

DEPARTMENT OF LANDS, PHYSICAL PLANNING
AND URBAN DEVELOPMENT

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

PLAN REPORT



Submitted to:



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

AUGUST, 2025

Submitted by:



GEOSURV SYSTEMS LTD

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PROJECT DETAILS

Project Name:	Consultancy services for Planning, Surveying and Regularization of Ruthagati Village – Finalization of the Draft Plan Proposals
Project Contract No.	CGN/LHPP&UD/RFP/14/2022-2023
Project Location:	Nyeri County, Ruthagati Village
Client:	County Executive Committee Member, Department of Land, 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/0481/2023/01.....

Approved Plan No:

FOREWARD

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

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

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

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

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

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

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

ACKNOWLEDGEMENTS

Ruthagati Local Physical and Land Use Development Plan was prepared with unmeasurable support by 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 department of Lands, Physical Planning and Urban Development (LPPUD). We also appreciate the role played by the area Member of County Assembly Hon. Hon. Muriuki Erastus Karanja and the entire county assembly in the process of the preparation and approval of this plan.

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 namely Effy Awuor, Anthony Ngatia, Peter Ndichu, Hudson Chege, Marcos Mururu and Harry Ndumia, and survey team comprised of Stephen Muturi, Douglas Gikonyo, Kinyua Wamugu, Mirriam Munyeki, Nicholas Wahuho, Tabitha Tirop, Eric Kinyua, Kelvin Ruto, Lewis Mwenda, Mary Wanjiru and Sammy Waithaka.

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 mobilization and sensitization during field studies and consultative meetings which could not have been successful in absence of National administration under Ruthagati area Senior Chief Agnes Kanja, Sub-chiefs -Rose Kang'eri and Nicholas Ndirangu, Mathira West Sub County Administration – Peter Wang'ondy and the Settlement Executive Committee led by William Mathenge, Robert Ndegwa Githua and other members. Their local knowledge and coordination were fundamental in preparation of this plan.

In addition, we value citizenry and stakeholders' participation that brought on board representatives from all interest groups and the rich contribution in understanding the areas outlook and in terms of the Potential, Opportunities and Challenges and their wealth of views and contribution to the vision and development proposals for prosperity of the settlement.

CECM – Lands, Physical Planning and Urban Development

EXECUTIVE SUMMARY

Ruthagati Village 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 Ruthagati village. Ruthagati village for a long time has had planning challenges like lack of spatial order, lack of a development plan to guide development in the area, conflict between the squatters and community on land ownership and use, insecurity of land tenure, lack of economic vibrancy of Ruthagati market despite its strategic location, poor and inadequate infrastructure development such as narrow roads, inadequate water supply, poor waste management and storm water drainage, insecurity issues due to unemployment among the youth and environment degradation and pollution issues that makes the settlement deprived of fundamental human rights.

This plan is therefore essential as it aims at upgrading Ruthagati Village through provision of tenure security, provision of infrastructure and basic services to the community in a bid to enhance liveability and sustainable development. The plan is a ten-year development plan for the period 2025-2035 prepared in adherence to the planning methodology. The process begun in January 2020 with public participation and sensitization on plan preparation, publishing the gazette notice on 30th March 2020 on the intention to plan. The plan was prepared through a participatory approach whereby the stakeholders concerns were taken into consideration. The stakeholders in the settlement have been actively involved in the plan preparation process regarding identification of the challenges faced as well as proposals to address those issues.

This plan was guided by both international and national legal and policy instruments in its preparation such as the Constitution of Kenya 2010, Vision 2030, the Sustainable Development Goals, National Land Policy 2009, County Governments Act 2011, Physical and Land Use Planning Act 2019, National Land Commission Act 2012 among others. Its strategies are anchored under the Nyeri County Integrated Development Plan 2018-2022 and Draft Nyeri County spatial plan 2020-2030.

The existing situation analysis was well synthesised with an integrated approach of various sectors that established the current emerging issues in the settlement and the opportunities it has. This synthesis aided in coming up with the planning strategies and the proposed land use plan to realise Ruthagati stakeholder's vision of the settlement in the next ten years being '*An economically vibrant and liveable settlement*'. An implementation framework of the plan was well proposed to ensure timely execution of the proposals.

This plan aims at ensuring sustainable development of the area with a secure land tenure for prosperity of the settlement that shall be a benchmark for other villages in the county with similar challenges.

Director, Physical Planning

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ABBREVIATIONS

ACK	Anglican Church of Kenya
AIPCA	African Independent Pentecostal Church of Africa
CECM	County Executive Committee Member
CIDP	County Integrated Development Plan
CO ₂	Carbon IV Oxide
CSP	County Spatial Plan
E.g.	Example
ECDE	Early Childhood Development Education
GIS	Geographic Information System
Ha.	Hectares
Hon.	Honourable
ICT	Information and Communication Technology
IMT	Intermediate Means of Transport
KAG	Kenya Assemblies of God
KBC	Kenya Broadcasting Corporation
Km.	Kilometre
KNBS	Kenya National Beaureau of Statistics
KNPHC	Kenya National Population and Housing Census
Ksh.	Kenya Shillings
LPPUD	Lands, Physical Planning and Urban Development
MAWASCO	Mathira Water and Sewerage Company
MCA	Member of County assembly
MDGs	Millennium Development Goals
NLC	National Land Commission
NMIMT	Non-Motorised and Intermediate Means of Transport
NMT	Non-Motorised Transport
NUA	New Urban Agenda
Org.	Organisation
PCEA	Presbyterian Church of Eastern Africa
PEFA	Pentecostal Evangelical Fellowship of Africa
PLUPA	Physical and Land Use Planning Act
SDA	Seventh Day Adventist
SDGs	Sustainable Development Goals
SEC	Settlement Executive Committee
UN	United Nations

PART I: INTRODUCTION AND PLANNING CONTEXT

CHAPTER ONE

INTRODUCTION

1.1 Background

Informal settlements can be defined as areas where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally. The National Land Policy section 209 states that the essence of 'informal' or 'spontaneous' or 'squatter' settlements is the absence of security of tenure and planning. Nyeri County, being in the central region of the country in what was referred to as the white highlands, has several informal settlements commonly referred to as colonial villages in all its sub counties. These villages were established during the colonial period mostly during the state of emergency period in colonial period as community concentration camps. These settlements are characterised by insecurity of tenure, inadequate or lack of physical and social infrastructure, lack of economic vibrancy among other challenges affecting these settlements.

The County Government of Nyeri from the advent of devolution through the Department of Lands, Housing, Physical Planning and Urban Development has put efforts towards the planning and surveying of these colonial villages to facilitate orderly development, security of tenure and provision of infrastructure and services. Ruthagati settlement is one of the colonial villages in the County. It is in Mathira West Sub- County, Kirimukuyu ward. It consists of the market and the village where the squatters reside surrounded by the community plots.

1.2 Planning Challenges and Justification

Planning for Ruthagati settlement is arrived at because of the various planning challenges it faces that include:

- i. Lack of spatial order
- ii. Lack of a development plan to guide development in the area
- iii. Conflict between the squatters and community on land ownership and use.
- iv. Insecurity of land tenure
- v. Lack of economic vibrancy of Ruthagati market despite its strategic location
- vi. Poor and inadequate infrastructure development such as narrow roads, inadequate water supply, poor waste management and storm water drainage
- vii. Insecurity issues due to unemployment among the youth
- viii. Environment degradation and pollution

In a bid to solve the identified challenges for the centre, development of a spatial framework has been proposed. The plan will take an integrated approach to development and aim at integrating physical, social- cultural, economic, environmental and institutional aspects of development. The Plan will provide a basis for investments, coordination of sectoral programs, processing of ownership documents and land management in the centre for the next ten years.

1.3 Purpose of the Plan

The purpose of the plan is to develop a development and planning framework upon which Ruthagati shall be based upon for sustainable development based on the various planning needs in the settlement. This shall ensure prosperity and liveability in the settlement through enhancing tenure security for the market plot owners and the squatters. Through various strategies, the plan shall envisage an integrated approach of development of the settlement of various sectors based on various planning needs. The plan shall also guide development in the area to ensure orderly and coordinated management of development activities to safeguard public interest. This plan therefore gives a direction of growth that will impact not only to the immediate beneficiaries but the county.

1.4 Vision of the Plan

The vision of the plan is having Ruthagati settlement as **‘An economically vibrant and liveable settlement’**.

1.5 Goal and Objective of the Plan

The goal for the Ruthagati LPLUDP is to facilitate issuance of land ownership documents for bonifide beneficiaries and act as a guide for development for both village and commercial area. Specific objectives include:

1. To establish the current situation of development in the settlement
2. To prepare a ten-year land use development framework for Ruthagati settlement
3. To facilitate security of tenure
4. To provide a framework for provision of appropriate and adequate infrastructure and services

1.6 Scope of the Plan

1.6.1 Geographical scope

Ruthagati Local Physical and Land Use Development covers Ruthagati village and market consisting of the commercial plots and the open-air market. The total acreage of the settlement is approximately 35.54Ha. It comprises of thirteen land parcels namely: Kirimukuyu/Gachuiro/840, 466A, 612, 604, 627, 631, 662, 663, 660, 661, 837, 838 and 839.

1.6.2 Planning Scope

Ruthagati Local Physical and Land Use Development Plan is a 10-year plan for the period 2020-2030 with midterm review after 5years. The legal, policy and institutional framework shall guide the planning methodology and proposals to address planning needs arising from the existing situation analysis.

1.7 Methodology

In undertaking the planning for Ruthagati, the team adopted an inclusive and participatory approach that yielded relevant, effective and implementable plan. A mixed method approach allowing active participation of stakeholders has been utilized as part of the process considering guidelines provided in various statutes including the Constitution of Kenya 2010, Physical and Land Use Planning Act 2019, County Governments Act 2011, Nyeri County Public Participation Act, 2015 and the Urban Areas and Cities Act 2012 amended 2019.

The process is broadly classified into five major phases namely inception phase, awareness and mobilization, data collection and situational analysis, preparation of draft plan and the final plan preparation as illustrated in figure 1.

Figure 1: Summary of Planning Methodology



A. Preparatory/ Inception Phase

This was the first stage of the planning process that entailed assessment of the planning needs of this settlement, delineation of planning area, consensus on planning process structure, mobilisation of resources. Data necessary for the planning was identified with their sources and cost calculated.

B. Awareness and Mobilization

i. Awareness

This was the 1st stakeholders meeting that entailed mobilization and sensitization meeting of the intended beneficiaries from the village and community that was done on 29th January 2020 at the Ruthagati Chief's Ground. They unanimously agreed on the preparation of this plan and a Settlement Executive Committee (SEC) was elected comprising of a chairman, vice-chairman, secretary, vice secretary and three members to aid in the mobilization and coordination of activities during the planning process.

A notice of intention to plan was published in the Standard Newspaper on the 30th March 2020 (*copy annexed*). In addition to this, electronic and mass media were used to sensitize the public on the plan preparation.

ii. Stakeholders Analysis and Mapping

Key stakeholders in the preparation of this plan were identified, mapped and analysed. These stakeholders included the local community, governmental and non-governmental institutions from various sectors, religious institutions and community-based organizations.

iii. Reconnaissance

The planning team conducted a reconnaissance survey with the help of the area chief and SEC to familiarize and delineate the extents of the planning area in conjunction with the villagers and community members. Planning challenges were also highlighted by the team.

iv. Preparation of a Base Map

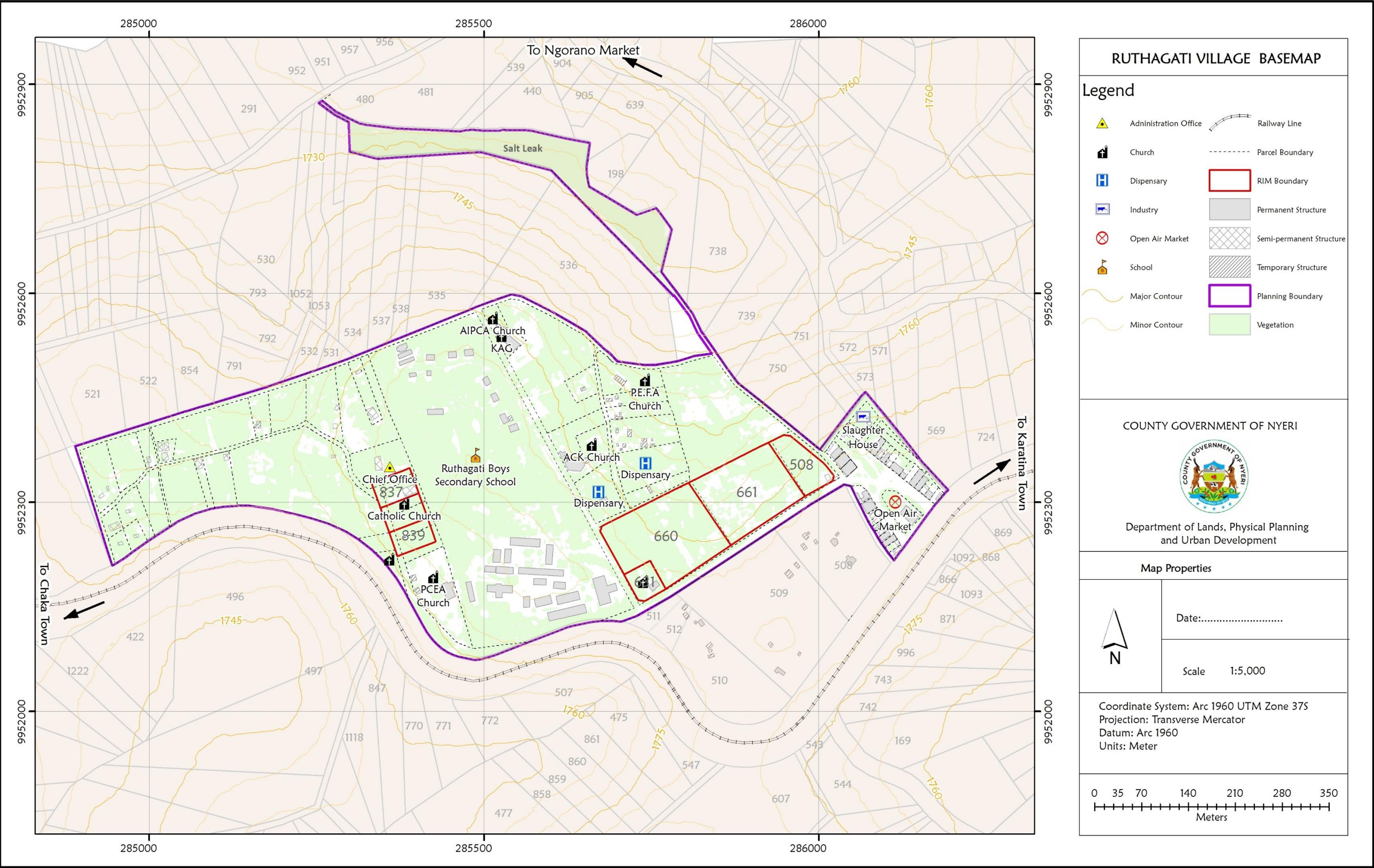
A digital base map of the planning area was prepared to capture the existing physical and natural features. This provided a basis for preparation of thematic maps and proposed plan.

