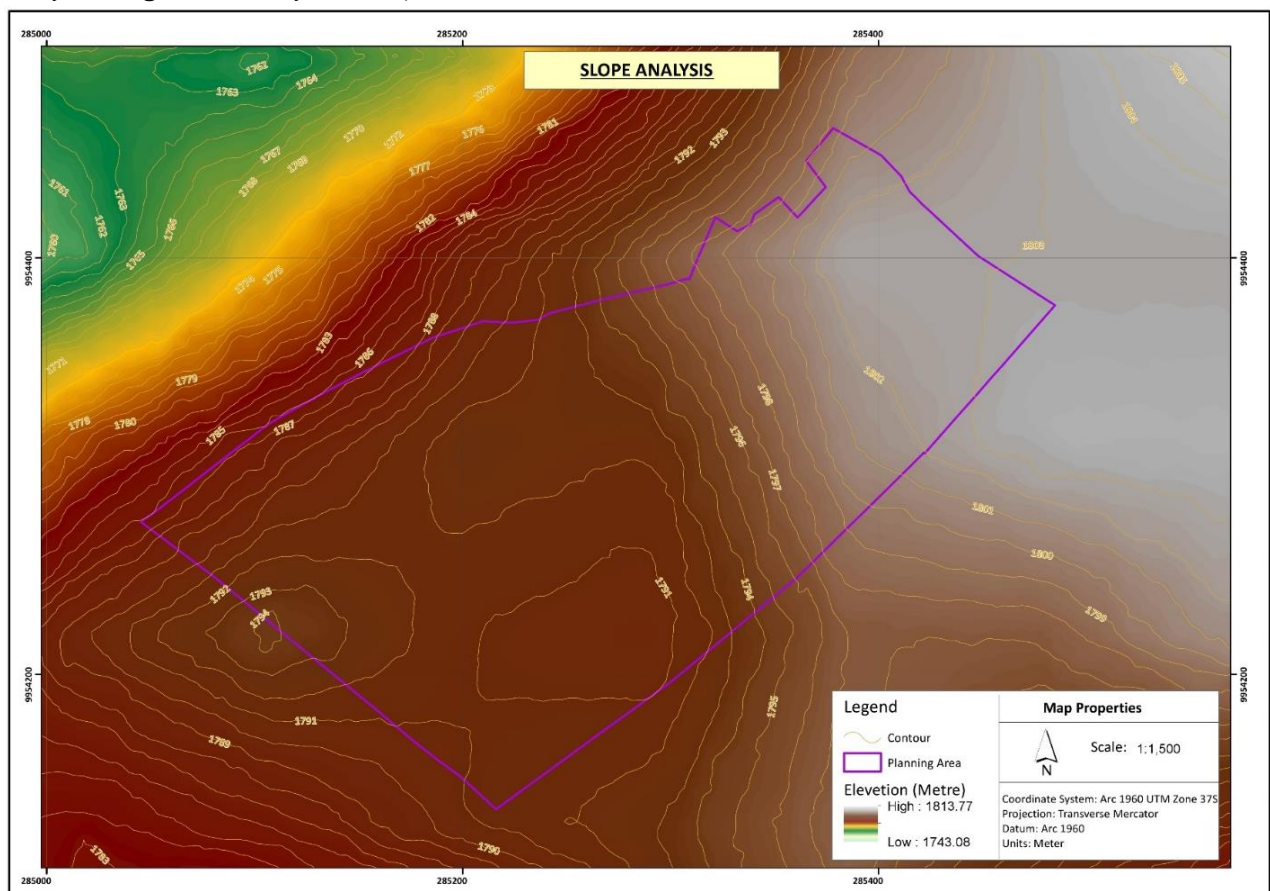
16 to September 7. The calmest month of the year is July with an average hourly wind speed of 6.7mph (10.8km/h).

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 market.

3.2.2 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). Ngorano Market has gentle to moderate slope making it favorable for human settlement and infrastructural development. The highest point in the market has an altitude of 1813.77 m and the lowest point is at 1743.08m above sea level. The elevation range is 70.69m. The slope analysis map below shows the slope of the market.

Map 3: Ngorano Slope Analysis



Source: Geosurv Systems Ltd, 2023

3.2.3 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 are no rivers within the vicinity of Ngorano Market. In addition, there isn't a defined drainage system in the market thus surface run-off makes pools around the lowest point. This interferes with the market's aesthetics and the pools become breeding areas for mosquitoes. This necessitates the need for the development of proper drainage channels and harvesting of the runoff water for agricultural activities.

3.2.4 Geology and Soils

The county is characterized by volcanic rocks formed from the extrusions of Mt. Kenya and Aberdare Ranges. Ngorano Market 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.

Ngorano Market and its environs 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 4: Soil Characteristics



Source: Field Survey, 2023

3.2.5 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).

Ngorano Market 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 below shows the type of vegetation within the market:

Plate 5: Vegetation Cover

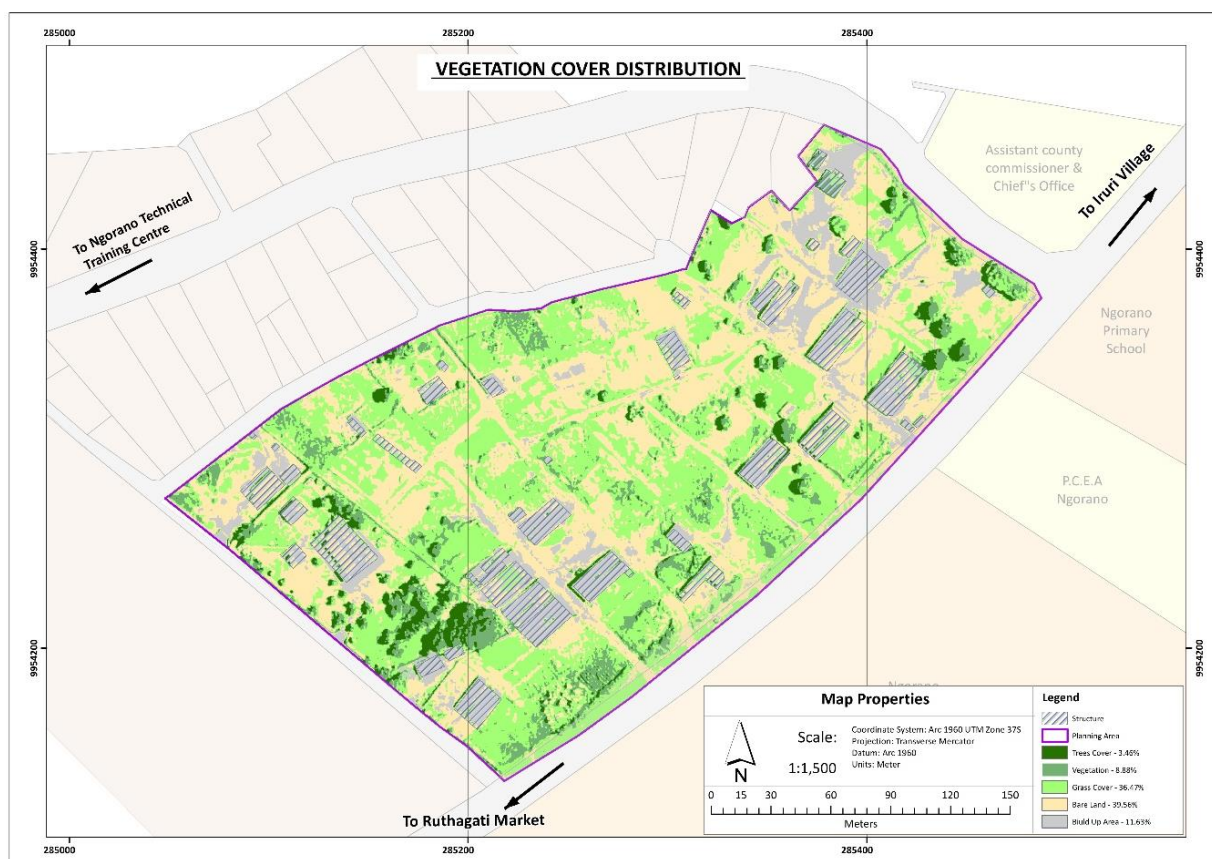


Source: Field Survey, 2023

The Eucalyptus is the most common planted specie in Ngorano Market 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 difficult 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. The market has a tree cover of 3.45%, vegetation cover of 8.88% and grass land cover of 36.47%. About 39.56% of the market is bare while 11.63% is built up area.

Map 4: Vegetation Cover



Source: Geosurv Systems Ltd, 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; land use changes, pollution and environmental degradation. Recently Ngorano Market and its environs has been vulnerable to effects of climate change. The market 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.

There are several activities that contribute to climate change in Ngorano market like the cutting down of trees for fuelwood and house construction materials – timber. In addition, pollution, as a result of poor waste disposal is also a contributing factor. Consequently, since rain-fed agriculture is the main economic activity in the market's hinterland, the area is susceptible to reduced yields as a result of the changing weather patterns

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 market 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 market'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 increase in impervious cover makes the market susceptible to flooding ○ Changing weather patterns
Topography	○ Favorable topography promotes easier construction works	○ The gentle topography reduces flow of surface run-off

Element	Potential/Opportunities	Constraints
Environment	- Existence of appropriate waste handling technologies that can be tapped into - Availability of land for the setting up of waste management sites 4Rs waste mechanisms – Reduce, Reuse, Recycle and Recover	- No designated waste management site - Pollution due to poor waste disposal methods – use of pit latrines for human waste disposal results to contamination of underground water sources
Geology and soils	- Stable geology and soils that can support urban development - Soils contain all the plant nutrients required for plant growth.	The soils are too acidic to sustain quality food production
Vegetation cover	- Relatively high vegetation cover - Tree cover of 3.45%, - Vegetation cover of 8.88% - Grass land cover of 36.47%.	- 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

3.3 Population and Demography

The preparation of Ngorano Market 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 Ngorano Market 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. Ngorano Sub-location had a population of 3,264 people comprising of 1,550 males and 1,046 females. As per the field survey conducted in 2023, Ngorano Market had a current population of 358 people comprising of 197 males and 161 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
Ngorano Sub-location	3,264	1,550	1,046	-	334
Ngorano Market	358 (2023)	197	161		82

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

Since the 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
Ngorano Sub-Location	3,264	3,494	3,555	3,871	4,215	4,591
Ngorano Market	-	358	377	410	447	487

Source: KNBS, 2019 Volume II and Field Survey, 2025

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. Ngorano sub-location on the other hand has a population density of 357 persons per square kilometer and is projected to be 468 persons per square kilometer in the year 2040. Ngorano Market has a very high population density of 5,802 persons per square kilometer and is projected to grow to 7,893 persons per square kilometer in the year 2040 as outlined in the table below. The planning exercise, subsequent survey and regularization processes are projected to attract major investments as it will make the market more livable. In addition, attainment of tenure security will enable the construction of better structures.

Table 6: Population Density

Administrative Unit	Population Size	Area (Km ²)	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
Ngorano Sub-Location	3,264	9.8	334	357	363	395	430	468
Ngorano Market	-	0.0617	-	5,802	6,110	6,645	7,245	7,893

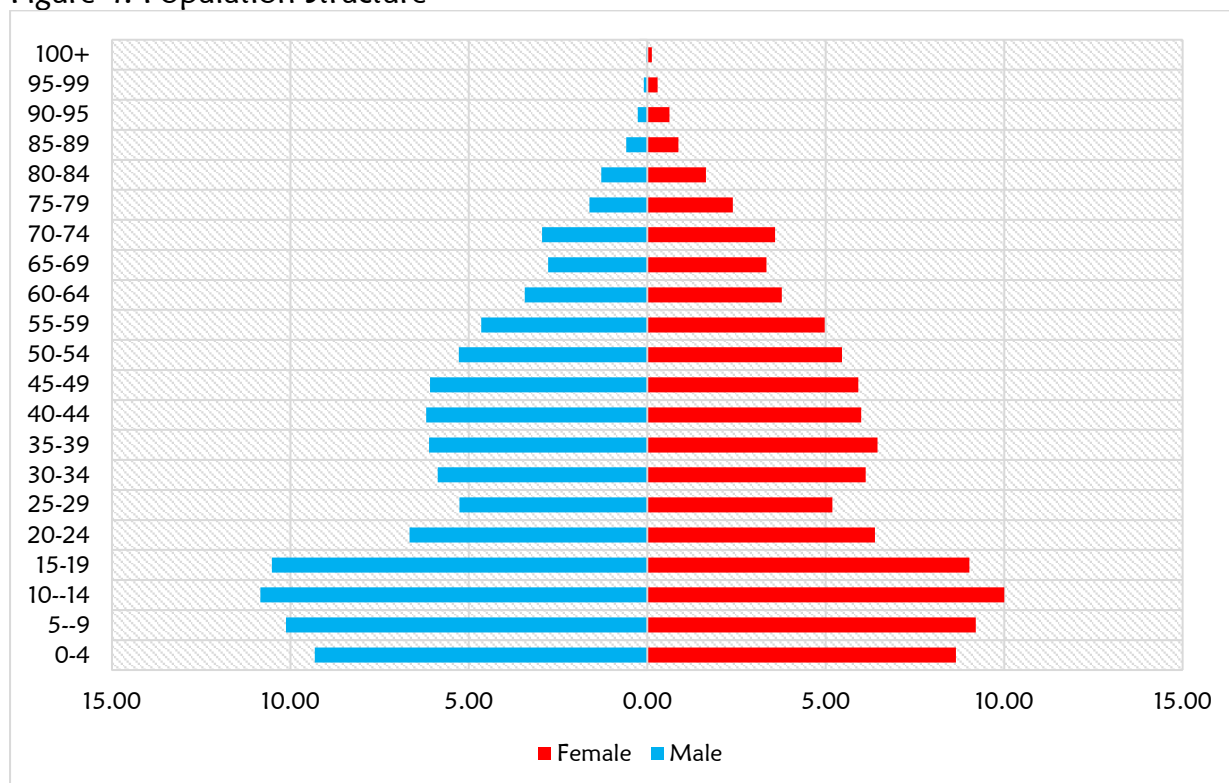
Source: KNBS, 2019 Volume II, Field Survey, 2023

The high population within the sub-location 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.

3.3.1.4 Population Structure and Composition

The area is composed of young and youthful population. The sex ratio is 1.48 implying that there are more males than females. As per the 2019 Kenya population and housing report, the majority of the population within the centre 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 overleaf 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)	974	29.84	1,043	1,079	1,175	1,279	1,393
Youths (15-35)	898	27.5	961	994	1083	1179	1284
Female Reproductive Age (15-49)	604	18.50	646	669	728	793	864
Labor force (15-64)	1948	59.67	2,085	2,157	2,349	2,558	2,786
Aged (65+)	368	11.27	394	408	444	483	526

Source: KNBS, 2019; Volume III Data

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

Table 8: Population Distribution by Age

Age Cohort	2019 Census	Population Projection					%age of Sub-location Population
		2023	2025	2030	2035	2040	
0-4	293	314	325	353	385	419	8.98
5-9	315	337	349	380	414	451	9.66
10-14	340	364	377	410	447	486	10.42
15-19	319	341	353	384	418	456	9.76
20-24	213	228	236	257	279	304	6.52
25-29	170	182	189	206	224	244	5.22
30-34	196	210	217	236	257	280	6.00
35-39	205	220	227	248	270	294	6.29
40-44	199	213	220	240	261	285	6.10
45-49	196	210	217	236	257	280	6.00
50-54	175	188	194	211	230	251	5.37
55-59	157	168	174	190	207	225	4.82
60-64	118	126	130	142	155	168	3.60
65-69	100	107	111	121	131	143	3.06
70-74	107	114	118	129	140	153	3.27
75-79	66	70	73	79	86	94	2.02
80-84	48	51	53	58	63	69	1.47
85-89	24	26	26	29	31	34	0.73
90-95	14	16	16	17	19	21	0.44
95-99	6	7	7	8	8	9	0.20
100+	3	3	3	3	4	4	0.08
Totals	3,264	3,494	3,615	3,937	4,287	4,669	100

Source: KNBS, 2019; Volume III Data

3.3.1.5 Observations and Issues

Ngorano Sub-location has a high percentage of young population aged between 0-19 years at 38.81% 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 1,043 and is projected to grow to 1,393 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 961 and is projected to be 1,284 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 646 and is projected to be 864 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 2,085 in 2023 and is projected to be 2,786 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 – Mukuruini Dairy Cooperative and Slopes Cooperative Society

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 1,356 and is projected to be 1,819 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 394 people and is projected to increase to 526 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, Ngorano Sub-location had 1,046 households and an average household size of 3.1 people. The field survey conducted on December, 2023 revealed that Ngorano Market had 82 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.