A base map is a graphic representation depicting baseline reference information at a specified scale and forms the background setting for a map. The baseline reference information includes landforms, rivers, roads, Contours, landmarks, and boundaries. The main function of a base map is to provide background detail necessary to orient the location of the map.

The Ruthagati settlement base map is GIS-based that was prepared through digitisation of an overlay of the settlement's aerial imagery, development plans and cadastral layout. This facilitated the digitisation of the centre's boundary, cadastre, natural features, structures as well as main infrastructure including roads and public utilities.

The structuring elements of Ruthagati are the railway line, topography features, roads, administrative boundaries, existing developments, major land marks that includes Ruthagati Boys' High School and commercial node i.e Ruthagati Market. The base map was prepared through digitization of the Registry Index Maps Kirimukuyu/Gachuiro Sheet 5 and 6 and picking of existing structures on the ground. The map overleaf presents the village's basemap.

Map 1: Basemap



C. Data Collection

This stage involved collection of both primary and secondary data for the preparation of the plan. Secondary data was gathered from extensive study through on archived records, plans, maps, searches and related literature. Primary data was acquired through observation, survey and picking of ground structures from field visits, interviews and administering household questionnaires. This stage also included capturing list of squatters, market plot owners, plot exchanges and allocations in the village.

D. Situational Analysis and Presentation

This stage involved detailed analysis through qualitative and quantitative techniques and interpretation to identify planning needs of the planning area for the various thematic areas. Synthesis of data was also done at this stage.

i. 2nd Stakeholder workshop, Visioning and Conceptualization

The second stakeholders meeting was held in 17th December 2020 at the Ruthagati Chief's Camp. The situational analysis report was presented to the stakeholders for validation and identification of data gaps. Visioning and conceptualization were also done where the stakeholders had a consensus on the Ruthagati they envisioned. Minutes of the stakeholders meeting are annexed in this report.

Plate 1: 2nd Stakeholders workshop Meeting



Source: Field Survey, 2020

E. Plan Proposals Formulation

The draft plan was prepared from synthesis of situational analysis, vision and contributions of Ruthagati stakeholders. It included proposals, various alternatives and planning standards.

F. 3rd Stakeholder's engagement workshop

The 3rd stakeholder meeting was held on 1st March 2023. The stakeholders were taken through the proposed and use plan for the village and the market that were coined from the visioning stage and proposals from the 2nd stakeholders meeting. Also, there were other issues that were highlighted before the meeting were issue on plot exchanges, application of space allocation for churches and verifications of the eighteen stakeholders present. The stakeholders also gave in their views on how important the land could be utilised which were recorded for consideration in preparation of the final draft plan. Minutes of the stakeholders meeting are annexed in this report.

Plate 2: 3rd Stakeholders Meeting



Source: Field Survey, 2023

Verification exercise of squatters

Plate 3: Verification Exercise



The verification of squatters was done on 30th March 2023 where the beneficiaries verified were for 18 plots each having an acreage of 0.1Ha. The squatters further selected location of the plots on the proposed land use plan.

Source: Field Survey, 2023

G. Final Draft Plan Preparation

Comments from the 3rd stakeholder's workshop were incorporated to form the final draft plan.

i. Notice of Completion and Finalization

A notice of completion shall be published where the stakeholders will be given an opportunity to present their views before the plan is approved. At this stage the plan will also be circulated to the relevant agencies for comments.

ii. Plan Approval

The plan shall be approved as per the provisions of the Section 50 of the Physical and Land Use planning Act 2019 where it shall be presented to the County Assembly of Nyeri for approval and gazetted by the County Executive Committee Member.

iii. Plan Implementation-

This will involve the actualization of the Local Physical and Land use development plan.

1.8 Organization of the Plan Report

The Report is organized into three main parts as follows:

Part I includes Chapter 1 as the Introduction that entails the background, planning challenges and justification, Purpose of the plan, vision, objectives, scope and organization of the plan. Chapter 2 being the planning context entails the geographical planning context i.e. national, regional and local context, methodology, policy, legal and institutional framework.

Part II includes Chapter 3 and 4 that entails Situational analysis thematic sectors with synthesis of respective emerging issues, opportunities and challenges. The thematic areas include the Basemap; Physiographic Characteristics; Population and demography; Land, Housing and Human Settlements; Physical and Social Infrastructure; Waste Management and sanitation; Economic analysis.

Part III on Development Proposals has Chapters 5-8 that includes the land use plans, strategies and measures, the plan implementation strategy and list of beneficiaries.

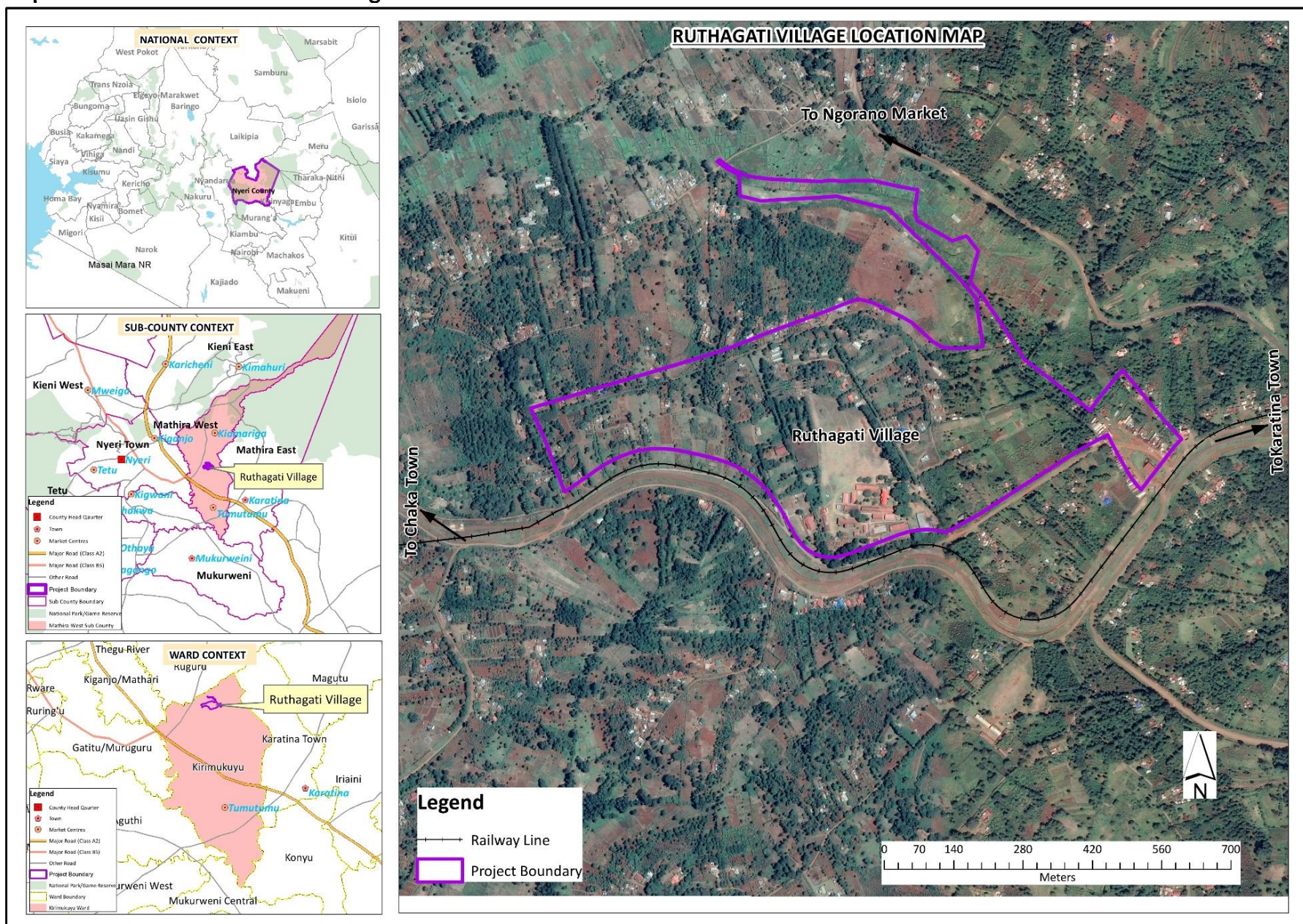
CHAPTER TWO

PLANNING, POLICY, LEGAL AND INSTITUTIONAL CONTEXT

2.1 Geographic Location and Size

The planning area has 13 parcels as shown in the base map and measures approximately 35.54 Ha. In the National context, Ruthagati is in Nyeri County that is situated in the central part of Kenya. It is located 138 km from Nairobi City which is the capital city of Kenya. The county context has Ruthagati located in Mathira West Sub County in Nyeri County. It is 18 km from Nyeri town, the county headquarters and 12 km from Karatina Town. Locally, the settlement lies in both Githima and Gachuiri sub locations in Ruthagati Location located in Kirimukuyu Ward connected with the Ruthagati-Chaka Road as shown in Map 2.

Map 2: Locational Context of Ruthagati Settlement



2.2 Policy, Legal and Institutional Framework

2.2.1 Overview

This section analyses the legal, policy and institutional framework that guides the preparation of Ruthagati Local Physical and Land Use Development Plan. This includes the Provisions under the Kenyan Constitution (2010); Physical and Land Use Act No. 13 of 2019; County Governments Act of 2012); Urban Areas and Cities Act of 2011 amended 2019 and other related legislations that guided the preparation of this plan.

2.2.2 Policy Framework

This section outlines the policies that determine the confines under which the Ruthagati Local Physical and Land Use Development Plan (LPLUDP) is prepared.

New Urban Agenda (NUA)

NUA was adopted in October 2016 Quito, Ecuador representing a shared vision for a better and more sustainable future. It recognizes the correlation between good urbanization and job creation, livelihood opportunities and improved quality of life in human settlements. With the vision being *cities and human settlements for all*, it is guided by the following principles: 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. It aims at ensuring everybody have equal rights and access to benefits and opportunities those cities and human settlements can offer. 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.

Sustainable Development Goals (SDGs)

In September 2015, the UN Sustainable Development Summit was held in New York to formally adopt the new sustainable development agenda by national governments to promote shared prosperity and well-being for all at the local level while protecting the planet for a period of 2015-2030. The 17 SDGs and targets build on the Millennium Development Goals (MDGs) realised from 2000 to 2015.

The preparation of Ruthagati LPLUDP purposes to ensure the provision of services and infrastructure that suits the needs of the population some of which ultimately lead to the achievement of the following goals:

- End poverty in all its forms by promoting economical vibrancy in Ruthagati centre.
- End hunger, achieve food security and improved nutrition and promote sustainable agriculture by securing tenures and designating land zones for residential and agricultural uses.
- Ensure inclusive and quality education for all and promote lifelong learning by ensuring allocation of land for educational institutions as needed in Ruthagati.
- Ensure access to water and sanitation through adequate provision of these infrastructures

- Promote inclusive and sustainable economic growth, employment and decent work for all.
- Build resilient infrastructure, promote sustainable industrialization and foster innovation.
- Make cities inclusive, safe, resilient and sustainable.
- Ensure sustainable consumption and production patterns.
- Sustainably manage forests, combat desertification, halt and reverse land degradation, halt biodiversity loss by making policies that help in conservation of natural resources.
- Promote just, peaceful and inclusive societies.

National Land Policy (Sessional Paper No. 3 of 2009)

The National Land Policy provides an overall framework and defines the key measures required to address the critical issues of land administration, access to land, land use planning, restitution of historical injustices, environmental degradation, conflicts, unplanned proliferation of informal urban settlements, outdated legal framework, institutional framework and information management. It also addresses constitutional issues, such as compulsory acquisition, development control as well as security of tenure.

Section 3.6 highlights lands issues that require special intervention such as those of informal activities and settlements that present a challenge for land planning and development. It recognizes the need for security of tenure for all Kenyans especially informal settlement residents and other marginalized groups. Ruthagati LPLUDP shall realise the aim of this policy of minimizing the number of citizens living in shelters below the habitable living conditions by transforming Ruthagati settlement from insecure land tenure and poor living conditions into regularized settlements through land tenure regularization. This shall include collection of inventories of genuine squatters and ensure their registration and carry out public participation with regards to enhancing specified flexible tenure systems.

National Land Use Policy (NLUP)

This policy was established to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land and land related resources in a sustainable and desirable manner at National, County and Sub- County and other local levels. Ruthagati plan is anchored on this policy by contextualising the land use management goals, principles and guidelines for land use planning to resolve land conflicts between the community and squatters and enable sustainable use and management of land resources, Promoting environmental conservation and preservation, land use categorization among others.

Draft Physical Planning Handbook

This plan used the general guidelines and standards from this handbook to develop the various sustainable land use plans. It also informed the development of development planning standards to enable carry out development control in this settlement. The land

use plans and development control guidelines shall secure proper use of land and ensure that planning objectives are achieved.

2.2.3 Legal Framework

The Constitution of Kenya 2010

The Constitution is the supreme law in Kenya binding all persons and all State organs at both levels of government. The Constitution guarantees fundamental rights and freedoms for the citizens such as right to property, clean environment, economic and social rights among others.

Chapter 5 of the Constitution informs physical and land use planning where Article 60 (1) states that Land in Kenya shall be held, used and managed in a manner that is equitable, efficient, productive and sustainable following principles of: equitable access to land; Security of land rights; Sustainable and productive management of land resources; Transparent and cost effective administration of land; Sound conservation and protection of ecologically sensitive areas; Elimination of gender discrimination in law, customs and practices related to land and property in land and encouragement of communities to settle land disputes through recognized local community initiatives consistent with this Constitution.

It is in Article 66 (1) that the constitution gives the state the power to regulate the use of any land or any interest in or right over any land in the interest of defence, public safety, public order, public morality, public health or land use planning hence supporting the county of Nyeri initiative to prepare a local development plan for Ruthagati.

National Land Commission (NLC), important authority in the preparation of this plan, is established in Article 67 (1) with 67(2) mandating them to manage public land on behalf of national and county governments, oversee land use planning and addressing issues of historical land injustices and disputes thereof.

The Constitution in Chapter 11 provides for the establishment of county governments and their functions in fourth Schedule that includes county planning and development. It spells out the cooperation required between national and county governments in the performance of their functions.

The Physical and Land Use Planning Act (PLUPA) No. 13 of 2019

This Act was enacted in 2019 to make provision for planning, use, regulation and development of land and for connected purposes. It is the main legal framework which guides the preparation, content, approval and implementation of physical and land use development plans in context being this plan. It also outlines the physical and land use planning institutions responsible for the preparation and implementation of the plan.

This plan is prepared as a Local Physical and Land use development plan in reference to Ruthagati market by the County Government of Nyeri in consultation of the public more so Ruthaati residents as mandated by this Act. This shall be for the purpose of zoning, guiding and co-ordinating the development of infrastructure; regulating the land use and land development; providing a framework for coordinating various sectoral agencies; and

providing a framework and guidelines on building and works development in Ruthagati settlement to enhance its prosperity as well as the county as well.

The County Government Act of 2012

This Act gives effect to Chapter Eleven of the Constitution that provides for county governments powers, functions and responsibilities to deliver services. It clearly elaborates the roles of the county assembly in approving county development planning.

Part XI of the Act provides for county planning with article 102 and 103 outlining the principles and objects of county planning respectively. The County government of Nyeri is obligated to prepare different county plans such as County integrated development plan, sectoral plans, spatial plan and Cities and urban areas plans that are GIS based integrating economic, physical, social, environmental and spatial aspects. This plan shall therefore be therefore the basis of appropriation of public funds for development. As elaborated in Article 105(1) & (2) The department of Lands, Housing, Physical Planning and Urban Development in Nyeri County shall prepare this plan and be responsible in storage and updating the GIS database system.

Urban Areas and Cities Act 2011 Revised 2019

This Act gives effect to Article 184 of the Constitution; to provide for the, classification, governance and management of urban areas and cities; criteria of establishing urban areas, principle of governance and participation of residents.

This plan therefore shall be aligned to this Act to inform criteria for eligibility of classification of this settlement based on infrastructure and services available visa vis population being served. It also guides the provision of administrative structure through appropriate management mechanisms for effective service delivery. This plan shall also consider constant engagement of Ruthagati residents and relevant stakeholders through appropriate public fora and workshops in its preparation and implementation to enhance sustainable development.

Environment Management and Coordination Act of 2015

This Act was established to ensure that everyone has access and a duty to safeguard clean and healthy environment. It has appropriate legal and institutional framework for the management of the environment such as National Environment Management Authority to oversee implementation of environment related policies and Environment and Social Impact Assessment, Audit and monitoring, environmental planning in a bid to conserve the environment and enhance biodiversity. It also provides for co-ordination of diverse sectoral initiatives to improve the national capacity for the management of the environment.

The Land Act No. 6 of 2012 amended 2016

This plan intends to ensure sustainable land development in Ruthagati settlement and it is from this Act that provisions for equitable access to land, security of land rights, sustainable and productive management of land resource, 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 are expounded on.

Ruthagati settlement being a public land shall be managed by NLC for public interest. It outlines procedures of acquisition of title to land through allocation of public land and keeping database of its recipients. This shall ensure equal opportunities to all Ruthagati residents inclusive of all ethnic groups, without non-discrimination and protection of the marginalized, democracy, inclusiveness and participation of the people and alternative dispute resolution mechanisms in land dispute handling and management. It also outlines management of endangered or endemic species of flora and fauna, critical habitats or protected areas.

The Land Registration Act No. 3 of 2012

This Act guides the revision, consolidation and rationalizing of the registration of titles to land. Ruthagati LPLUDP aims to ensure security of tenure to Ruthagati settlement residents through regularization of land tenure and ownership. This is supported by this legislation under Section 25 where it states that the registration of a person as the proprietor of land shall vest in that person the absolute ownership of that land together with all rights and privileges belonging to that land. Under Section 10, the Act also provides that the Land Registrar to make the land register accessible to the public by electronic media among others.

The National Land Commission Act of 2012

This Act makes provision as to the functions and power of NLC majorly being land management and administration in accordance to the Land Policy principles in the Constitution and National Land Policy. It is mandated to manage public land on behalf of county governments. Other functions include ensuring the linkage between the Commission, county governments and other institutions dealing with land and land related resources and parliament Acts. It also purposes to ensure registration of all unregistered land, attend to all historical land injustices and review all grants or dispositions (titles, leases, deeds transfers) of public land to ensure their propriety or legality which are some of the issues that this plan will be addressing among others. This plan ensured collaboration of NLC and government agencies to facilitate land reforms and improve land tenure security enhancing gender equitability of land rights.

The Survey Act Cap 299

This Act of the Parliament is to make provision in relation to surveys and geographical names and the licensing of the land surveyors and for connected purposes. This Act establishes the Land Surveyor Board which provides a framework for surveys of land. This plan is guided by this Act for surveys and mapping from picking of ground structures and boundaries for purpose of basemap preparation and planning. After approval of this plan, demarcation of plot boundaries shall be done that shall inform issuance of plot ownership documents.

Public Health Act (Cap 242) of 1967

Health and hygiene are particularly important where communities congregate for shared resources. Section 116 mandates County Governments to take all lawful, necessary and reasonably practicable measures to maintain cleanliness in their jurisdiction to prevent occurrence of nuisance or condition liable for injurious or dangerous to human health. Part IX Section 115 of the Act states that no person/institution shall cause nuisance or condition liable to be injurious or dangerous to human health such as discharge of any noxious matter or waste water from any premises. This plan aims to ensure that the settlement meets hygiene and sanitation standards especially on liquid and solid waste management. The act also provides for the enforcement of the plan with habitable buildings through development control.

Water Act 2016

This Act provides legal, policy and institutional framework for the regulation, management, and development of water resources and water & sewerage services. It establishes the Water Resource Authority that oversees the management of water resources and implementation of set regulations. This is to ensure protection and conservation of water resources in the country. This plan shall ensure protection of water sources as well as providing water and sewerage infrastructure proposals to enhance the residents access clean water and healthy environment.

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 by the public and stakeholders in decision making and governance processes in Nyeri County like plan preparation. This plan has taken into consideration mutual consultations and dialogue and exchange of views on matters of Ruthagati settlement in consultation with Ruthagati residents and other relevant stakeholders and public done throughout the plan preparation process with various stakeholder planning workshops from identification of planning challenges facing the settlement, plan vision formulation, recommendations of proposals to counter planning challenges and verification of plan data. This is key in enabling local ownership of the plan by the residents in this settlement.

2.2.4 Institutional Framework

There are many institutions/partners playing important role in execution of this project. Each institution has a specific role to play depending on their capacities. Following sections presents the role of key actors in the execution of the planning Ruthagati Settlement.

Ministry of Lands and Physical Planning

The Ministry of Lands and Physical Planning is responsible for providing policy direction and coordinating all matters related to land use and physical planning between the national and county governments. Its mission is to facilitate improvement of livelihood of Kenyans through efficient administration, equitable access, secure tenure and sustainable management of the land resource.

National Land Commission

NLC is established under the 2010 Constitution under Article 67(1) to monitor and have oversight responsibilities over land-use planning throughout the country and manage all public land in Kenya within the national and the County. It has a vital role in the preparation of this plan especially in the preparation and verification of beneficiaries in the settlement in relation to enhancing land tenure security.

The County Assembly of Nyeri

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.

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 helps 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.

National Government Administration

The offices from national government are responsible in the coordination, management, supervision and general administrative functions in the settlement during this plan's preparation process especially in dissemination of information, security and public participation workshops. They comprised of the sub county's Deputy County Commissioner, assistant county commissioners, the area chief and subchiefs.

Office of the Sub County Administrator

Section 50 (1) of the County Governments Act, 2012 establishes that for each Sub County in a County there is established office of the Sub County administrator. The Sub- County administrator was resourceful in coordination, management, supervision and general administrative functions in the sub-county unit including facilitating and coordinating citizen participation in the development of this plan and delivery of services among others.

2.2.5 Linkages to other Plans-National, Regional, County 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”.

This plan aims at upgrading Ruthagati settlement to enable its citizens have adequate and decent housing and have access to basic infrastructure services such as roads, street lights, water and sanitation facilities, storm water drains, footpaths, and others social services. It shall also enhance tenure security thus promoting respect to property rights to land that

enable development in the settlement hence attracting private investment consequently contributing towards economic transformation hence achieving Kenya Vision 2030.

National Spatial Plan, 2015-2045

National Spatial Plan marks a significant milestone in our country's development agenda. The Plan details the national spatial vision that will 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 National Spatial 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 Ruthagati LPLUDP 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, especially now when devolution is taking shape.

Nyeri County Integrated Development Plan 2018-2022

The Nyeri County Integrated Development Plan 2018-2022 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 Ruthagati 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 because 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.

Table 1: Emerging Issues – Locational Context

Attribute	Potential /Opportunities	Constraints/Issues	Recommendation
Locational context	-Interconnectivity with other significant nodes eg Nyeri, Karatina, Marua, Ngorano, Chaka	Poor roads	-Repair roads

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, land and housing, infrastructure facilities and services and economic activities within Ruthagati village. It also examines the planning challenges and opportunities in the area.

3.2 Physiographic and Environmental Characteristics

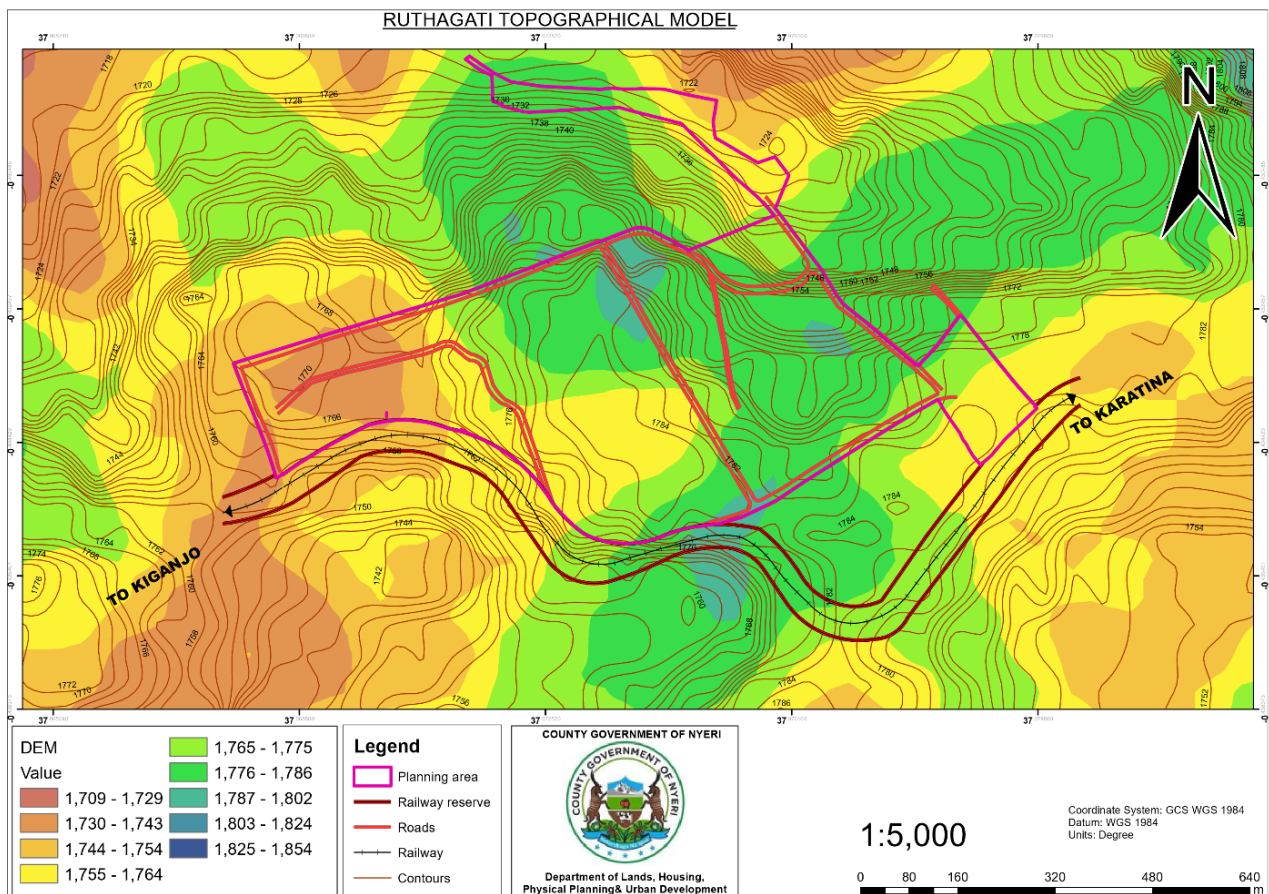
3.2.1 Overview

This section shows the physiographic characteristics of the settlement as they are central in determining sustainable land uses that encourage their conservation. They include topography and slope, geology, soils, hydrology and drainage and climate.