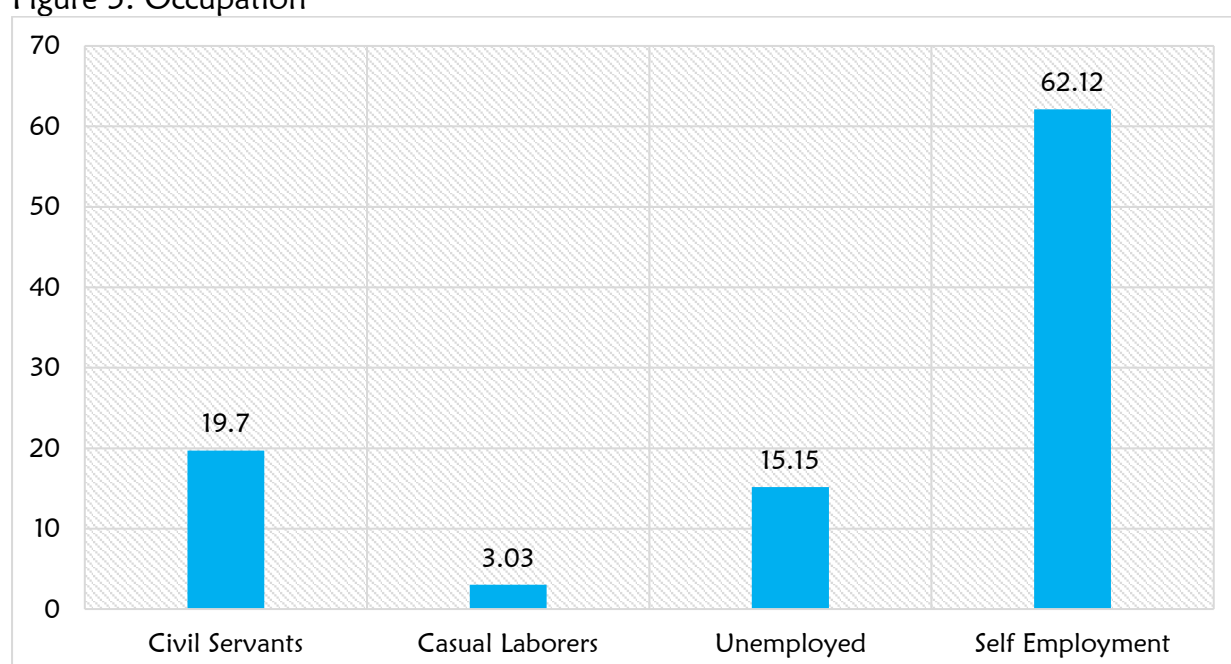
3.3.2.5 Employment Levels

As per the Kenya Population and Housing Census, 2019, Ngorano Sub-location has a total of 2,085 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%.

According to the field survey conducted, about 62.12% of the market residents are self-employed engaging in small scale businesses. Those employed in the civil service account for about 19.7% and constitute the teachers and staff of the administrative facilities. Approximately, 3.03% are casual labourers while 15.15% constitute the unemployed segment of the population as shown in the chart below.

Majority of the work places are situated outside the project area as about 58% of the working population work outside the market while 42% have their work stations within the market. This phenomenon is highly contributed by the civil servants whose work stations are in the educational facilities, health and administrative facilities outside the market. In addition, some of the self-employed and the casual laborers work in other towns like Nyeri, Karatina and Nyahururu among others. The 42% whose work places are within the market constitute the traders engaged in small scale commercial activities.

Figure 5: Occupation

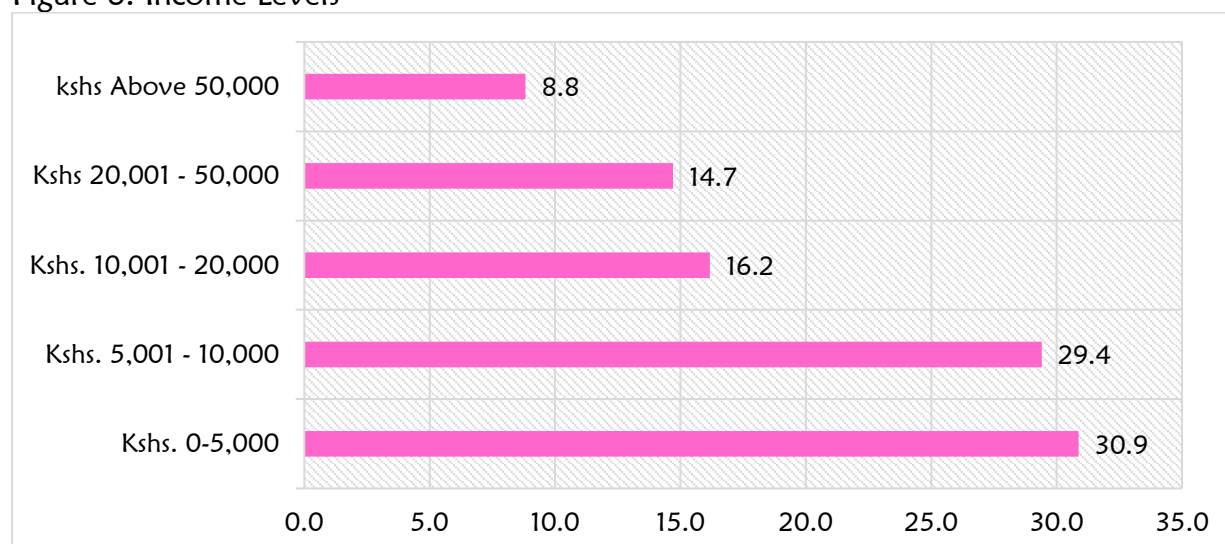


Source: Field Survey, 2023

3.3.2.6 Income Levels

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

Figure 6: Income Levels



Source: Field Survey, 2023

The market is characterized by low living standards as about 30.9% of the working population earn between Kshs. 0-5,000 with only 8.8% earning above Kshs. 50,000 as shown in the chart above. 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).

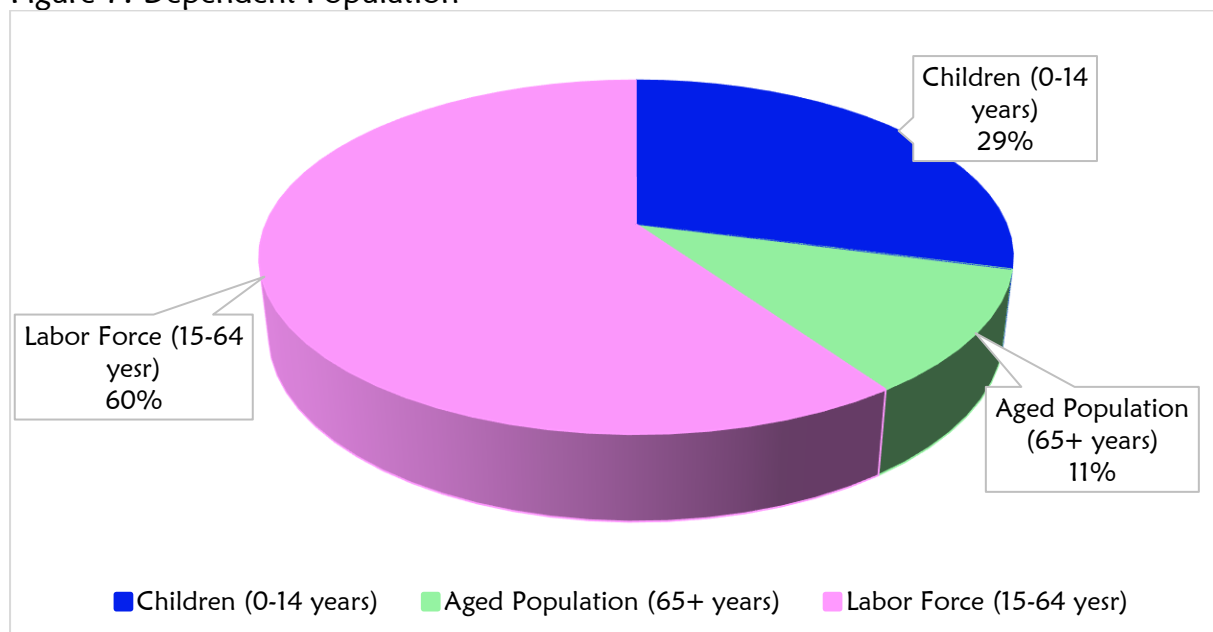
3.3.2.7 Poverty Levels

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

Ngorano 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 1,356 people as at 2023 and is projected to grow to 1,819 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

Ngorano Market is mainly occupied by the Kikuyu community with a few other tribes working in the surrounding 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 market's development. The youthful population constitutes the largest segment of the county population as 56.55% 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 market'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 Urban Economy

The urban economic system is a crucial social institution that supports individuals, private sector investments, and government revenue for public goods provision. A thriving urban economy is essential for urban areas as their population expands, generating employment and revenue. The economy is guided by the monetary, fiscal, and finance bills of the National Government and county fiscal strategy papers. 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. Ngorano Market and its environs has a range of economic activities as outlined below.

3.4.1 Agriculture

Agriculture is the main economic activity within the rural hinterland of Ngorano Market. 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 6: 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. The farmers sell their milk at; Mukuruini Dairy Cooperative, Slopes cooperative society and to brokers. Despite being the main economic activity, agriculture in Ngorano Market 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

The market has a few commercial activities offering low order goods and services to the sub-location's population. These activities are scattered all over the market and are largely driven by the informal sector. This includes transport (bodaboda), small scale commercial activities (retail shops and bars) and sale of agricultural produce as shown in the plate below:

Plate 7: Commercial Activities



Source: Field Survey, 2023

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. 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.

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.

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 market. 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

- Market is well connected to other higher order towns by a good road network from which various goods and services flow to and from the market
- Employment and income can be enhanced via proper value chain planning of the economy to utilize all the available potential accruing to the market and its environs
- High potential for agricultural production hence the need for modernization farming so as to increase farm yields.

3.4.3.2 Challenges

- Low agricultural production as a result of climate change, soil infertility and emerging pests/diseases
- Inadequate infrastructure facilities and services in the market
- Lack of an up-to-date land information system, an essential base for revenue collection
- Lack of a modern market facility for the traders in the area.

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
Agriculture	○ High potential for agricultural activities due to the favorable climatic conditions	○ Low agricultural production due to acidic soils and uneconomical land sizes
Trade and commerce	○ Available land for expansion of trading activities	○ Lack of a modern market facility in the planning area

Element	Potential/Opportunities	Constraints
	○ 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 ○ Lack of a modern market facility

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 Ngorano Market 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 market 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 Ngorano Market is Ruthagati – Kabiruini Road (D451) which connects the market to Karatina and Nyeri Towns via Road A2. 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 Ngorano Market. Road A2 also links

the market to the Kenya's Capital, Nairobi. At the local level, the interconnectivity is well laid out providing access to land parcels and activity spaces.

Road Condition

Ruthagati – Kabiruini Road (Plate 8a) is tarmacked and in good condition. However, the planting of trees along D451 limits the visibility of motorists and makes driving difficult during the rainy seasons. 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 market functions. In addition, there is need for the widening of the internal roads which are too narrow for vehicular transport. The photographs in the plate below show the condition of the existing roads:

Plate 8: Road conditions



Plate 8a



Plate 8b



Plate 8c

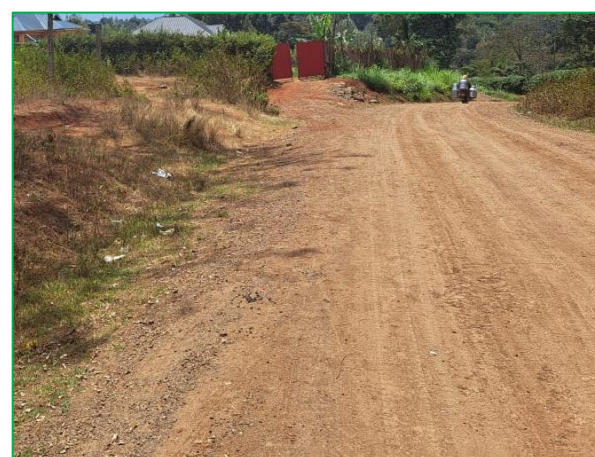


Plate 8d

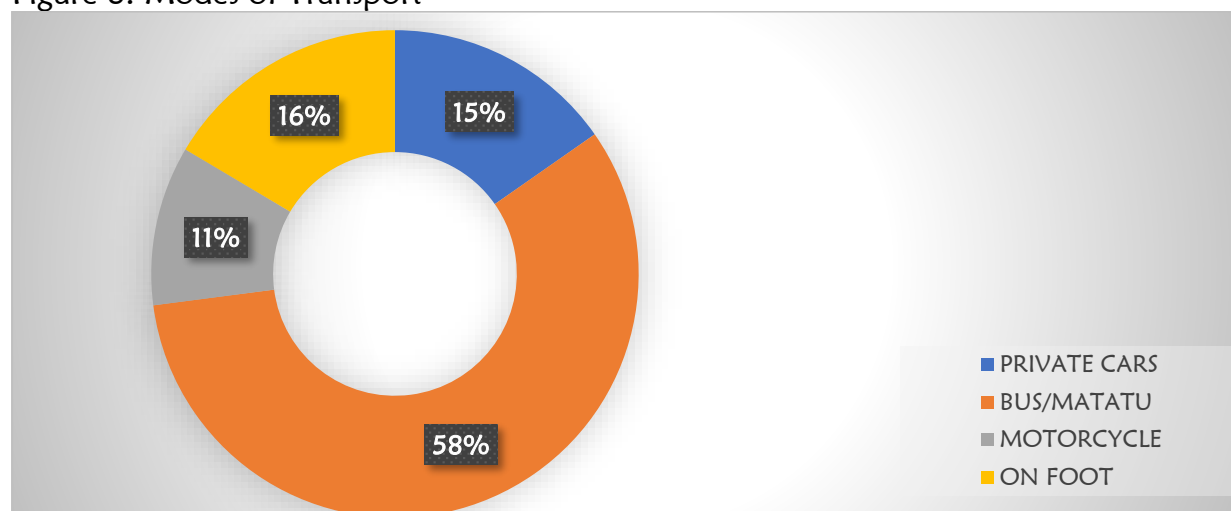
Source: Field Survey, 2023

Modes of Road Transport

The available road transport modes in the area include; 7-seater matatus (Sienta), walking and motorcycles. Matatus are mainly used for long distances while walking and motorcycles are used for short distances. Matatus are the main means of transport as represented by 58% 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 is the second main mode of transport within the settlement as represented by 16% of the

residents though private cars and motorcycles come in closely at 15% and 11% respectively as shown in the figure below. Walking is mainly used by the market residents as they access various activity spaces like educational facilities, employment areas, religious facilities and shopping places within the market and its environs. 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.

Figure 8: Modes of Transport



Source: Field Survey, 2023

Terminal Facilities

Ngorano 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 sheds.

Plate 9: Boda Boda Sheds



Source: Field Survey, 2023

Storm Water Drainage

All the roads within the market with the exemption of Ruthagati – Kabiruini Road have not been provided with storm water drainage channels despite the high rainfall amounts experienced in the area. In addition, the drainage channels in Road D451 are poorly done as they only comprise of culverts. Surface runoff just follows the existing natural drains, and in areas where they don't exist, it finds its route within the market making everyplace impassable.

Non-Motorized Transport Facilities

The market 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 Ngorano Market.

Air Transport

Ngorano Market 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 and passes along Ruthagati market about 3.2 km from Ngorano Market. 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 county status.

Water supply

The major water sources in Nyeri County are; rivers, rainwater and ground water sources. Mathira Water and sewerage Company (MAWASCO) is in charge of water supply in Ngorano Market and its environs. The market has piped water supplied by Hika Water Project. The water is sourced from river Rui Ruiru and piped to individual plots. The residents pay Kshs. 300 per month for the piped water. During the rainy season, rain water comes in handy though proper rain water harvesting programs are yet to be actualized. The main challenge experienced is water rationing during the dry season.

Plate 10: 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 174,700 litres per day and is expected to reach 229,550 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 Ngorano market are; plastics (40%), paper (43%) and organic (17%). The most common methods of solid waste management used within the area are burning and compositing as seen in the plate below. The market 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 market to take care of the solid waste generated.

Plate 11: 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 market and its environs is estimated to be 586,643 kilograms per annum and is projected to be 770,829 kilograms in 2040. The current and projected waste generation in the sub-location is tabulated below:

Table 11: Projected Total Solid Waste Generation

Year	2023	2025	2030	2035	2040
Population	3,494	3,555	3,871	4,215	4,591
Projected Daily Solid Waste Generated (Kgs) Per Day	1,607,	1,635	1,781	1,939	2,112
Projected Monthly Solid Waste Generated (Kgs) Per Month	48,217	49,059	53,419	58,167	63,356
Projected annual Solid Waste Generated (Kgs) Per Year	586,643	596,885	649,941	707,699	770,829

Waste Water Disposal

The households within Ngorano 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.

Plate 12: Waste Water Disposal



Source: Field Survey, 2023

3.5.1.4 Energy

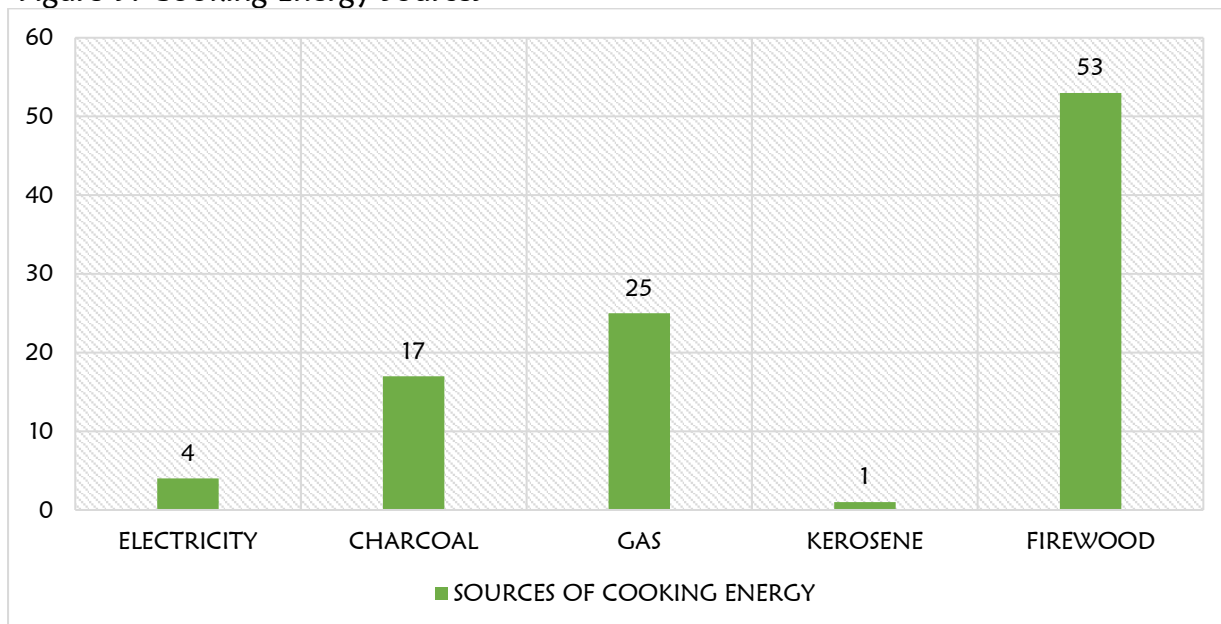
Energy and especially electricity is a key factor of production in economic development. Energy provision results in both household and industrial production. Access to electricity has an impact on attracting investors to a region. Thus, electricity provision especially in the rural areas boosts industrial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

Cooking

The common types of energy sources for cooking in the market are firewood, gas and charcoal as represented by 53%, 25% and 17% of the population respectively. Electricity and kerosene are used by a small segment of the population at 4% and 1% respectively as shown in the figure overleaf.

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. Mitigation measures should therefore be put in place to address the high demand for wood fuel in the market centre. 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.

Figure 9: Cooking Energy Sources



Source: Field Survey, 2023

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. Mitigation measures should therefore be put in place to address the high demand for wood fuel in the market centre. 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 96% of the households while 4% of the population use kerosene for lighting. 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.

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 market to the hinterland and regional market – located along Ruthagati – Kabiruni Road
- High potential for rain water harvesting
- Lack of key infrastructure utilities
- Inadequate water supply.

- Unsustainable water supply due to overreliance on the piped water – need for introduction of rain water harvesting programs.
- Poor waste management practices as there are no designated sites for waste management
- Lack of storm water drainage channels resulting to poor drainage in the market
- 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 market ○ Land availability for road expansion	○ Narrow and poor road condition of the internal roads ○ Lack of terminus facilities for motorized transport ○ Undesignated NMT facilities
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 increase surface runoff ○ 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

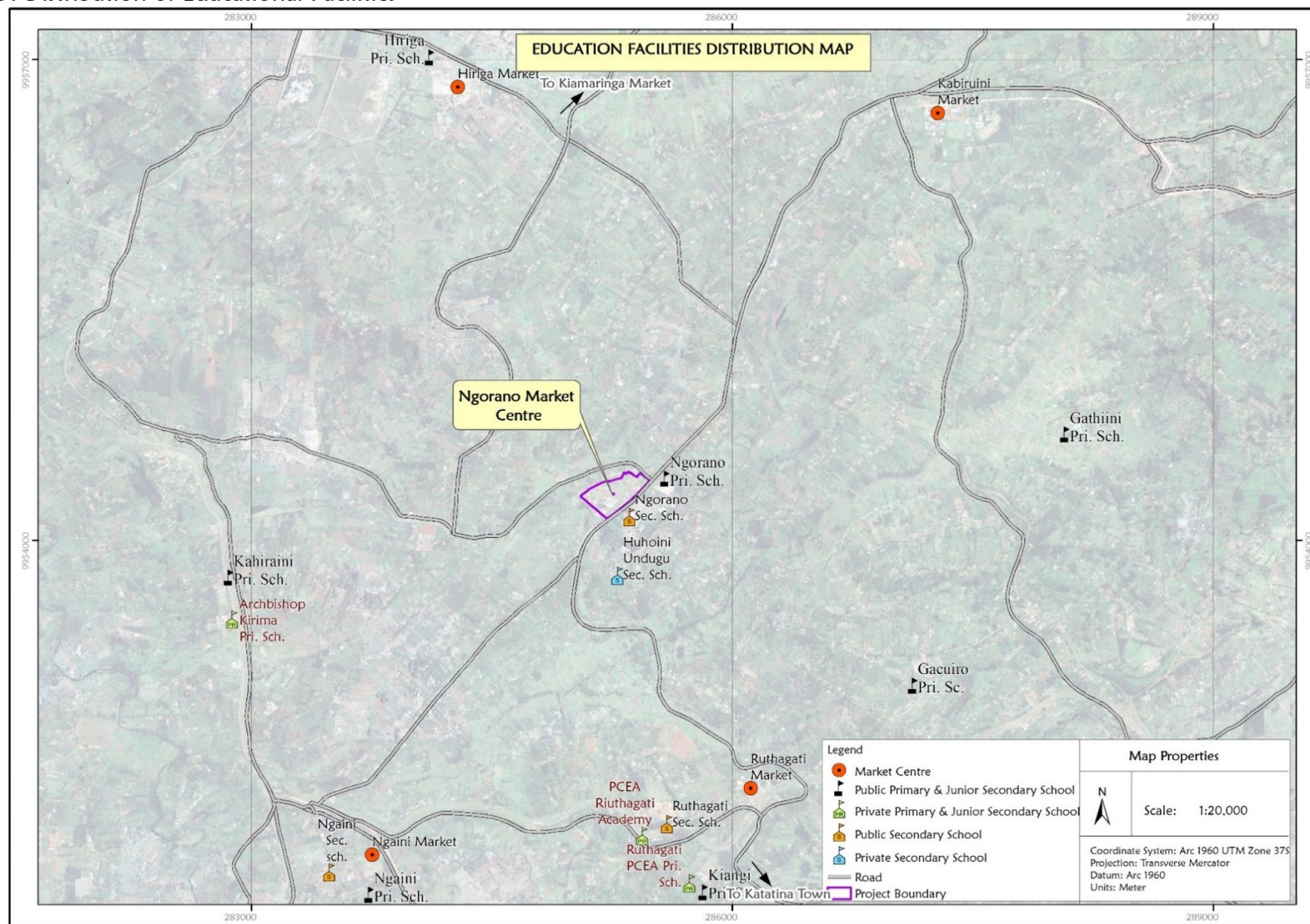
3.5.2.1 Education facilities

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.

There is no educational facility within the perimeter boundaries of the market. Ngorano primary and Ngorano secondary schools are located outside/opposite the market. Thus, the school-going children and students have access to these public primary and secondary schools as per the requirements of the Physical Planning Handbook, 2007. Map 9 overleaf shows the educational facilities distribution in close proximity to the project area.

Map 5: Distribution of Educational Facilities



Early Childhood Development Centres (ECDE)

Ngorano Market and its environs has no distinct ECDE centres as the existing facilities are housed in the respective primary school. There are no educational facilities within the market centre boundaries, however, Ngorano Primary School is located opposite the market. The school houses an ECDC facility. According to the physical planning handbook, ECDEs should be accessible at a maximum walking distance of 500 m. Map 6 below shows that all nursery school children can comfortably access the existing ECDE facility within the recommended 500m distance.

Primary Schools

Ngorano Primary School, located opposite the market is easily accessible to the primary school pupils in the market. 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 facilities namely; Herega Primary

Secondary Schools

Ngorano Secondary School located opposite the market is easily accessible to the secondary school going students within the market. The school is a mixed day facility with boarding facilities for the girls. 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. In addition, the secondary school going students can access other educational facilities namely; Ruthagati secondary school and Ngaini secondary school.

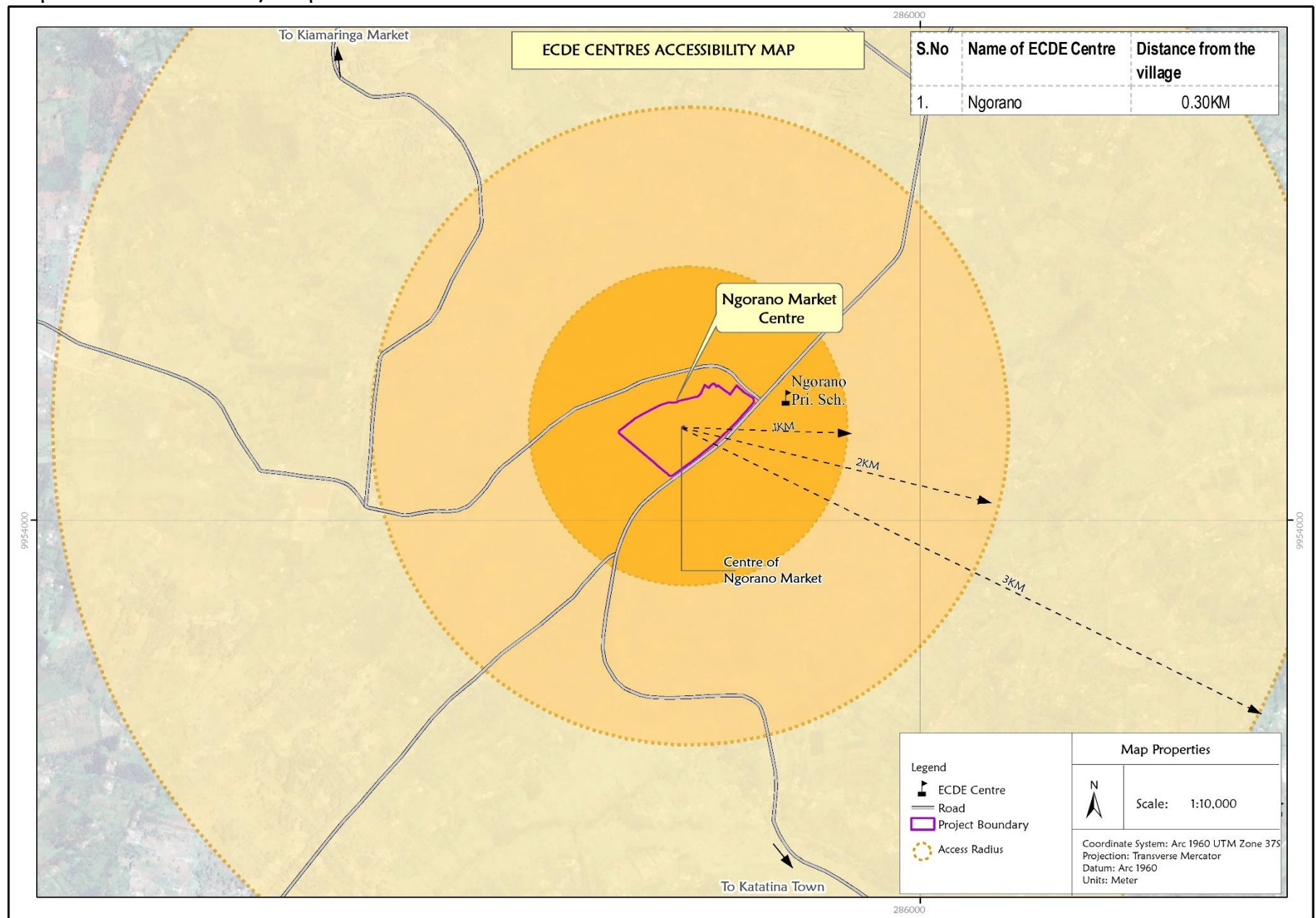
Tertiary Institutions

Ngorano Technical Training Institute, located about a kilometer from the market is the only tertiary institution within the vicinity. This institution is a key growth factor of the market and is expected to propel its development as various support facilities (hostels, recreational areas and shopping areas) will be gradually be developed.

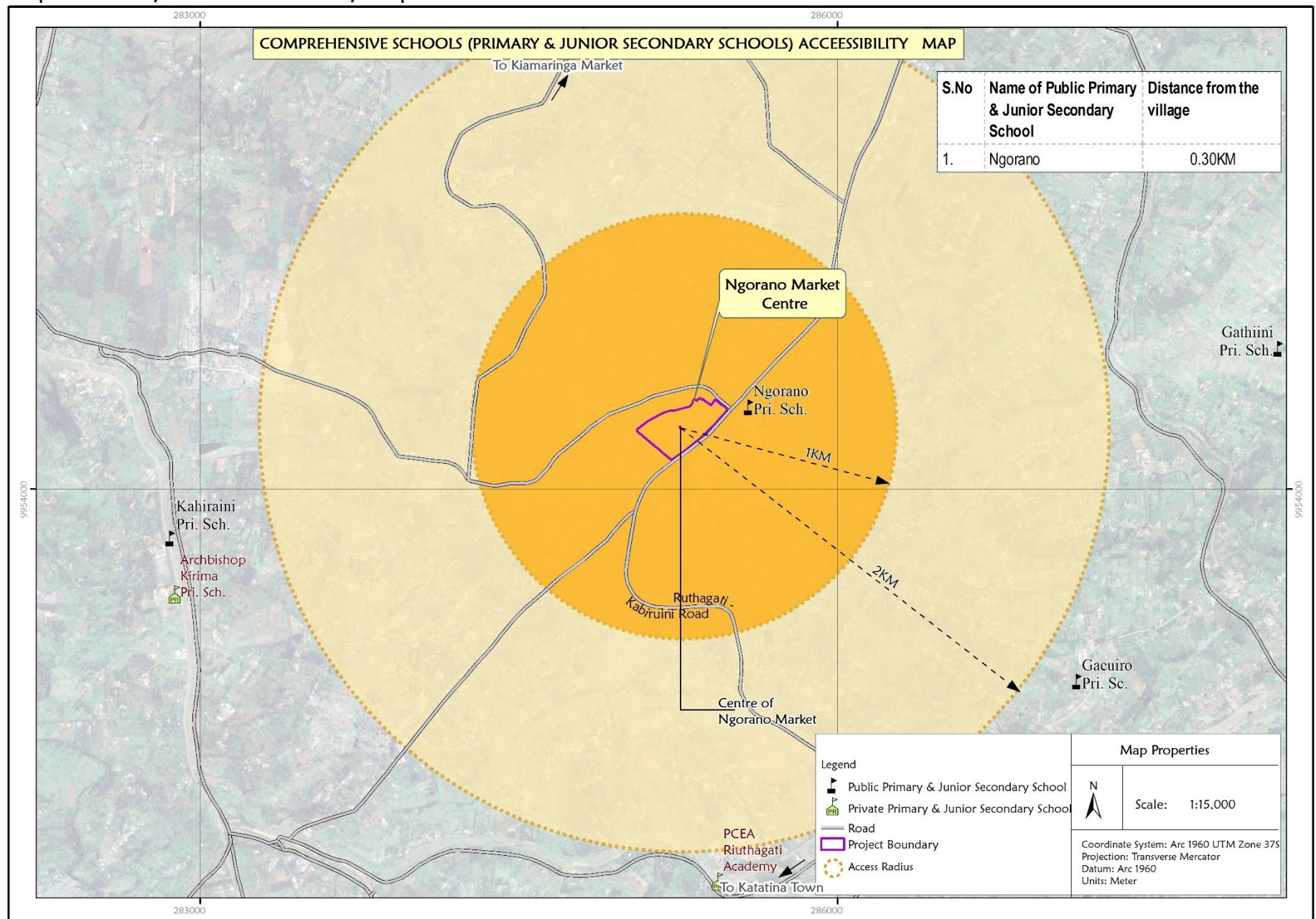
Projection of Educational Facilities within the Planning Period

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. The projected population within the market is too small to meet the threshold population required to sustain these facilities as the provision of educational facilities is always dictated by the prevailing demand conditions. Thus, the neighboring facilities will continue serving the market population.