3.2.2 Topography and Slope

The topography of Ruthagati lies between 1709m-1824m as shown in the topography map below. The terrain is a gentle slope which is favourable to allow sustainable development of buildings.

Map 3: Topography map



However, a section of the village is steep and thus unsuitable for building development but for recreation/tree planting.

3.2.3 Geology

Geological knowledge of an area is important in determining soil types, probability of aquifers, mineral composition of an area, prediction of geological hazards and avoidance of environmental threats. It is also important in determining materials for building construction and infrastructural development such as dams, roads, boreholes and mineral exploration. Ruthagati has basic igneous rocks that are typically impervious, hard and strong form very strong foundations (*Draft Nyeri C.S.P 2019-2029*). These rocks are extensively used as construction materials for foundation and roadstones.

3.2.4 Soils

The soil types and distribution has been influenced by the geological sub-structure. The knowledge on soils is important as it has an impact on water retention/ drainage, agricultural productivity, biodiversity, water quality and construction activities. (*Draft Nyeri C.S.P 2019-2029*). Ruthagati settlement has mainly nitisoils favourable for agriculture.

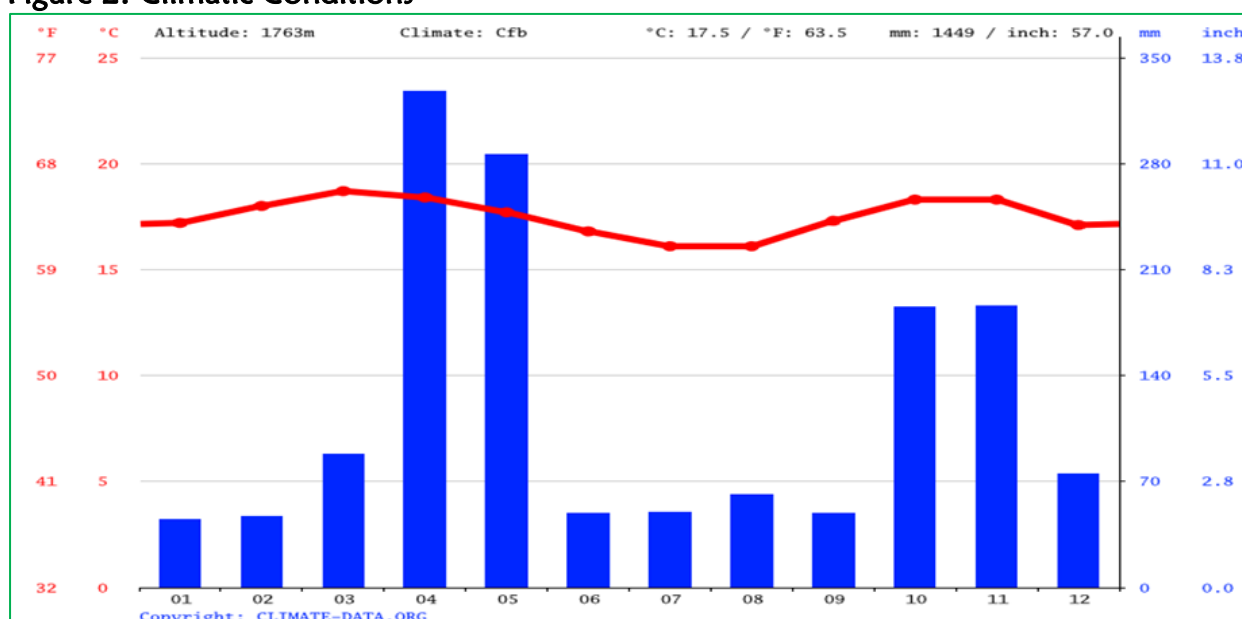
3.2.5 Hydrology and Drainage

The analysis of drainage and hydrological resources such as springs, streams, rivers and fresh-water habitats like wetlands is essential as it accounts for water resources in an area. The settlement contains a spring essential in being a water source in the area. Ruthagati dam, 1km to the planning area, is a wetland used for irrigation purposes, assists in flood control and fish rearing. Ruthagati is also endowed with a wetland that has a salt lick. It is however currently encroached by agricultural purposes.

3.2.6 Climate

Ruthagati lies within the hinterlands of Karatina town which is on an average 1763m above sea level. The climate is warm and temperate. The climate here is classified as Cfb by the Köppen-Geiger system. The average annual temperature is 17.5 °C | 63.5 °F. There is significant rainfall throughout the year. The annual rainfall is 1449 mm | 57.0 inch.

Figure 2: Climatic Conditions



Source: *Climate-data.org*

The climate is thus favorable for agricultural production not limited to, Coffee, Macadamia, Beans, Maize, Irish potatoes and Cabbage.

3.2.7 Environment

1. Vegetation

The settlement is endowed by tree and grass vegetation. Tree planting meant to mark squatters' boundaries aid in managing negative effects of overexposure of soil to direct sunlight, curbs soil erosion, floods and acts as carbon sinks. However, tree cover is threatened by tree felling for energy and development purposes.

Plate 4: Vegetation Cover



Source: Field Survey, 2020

2. Ecological Sensitive areas

Plate 5: Salt Lick



The main ecologically sensitive area in the settlement is a wetland in plot 604 which has salt lick essential nutrient for livestock. However, it is encroached into and heavily used for agricultural activities thus threatening this resource. There is also a spring that is the main water source for the village. These resources should be protected to enhance sustained resource provision.

Source: Field Survey, 2020

3. Disaster Management

Plate 6: Footpath/Access



The settlement has no prominent natural disaster. However, management of physical disasters in the settlement is challenged by road width as most plots are accessed via soil footpaths barely 3m wide. This challenges access to developments in cases of disaster like fire which become impassable by fire engines. This is a planning need to be addressed urgently to ensure safety.

Source: Field Survey, 2020

4. Waste Management Environmental Issues

Indiscriminatory waste disposal

The settlement has poor waste management methods that include indiscriminate open dumping and burning as shown in plate 7 a & b respectively. This is worsened by lack of designated areas for solid waste dumping and conventional sewer. This leads to pollution of the environment that accelerates the diseases. For instance, waste burned affects the air quality in terms of bad odor and emission of CO₂ accelerating respiratory diseases. Openly dumped waste is scavenged by animals and some end up in water courses through being carried by water runoff during rainy season.

Plate 7: Indiscriminatory Waste Disposal



Source: Field Survey, 2020 **Plate 7a**



Plate 7b

3.2.8 Climate Change

Environment conservation/ degradation has an effect to climate change as the former mitigates or prevents climate change impacts and effects as the latter exacerbates it. It is a global concern that directly affects humanity and biodiversity that decreases sustainable development in human settlements that less prosperity. Factors like land use change, environment degradation, pollution are factors that increase climate change that

contribute to vulnerability of settlements to disturbances like flooding, increased temperature, unpredictable weather conditions, landslides. The county has Nyeri Climate Change Act 2021 and Nyeri Climate Change Action Plan 2019-2022 to guide the county inclusive of this settlement in combating climate change and adaptation and mitigation strategies to its reduction.

Ruthagati settlement has aspects that contributes to climate change like tree felling for cooking and timber for house construction materials. Pollution instances as explained in the former section is also a menace. This shows that Ruthagati whose main economic activity is agriculture that is rainfed is susceptible to less yields due to expected change of weather patterns. The natural water sources eg. rivers and springs also face a threat of having decreased levels thus inadequate water supply for the residents if no intervention shall take place. Better mitigation and adaptation strategies need to be put in place to enable the settlement is resilient to disturbances for sustainability.

3.2.9 Emerging Issues

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

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

Soils in the village impact development as they influence the economic activities to be undertaken as dictated by the soil type, distribution and characteristics. Soil characteristics such as texture, depth and drainage influence the fertility and stability of such soils. Decision making with regard to the crops to be cultivated, type of structures to be erected depend on the soil fertility and stability. The village 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 regarding the village's physiographic characteristics.

Table 2: 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 ○ Steep terrain favourable for recreation activities	○ The gentle topography reduces flow of surface run-off ○ Unable to support building development sustainably
Hydrology and drainage	○ Wetland potential for recreation space	○ Space used for agriculture thus threat for ecosystem
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 ○ Narrow and lack of access roads serving the exchanges and the squatters within the village. ○ Lack of a reliable water reticulation system
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
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

3.3.1 Overview

A study in population and demographic characteristics is important to reveal the challenges and opportunities they present to the development as well as facilitate decision making during the plan preparation process. This section presents the population and demographic characteristics of the planning area.

3.3.2 Population Size

According to 2019 Kenya National Population and Housing Census (KNPHC), Ruthagati location has 4558 people; with 2290 (50.2%) being male and 2267 (48.8%) being females with a total of 1427 households. However, the planning area has an approximate population of 110 and a total of 17 household with 61 being male and 49 females.

3.3.3 Population Density and Growth Rates

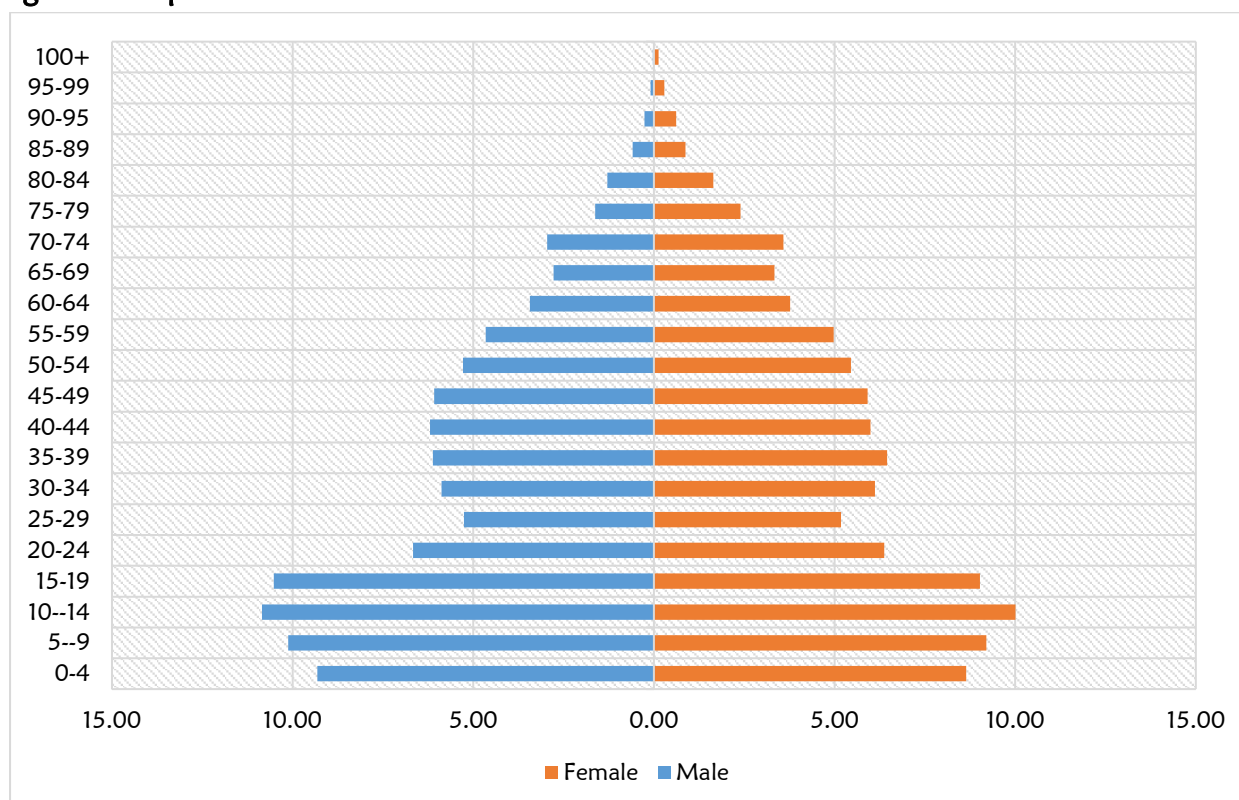
Ruthagati location has a population density of 427 persons per square kilometre and a population growth rate of 2.2% per annum (*KNBS, 2019*). The population density of the planning area is estimated to be 275 Persons per square kilometre. However, our planning area has not reached 1square kilometre as it is only 0.4square kilometre with a population of 110 persons hence the variance.

3.3.4 Population distribution

In respect to population distribution, the planning area is sparsely distributed.

3.3.5 Population Structure

Ruthagati has a relatively elderly population with most inhabitants lying between the ages of 36 and 60. The labour forces in the planning area i.e. those between the ages of 18 and 65, accounts for 77.9% of the total population. The youth i.e. those aged between 15 and 35, account for about 28.8 %. The aged population (above 65 years of age) accounts for only about 16.4% as seen in the figure overleaf.