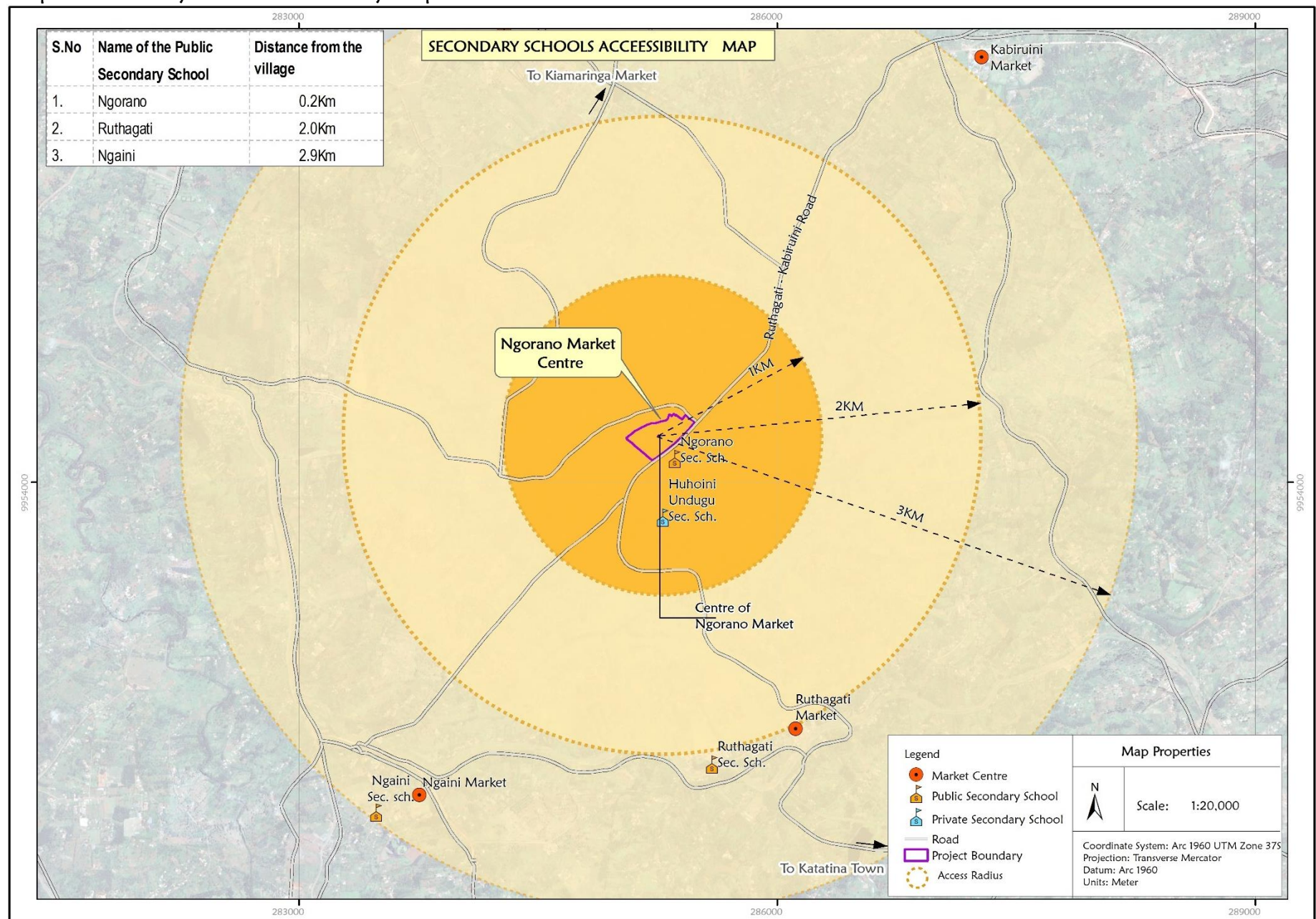
Map 6: ECDE Accessibility Map



Map 7: Primary School Accessibility Map



Map 8: Secondary School Accessibility Map

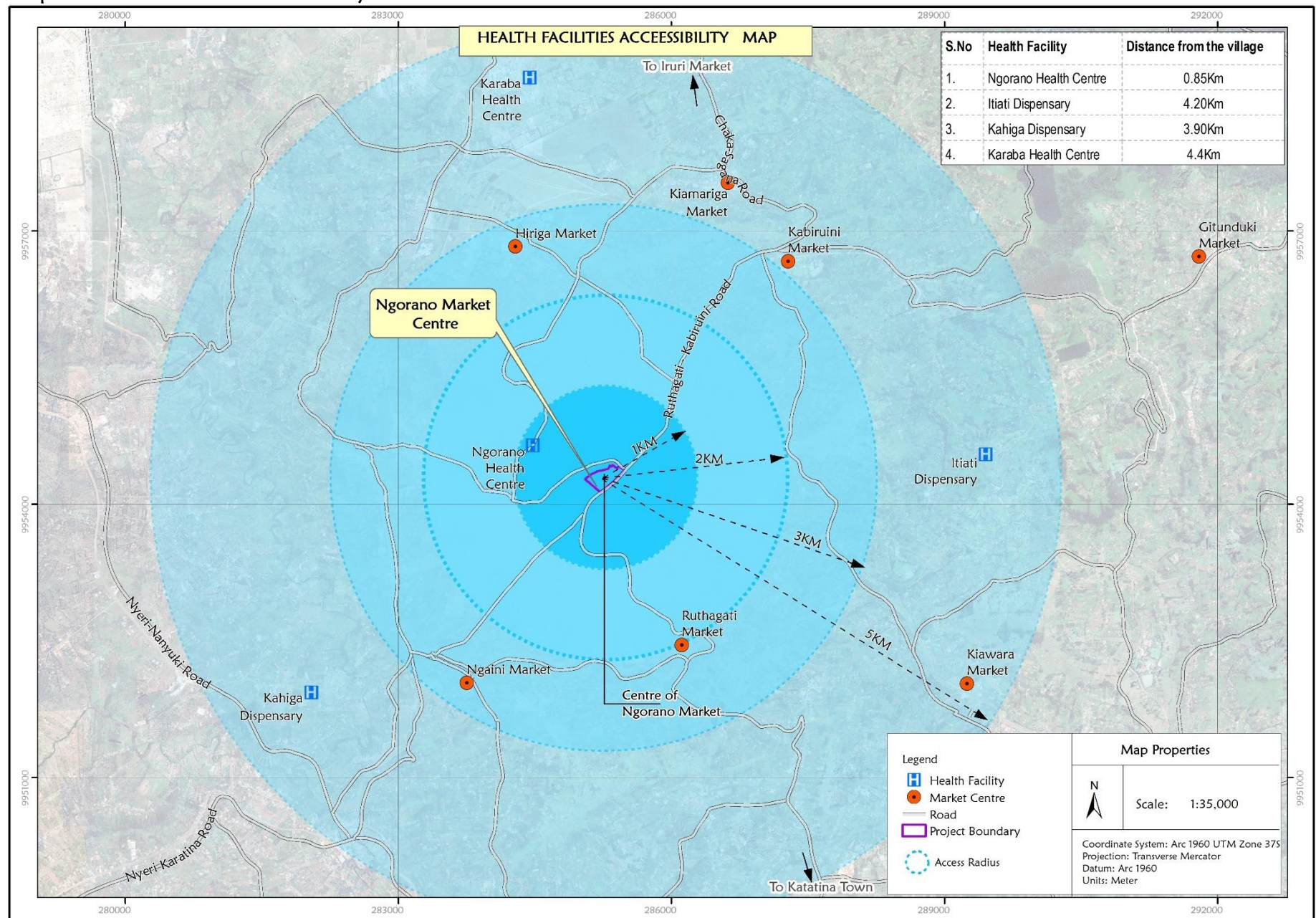


3.5.2.2 Health Facilities and Distribution

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. Ngorano Health Centre located about 1.5km from the market is easily accessible to the area residents. The health centre is planned to serve a coverage of 5km radius; thus, Ngorano Market is within the coverage distance. In addition, the market residents can access; Itiati dispensary, Kahiga dispensary and Karaba health centre.

Map 9: Health Facilities Accessibility



3.5.2.3 Community Facilities and Services

- **Administrative:** the assistant county commissioner's office is located adjacent to the market. Kiamaringa police station and Kiamachibi police post are both located about 5.5km from the market.
- **Religious facilities:** There are several religious facilities in the centre namely; Full Gospel Church, Catholic Church, UPC Church and PEFA Church among others.
- **Disaster preparedness and management;** The market lacks the prerequisite facilities for disaster preparedness and management. The only fire station servicing the area is located in Nyeri, the county headquarters (Nyeri fire brigade).

3.5.2.4 Emerging Issues

- The presence of a tertiary educational institution within the vicinity of the market is impetus for growth of the area.
- The administrative office, assistant county commissioner's office located adjacent to the market 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 market's social infrastructure.

Table 13: Emerging Issues – Social Infrastructure

Element	Potential/Opportunities	Constraints
Education	○ Accessible educational facilities - Ngorano Primary School - Ngorano Secondary School - Ngorano Technical Training Institute	○ Old and dilapidated structures in the public primary school ○ Poor learning conditions in the public primary school
Health	○ Ngorano Health Centre – about 1.5km from the market dispensary	○ Accessibility challenges especially at night when there are no motorized modes of transport
Security and administrative facilities	○ Assistant county commissioner's office located adjacent to the market	○ Lack of other administrative facilities in the market ○ Police post/station are located over 5km from the market
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	○ Lack of recreational facilities forcing children to play in the school compounds ○ Lack of a social hall – people hold meetings in churches and schools

Element	Potential/Opportunities	Constraints
		○ Lack of a fire station – There is only one fire station in the entire county – Nyeri fire brigade.

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 market centre covers an approximate area of 6.23 Ha, all of which is available for development. These land uses include; residential, industrial, public purpose, commercial, public utility and transportation. Being a market centre, commercial land use is the dominant one at 34.0 % followed closely by residential land use at 24.6%. The existing land use budget is tabulated in the table below:

Table 14: Existing Land Use Budget

Code	Land Use	Area (Ha)	Percentage (%)
0	Residential	1.53	24.6
1	Industrial	0.08	1.3
4	Public Purpose	1.24	19.9
5	Commercial	2.12	34.0
6	Public Utility	0.08	1.3
7	Transportation	1.18	18.9
	Total	6.23	100.00

Residential Land Use

This land use takes up about 24.6% of the total market land. It is dispersed all over the market with row houses being the dominant housing typology. 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. In addition, there are a few upcoming

business cum residential developments where commercial activities are housed in the first floors and residential activities in the upper floors.

Industrial Land Use

This land use takes up about 0.08 Ha constituting about 1.3% of the market land. It comprises of the slaughter house at the Northern boundary of the market.

Public Purpose Land Use

This land use accounts for about 19.9% of the total market land. It accommodates various religious facilities namely; Full Gospel Church, Catholic Church, UPC Church and PEFA Church.

Commercial Land Use

This is the main land use in the market accounting for about 34.0% 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. There also exists space for an open-air market facility, though a significant proportion of it has been encroached on. There are about seven (7) people claiming ownership of plots curved from the market space (plots 59C, 60C, 61C, 62C, 63C, 64C and 65C).

Public Utility Land Use

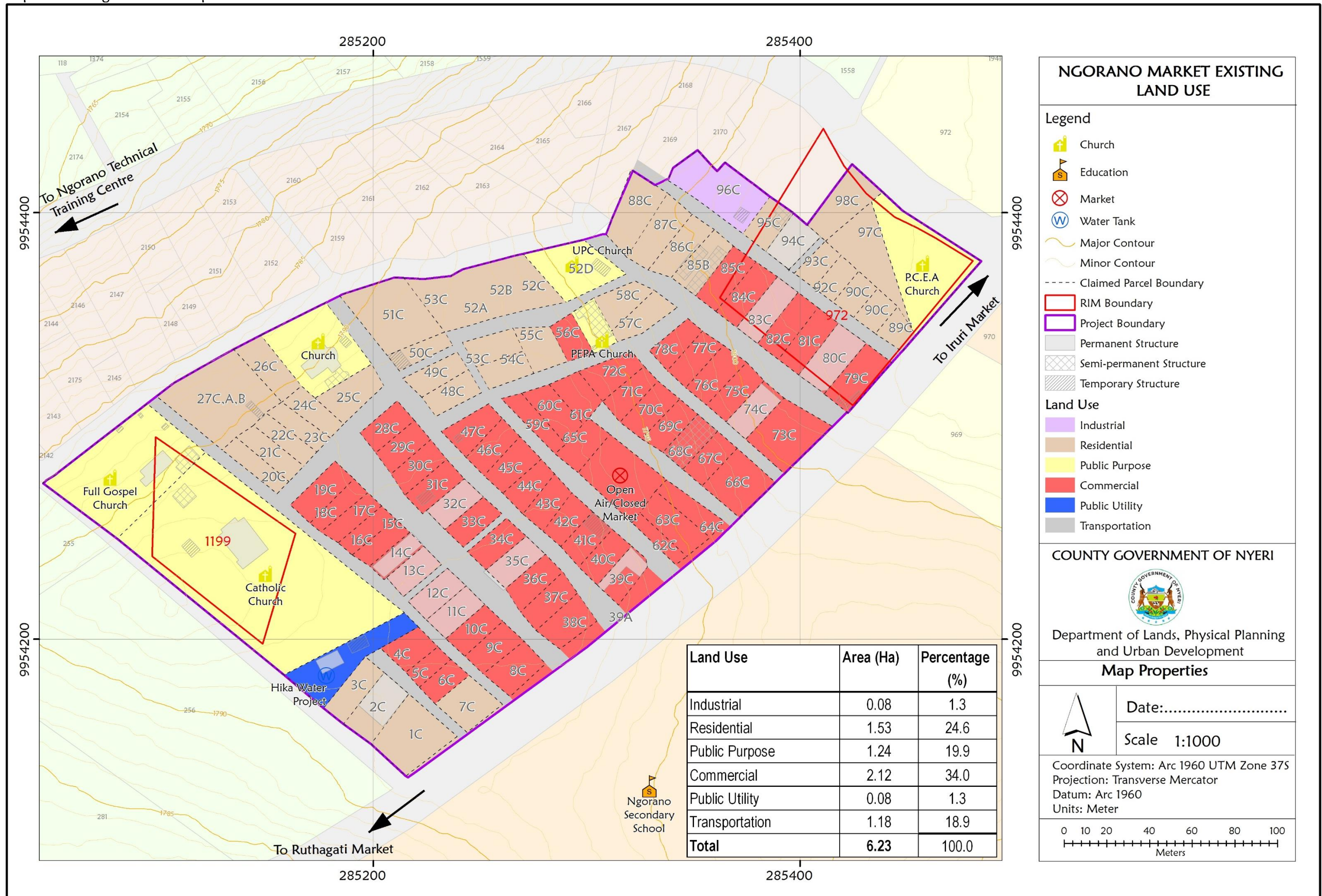
This land use takes up only 1.3% of the market land and accommodates Hika Water Project.

Transportation Land Use

Ngorano Market is externally linked by Ruthagati – Kabiruini Road (D451) which connects the market to Nyeri and Karatina Towns. Locally, the market has laid out dirt roads to access the various activity spaces. This land use covers about 1.18 Ha which is equivalent to 18.9% of the total market land.

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

Map 10: Existing Land Use Map

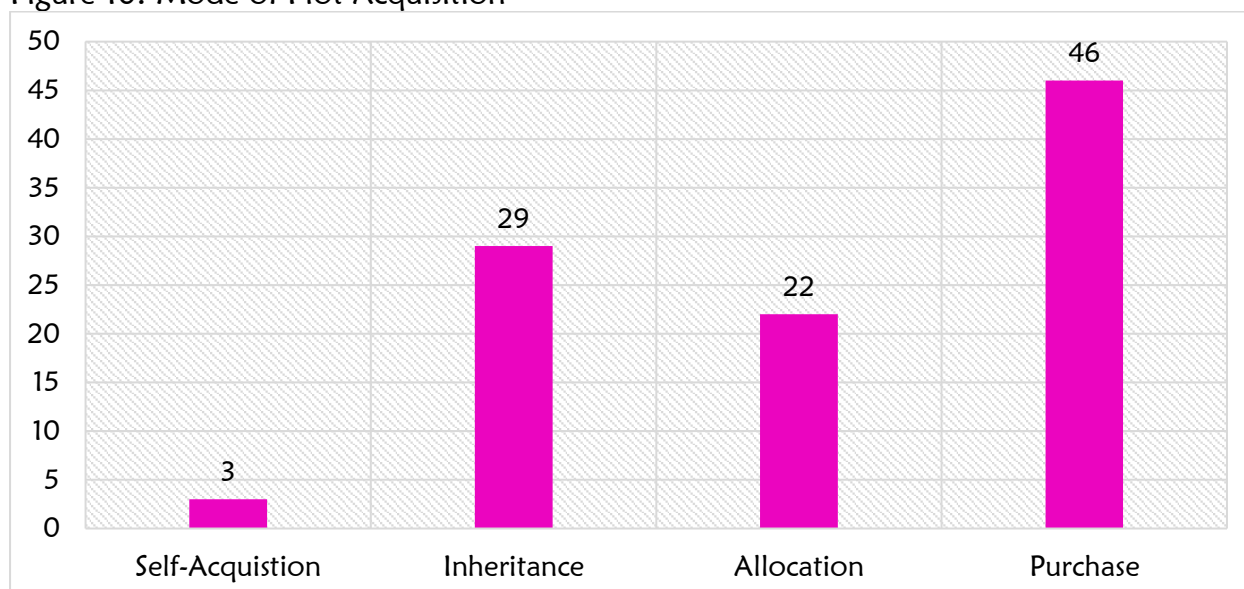


3.6.1.2 Land Tenure

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 market is a public land managed by the County Government from the defunct County Council. Conversion of the public land to private land occurred through direct allocation. The allotted plots were transferred to other owners either through purchase or inheritance. About 22% of the plot owners are the original allottees while 46% and 29% bought and inherited the plots respectively. There is a small segment of the plot owners (3%) who self-acquired the plots as shown in the figure below:

Figure 10: Mode of Plot Acquisition



Source: Field Survey, 2023

Majority of the market plot owners have plot searches as proof of ownership while others use ground rent and rates receipts. Their ownership were 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.

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 market is provided by the private sector.

3.6.1.1 Housing Typology

The housing typologies are mainly determined by several factors namely; availability and cost of building materials and demand patterns. Ngorano market has several housing typologies namely; bungalows, dukawallas, flats and row houses. These typologies vary from permanent to semi-permanent. Row housing is the most common building typology. The plate below depicts some of the housing typologies.

Plate 13: Housing Typologies



Source: Field Survey, 2023

3.6.3 Emerging Issues

- Insecurity of land tenure as the occupants of the market plots 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 below summarizes the emerging issues with regard to the settlement's land and housing:

Table 15: 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

Element	Potential/Opportunities	Constraints
Land use	○ Availability of land for urban development	○ Haphazard developments due to lack of a land use framework to guide developments
Housing	○ Stable geology and soils for urban development ○ Availability of construction materials	○ Dilapidated structures ○ Urban decay and poor aesthetics ○ Degrading living conditions

3.7 Synthesis

Ngorano Market 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 market include; insecurity of land tenure, poor waste management systems, urban decay, poor road condition, informality, and poor drainage and lack of basic social facilities. 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 plots within the market are squatters and have no valid ownership documents (leasehold certificates) for their plots. This situation makes them lose significant opportunities like access to credit facilities from financial institutions which require collateral. However, since the LP&LUDP for Ngorano market 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 market 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 market 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 rental units.

○ Urban decay

Some of the structures within the market are dilapidated and in bad state especially those build of semi-permanent building materials. This calls for the need of urban renewal for some sections of the market.

○ Poor Road Conditions

The main road, Ruthagati – Kabiruni Road is tarmacked and in good condition. The rest of the access roads are either of murrum 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 market

functions. In addition, the roads lack storm water drainage channels and are too narrow for vehicular access.

- **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 market 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 market 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 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 urban centre.

- Strategic location: The market is located along the Ruthagati –Kabiruini Road.
- Favorable climatic conditions for agricultural activities within the hinterland
- Favorable topography for development
- Adequate security due to the presence of the assistant county commissioner 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 majority of the land parcels are undeveloped
- Presence of a tertiary educational facility and the health facility is an impetus for the area's growth and development

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 market 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 market boundary**

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

- **Existing developments**

Ngorano Market 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 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 market centre'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, improvement of physical infrastructure such as provision of proper drainage channels, waste collection site and a water tank space and; provision of basic social services and amenities like public toilets and sub-chief's office. This planning exercise and subsequent

cadastral survey and titling process is meant to regularize tenure within the market centre. The drainage channels will be constructed along the proposed road reserves.

- **Identified needs/gaps**

During the situational analysis phase, some facilities critical for the sustainability of the market were identified to be missing. These facilities include; a modern market, a recreational area, a parking facility and public toilets which form some of the plan proposals.

4.3 Alternative Planning Options

Ngorano market centre has been developed without any spatial framework to guide its developments. This has resulted to haphazard developments encroachment on the road reserves and public spaces (market space) and narrow roads of access to individual plots. The market centre is characterized by insecurity of land tenure, poor waste management systems, urban decay, poor road condition, informality, and poor drainage and lack of basic social facilities. To realize a well-planned market centre with efficient access and address the stakeholders concerns as well as the identified market needs, two, planning options have been considered. These options offer two alternatives with regard to the market land:

- Adhering to the allotted individual plots around the market
- Retaining the entire market space

4.3.1 Allotted Individual Plots on Market Land

There are about seven (7) people claiming ownership of plots curved from the market space. These plots are; 59C, 60C, 61C, 62C, 63C, 64C and 65C. If the individuals present their documents for the said plots and are verified as the owners of the plot as per the county land records, then the plan will adhere to these allocations. In this regard, a market plot (57) will be provided at the centre surrounded by 9m roads of access which branch from the 20m Ruthagati – Kabiruini Road and 6m service lanes separating the market and the plots as seen in map 11 overleaf.

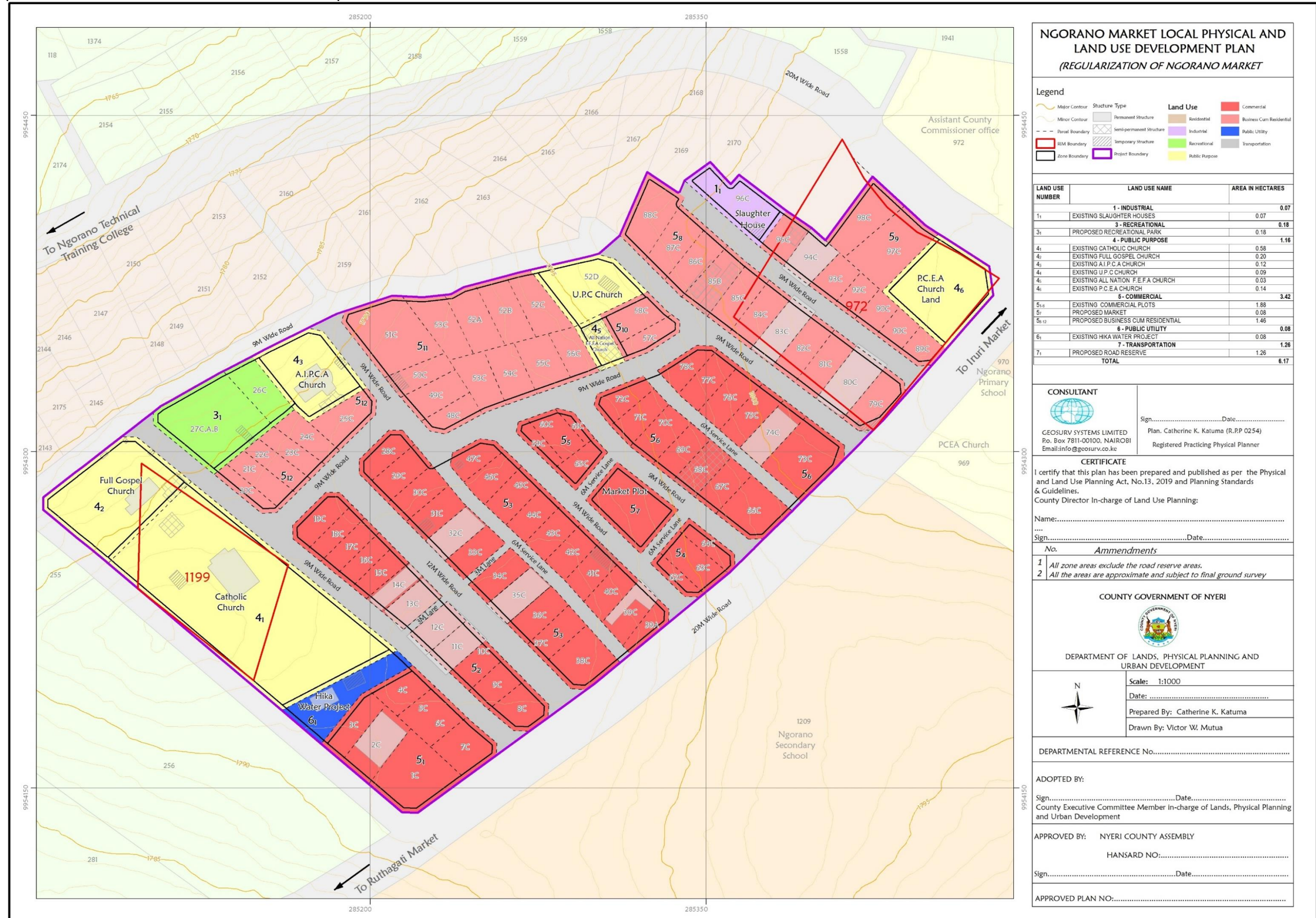
Advantages

- Incorporation of all the claimed plot interests.
- Additional commercial plots for the expansion of the market's commercial function.

Disadvantages

- Limited/small market space
- There won't be space for a parking facility required for the functionality of the market
- Disagreements with the individuals with allotment letters for the proposed market stalls.

Map 11: Allotted Individual Plots on Market Land Option



4.3.2 Retaining the Market Space Option

This option will be viable once the documents presented by the individuals claiming ownership of the plots curved form the market are unverified as per the county lands records. It retains the original market space and provides a parking facility to the North of the market to enhance its functionality. The option has the advantage of providing a bigger market space and a parking facility but has the disadvantage of leaving out the individual interests on the claimed plots. It however addresses the stakeholders' concerns as well as the identified needs as tabulated below:

Table 16: Addressing Stakeholder's Concerns/Market 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.	Provision of drainage channels	Drainage channels will be constructed along the proposed road reserves (on the shoulders of the road reserves)
3.	Provision of a waste collection site	A waste collection site will be provided alongside the construction of a modern market at the proposed closed and open-air market plot
4.	Space allocation for water tanks	MAWASCO should liaise with Hika water project and obtain a space for their water tanks. Since the Hika water project area has an elevation difference of 5m with the highest area within the market (slaughter house), construction of elevated tanks would sort out the issue.
5.	Provision of public toilets	Public toilets will be provided alongside the proposed modern market and managed within the conclave of the market operations.
6.	Space allocation for a sub-chief's office	Since the assistant county commissioners' office is located adjacent to the market centre, there is no need for space allocation for a lower-level office within the market. If the administrative structure deems fit for location of a sub-chief's office, then the same can be accommodated within the assistant county commissioner's office grounds.
7.	Construction of a modern market	This should be done within the allocated space (proposed closed/open air market plot - 5 ₅)
8.	Provision of a recreational area – play ground	A recreational space has been provided within the market centre (3 ₁)

No.	Stakeholders' Concerns/Market Needs	Remarks
9.	Provision of a parking space	A parking space (7 ₂) has been provided near the proposed closed and open-air market to aid in its functionality.

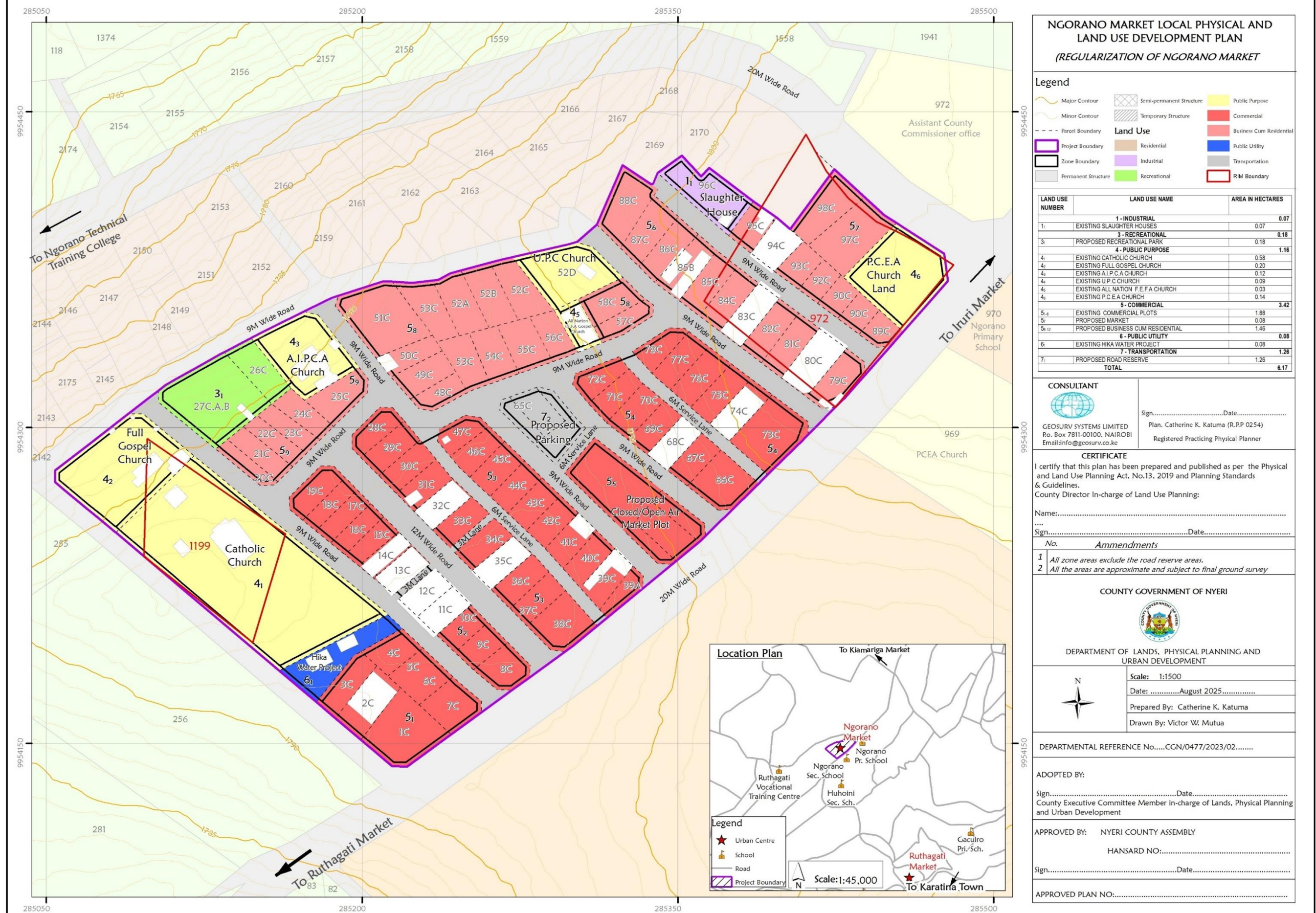
4.4 Proposed Land Use Zones

The proposed land use adopts the second planning alternative which retains the entire market space and provides a parking facility to the North of the proposed closed/open-air market. The plan covers an approximate area of **6.17 Ha**. It comprises of the main commercial node, the Business cum Residential (BCR) area and the industrial, recreational park, public purpose/utility facilities. Being a market centre, commercial land use takes up the highest percentage at 55.4% while industrial land use accounts for the least percentage at 1.1%. Residential and educational land uses are not contained within the centre but in the larger village. Residential land use is however proposed to be accommodated within the business cum residential plots. The table below shows the proposed land use budget while the map overleaf shows the spatial distribution of the land uses.

Table 17: Proposed Land Use Budget

Code	Land Use	Area In (Ha)	Percentage
1	Industrial	0.07	1.1
3	Recreational	0.18	2.9
4	Public Purpose	1.16	18.8
5	Commercial	3.42	55.4
6	Public Utility	0.08	1.3
7	Transportation	1.26	20.5
Total		6.17	100.0

Map 12: Proposed LP&LUDP



4.4.1 Proposed Industrial Land Use Zones

This land use comprises of the existing slaughter house. It covers an approximate area of 0.07 Ha which is equivalent to 1.1% of the market area. The slaughter house has been lying underutilized for a significant amount of time. To ensure optimal utilization of the facility, supply of livestock need to be increased by encouraging more farmers to venture into livestock rearing, In the meantime, the operators of the facility can source for animals in areas with steady supply.

4.4.2 Proposed Recreational Land Use Zones

This land use covers an approximate area of 0.18 Ha which constitutes 2.9% of the market area. It comprises of the proposed recreational park. The recreational park though small will act as a breather for the market and play/relaxation area for the residents.

4.4.3 Proposed Public Purpose Land Use Zones

This land use covers an approximate area of 1.16 Ha which is equivalent to 18.8 % of the total land area. It comprises of the existing religious facilities as outlined in the table below:

Table 18: Proposed Public Purpose Land Use Zones

Land Use No.	Land Use Name	Area (Ha)
4 ₁	Existing Catholic Church	0.58
4 ₂	Existing Full Gospel Church	0.20
4 ₃	Existing A.I.P.C.A Church	0.12
4 ₄	Existing U.P.C Church	0.09
4 ₅	Existing All Nation F.E.F.A Church	0.03
4 ₆	Existing P.C.E.A Church	0.14
Total		1.16

4.4.4 Proposed Commercial Land Use Zones

This land use covers an approximate area of 3.41 Ha accounting for 56.4 % of the total land area. It comprises of existing and proposed commercial land use zones. The table below summarizes the proposed commercial land use zones.

Table 19: Proposed Commercial Land Use Zones

Land Use No.	Land Use Name	Area (Ha)
5 ₁₋₆	Existing Commercial Plots	1.88
5 ₅	Proposed Market	0.08
5 ₈₋₁₂	Proposed Business Cum Residential Plots	1.46
Total		3.42

The additional commercial plots within zone 5₈₋₁₂ are expected to enhance the commercial vibrancy of the centre and offer adequate shopping facilities for the projected population. The BCR will offer commercial activities on the ground floors and residential functions on the upper floors.

4.4.5 Proposed Public Utility Land Use Zones

This land use covers an approximate area of 0.08 Ha which is equivalent to 1.3% of the total area. It comprises of the existing HIKA water project.

4.4.6 Proposed Transportation Land Use

This land use covers an approximate area of 1.6 Ha accounting for about 20.5 % of the total land area. It comprises of the proposed road reserve which constitutes a network of 9m and 12m roads as well as 6m service lanes within the commercial plots.

4.5 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 as outlined in the table overleaf.

Table 20: Development Guidelines

Zone No.	Description		Development Control Measures								Permitted Development
	Land Name	Use	Actual Plot Size (Ha)	Rec. minimum plot size (Ha)	Min. Plot coverage	Min. Plot ratio	No. of floors	Building line (m)	Set Back (m)		
									S	R	
Industrial Land Use											
1 ₁	Existing Slaughter House		0.07	0.1	25%	0.6	1	2	1.5	1.5	Any structure in line with the slaughter house activities: ○ Stunning equipment ○ Slaughtering tools ○ Chilling rooms ○ Waste management systems
Recreational land use											
3 ₁	Proposed recreational park		0.08	-	-	-	-	-	-	-	○ Landscaping activities ○ Sanitation blocks ○ Outdoor sporting facilities ○ Common water points and lights ○ Litter bins
Public Purpose											
4 _{1.6}	Existing Churches		0.03 – 0.58	0.1	25%	0.6	1	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

Zone No.	Description			Development Control Measures						Permitted Development	
	Land Name	Use	Actual Plot Size (Ha)	Rec. minimum plot size (Ha)	Min. Plot coverage	Min. Plot ratio	No. of floors	Building line (m)	Set (m)		
									S		R
										utilize the vertical space, cater for the inadequacies in land size and leave part of the horizontal space for greening activities.	
Commercial Land Use											
5 ₁₋₆	Existing Commercial plots	-	0.05	75%	6	6	2	0	0	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 ₇	Proposed market	0.08	-	75%	2	2	2	1.5	1.5	Market stalls and the requisite support infrastructure: ○ Waste management ○ Public toiles ○ Water points	
5 ₈₋₁₂	Proposed business cum residential	-	0.05	75%	5	6	2	1.5	1.5	Commercial cum residential multi story buildings housing commercial functions on the ground floors and residential functions on the upper floors	

4.6 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

The various development strategies are outlined below:

4.6.1 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, waste management systems, inappropriate tree species and climate change. The strategies developed are outlined in table 21 below;

Table 21: 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 market centre	○ Establishment of nurseries and planting of appropriate vegetation ○ Encourage green fencing/green infrastructure ○ Encourage use of alternative fuel especially for cooking	Continuous	-County Department of Environment, water and climate change -NGOs, CBOs, FBOs -Local community

Problem	Objective	Mitigation/ Strategies	Duration	Actors
		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 market centre	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

4.6.2 Transportation Improvement Strategies

An efficient transportation system is critical for improved productivity and enhanced economic growth as goods and services require to be moved from one place to another, at the right time and in good quality. In this regard, strategies have been formulated to improve on the efficiency of the transport system so as to realize the accruing benefits. These strategies focus on; accessibility, road conditions and non-motorized transportation as outlined in table 22 below;

Table 22: Transportation Improvement Strategies

Problem	Objective	Mitigation/ Strategies	Duration	Actors
Inaccessibility	Improve access within the market centre	○ 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 market centre	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 market centre	○ 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	

4.6.3 Housing Development Efficiency Strategies

The residential function of the market centre is contained within the business cum residential zone (5₈₋₁₂). 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 BCR 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 23 below.