Figure 3: Population Structure

Source: KNBS, 2019; Volume III

3.3.6 Population projections

Population projections for Ruthagati location are estimated using the county population growth rate of 2.2% annually. The location is projected to have a population of 5666 by the year 2030. The population projections for the planning area is projected to be 136 by the year 2030. This is shown in the table below:

Table 3: Population Projection

Ruthagati Location Population projections as per census 2019 KNBS		
Year	2020	2030
Male	2290	2847
Female	2267	2819
Total	4558	5666
Planning Area Population projections		
Year	2020	2030
Male	61	75
Female	49	61
Total	110	136

3.3.7 Demographic Characteristics

1. Household Headship

According to the field survey, about 76.5% of households are headed by males while 23.5% are headed by females. Approximately, 52.9% of the households in the planning area are headed by people aged between 71 and 80 years. The survey revealed there are

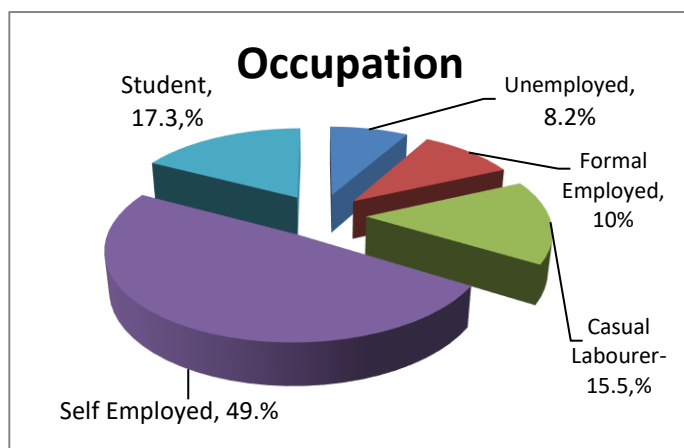
no child headed households i.e. households headed by people below the age of 15 years but generally between 36 and 86 years.

2. Average Household Size

The average household size for the planning area is 6.

3. Occupation and Income levels

Figure 4: Occupation of Ruthagati Population

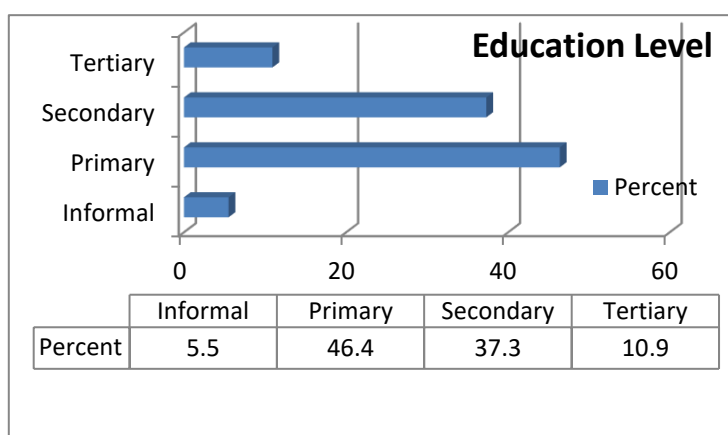


As illustrated in Figure 4, the planning area has a labour force of about 77.9 %, much of the labour force are self-employed i.e involved in small-scale farming, transportation business and small enterprises as their main occupation. Only about 10% of the labour force is formally employed. About 8.2% are unemployed and about 15.5 % depend on offering casual labour.

The average household income in the planning area is relatively low with about 65% of the households earning below Ksh. 10,000 a month and about 35% of the households earning between Ksh. 10,000 – Kshs. 20,000. This indicates high poverty incidence in the area. There is need to increase employment and income earning opportunities in the area. This can be done through commercialization of agriculture, fostering industrial activity and enhancing access to capital and credit facilities particularly for Small and Medium Enterprises (SMEs).

4. Education Level

Figure 5: Education Level



Majority (94.5%) of the area residents have acquired basic formal education. About 46.4 have primary school education, 37.3 % have secondary school education and 10.9% have tertiary education as their highest level. Only about 5.5% of the residents have no formal education.

5. Culture, Religion and Heritage

Ruthagati is majorly inhabited by the Kikuyu Community. Other communities living in and within the area include but not limited to Meru, Embu, Maasai and Samburu. The main

religion within the area is Christianity, mainly under major churches such as the Presbyterian Church of East Africa (PCEA), the Catholic Church, SDA, PEFA, KAG, Full Gospel, Solid Rock Fellowship, AIPCA and the Anglican Church of Kenya.

3.3.8 Emerging Issues for population and demography and opportunities

Table 4: Emerging Issues – Population and Demography

Attribute	Potential /Opportunities	Constraints/Issues
Population structure	Availability of skilled and unskilled labour force-77.9%	Lack of employment opportunities
Population size and distribution	-Low population	-Sparsely distributed
Employment	-Variety of economic activities untapped -The population has high literacy levels	-Low employment levels

3.4 Land, Housing & Human Settlements

3.4.1 Overview

Land and its related matters of administration and management is key in planning of human settlements as it directly links to direction of growth and development of an area. This section outlines land tenure, land uses, housing, settlement patterns and environment of Ruthagati settlement.

3.4.2 Land Analysis

The land analysis section shall discuss land category, tenure/ownership, management and administration issues in Ruthagati.

Ruthagati settlement lies on public land with an approximate size of 35.54Ha. Land tenure refers to legal rights conferred to hold property or land and contractual arrangements governing the control and use of land and land-based resources. Conversion of public land to private ownership in the village occurred mostly through direct allocation and land exchanges as stipulated in Land Act, Section 9,2(a) and Section 12,1(f) respectively. Land hereby discusses in categories of allocation and non-allocation.

A. Allocation

Right to control and use of land and land-based resources under this category captures land ownership under freehold tenure where public land is converted to private ownership through allocation. Allocation through exchanges includes; Kirimukuyu/Gachuiro/466A with Parcel Number 660 for a school but currently occupied by squatters, Kirimukuyu/Gachuiro/554B with Parcel Number 661, Kirimukuyu/Gachuiro/97 with 662 for a cattle dip. Most of the owners who were allocated through plot exchanges lack title deed for land they were exchanged with and are still in possession of original title deed of land acquired through compulsory acquisition.

Allocations were done to Ruthagati Boys' Secondary plot 627, churches within the settlement, plots 838, 839 under catholic church for social hall and dispensary. Most of

these allocated plots have minutes of allocation as proof of land ownership. Most Ruthagati market plot owners have plot searches as proof of ownership while others use ground rent and rates receipts. Their ownership was granted by the defunct municipal council and their records are currently managed by the Lands and Survey Section in the county department of LPPUD. Ownership-related issues for these parcels are handled via the County Land Administration and Dispute Resolution Committee.



B. Non-allocation

Those conferred rights to occupy the village under this category are squatters who were given a leeway by the community to occupy various part of the village. 88% of the squatters have been living in the village for over twenty years.

The settlement has a wetland whose parcel number is Kirimukuyu/Gachuiro/604. It contains salt lick important for livestock. Despite it being reserved for salt lick, it is facing encroachment by adjacent plot owners that makes the resource vulnerable to over exploitation and unequal distribution to the residents.

3.4.3 Land Use, Availability and Suitability

1. Land Use Patterns

The major land use in the settlement at 31.3%, is agricultural where mostly crops are cultivated i.e., nappier grass, bananas and coffee as shown in plate 8 below.

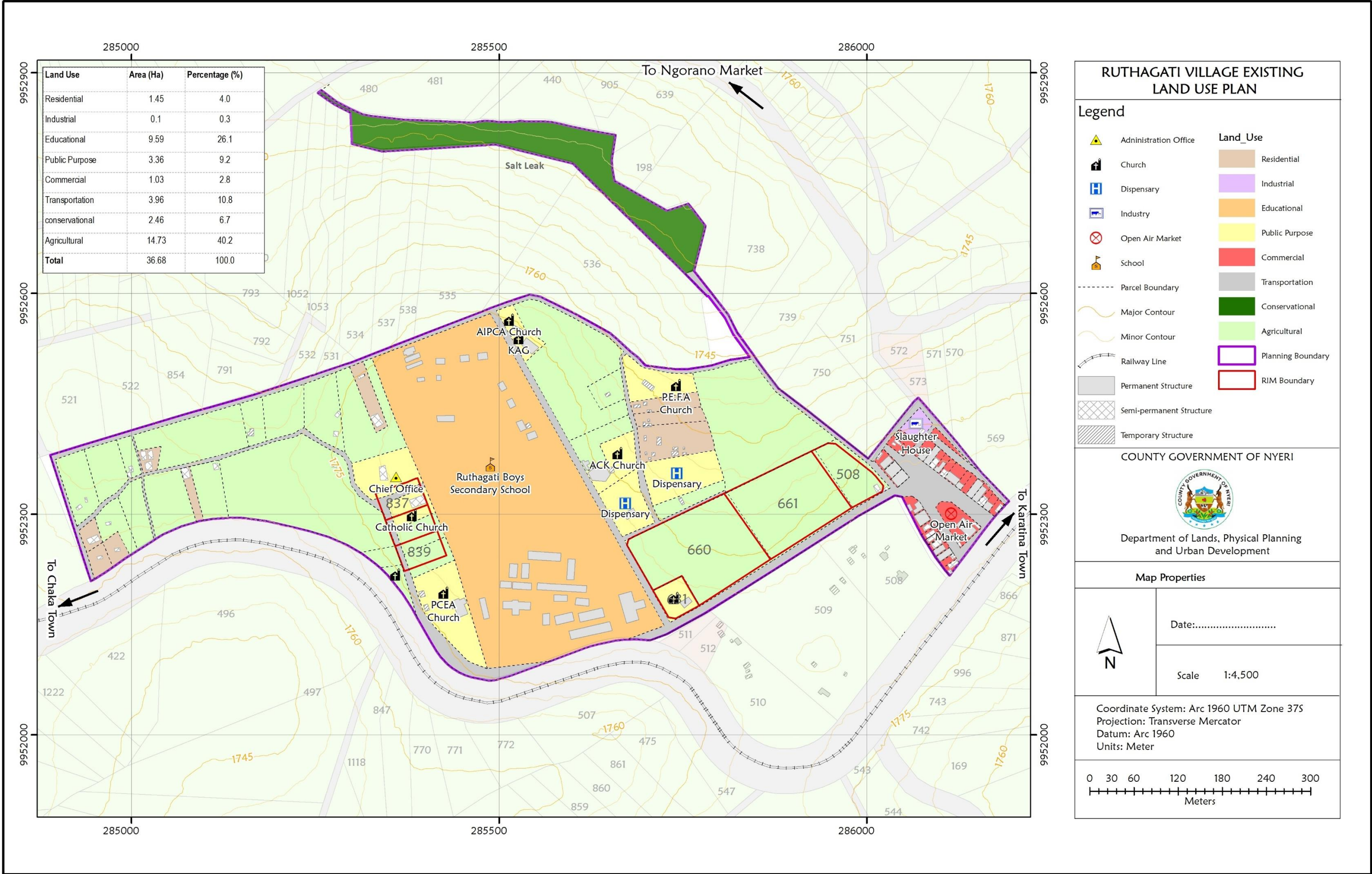
Plate 8: Farming Activities



Source: Field Survey, 2020/2023

Major commercial use/ commercial cum residential are within Ruthagati market that accounts for 3.0% of the settlement. Industrial use comprises off the slaughter house at Ruthagati Market which accounts for 0.3%. 27.3% is under educational use, 9.9% residential, 11.1% public purpose majorly religious facilities. 10.5% is transportation use majorly footpaths and access roads. 6.6 % of the settlement is a wetland that has a salt lick. It is however encroached by abutting plots for agricultural use. Most of the development trends in the settlement is majorly experienced in the market by change of commercial activities. Insecurity of tenure in the village majorly accounts for inhibited new development trends.

Map 5: Existing Land Use Map



2. Land Availability

Ruthagati settlement has 35.54 ha with the village area having land occupancy by 18 squatter households, 8 churches, 1 chiefs camp, 1 dispensary, 1 secondary school and 3 plot exchanges. These leaves a considerable available land for various proposed facilities and future expansion. However, the land availability in the market is scarce but can only accommodate significant transport and public utilities.

3. Land Suitability

Land suitability in Ruthagati settlement has been assessed by physiographic characteristics such as topography and slope, natural drainage and different land tenures. These factors advised the suitability of various land uses and developments.

3.4.4 Housing and Human settlements

Human settlements refer to the concentration of activities and people in space. Such concentration occurs in various settlements patterns. The structures used for habitation also take different typologies depending on the culture of the occupants, availability of construction material, socio economic status, tenure security among others.

1. Settlement Patterns

Ruthagati has both urban (Ruthagati market) and rural (Ruthagati village) settlement forms. Settlement patterns comprise of nucleated and dispersed patterns.

Nucleated settlements

These are settlements where buildings are clustered around a central point. Settlement around Ruthagati market area takes form in this pattern. This can be attributed to the establishment of the market centre by the defunct municipal council, serving as an important commercial node serving the surrounding community and its hinterland.

Dispersed settlements

Settlements in this pattern are characterized by scattered dwellings within an area. This is predominant in Ruthagati village which can be attributed to the fact that the village is not planned. Squatters occupied the village in a haphazard manner leading to the dispersion.

2. Housing Typologies

The main housing typology in the village are single dwelling bungalows which have a variance in construction materials ranging from mud-walled, iron-sheet walled and timber walled houses. Roofing of all structures are iron sheets. Land tenure has directly contributed to various typologies in the settlement with squatters developing temporary housing while proprietors develop permanent housing structures.

Plate 9: Housing Typologies



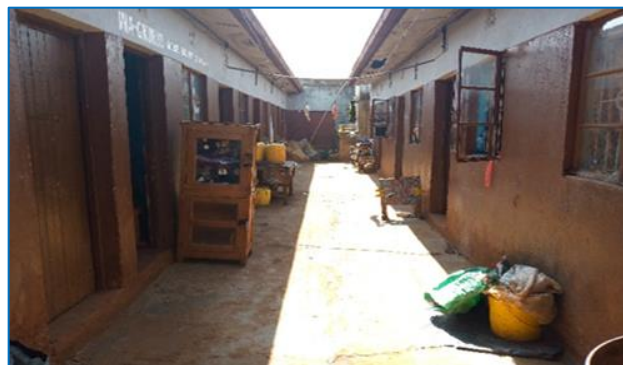
Dilapidated temporary house



Mud walled House



Dilapidated temporary house



Permanent row houses

Source: Field Survey, 2020

Table 5: Emerging Issues – Land, Housing and Human Settlements

Attribute	Opportunities/Potential	Challenges/issues
Land analysis	○ Ample land within the village for future developments ○ Organized legal and institutional structure for land management	○ Insecurity of land tenure in the settlement ○ Inability to develop permanent structures ○ Encroachment of reserved wetland for salt lick
Land Use	○ Undeveloped land ○ Suitable soil type with a gently sloping terrain which can accommodate many land uses.	○ Tenure insecurity thus unable to develop sustainably ○ Ineffective methods of farming causing soil erosion
Housing	○ Availability of construction of materials	○ Degrading living conditions ○ Land tenure insecurity

3.5 Physical Infrastructure

3.5.1 Overview

Physical infrastructure has direct relationship with socio economic growth of an area. This section addresses various physical infrastructure in the area such as transportation modes and connectivity, water supply, waste management, storm water drainage, energy and ICT facilities.

3.5.2 Transportation

Transportation is one of the major social overhead capital that supports the economy of a locality. Transportation facilitates linkage and movement of people and resources to different places for efficient and effective utilization and distribution of goods and services. It has a direct relationship to economic growth, poverty reduction and the environment.

3.5.2.1 Transport Network and connectivity

Ruthagati is well linked to A2 road that connects to Nairobi city, regionally with Kirinyaga, Muranga and Kiambu counties and locally connected town to Karatina Town critical in the provision of administrative and high order services to its residents. It is also connected to Nyeri Municipality through Marua-Nyeri -a class B road. Ruthagati is served with Ruthagati-Kabiruini, class D road, that connects to Chaka Town. The railway line connects Ruthagati to Karatina and Kiganjo towns that has economic significance to the planning area.

3.5.2.2 Means of Transport

The major means of transport in Ruthagati is Road and Railway.

1. Road

Ruthagati area is relatively well covered by road network. The main road to access the settlement, Ruthagati-Kabiruini Road is tarmacked and in good condition (plate 10a).

Plate 10: Road Transport



Plate 10a



Plate 10b

Source: Field Survey, 2020

However, access roads within the settlement are narrow and are either gravelled, murrumed or earthen. However, the main road within the settlement has encroached into the railway reserve that thus conflicts with to Kenya Railways with regards to accessing the plots within the settlement.

2. Railway

There is a railway traversing the planning area which reached Ruthagati in 1927. The planning area is endowed with topographical advantages of laying this infrastructure as well as proximity to the settlers' farmlands and connecting Karatina and Kiganjo towns.

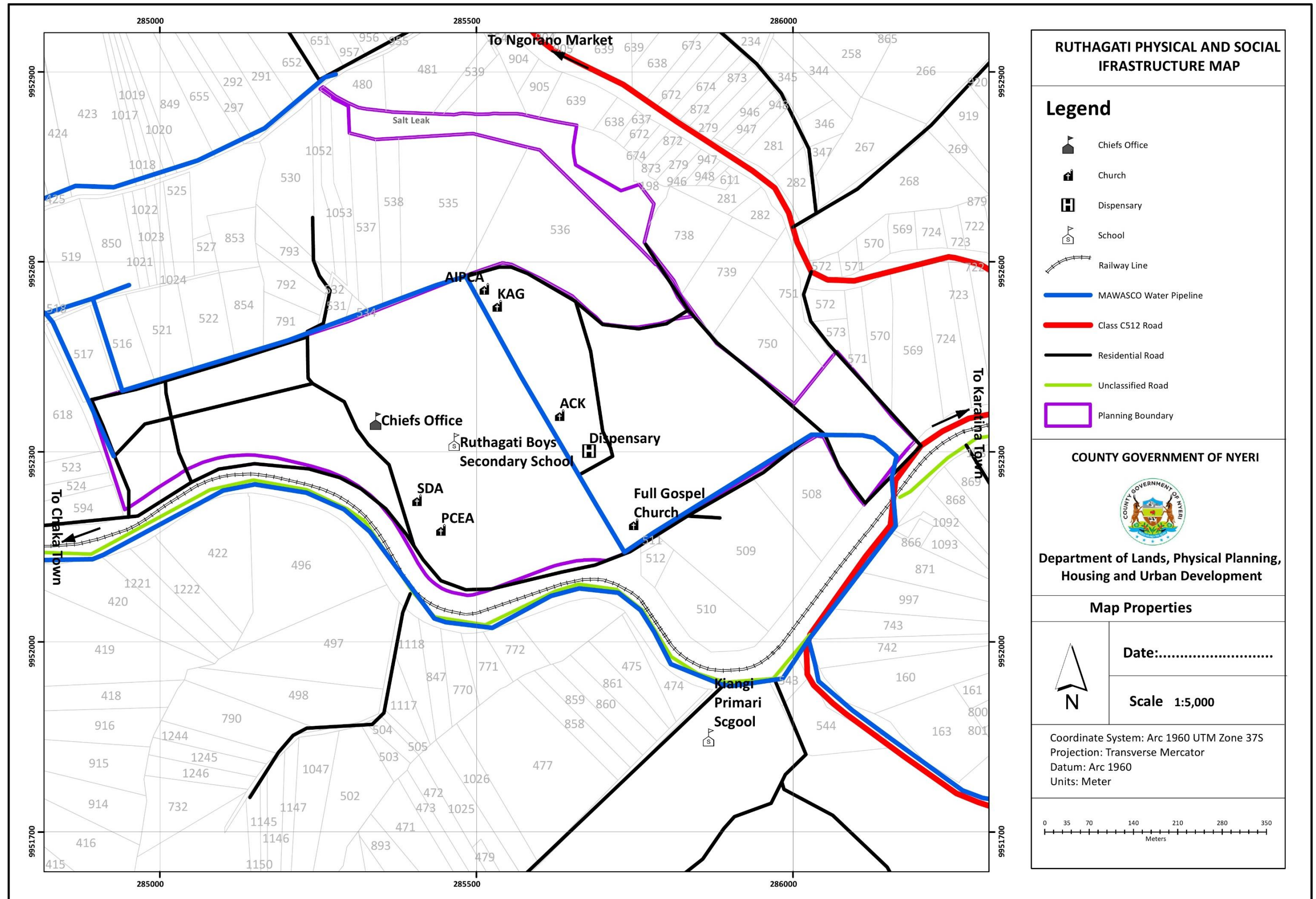
Plate 11: Railway Transport



Source; Field Survey, 2023

This means of transport was revamped after a long time of not being operational. It is expected to be a major boost in connecting Ruthagati with other parts of the country subsequently further expanding economic activities. There is no station in the planning area with the nearest being in Karatina Town which is 12km from the settlement that is a convenient distance to transport goods and passengers through road transport that is well interlinked with Karatina Town.

Map 6: Physical and Social Infrastructure



3.5.2.3 Terminal Facilities

Plate 12: Boda Boda Shed



Ruthagati does not have designated matatu and railway terminals. Matatus alight passengers along the road side thus congestion challenges. There are no public parking facilities for motorized transport in the settlement. There is a boda boda shade in the market centre which is within the railway reserve.

Source: Field Survey, 2020

3.5.2.4 Non-Motorized and Intermediate Means of Transport

Non-motorized and intermediate means of transport (NMIMT) include walking, bicycles, motorcycles and animals. NMT is eco-friendly and cheaper thus increased people's preference over motorised transport. In this settlement the main IMT is motor cycle that is essential in end trip and its ability to access remote area with narrow roads within the settlement. There is a bodaboda shed at the market centre that should be properly planned following the increased preference of boda boda use in the area.

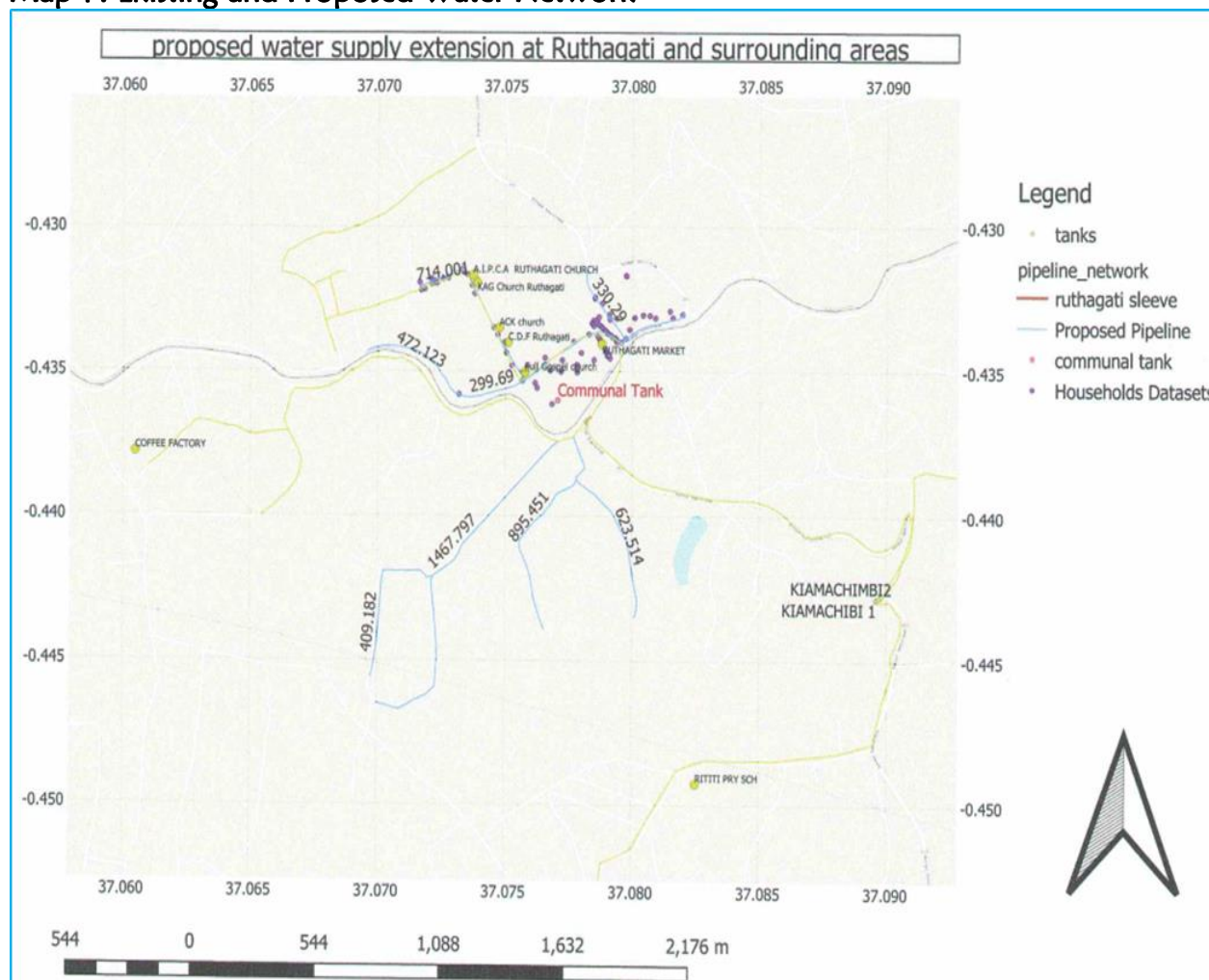
3.5.3 Water supply

Water is critical for sustaining all forms of life; it also fuels economic and social activities in a country. Individuals need water for their domestic and leisure activities whereas economies rely on water for electricity generation, agricultural and livestock development, industrial production, and other commercial purposes.

The main water source for Ruthagati is Kiamachimbi tanks whose source are Hombe dam and Muthira season river, a well-plot 611 and rainfall. It is worth noting that Ruthagati area receives high rainfall in the rainy season which when tapped can serve the population during the dry seasons. This will help practice agriculture even during the dry season. Ruthagati dam, 1 Km from the planning area, has not been optimally utilized. If well tapped, the dam can supplement water supply in the area. The water service provider is Mathira Water and sewerage Company (MAWASCO).

The water supply for Ruthagati village is 50m³/day against a demand of 200m³/day. Ruthagati Boys' Secondary, the community and the market plots together are connected with water directly though on rationing basis once per week through Kiamachimbi tanks. The village is not covered by water reticulation system and thus lack direct water connection with piped water. There is need to ensure that all the plots have access to piped water.

Water supply issues faced are lack of adequate water, infrastructure issues include old and dilapidated water pipeline network and water connections in the area are dormant.

Map 7: Existing and Proposed Water Network

Source: MAWASCO

3.5.4 Waste management and sanitation

3.5.4.1 Solid Waste Management

The main types of waste in Ruthagati are agricultural waste, commercial waste, institutional waste and household waste. 59% of the respondents use burning and compost pit as main methods of solid waste management, 15% is through county collection and 26% account for indiscriminate dumping. Solid waste disposal is a challenge in the planning area thus leading to pollution. Heaps of garbage litter the market, roads and at the shopping centre. The area does not have a designated area for solid waste disposal. However, the county government in partnership Kenya Alliance of Residents Association (KARA) has initiated a rapid result initiative to integrated solid waste management program to deal with the garbage and litter menace in Nyeri County. The initiative shall be resourceful in the development of environment friendly Solid Waste Management Policy and Bill for Nyeri county that shall promote best environmental practices that shall aid in waste management at this settlement.

3.5.4.2 Liquid Waste Management

The main method of human waste disposal is by pit-latrines. There is no conventional sewer in the settlement. This is not sustainable for a growing population especially for

market activities. MAWASCo intends to constructing onsite waste water treatment plant and sewerage network to handle sewer in the area.