Table 23: 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 2m building lines for the 9m roads and 1.5m for the 6m service lanes	Short term	LPPUD Plot owners
		○ Provision of 6m service lanes at the commercial zones.	Short term	
Urban informality	Minimize informality	○ Provide a spatial framework to guide housing development in the market centre.	Short term	LPPUD
	Provide adequate social amenities	○ Provision of a recreational park within the market.	Short term	LPPUD
	Promote secure habitat	○ Installation of street lights within the market	Short term	County Department of Roads, Infrastructure and public works
Inadequate Infrastructural Facilities	Provide infrastructural facilities	○ Provision of basic infrastructural services within the centre 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 LPPUD
Degraded living condition	Promote livable environment	○ Ensure land tenure security through surveying and regularization exercises	Immediate	Ministry of Lands and Physical Planning LPPUD
		○ Train the local community on appropriate building technologies	Continuous	County Department of Roads, Infrastructure and public works CBOs, FBOs, NGOs

4.6.4 Economic Activities Improvement Strategies

To enhance on the market'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 22 below;

Table 24: 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	LPPUD
Inadequate economic support facilities for designated market	Market	○ Enhance economic support facilities within designated markets	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 slaughter house facility	Slaughter House	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

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 25 below:

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

Table 25: 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				✓	
		Sensitize farmers on food diversification				✓	
		Sensitize the public on the available data relating to early warning signs on floods or longer dry seasons				✓	

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 Local community
		○ Installation of proper drainage channels for surface run-off, rain water harvesting programs and urban forestry to increase water infiltration				✓	
	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 Local community
	Mitigate underground	○ Construction of water tight concrete septic tanks to hold water for a				✓	County Environment, water and climate change

Thematic Area	Strategy	Project	Time frame				Actors
			Imme diate	Short term	Mediu m term	Conti nuous	
	water pollution	minimum of 19 hour to 3 days to allow anaerobic decomposition					-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.				✓	
	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
Economic activities	Promote economic growth in the market	Trade and commerce - Construct better market sheds for the traders - Form a local business SACCO - Establish a market day	✓				County department of Trade, Tourism and Cooperative Development Market traders
	Promote commercial business activities	- Provision of additional commercial zones as indicated in the plan - Provision of infrastructural services	✓				LPPUD

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
	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
	Ensure proper utilization of the slaughter house	- Encourage livestock rearing within the agricultural hinterland - Regularly train the farmers on smart livestock keeping technologies					County Department of Agriculture
	Enhance the economic vibrancy of the centre	Promote diversification of economic activities					County Department of Trade, Tourism and Cooperative Development
Infrastructure	Enhance accessibility of all activity spaces	Expansion of the access roads to at least 9m wide	✓				State departments Transport, infrastructure, public works County department of Roads and Infrastructure KERRA LPPUD
		Upgrade the earth roads into motorable all-weather roads – murram and tarmac			✓		
		Conduct regular road maintenance				✓	
		Integrate NMT facilities within the proposed road network – pedestrian walkways and cyclist lanes			✓		

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
		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 market centre	Provision of pedestrian walkways/lanes		✓			County department of Roads, Infrastructure and Public Works -LPPUD -NGOs, CBOs, FBOs -PPP
		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		✓			
		Ensure a balance between built and natural environment to ensure maximum surface water infiltration				✓	
		Rehabilitation of the water reticulation system		✓			MAWASCO

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
	Increase access to piped water	Construction of water kiosks to retail water to the properties not connected to piped water		✓			County department of Environment, water and climate change NGOs, CBOs, FBOs PPP
	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	✓				County department of public service and solid waste management NGOs, CBOs, FBOs LPPUD Local community
		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 LPPUD Local community
		Sensitize the public on 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				✓	
		Enact and enforce county bylaws on solid waste management.		✓		✓	

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
	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		✓			
	Land and Housing	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	✓				

Thematic Area	Strategy	Project	Time frame				Actors
			Immediate	Short term	Medium term	Continuous	
	Ensure 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 market centre.	✓				LPPUD
	Provide adequate social amenities	Provision of a recreational park within the market.		✓			LPPUD
	Promote secure habitat	Installation of street lights within the market		✓			County Department of Roads, Infrastructure and public works
	Provide infrastructural facilities	Provision of basic infrastructural services within the centre such as sewerage system, roads, water etc.				✓	County Department of Roads, Infrastructure and public works

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APPENDICES

Appendix 1: Notice of Intention to Plan – Standard Nation

The Standard, Thursday, August 3, 2023



1 noticed

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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) /8084** 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

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

PHTUMA AUCTIONEERS

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

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

PRIME PROPERTY FOR SALE

Duly instructed by the chargee in exercise its statutory power of sale, we shall sell by public auction the under mentioned property with all improvements and developments erected thereon.

On Friday, August 18, 2023 at 12.00 outside Juja town Post Office. On Title No. Juja/ Kalimoni block 11/66 Witeithie Area, Kiambu County measuring about 0.6820372 of an acre and registered in the names of **Samuel Kiragu Mwaniki & Mary Wanjiru Nyambura**. The property is situated 2.2 kilometres off Superhighway at Witeithie, neighboring an area locally known as Muslim Area. Access is through Estate road branching at the U turn up to Mwarabu Petrol Station, then branch left to reach Muslim Area where the property is situated. Erected on the land parcel is an incomplete residential apartment with possible 2 & 1 bedroom units. It was designed to carry several floors with multiple apartments.

CONDITIONS OF SALE

- All interested buyers are requested to view the property and verify details for themselves as these are not warranted by the auctioneer nor by 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!!!

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 waliozuiliwa 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 ampokecy Macharia nakala ya ripoti Mageuzi ya Elimu, katika Ik PICHAIWILFRED NYANGARE

na mwingiliano mkubwa katika baadhi ya masomo. Tilionia ikiwa bora kuyapunguza ili kuepuka urudaji 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 inanulia kuandaa Mipango ya Kieneo ya Ustawishaji na Matumizi ya Ardhi ya Vijiji vya Kikoloni vya **Ichamara, Itundu, Ngorano, Ihwa, Iruri, Gitegi, Ruthagati na Warazo**.

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

Hatua hii itatumika kama msingi wa utayarishaji wa Mipango ya kuongoza ustawishaji zaidi wa vijiji hivi kwa njia jumuishi na yenye utaratibu ili kufanikisha maendeleo endelevu mbali na kutoa msingi wa ukuzaji wa 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 for the Mobilization and Sensitization Workshop Mobilization and sensitization Workshop on the Planning, Survey and Regularization of Ngorano Market held at Assistant County Commissioner Office Ngorano on 19th July 2023

Agenda

- Opening remarks
- Selection of Community Representative Committee Members
- Plenary session
- Adjournment

Opening remarks

The senior chief Ngorano location called the meeting to order at 2:15pm and invited one of the stakeholders to open the meeting with a word of prayer. He thanked the community members for finding time to attend the meeting. He gave a brief of the project noting that some efforts to do ground picking before had been done. He then welcomed everyone in attendance to the workshop and urged them to contribute actively and positively.

Assistant county commissioner Mr. Mark Okemwa appreciated each of the present persons, noting that this was a good idea to documenting land ownership rights in the village. He urged the beneficiaries to support the project fully since resistance from some families may stall the whole process. He promised full support from his office.

Mathira west sub county administrator thanked the consultant, for engaging the relevant stakeholders and the public in the planning process since this will enable them to own the plan both during the planning, survey and the implementation of the plan. He also assured the consultant their office will be ready to offer any help they needed to make the project a success. He introduced all the members from his office.

Daniel Mukiri, director, directorate of Land, welcomed and thanked everyone present for getting time to attend the meeting. He applauded the consultant for ensuring effective consultation and participation among various stakeholders on the planning process and encouraged to continue involving stakeholders in all the stages. He urged the stakeholders to air their views freely and promised to ensure the implementation of the project for the betterment and the improvement of the living standards of the residents as enshrined in the constitution of Kenya. He also highlighted some of the project objectives as to improve security of tenure of plots owners within the village and infrastructure development. He assured the members that he will do everything within his capacity to speed up the project.

National Land Commission representative Mr. Diba Wako thanked the stakeholders for finding time to attend the meeting. He informed members present that NLC is the custodian of all public land and he is ready to support the consultant to complete the exercise as soon as possible. He requested the community leaders to solve any disputes that may result during the process locally.

The consultant outlined the scope of the coverage of the project. She explained that the area under the contract is 12 acres. She stated that the whole process will involve three major phases i.e. planning, surveying and title registration. She explained all the steps that will be involved during the preparation of the plan, surveying and title registration. She noted that during picking of the existing development, the existing roads will be picked as they are. This will reduce the conflicts and ensure fairness during the plan preparation. She concluded by requesting corporation from all the stakeholders to ensure success of the project.

Mathira west/east sub county planner, madam Effy Awuor, informed the members that there has been no market committee. She stated that the whole process requires a committee to represent the whole community during the exercise. She noted that the execution of the assignment will be difficult without a working committee. She invited the director of survey Mr. Daniel Mukiri to take the members through the committee selection process.

Mr. Daniel Mukiri led the members through a transparent process for the selection of the committee members. The director explained to the stakeholders the roles of the committee during the planning and

surveying process. He advised the members that they should select a representative who will be able to represent the interest of the community. At the end of the exercise, a committee of seven members was selected. He requested the seven committee members to select a chairman and a secretary among themselves.

Selection of committee members

This session was moderated by the director of survey, Nyeri County, Mr Daniel Mukiri. He requested the stakeholders to fully support the exercise and participate actively. Mr. Daniel Mukiri took the members through a transparent process for the selection of the committee members. The director explained to the stakeholders the roles of the committee during the planning and surveying process. He advised the members that they should select a representative who will be able to represent the interest of community. At the end of the exercise, a committee of seven members was selected to represent different groups which included; - Commercial Plot Owners, Residential Plot owners, Youth Representative, People with disability Representative, Religious Groups Representative, Institutions Representatives. He requested the seven committee members to select a chairman and a secretary among themselves. The following members were selected to represent the community; -

1. Mr. Douglas Kiama - Chairperson
2. Ann Nyaruai - Deputy Chairperson
3. Ruth Kingori Secretary
4. Paul Wachira – Member
5. Joseph Muriuki- Member
6. Morris Maina Nderi- Member
7. Joseph Kiiru Muthoni- Member

Plenary session

The newly elected chairman informed the members present that he is ready to commence the work and he is in full support of the project. He assured the consultant that they will give any assistance required from them. He also encouraged all the stakeholders to actively participate in the process.

A participant requested the members to try to avoid bad politics during the project execution process. He stated that politics may delay the exercise and prolong the duration.

The members wanted the process of identification of beneficiaries to be open and transparent making sure the right information is captured. The members were assured by the National Land Commission Representative, Mr. Diba Wako that the beneficiaries had been given allotment letters by the former municipal council. All these documents will be verified to ensure that they are correct and authentic since it had been noticed that some members had acquired lease documents illegally.

Adjournment

The meeting ended at 4.00 pm with a word of prayer from one of the members.

Photo Log



Attendance List



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

Stakeholders Sensitization meeting

VENUE: ACC Camp Ngorano DATE: 19/07/2023

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Effy Xuvor	CGN - Lands Housing & Physical Planning	Subcounty planner	0702417309	
2.	MARK O. OREMWA	NGAO	ACC NGORANGO	0710591013	
3.	Margaret Ngari	County Government of Nyeri	Rugema wael/ Admin	0725770092	
4.	Nderati Kambi	G.G.M	Land Surveyor	0710665772	
5.	JOSEPH Muthuro GARDI	INTERIOR	SPEECHES & 2ND	0722915496	
6.	STEPHEN KINYUA MWANGI	INTERIOR	ASSISTANT CHIEF - KARUTHI	0728305873	
7.	ANTHONY NGATI	PHYSICAL PLANNING	COUNTY GOVT OF NYERI	0712344591	
8.	DIBA WAKO	NATIONAL LAND COMMISSION	LAD	0710238852	
9.	GEORGE NDIRANGU	PHYSICAL PLANNING	ATTACHE	0791620701	
10.	PETER KIANG'ONDU	OFFICE OF THE GOVERNOR	SCA MATITHIRA KIS	0720200716	
11.	MARTHA NJERI	PHYSICAL PLANNING	ATTACHE	0748636510	
12.	JOSEPH WAMAI	PHYSICAL PLANNING	ATTACHE	0791405665	
13.	VICTOR WAMBUA	consultant - Physical Planning (Geospatial system use)	Physical planner	0707537248	
14.	CATHERINE KATUMA	consultant - Geospatial systems use	Physical planner	0722728398	
15.	ERICK MWANGI	PHYSICAL PLANNING	physical planner	0707249734	

S.No	Name	Department	Designation	Phone. No	Signature
16.	DENNIS MURIMI	PHYSICAL PLANNING	Attachment Physical Planning	0746061641	
17.	William Onzer	Consultant - Land Surveyor Geospatial Systems Ltd	Land Surveyor	0799717958	
18.	MARION WAMBURA GATU	RESIDENT	Resident	0724321118	
19.	NANCY NJOKI KIBU	resident	resident	0725176284	
20.	Simon Wimbundu	Resident	Resident	0722349880	
21.	MOSES MWAT Mwaru	Resident	Plot owner	0722685415	
22.	MORRIS NDEHI MAINA	Resident		0210611065	
23.	Jamel Ngungu	Resident	Resident	0720232420	
24.	JAMES GITHUI MUGUERA	Resident		0702924953	
25.	CAROLINE KIRIGO	Resident		0725784220	
26.	B MAINA			0729385498	
27.	JOHN MAUNDU NDIRANGU	Resident		0106698465	
28.	JAMES W WAMBURU	Plot owner		0725080210	
29.	John G. Gakuru	"		0720129107 07321799	
30.	Paul Wachira Kibuge	STALL owner / market	Resident	0713094224	
31.	Nelus Muthoni Ng'ara	Market / Stall	Resident	0721520257	
32.	John Wayohi Wachira	Market / Stall	Resident	0721935957	
33.	Lydia Njambura Kinyua	Plot owner	Resident	0799243253	
34.	Emmanuel Mucholua Ndindi	Plot owner	Resident	071785785	
35.	Clement K. Mani	Plot / market	Resident	0713915615	
36.	Alice Thui Kigutu				

S.No	Name	Department	Designation	Phone. No	Signature
37.	Teresa Wlamugo		Resident	0712778015	Teresa
38.	Gabriel Itunga		Resident	0724613728	
39.	Marianne Gachagua (Mrs)		Plot owner	0722608412	Mpehege
40.	Miriam Mumbi	lands (records)	records	0726 276 128	
41.	JOSEPH B. KEMO	CGN	Physical Planner	0710282748	
42.	MICHAEL MORA	CGN	DRIVER	077495790	
43.	Mark Karani	CGN	P. Housing Officer	0712003500	
44.	GEOFFREY M KEMU		Plot owner	085316473	
45.	Lucy Gatere	C	Plot owner	0713390020	Mr
46.	Charles Macharia		Plot owner	0724414449	Charles
47.	George Wangai			0715386483	
48.	JACOBSON N. GITHIGORI			0711414387	
49.	Daniel Mukiiri	Lands	Director - Lands & Survey	0722350167	
50.	EUSTACE MURUTHI	LAND	DRIVER	0721116292	
51.					
52.					
53.					
54.					
55.					
56.					
57.					

Appendix 4: Minutes of Situational Analysis Presentation to the County Technical team MINUTES OF THE SOCIO-ECONOMIC SURVEY PRESENTATION TO COUNTY TECHNICAL TEAM, HELD ON 23RD NOVEMBER, 2023 AT THE NYERI MUNICIPAL OFFICES BOARDROOM (KAMUKUNJI) UNDER CONSULTANCY SERVICES FOR PLANNING, SURVEYING & REGULARIZATION OF NGORANO MARKET - LOT I

Agenda

1. Introduction
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 expressed gratitude to 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 that the purpose of the meeting was to give the consultant an opportunity 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

The lead consultant, Charles Gathogo, appreciated the members for their attendance and commitment to the assignment execution process. He reminded the members of the consultancy objective which was to facilitate the conferment/formalization of secure land tenure for lot I and II colonial village in Nyeri County through Planning and Surveying. The consultant then explained that the main objective of the meeting was to present to the technical team the social economic survey findings and receive comments and inputs from the team 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 size, 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 market areas and their Locations, the consultant noted that the socio-economic survey findings report would be done for each settlement separately.