3.5.5 Storm Water Drainage

Drainage is assisted by the terrain of the planning area, which slopes downwards to the west side. The roads in Ruthagati settlement lack effective storm water drainage systems. Drainage channels have been constructed along the Ruthagati – Kabiruini Road and culverts installed on the roads adjoining it as seen in plate 13b.

Residents opt to dig trenches to avoid flooding as shown in plate 13 a which is not aesthetically appealing and efficient. Poor solid waste management exacerbates poor drainage in Ruthagati because refuse that is swept from the shopping centre blocks the drainage channels causing floods whenever it rains. There is a need to provide storm water drainage along all the roads and ensure efficient collection of waste to prevent drain blockage.

Plate 13: Storm Water Drainage Channels



Plate 13a



Plate 13b

Source: Field Survey, 2020/2023

3.5.6 Energy

Charcoal, electricity, liquefied petroleum gas and kerosene are the leading sources of energy for lighting and cooking in Ruthagati. Firewood is mainly used for cooking followed by charcoal. This is a matter of concern to environment conservation due to instances of tree felling without replanting. Electricity supply in Ruthagati location is by national grid. However, majority of residents in the settlement are not connected to electricity leading to use of kerosene for lighting thus inefficient and uneconomical.

3.5.7 Information, Communication and Technology

Communication services ensure that economic activities are efficiently and effectively carried out by facilitating communication between recipients and senders. The entire planning area has mobile connectivity of Safaricom as the main operator, airtel and orange networks. The boosters improve both call and internet network services. Mass media in the area is enhanced through newspapers and national tv broadcasters such as KBC, NTV, citizen among others as well as local radio station named Rware FM. Fibre optic cable has

been laid along the Karatina-Chaka Road; hence, there are prospects for improved internet services in the area and peripheral centres located along the road.

3.5.8 Emerging issues for physical infrastructure Opportunities and challenges

Table 6: Emerging Issues – Physical Infrastructure

Attribute	Opportunities	Challenges/issues
Roads and Transportation	Land availability for road surrender and expansion	- Narrow and poor surface road condition - Undesignated NMT facilities in the area - Major road for the settlement is within the railway reserve thus conflicts with Kenya railways for encroachment - No terminus facility for motorised transport thus congestion caused by dropping and picking off people along the roadside
Water supply	- Availability of water natural resources e.g. the well - Availability of water reticulation pipes in the area. - Rainwater harvesting	- Inadequate water for supply - Inadequate water supply - Old and dilapidated water pipeline network - Dormant water connections in the area
Waste management	- Appropriate waste management technology - Land availability for waste handling facility 4R practice	- No designated site for solid waste dumping - Unavailability of sewer system - Blockage of drains by solid waste
Storm water drainage	- Natural drains - Roads	No proper storm water drainage facility in the settlement
Energy supply	Green energy	Firewood and charcoal burning threatening tree cover in the area.

3.6 Social Infrastructure

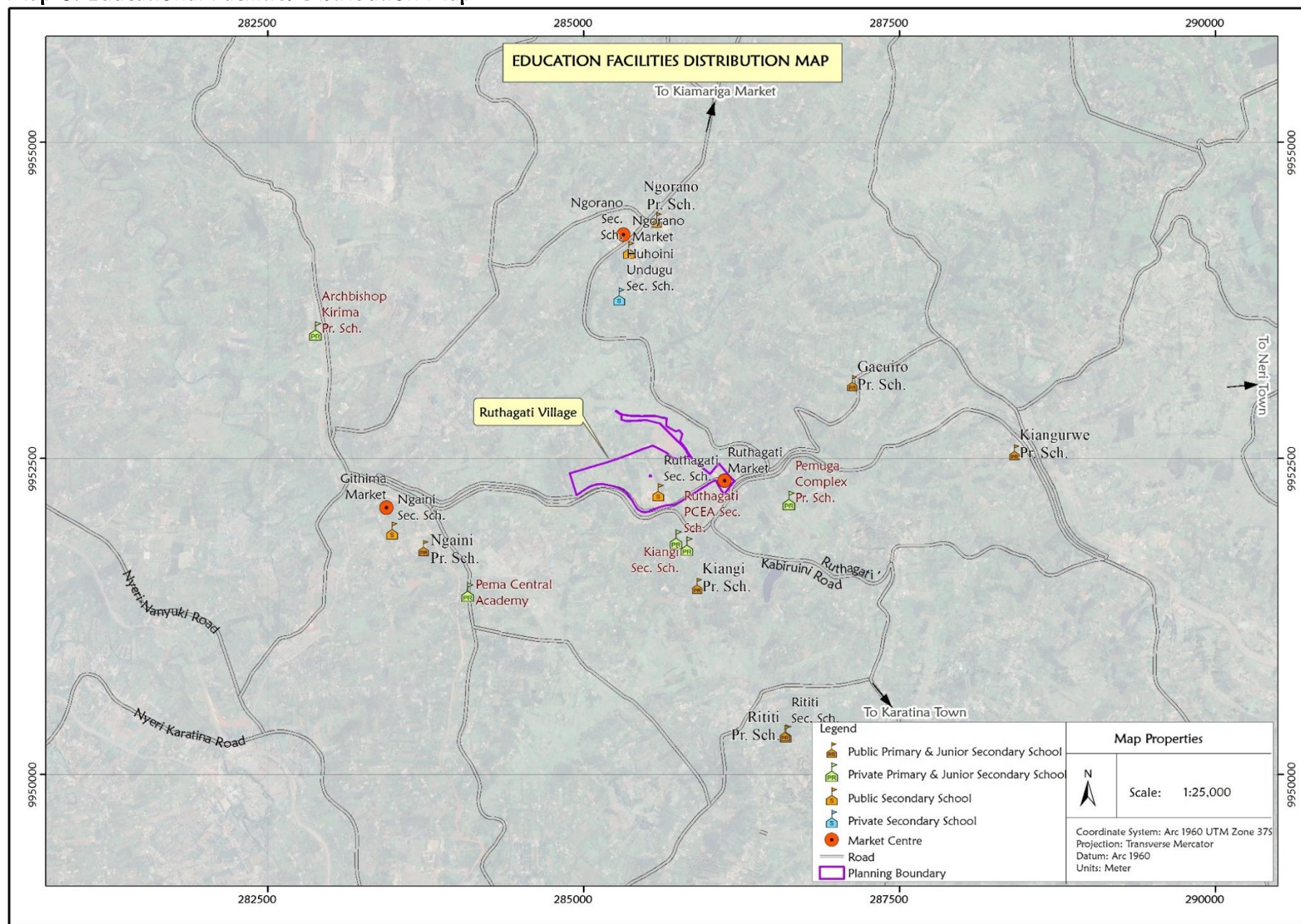
3.6.1 Overview

Social infrastructure is key in enabling social well-being of a community. They include education facilities, health, recreation, cultural & religious facilities, law and order-security facilities, administrative facilities, cemeteries and crematoria. the planning area are endowed with various social facilities.

3.6.2 Education Facilities

Education facilities are important in enhancing a person's growth not only intellectually but also in normal day to day life. Formal education in Kenya is a basic right to every school-age child. In as much as provision of these facilities matter, more concern is now channelled to the quality to prepare the children into having a competitive advantage in the world economy. The map overleaf shows the distribution of educational facilities serving the village residents

Map 8: Educational Facilities Distribution Map



Early Childhood Development Education Facilities (ECDE)

The planning area has no facility specifically dedicated for ECDE as most are integrated in the primary schools in the area. Currently, the land reserved for this facility is hosting the chief's camp where the pupils were integrated into Kiangi Primary school. The distance to access this facility category directly correlates with a child's enrolment and performance. According to the physical planning hand book, the recommended distance for accessing an ECD facility is 300-500m with a catchment population of 2500. From this planning area, majority of the residents access this facility at 1km distance that may make children vulnerable to risks and poor performance as seen in map 9.

Primary Schools facilities

There is no primary school within the village boundaries but abutting to it is Kiangi Primary where residents access it by 0.5km-1km and 4km to Ngorano Primary from the planning area. According to the physical planning hand book, the recommended distance for accessing a primary school is 2km with a catchment population of 4000. The population depicts positive access to primary school education. Other institutions withing the vicinity of the planning area include Hiriga and Gachuiri Primary schools as seen in map 10.

Table 7: Enrolment of Primary schools

Name of Primary School	No. of streams	Teacher: Student ratio	Number of students		Total number of students	Enrolment rate %
			Girls	Boys		
Kiangi Primary	1	1:14	49	64	113	35
Ngorano	2	1:40	165	154	319	50
Hiriga	1	1:28	101	131	232	73
Gachuiri	1	1:21	78	111	189	58

Source: Education officer Mathira West

Secondary Schools

The area has Ruthagati Boys' Secondary school and is located about 2km from Ngaini secondary and 4km to Ngorano secondary school for these services (map 11). The female population in this category access serviced from Ngorano Secondary. There is no secluded school for this gender in the settlement. The recommended access distance for this facility is 500m-3km as per the planning handbook with a catchment population of 8000.

Table 8: Enrolment into secondary schools

Name of secondary sch.	No. of streams	Teacher: Student ratio	Number of students		Total number of students	Enrolment rate
			Girls	Boys		
Ruthagati Boys'	4	1:31	N/A	769	769	134%
Ngorano	2	1:31	236	125	361	111%

Source: Education office- Mathira West

It is worth noting that an emerging issue of different enrolment rate in the planning area is driven by school performance and it is no longer by space capacity, number of teachers,

social issues or distance of travel. This is a matter of concern as it leads to either overstretch or underutilization of facilities thus affecting service delivery.

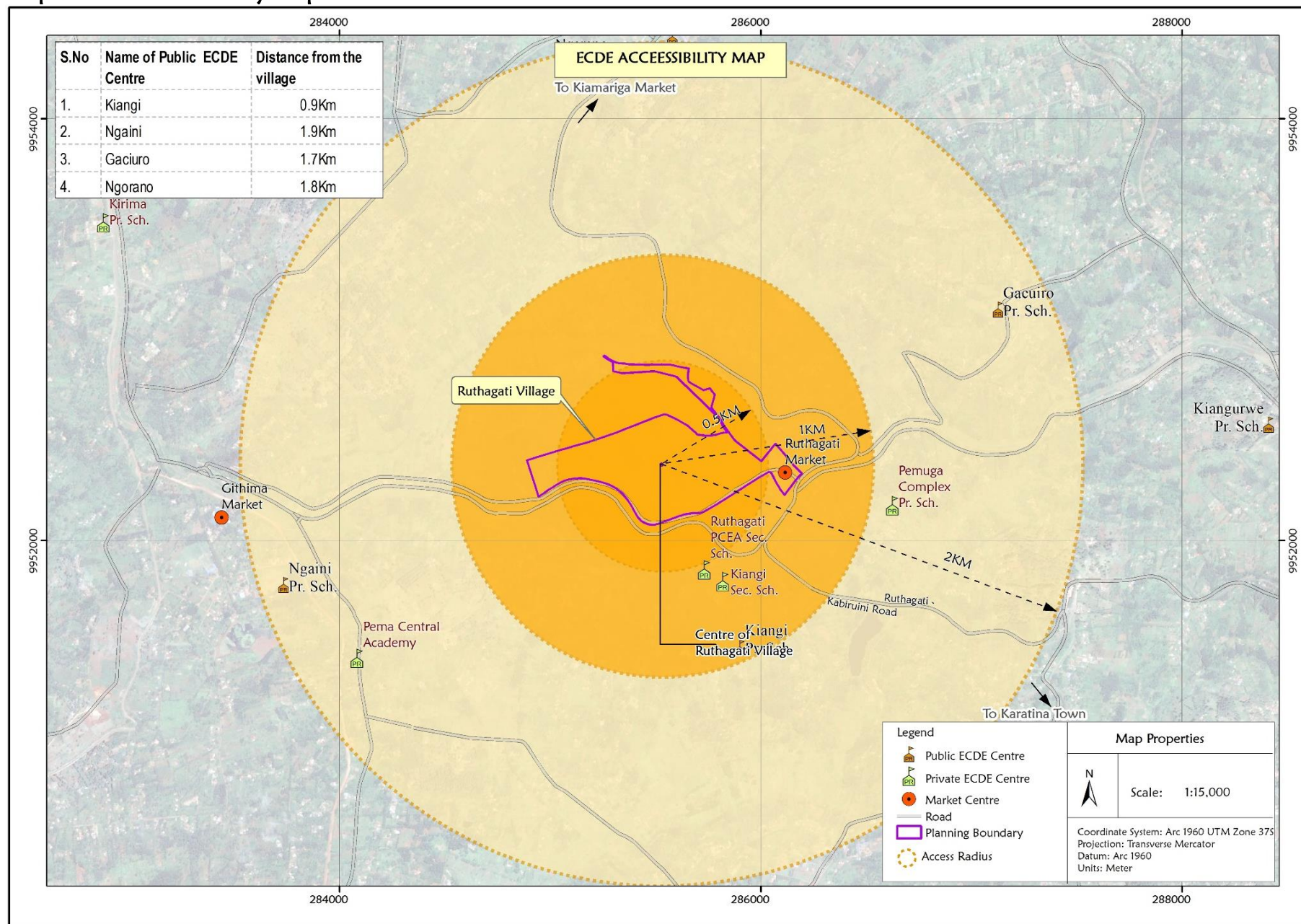
Tertiary Institutions

There are no tertiary institutions within the planning area but around it includes Rathithi Polytechnic. Others outside the planning area are 15km to Karatina university main campus, 12km to Karatina University Town campus, 10km to Karatina university Itiati Campus, 5km to Ngorano Vocational Training Centre and 6km to Mathira Technical and vocational training centre in Kaiyaba.