1. Ground control exercise

Mr. Charles Gathogo pointed out that the scope of work included the establishment of horizontal controls in the respective project sites. He informed the members that the consultancy team had established the controls in the respective project sites after undertaking Static GPS observations using five (5) Sokkia GRX-2 receivers. He pointed out that the coordinate system used was ARC 1960 (Clarke 1880) datum projected to UTM zone 37 south. He stated that the Triangulation Chart & Standard Traverse plan (TC & ST) had been submitted to Director of Survey for approval and authentication and once it's approved the consultant will share with the client. He welcomed planner Catherine Katuma to make a presentation on the social economic survey findings.

2. Ngorano Market 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.

3. Plenary Session

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

Planner Effy who is the Mathira West Sub County Physical 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 historical development of the market.
- 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. Planner Effy requested the consultant to conduct household questionnaire so as to determine the market population, structure and demographic characteristics and any other aspect which might be left out.
- iv. The members also pointed out that the minimum road within the market will be 9 Meters wide.

The technical team members envisioned well planned settlements 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 reports.

4. Response by the Consultant

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

5. 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 in order to capture all the raised issues.
- The client will assist the consultant in verification of the commercial plots' ownership documents.
- The members shall fully co-operate and assist the consultant whenever the need arises.

Adjournment

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

Attendance List



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

Draft plan presentation to Technical Supervisory Team

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

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Charles Gathogo	Geosurv systems Ltd	MD	0722371007	[Signature]
2.	victor Nambua	Geosurv system Ltd	physical planner	070837248	[Signature]
3.	Effy Anwar	County Government of Nyeri	Lot 1 team leader Physical Planner	0702417309	[Signature]
4.	Miriam Mugei	C.G.N	records officer	072627613	[Signature]
5.	Douglas Gikonyo	C.G.N.	L. Surveyor	0723512040	[Signature]
6.	Nduati Kuriri	C.G.N	L. Surveyor	0710665772	[Signature]
7.	Joseph G. Nkomo	CGN	P. Physical Planner	0710282748	[Signature]
8.	Daniel Mburiri	CGN	Director - Lands & Survey	0722350162	[Signature]
9.	Frederick Maina	CGN	Chief Officer	0722367334	[Signature]
10.	BRIAN MWANGI NTARAMBA	INTERN - PHYSICAL PLANNING	PHYSICAL PLANNER	0706551829	[Signature]
11.	CATHERINE KATUMA	Geosurv systems Ltd	PHYSICAL PLANNER	0722728392	[Signature]
12.	JOAN WANGARI	CGN	CARTOGRAPHER (INTERN)	0740162292	[Signature]
13.	MILLY WAIRIMU	CGN	CARTOGRAPHER (INTERN)	0797262093	[Signature]
14.	MUSILI LUKAS	County Government of NYERI	PHYSICAL PLANNER	0708719002	[Signature]
15.	KARIUKI KENEDY WAMBUNU	C.G.N	LAND SURVEYOR (INTERN)	0768336168	[Signature]

Appendix 5: Minutes for the Situational Analysis Validation Workshop COMMUNITY ENGAGEMENT WORKSHOP FOR PRESENTATION OF SOCIO –ECONOMIC SURVEY FINDINGS FOR NGORANO MARKET HELD ON 28TH FEBRUARY, 2024 AT ASSISTANT COUNTY COMMISSIONER’S OFFICE

Agenda

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

Item 01 - Introduction

Ngorano Location Senior chief called the meeting to order at 11.30 am and requested Miss Mwai one of the stakeholders to open the meeting with a word of prayer. He welcomed the Ward Administrator to make her remarks and introduce the Nyeri County team, NLC representatives and the consultant.

Item 02 - Opening remarks

Mathira West Sub-County Planner thanked the participants for attending the meeting in time. She welcomed the other members from the county government to make self-introduction. She explained that the purpose of the workshop was for the consultant to present the socio-economic survey findings which shall inform the plan preparation. He requested the stakeholders to actively participate and contribute.

National Land commission– NLC representative Miss Janet Kembo thanked the members for attending the meeting. She introduced the other members from the NLC office Nyeri region. She explained to the members the role and mandate of the National Land Commission is to protect public land. She informed the members that all the market plots would be issued with Lease certificates. The Officer explained that the project is aimed at improving access to basic services and land tenure security of residents in the market.

Planner Effy (Mathira West Sub- County Planner) welcomed the consultant to make the presentation.

Item 03- Presentation by the Consultant

The consultant thanked the stakeholders for attending the workshop on time, noting that it shows the high level of interest and project ownership among the stakeholders. She noted that the objective of the workshop was for the stakeholders to validate the socio-economic survey findings, and make their contributions and proposals. The stakeholders were informed by the consultant that fulfilling the above objectives was one of the steps towards facilitating the conferment/formalization of secure land tenure through Planning and Surveying. She explained that the main objective of the socio-economic survey was to help understand the status of the residents’ livelihood in terms of the available infrastructure and services, population & demographic characteristics, social services and amenities available, economic, housing and structure characteristics. She explained the following to the stakeholders during presentation; -

- The locational context of Ngorano being in Mathira West Sub- County, Nyeri County.
- The extent of the planning area; highlighting on the market boundary, the base map and the process that was undertaken to produce the base map.
- The climatic and topographical characteristics of the village.
- The population and demographic characteristics of the area.
- The economic status of the market.
- The state of land use and land ownership in the village.
- The Housing typologies.
- The state of solid and liquid waste Management of the market.
- The state of Social and Physical infrastructure in the market.
- The Development challenges facing the village.

Item 04 - Plenary Session

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

- Charity Ndirangu, a beneficiary of the market plots raised concerns on the market kiosks. She requested for clarification on whether those members who were allocated market kiosks will be given ownership documents to permanently own the kiosks.
- The members also requested the consultant to investigate on members who had claimed to own plots which should be part of the market.
- The members requested the consultant to ensure the market has enough access. They claimed some members had blocked access to the market by claiming the road accessing the market was part of their land.
- Some members requested the consultant to clarify on how verification of ownership documents will be done given that some parcels of land had ownership disputes, where both of the interested parties claimed to have ownership documents from the county government

The members proposed the following facilities to be included in the plan during plan proposals; -

- a) Public toilets
- b) Sub-chief's office
- c) Plot for water tank
- d) Waste collection point to be addressed. One of the members proposed a solid waste collection point to be proposed in the village.
- e) The members requested the consultant to propose enough drainage channels to avoid flooding in the market in future.

Item 05 - Response by 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. She informed the stakeholders that all their issues had been documented and would be addressed during plan preparation. She noted that verification of the ownership documents will be done by the county government in liaison with the NLC officials and the results will be presented to the members during the next meeting.

Item 05 - Way forward

After the presentation of the key findings by the consultant and responding to the issues raised, the stakeholders unanimously validated the Socio-economic survey report.

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

Min 06 - Adjournment

There being no other business the workshop ended at 1.35 pm with a word of prayer from one of the stakeholders.

Photo Logo



Attendance List



CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF NGORANO MARKET IN NYERI COUNTY

Situational Analysis

DRAFT PLAN PRESENTATION WORKSHOP

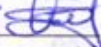
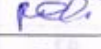
VENUE: NGORANO DATE: 28/02/2024

LIST OF ATTENDANCE

S.No	Name	Department / Organisation	Designation / Representation Plot number	Phone. No	Signature
1.	Effy Anwar	CGN - Physical planning	Subcounty Planner	0702447309	
2.	CATHERINE KATUMA	Geosurv systems Ltd	Physical Planner	0722738398	
3.	Janet Kenbo	National land commission	Officer	0701370265	
4.	Mduati Kevin	C.G.M Land Surveyor	Surveyor	071066772	
5.	Jennifer Mdiritu	National Land Commission	Officer	0723037774	
6.	HOPE KIBUI	CGN	RECORDS OFFICER	0711279135	
7.	Margaret Ngari	Governors office Ward Admin	Ward Admin	0725770292	
8.	Stephen Gathum	Geosurv system Ltd	Land Surveyor	0707360672	
9.	Victor Wambua	Consultant Geosurv systems Ltd	Physical planner	0707837248	
10.	JOSEPH Muthoko Gwari	Intenor	Senior chief Ngorano	0722951495	
11.	Miriam Muryeki	PCC	records	0726276128	
12.	Rev. Wahome	Full Gospel church	Rev.	0723906880	
13.	Marion Wambura	Market stall	Sec.	0724321118	
14.	Gabriel Ithiga	Plot owner	Plot owner	0724613728	
15.	GODFREY MUKAO	MAWASCO	REPRESENTATION	076872293	

S.No	Name	Department Organisation	Designation Plot Number	Phone. No	Signature
16.	Laver Mwas	Individual	54	072849911	
17.	Moses Mwan Mwanu	Plot owner	62C	0722685615	
18.	Mwanu Muliwera	Plot owner	16	0722685615	
19.	ANN NYORAT	Member		0712960075	
20.	Shemurth Wanthira	Plot owner	13	0727338484	
21.	DOUGLAS KIAMAMUMUTE	Plot Owner	59	0727377235	
22.	Charity Ndirangu Wangui	market stall	20	0720981351	
23.	Valerius Muthuri Njve	market stall		0721520297	
24.	BALDWIN MWAI KERIGU	PLOT OWNER	70C, 72C	0723886659	
25.	Lydia Mwangi / Joseph Muthuri Kinyua	plots owner	93, 117, 112, 104, 94, 96	0799243253	
26.	Joram Mjeroge Mutholiki	plot owner 94	123, 98, 110A, 110B, 111,	0725016374	
27.	Mary Mwangi Murene	14, 15		0711367287	
28.	Daniel Ndaitu	Plot owner	94 102	0799994909	
29.	MORAI'S NDEAI MAINA	plot owner	88	0710611015	
30.	Pauline Muriithi	market stall	Ngorano 71	071720875	
31.	Charles Mwangi Mdenzi	plot owner	69	0723817558	
32.	Paul Wachira Kibuga	Plot owner	94C	0713094224	
33.	Stephen Menja Wamai	Plot owner	28C (47)	0729939295	
34.	Adem Wamai Githogori	Plot owner	97	0723168263	
35.	Reminah Muchombi	Market	Ngorano	0725898777	
36.	Idis Mumbi	Market	71		

S.No	Name	Department organisation	Designation/ Plot number	Phone. No	Signature
37.	Titus NGAR	Plot owner	99	0723463429	THN
38.	DANIEL NDORIA NGATIA	PLOT OWNER	30	0722929878	THN
39.	PETER RERIANI GITONKA	PLOT OWNER	36	0728398164	THN
40.	STEPHEN GITHUNGU (SACIS G.)	PLOT OWNER	10	0724296456	THN
41.	Geo Mwangi Ngatha	Plot	45		
42.	Leah Njoki	Plot owner	40	0729807365	THN
43.	Geoffrey M Kerigo	Plot owner	116	0725316473	THN
44.	Baldwin Mwan/Geoffrey M Kerigo	Plot owner	41	0725316473	THN
45.	John Gathere		58/125	0720129107	THN
46.	Anthony Githiga Ndegwa	Plot owner	Plot No 2 out 6	0717651828	THN
47.	CHARLES KOGI TITUS	Plot owner	3	0720586197	THN
48.	NANCY WAIDIMU	Plot owner	1	071866592	THN
49.	Ziphora Karion	Kareme	103	0759738	THN
50.	Grace Wangari Mutithi	Plot owner	138	0717883964	THN
51.	JAMES GITHAU MANGUTU	Plot owner	27	0702924953	THN
52.	Regina Mumbi Macharia	Plot no	2	0724414149	THN
53.	Esther Nyambi Wamari	Full gospel		0721384491	THN
54.	Caroline Kirigo Githungo	Market stall		0725754220	THN
55.	David Kamuri	Plot owner/catholic church	Plot 67c /catholic	072490589	THN
56.	Pamrick Kabira	market stall	13	0723615037	THN
57.	Alice T. Kiguta	Plot owner	106	0721307117	THN

S.No	Name	Department	Designation	Phone. No	Signature
58.	PRISCILLA WANJIKU KARIU	Plot owner	113	0720663520	
59.	EUNICE WANSIRU WAHEWE	Church plot PCEA		0721352798	
60.	ELIAS WAHEWE NGENDO	Plot owner	09	0722577065	
61.	PATRICK FARINI NYAGUTHI			0719866576	
62.	EUSHAKE MURUTHI	PHYSICAL PLANNER		0721-116292	
63.	Anthony ngathai	physical planner	C. Guy	071234497	
64.	STEPHEN KINYUA MWANGI	Administration	AS CHIEF	0728305873	
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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

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

Min 01: Opening Remarks

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

The CEC member for lands, Physical planning and Urban development thanked the members for attending the meeting. The Minister noted that the project had taken longer period of time than anticipated. He pointed out that members from the villages, MCAs and his Excellency 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	Hon Ndiranga Gachungu	21969350	CECM	0795115144	
2	Fred Maira	22137438	C.O Lands	0722349334	
3	Beatrice C. Kach	201200527	Director Physical Planning	0124806591	
4	Douglas M. Gikonyo	2011087162	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. N. Tomo	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	
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Appendix 7: Minutes for the Draft Plan Validation Workshop

MINUTES FOR THE STAKEHOLDERS MEETING ON THE PRESENTATION OF NGORANO MARKET DRAFT LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN HELD AT AIPCEA CHURCH ON 28TH JULY 2025.

List of Attendance - as attached

Agendas

- i. Introduction
- ii. Consultant Presentation
- iii. Plenary Session
- iv. Way forward
- v. Adjournment

Min 01: Introduction

The meeting was called to order at 1:45pm by the area chief. He invited one of the stakeholders present to open the meeting with a word of prayer. The chief welcomed all the visitors to the meeting. He thanked the county government for bringing the project to the market. He requested the Settlement Executive Committee members and the area administration officers to make self-introduction. He welcomed the area ward administrator to introduce the consultant and carry on with the meeting.

The ward administrator thanked the members for attending the meeting. She pointed out that the meeting was attended by three teams; - team from county government of Nyeri- Department of Lands, Physical Planning and Urban Development, the National Land Commission team, and the Consultant. She requested the county team, NLC and the consultant to make introduction. She then requested the county director in-charge of planning to make her remarks and welcome the consultant to make presentation.

The director in-charge of land use planning thanked the members for attending the meeting. She informed the members that the project had taken long that expected. She pointed out the end product of the project is to issue the beneficiaries with ownership documents. She further thanked the committee members for their continuous support to ensure the project is successfully completed. She requested the members to bring out any question or issue related to the project. She concluded by welcoming 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, he reminded members of the process undertaken during the claimed boundary picking exercise in collaboration with their elected settlement executive committee members, which aided in the Basemap preparation. The planner further pointed out 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 market 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 if all the proposals they had proposed in the previous meeting had been in-cooperated in the plan. She took the members through the plan for their understanding starting from the first 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

maps to get a clear view of what was presented. In the plan, they were requested to familiarise themselves with the proposed land uses and ensure that they understood the plan proposals.

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 Session

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

Issues Raised	Response
Some member noted that their it was indicated “pending verification” against their name in the list of beneficiaries. They sought for clarification on the meaning	The members were informed the verification process was in progress and once cleared they will be informed to submit all the required documents to confirm the ownership of the land parcels.
A members noted that his plot located near the closed/open market plot had been assigned parking.	It was pointed out that the County Government was aware that there were members claiming allocation of plots within the market land. Thus, those claiming plots ownership within the market land should submit the prerequisite documents to prove the allocation was done officially. Once that is verified, then they will be allocated the plots. However, failure to submit the documents, the plots will revolt back to the market land.
A stakeholder pointed out that there is need for a public toilet and waste collection point near the market place.	It was clarified that the toilet and waste collection will be part of the closed and market within the proposed space. These two facilities will be operated within the conclaves of the market
A beneficiary pointed out that he was allocated some plot in the market but could not physically locate it. He requested for assistance to be able to identify his land on the 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
Members pointed out that their documents are ready. They requested for clarification on which documents to submit and where to submit for verification.	The members were requested to submit minutes of allocation and any other document to the sub county planning office located at Karatina town hall
A 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.

Min 04. Way forward

The participants unanimously validated the draft plan for the Ngorano market. It was agreed that:

- ❖ The process of plan approval to commence

- ❖ The consultant to proceed to the next stage of the project

Min 05: Adjournment

There being no other business, the meeting ended at 4:30pm with a word of prayer from one of the stakeholders.

Minutes Confirmed By:

Market Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Photo Gallery



Attendance List



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



County Government of Nyeri

DRAFT PLAN PRESENTATION

GEOSURV SYSTEMS LTD

Name of Village: Ngorano Venue: Acc. Office Date: 28/07/2015

LIST OF ATTENDANCE

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
1.	Beatrice G. Koech	Director Physical Planning	F	0724806092	
2.	Effy Awar	Subcounty Planner	F	0702417309	
3.	Daniel Makiri	Director Land & Surveyor	M	0722350162	
4.	Clemens Nderitu	NLC - Land Officer	F	0723037114	
5.	DR. PETER GUCHU MUKURU, PhD	PEO MATHIRA WEST	M	0715862658	
6.	Paul WATHAKA	Surveyor County	M	0714666292	
7.	ARNOLD MBURU	ICT OFFICER	M	0705847891	
8.	Mduati Karim	Surveyor	M	0710665772	
9.	BRIAN WACHIRA	PLANNER	M	0740134822	
10.	Kwasop Kigen	A.D. NLC	M	0720271320	
11.	JAMES KARIUKI	Plot owner	M	0712546064	
12.	PETER PERIANI GITONGA	PLOT OWNER	M	0728398774	
13.	Joseph Tumuti	Plot owner	M	0725348714	
14.	Alice Thini Kiguta	Plot owner	F	071307117	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
15.	DOUGLAS KIAMA	Plot Owner	M	0727377233	
16.	K. Ndorir Gochucho				
17.	ANN W. Gathara	Plot	F	0722329794	
18.	Geoffrey Wany Ndege	Plot owner	M	0713141275	
19.	E. Mumbi Ndegwa		F		
20.	Charles Mulkunji	Plot owner	M	0722974009	
21.	Boniface Kinyua Matherenge	plot owner	M	0716259838	
22.	Paul Murege Muriithi	most sitor	M	0717750815	
23.	Rose Wanjiku Gatura	heir (Plot owner)	F	0721206487	
24.	CLEMENS KIAMA	owner	M	071395615	
25.	ANN NYARUA	Committee Member	F	0712960575	
26.	Duncan Ndirangu Muriithi	Church Full member	M	0714640710	
27.	James Kithui Murguri	Plot owner	M	0702944953	
28.	Cecilia Murege Muriithi	Plot owner	F	0722883707	
29.	Charles Wanjiku Ndirangu		F	0720951351	
30.	Isabel Wanjiku Matherenge	Plot owner	F	0728852029	
31.	Bernard Wanjiku	Plot owner	M	0728839818	
32.	Bernard maina	Plot	M	0722752462	
33.	ELIAS WAHEIRI NGENDO	PLOT OWNER	F	0722577065	
34.	Grace Wanjiku Muriithi	Plot owner	F	0717883964	
35.	Chahs NJIRU Gathara	Plot owner	M	0728918377	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
36.	Paul Wadani	committee member	Male	0713514224	Paul Wadani
37.	Bonface K. Mathenge	plot owner	M	071629838	Bonface K. Mathenge
38.	Charles mukunji	plot owner	M	0777979452	Charles mukunji
39.	Peninah Muchomba	plot owner	F	0725891877	Peninah Muchomba
40.	Ann NSONYO	ANALYST		07122766	Ann NSONYO
41.	MORRIS maurice Neteri	plot owner	M	0710611015	MORRIS maurice Neteri
42.	PETER MAINA MUHORO	Plot owner	M	0761453218	PETER MAINA MUHORO
43.	STEPHEN MENJA WAMAI	Plot owner	M	07299391295	STEPHEN MENJA WAMAI
44.	Lucy Wanjau Gakere			0722974578	Lucy Wanjau Gakere
45.					
46.	Patrick K. Kibwira	0722515037		0722515037	Patrick K. Kibwira
47.	JOSEPH MURUKI KARINGITHI	COMMITTEE MEMBER/Plot owner	MALE	0722770998	JOSEPH MURUKI KARINGITHI
48.	Leah Njoki	Plot Owner	F	0729807365	Leah Njoki
49.	Joseph Muhoro Gundi	Sub-Chief NGARARA	M	07073455	Joseph Muhoro Gundi
50.	STEPHEN Kinyua Mwangi	ASSISTANT CHIEF-KARURU	M	0728305873	STEPHEN Kinyua Mwangi
51.	Geoffrey M Keng'u	Plot owner	M	0725316473	Geoffrey M Keng'u
52.	James MARIKANI	SANITATION OFFICER	M	0745883404	James MARIKANI
53.	SIRAMITH KIANGI	Plot owner	F	0727338484	SIRAMITH KIANGI
54.	Victor Wambua	Planner - Geosum Systems Ltd	M	0707829248	Victor Wambua
55.	ARMELGH MUREITHI	MAWASCO	M	0718167600	ARMELGH MUREITHI
56.	George Mathenge	MAWASCO	M	0723545845	George Mathenge

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
57.	Virginia Kamau	Plot owner	female	072553518	Virginia Kamau
58.	Margaret Ngari	ward Admin	female	0725770092	Margaret Ngari
59.	PETER MATHAREA NDIRO	CEM CPBM/SWP	M	0722345575	PETER MATHAREA NDIRO
60.	Charles Karungu	Engineer Agriculture / Mfuge	M	0724838890	Charles Karungu
61.	CATHERINE K. KATUMA	Physical Planner - Geosum	F	0722728395	CATHERINE K. KATUMA
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Appendix 8: Draft List of Beneficiary

S.No	NAME	Plot No.	Ballot No.	ID NO.	TEL. NO.	Comment
1.	David Muriuki Kahiga	107	1C	30843038	0723124369	Verified
2.	Eustace Ngare Murathe (Dcd)	99	2C	-	0723463939	Pending
3.	Evanson Karimi (Dcd)	103	3C	-	0723854226	Pending
4.	Hika Water Project	-	-	-	-	-
5.	Erastus Ndoria	-	4C	985989	0722737909	Unverified
6.	Kenneth Ndoria	119	5C/6C	-	0759414804	Unverified
7.	Charles Macharia Muriithi (Dcd)	-	7C	5482531	0724414449	Pending
8.	John Maina Muriuki (Dcd)	24	8C	3726842	0710829174	Verified
9.	Charles Mwangi Nderitu	69	9C	9454919	0723817598	Verified
10.	Harrison Mamithi Mundia	53	10C	24347436	0725768436	Verified
11.	Joseph Gichaba Githinji	50	11C	5483168	0723984691	Verified
12.	Cherles Njiru Gathogo	70	12C	23576458	0728918377	Verified
13.	Shelmith Wangu Waithera	13	13C	28344800	0727338484	Pending
14.	Elias Waheire Ng'endo	9	14C	12476730	0722577065	Verified
15.	Esther Wambui Ndiritu	76	15C	0288382	0727495498	Verified
16.	Justus Kahiga Mairuri (Dc'd)	-	16C	30843038	0723124369	Pending
17.	Stanley Karuri Kogi	73	17C	3376937	0720586197	Verified
18.	Gladys Kirigo Muhoro (Dc'd)	69	18C	-	0724246746	Verified
19.	Morris Nderi Maina	88	19C	32682404	0710611015	Verified
20.	Wilson Mwangi (Dc'd)	115	20C	-	0720349328	Pending
21.	Nahashon Kibirithia	114	21C	7017186	0720349327	Pending
22.	Susan Wanjiku Gatere	125	22C	3373214	0720129107	Pending
23.	Geoffrey Muthegethi Kirigu	116	23C	10118391	725316473	Pending
24.	Irene Wairimu Muriithi	97	24C	28242450	0706249005	Pending
25.	Independent Church		CHURCH			
26.	James Wahome Wambugu	-	25C	0348812	0725086210	Pending (Disputed)
	Joseph Gathunguri			5924726	0729296456	
	Wachira Gichuru			-	0728011968	
	Joseph Muchoki Kinyua (Dc'd)			-	0799243253	
27.	Joseph Muchoki Kinyua (Dc'd)	104	26C	-	0799243253	Pending (Disputed)
	Moses Muthee Kabira			5510802	0710744755	

S.No	NAME	Plot No.	Ballot No.	ID NO.	TEL. NO.	Comment
28.	Joseph Muchoki Kinyua (Dc'd)	112	27C	-	0799243253	Pending
29.	Stephen Menja Wamae	47	28C	5565140	0729939295	Verified
30.	Geoffrey Weru Ndege	52	29C	31348404	0713141275	Verified
31.	Leah Njoki Githaiga	40	30C	0921148	0729807365	Pending
	Margaret Muthoni Nduhiu	67		0255604	0720400450	(Disputed)
32.	Geoffrey Weru Ndege	37	31C	31348404	0713141275	Verified
33.	Peter Rerieni Gitonga	36	32C	4315849	0728398764	Verified
34.	Nancy Njoki Kibue	35	33C	13430765	0725176284	Verified
35.	Robert Muraya Muriuki	74	34C	32370221	0722447445	Verified
36.	David Kariuki Muthee	-	35C	-	722329884	Pending
37.	James Githui Munyuiru	27	36C	23117006	0702924953	Verified
38.	Francis Wachira Kinyua	51	37C	5510791	0727042544	Verified
39.	John Gatere Gakuro	58	38C	6832179	0720129107	Verified
40.	Simon Maina Karia (Dc'd)	-	39C	-	-	Pending
41.	Alice Wangeci Mwangi	14	40C	11075715	0722262806	Verified
42.	Ambrose Gatang'i	21	41C	7020511	0714481655	Verified
43.	William Kimundia (Dc'd)	18	42C	-	0711215866	Verified
44.	Joseph Wachira Weru (Dc'd)	39	43C	-	0728931633	Verified
45.	Benson Mwangi Mugweru (Dc'd)	16	44C	-	0722685615	Verified
46.	Mary Muthoni Mwai (Dc'd)	54	45C	-	0728249916	Verified
47.	Lucy Wangari Muchemi (Dc'd)	57	46C	-	0721206487	Verified
48.	Janefar Mumbua Musyoki	84	47C	21365954	0726706285	Verified
49.	Grace Wangari Muriithi	120	48C	21733903	0717883964	Verified
50.	Simon Murikuki Kibebe (Dc'd)	11	49C	-	0746910002	Verified
51.	Alice Nyawira Purity	124	50C	8979933	0732785502	Pending
52.	-	-	51C	-	799243253	Unverified
53.	Joseph Muchoki Kinyua (Dc'd)	-	52C	-	0799243253	Pending
54.	Boniface Kinyua Mathenge	95	53C	0264140	0716259838	Pending
55.	James Wahome Wambugu	-	54C	0348812	0725086210	Pending
56.	Charity Muthoni Muriithi (Dc'd)	-	55C	-	0722759685	Pending
57.	Joseph Muriuki Karingithi	8C	56C	1413271	0722770898	Pending

S.No	NAME	Plot No.	Ballot No.	ID NO.	TEL. NO.	Comment
58.	U.P.C Church	-	CHURCH	-	0712031007	Pending
59.	Charles Maina Muriithi	75	57C	11778171	0720207422	Pending
60.	Duncan Munene Gachanja (Dc'd)	91	58C	-	0713672875	Pending
61.	P.E.F.A Church	-	CHURCH	-	0721398465	Pending
62.	Clement Kimani Wainaina	-	59C	1412429	0713915615	Pending
63.	Mary Wairimu Muriithi	-	60C	11285676	0726450181	Pending
64.	Daniel Ndiritu Muchoki	102	61C	22628216	0799243253	Pending
65.	Moses Mwai Mwangi	-	62C	0810116	0722685615	Pending
66.	Alice Thuui Kiguta	106	63C	3373660	0721307117	Pending
67.	Joseph Muchoki Kinyua (Dc'd)	96	64C	-	0799243253	Pending
68.	Joram Njoroge Muchoki	94	65C	24486463	0725016374	Pending
69.	Geofrey Githaiga	-	66C	1410508	0721947063	Pending
70.	Wambui Karuri	27	67C	3379014	0724900589	Verified
71.	Patrick Muraguri Muriuki	26	68C	1410200	0721941711	Verified
72.	Samuel Njari Wambugu (Dc'd)	34	69C	-	0720404095	Verified
73.	Geoffrey Muthegethi Kerigu	41	70C	10118391	0725316473	Verified
	Baldwin Mwai Kerigu			0753673	0723886659	
74.	Justus Maina	-	71C	4857164	0722757673	Unverified
75.	Baldwin Mwai Kerigu	83	72C	0753673	0723886659	Verified
76.	Francis Muriithi (Dc'd)	65	73C	-	0711215868	Verified
77.	Duncan Munene Gachanja	62	74C	3376926	0713672875	Verified
78.	Peter Ndoria Ndethi (Dc'd)	30	75C	-	0722929898	Verified
79.	Mary Nyaguthii Kirunyu (Dc'd)	48	76C	-	0719860696	Verified
80.	James Kariuki Maina	38	77C	29826046	0712546064	Verified
81.	Charles Maina Muriithi	42	78C	11778171	0720207422	Verified
82.	Benjamin Karigithi	-	79C	11777540	713663492	Unverified
83.	Joseph Muriuki Karingithi	1	80C	1413271	0722770898	Verified
	Peter Gakuu Karingithi Waroe			11777540	0713663492	
	Benjamin Karingithi (Dc'd)			-	-	
	Patrick N. Karingithi			-	-	
	Simon N. Karingithi			-	-	

S.No	NAME	Plot No.	Ballot No.	ID NO.	TEL. NO.	Comment
84.	Jotham Muturi (Dc'd)	2	81C	-	0717651828	Verified
85.			82C			Unverified
86.	Stanley Karuri Kogi	4	83C	3376937	0721301075	Verified
	Charles Kogi Tutu			2368401	0720586197	
87.	James Muriithi	5	84C	33743345	0722759685	Verified
88.	Martha Nyagitare Gakinya	7	85B	-	0711774049	Verified
89.	Jotham Muturi (Dc'd)	6	85C	-	0717651828	
90.	Joseph Muchoki Kinyua (Dc'd)	3		-	0799243253	Verified
91.	John Muriuki Githungu (Dc'd)	8	86C	-	0722697945	Verified
92.	John Muriuki Githungu (Dc'd)	9	87C	-	0722645121	Pending
93.	Duncan Munene Gachanja (dc'd)	90	88C	-	0713672875	Pending
94.	Isabel Wanjira Gundi	-	89C	07038122	0700591795	Pending
95.	Moses Karitu Hagai (Dc'd)	113	90C	-	0720663520	Verified
96.	Stephen Gathungu Muita	10	91C	-	0729296456	Verified
97.	Githogori Wamae (Dc'd)	15	92C	-	0723168263	Verified
98.	Francis Wachira Mwangi	-	93C	9559389	0719655097	Pending
99.	Peterson Muriuki Maina	122	94C	21937005	0746731255	Verified
100.	Sammy Maina Ngetha	45	95C	3579947	0726290223	Verified
101.	Stanley Karuri Kogi	-	96C	3376937	0720586197	Pending
102.	Paul Wachira Kibugu	-	97C	3376330	0713094224	Pending
103.	Douglus Kiama	89	98C	2885074	0727377233	Pending
104.	Catholic Church				0724900589	Pending
105.	Full Gospel Church				0721384491	Pending

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

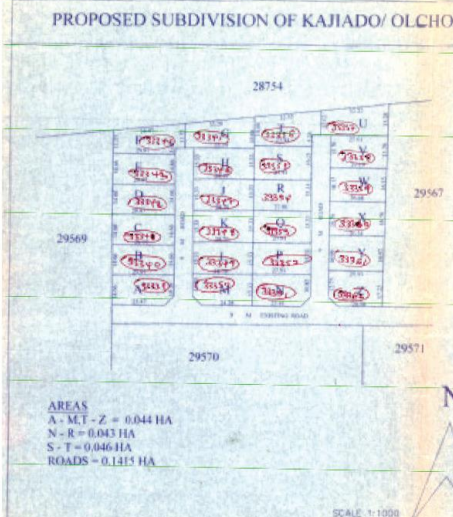
S.No	Name	Reference No.	Location
1	Ruthagati Village Local Physical and Land Use Development Plan	CGN/0481/2023/01	Mathira East Sub- County
2	Ngorano Market Local Physical and Land Use Development Plan	CGN/0477/2023/02	Mathira East Sub- County
3	Iruri Village Local Physical and Land Use Development Plan	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**
United We Grow

Mobile No: 0111 003500

PRE-QUALIFICATION OF SUPPLIERS FOR THE PERIOD 2026-2028

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

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

 **WELTHUNG**
WHH HILF

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

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

Please use the link below to 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

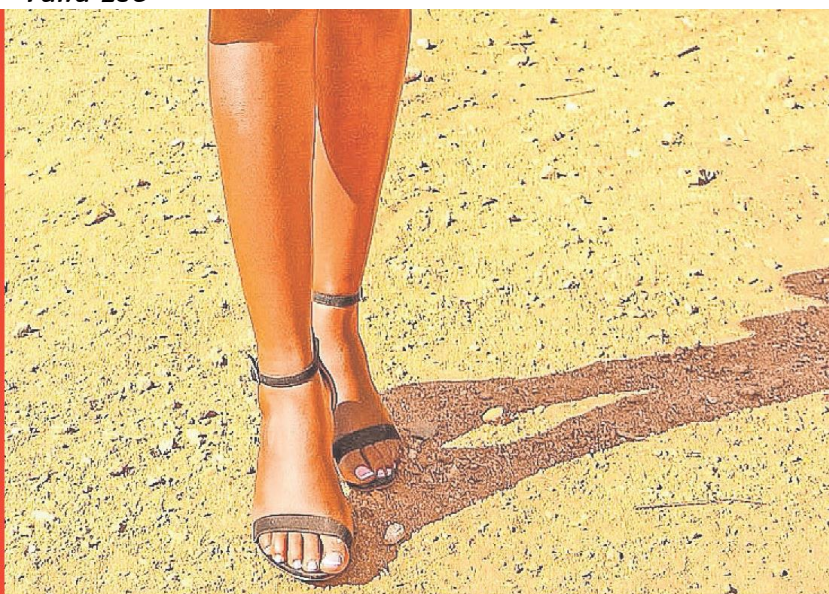
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Bi Ngave ni mwalimu wa shule moja ya upili katika eneo la Makindu, Kaunti ya Makueni. Uraibu wake ni kusikiliza muziki, kucheza hoki na kuzuru mbuga za wan-yama.

PICHA| RICHARD MAOSI



KAUNTI YA VIHIGA



MJI, 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 ya kijiji cha Ruthagati	CGN/0481/2023/01	Kaunti Ndogo ya Mathira Mashariki
2.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Ngorano Sokoni	CGN/0477/2023/02	Kaunti Ndogo ya Mathira Mashariki
3.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Kijiji cha Iruri	CGN/0477/2023/01	Kaunti Ndogo ya Mathira Mashariki
4.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Kijiji cha Ihwa	CGN/0495/2023/01	Kaunti Ndogo ya Nyeri ya Kati
5.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi wa Kijiji cha Gitegi	CGN/0473/2023/01	Kaunti Ndogo ya Kieni Magharibi
6.	Mpango wa Miji na Mpango wa Ustawishaji wa Matumizi ya Ardhi 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