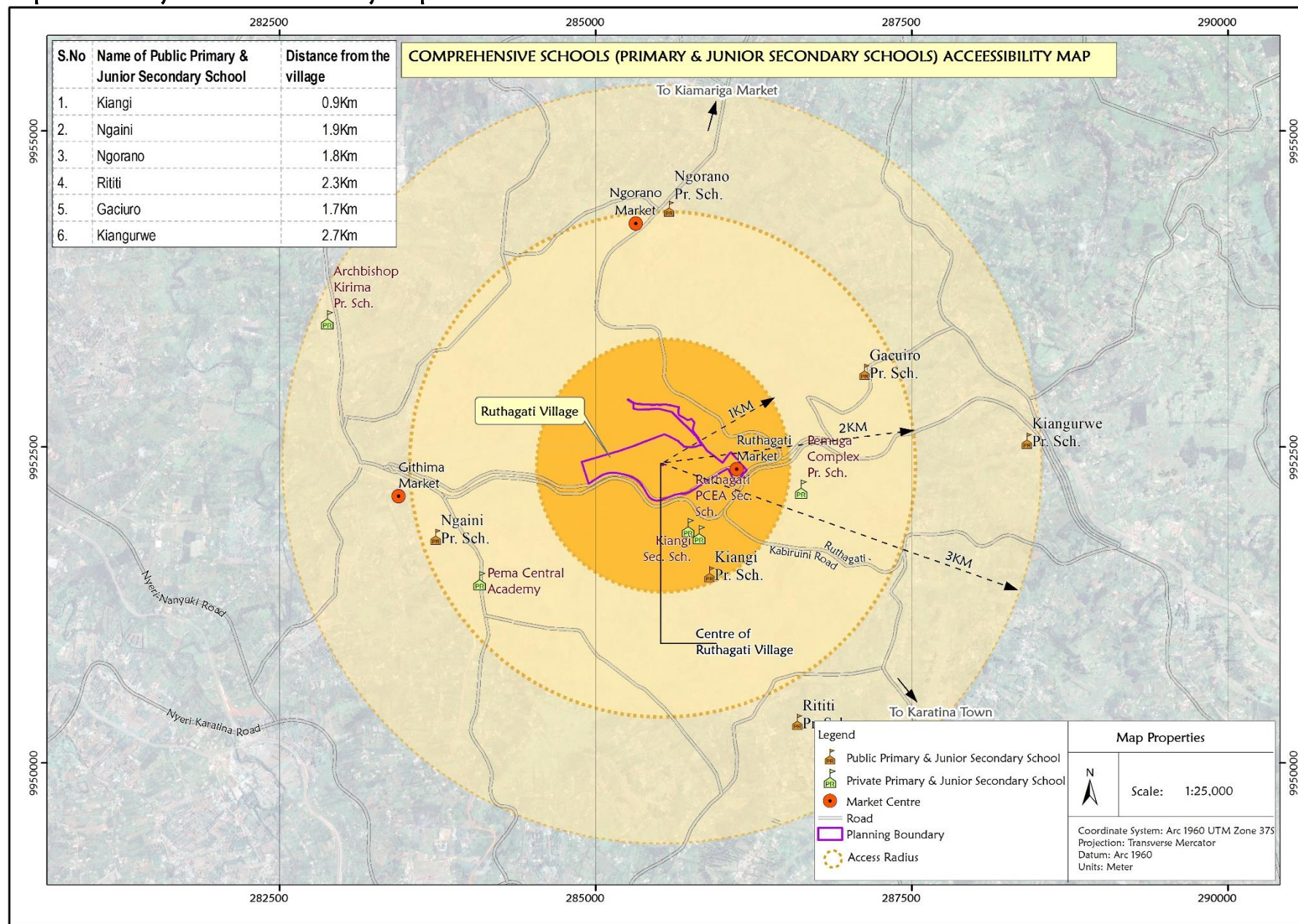
Special Schools and Adult Education Centers

There are no special schools nor adult education centres within the planning area. However, there are other facilities offering the service from this area namely 11km to TumuTumu school for the deaf and Ihwagi special Unit, 12km to Karatina special school for mentally handicapped and Mathaithi counselling and rehabilitation centre (adopted from Draft Nyeri CSP, 2019). This shows that this category is a planning need considering giving equal opportunities to all including persons living with disabilities and the adult population who yearn for formal education.

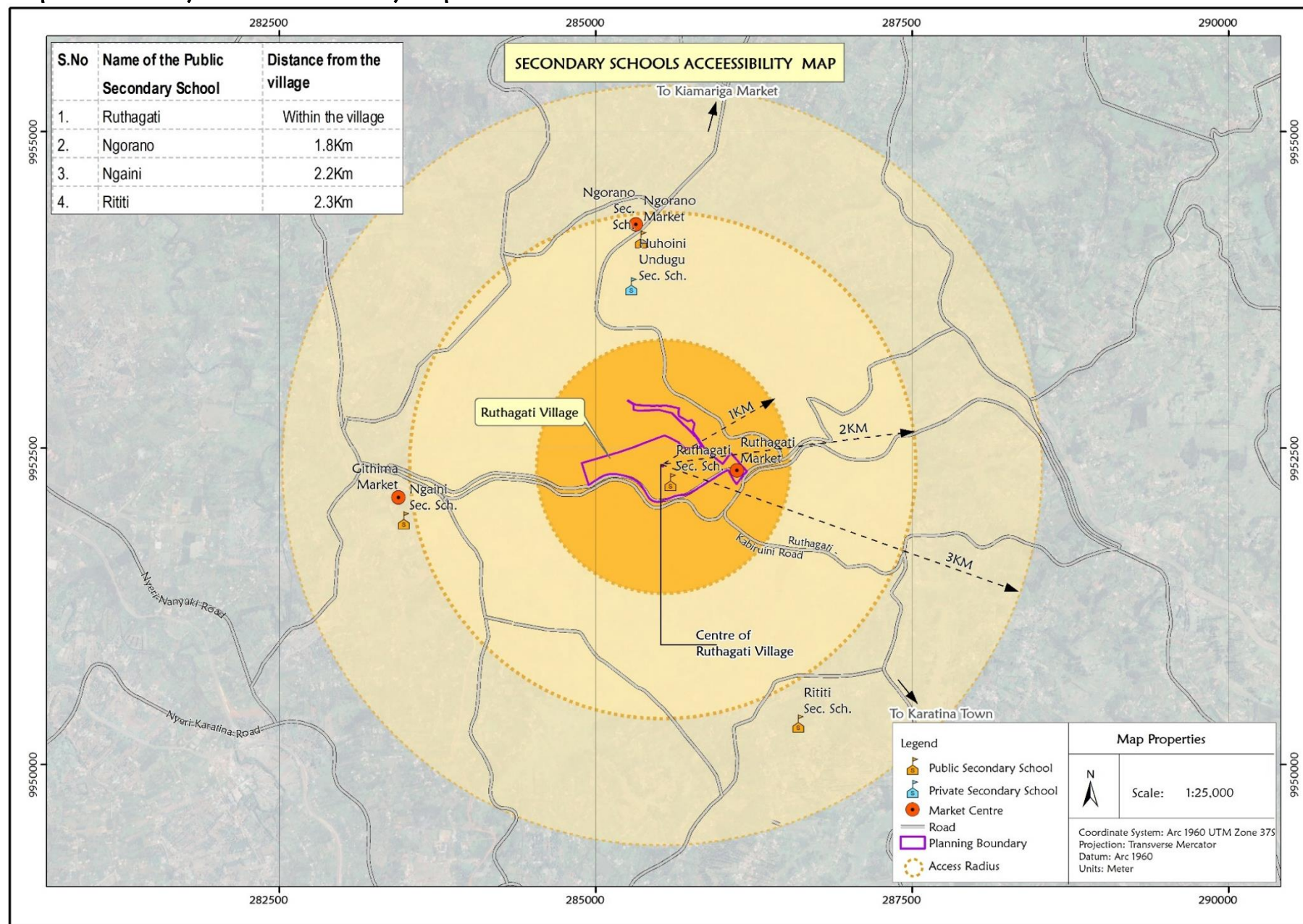
Map 9: ECDE Accessibility Map



Map 10: Primary Schools Accessibility Map



Map 11: Secondary Schools Accessibility Map



3.6.3 Health Facilities

The planning area has a dispensary that is not operational. This is because its procedural processes for registration and operation are still not complete. The residents seek health services from facilities outside the planning area i.e. Ngorano Health Centre 5km, Kaiyaba dispensary being 7km, slightly more than the recommended 5km walking distance recommended by the World Health Organization, 12km to Karatina subcounty hospital, 19km to Nyeri referral and 34km to Othaya level 6 hospital. The prevalent diseases in the area include common cold and diabetes. Map 12 overleaf illustrates the accessible health facilities.

3.6.4 Recreation, Sports, Cultural and Religious Facilities

The planning area lacks a social hall, open park and playground. This indicates deprivation of social wellbeing especially that of social interaction that should be addressed in the plan. The settlement is endowed by numerous religious buildings only for various Christian denominations namely ACK, Catholic, PCEA, KAG, SDA, AIPCA and Full Gospel.

3.6.5 Law and Order -Security Facilities and Administrative Facilities

The sub county offices are in Kaiyaba, 7km from the planning area which is also adjacent to the Deputy County Commissioner's office-Mathira West sub county. The area has a chief's camp that enhances service delivery on administrative issues in the community. However, the chief's camp is operating on land reserved for ECDE facility. The planning area is 3km to Kiamachimbi police station. The community also utilizes the *Nyumba Kumi* initiative to enhance security in the settlement.

3.6.6 Cemeteries and Crematoria

There is no public cemetery in the settlement. This is because endowed by Kikuyu culture that recognizes burying dead bodies this facility is of importance. Cremation is an upcoming idea being embraced in Africa and slowly being practised in Kenya, it's a good idea especially in the near future as land is scarce compared to the high demand of burying the dead.

3.6.7 Fire Station

The area lacks a fire station to access disaster management services however; they use services from Karatina fire station 12km from the planning area. This is one of the only two stations in the county including that in Nyeri municipality that serves the whole county. This shows an overstretch of range that may result in delay of addressing a disaster. In addition to this, the area has poor and narrow roads of upto 2m that make areas inaccessible in cases of disaster.

3.6.8 Emerging Issues for Social Infrastructure

Table 9: Emerging Issues – Social Infrastructure

Sector	Opportunities	Challenges/issues
Education	- Existing ECD facilities (2) (0.5acre) - Proximity to an existing primary school(1km) - Existing Secondary school	- Long distance to the functioning ECD facility - Conversion of the existing ECD into a chief's office

	- Proximity to other secondary schools - Proximity to existing tertiary institutions	
Health	- Existing Ruthagati Dispensary	- Not operational
Recreation, cultural and religious facilities	- Land availability for development of recreation facilities.	-Lack of a social hall and recreational facilities - Lack youth empowerment programs
Law and Order-Security facilities, administrative facilities	- Accessible Kiamachimbi police station - Available land to have a chief's camp - Nyumba Kumi initiative	-Chief's camp currently in land reserved for ECDE - No street lights in the area.
Cemeteries	- Availability of Land for communal cemetery - Cremation alternative to burying economical in the long run	- Lack of a communal burial site
Fire station	- Proximity to Karatina Fire station town-county owned	- Overstretched facility- only 2 stations for the whole county

3.7 Economic Analysis

3.7.1 Overview

This section analyses the economic activities in the settlement that is directly linked to not only the development in the area but livelihood of the residents. Economic planning therefore is important to enable the utilization of the potential in the settlement for sustainable development.

3.7.2 Economic Activities

The main economic activities within the planning area include agriculture, trade and commerce and small-scale industrial activities.

3.7.2.1 Agriculture

Agricultural activities such as food crop production and livestock keeping though in small scale is practiced by the squatters and large scale for community mainly being coffee farming. The planning area has a dam 1km from the planning area that is used for fish rearing however not to its full potential. The community could embrace aquaculture to diversify economic activity.

3.7.2.2 Trade and Commerce

The main economic activities in the planning area are mainly small-scale activities that include retail shops, butcheries, bars and restaurants, groceries and rentals. The medium sized activities include a fuel station abutting the planning area.

The market centre is mainly characterized by mixed-use commercial developments on the market plots. These commercial activities are largely driven by the informal sector and offer to order goods and services to the village population.

Plate 14: Commercial Activities



Source: Field Survey, 2023

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

Open air market

The settlement has an open-air market with 10 Black Sheet fabricated stalls and semi-permanent stalls all within the market centre that support trading activities in the settlement. The market however faces high gushing winds due to the relatively high altitude prevent selling activities by traders thus leading to underutilisation of the facility in the evenings. Figure 20 below shows sections of the open-air market.

Plate 15: Open Air Market



Source: Field Survey, 2020

3.7.2.3 Industrial activities

Plate 16: Slaughter house



There is a slaughterhouse operated by a private owner. It is used for livestock slaughtering where the meat is sold in the local butcheries in the area. However, the facility is underutilised which is essential in boosting livestock -processing in the area.

Source: Field Survey, 2020

3.7.3 Employment and income levels in the settlement

About 82% of the residents are self-employed engaging in farming activities and operation of the retail shops in the market centre. The other 18% is employed in the educational and administrative facilities in the area. Income portrays expenditure levels and scenarios that affect the economy of a place. Majority of the population earn below kshs.10,000 per month as represented by 59% of the residents while about 41% earn between Kshs. 10,000 – 20,000. This implies low expenditure patterns and money circulation in the area that may affect economic vibrancy in the area.

3.7.4 Emerging issues, Opportunities and challenges for economic analysis

Table 10: Emerging Issues – Economic Analysis

Sector	Opportunities	Challenges/Issues
Economic activities	-Agro-processing and value addition potential -Availability of arable land	-Lack of economic vibrance – scale of business is small with minimal cash flow circulation. -Overreliance on trading activities lack of economic activities diversification thus slim income
	-Better market development strategies/technologies	The traders in the open-air market expressed a challenge in regards to gushing winds due to the relatively high altitude.

	- Available slaughterhouse - Area favorable for livestock farming	Underutilized facility
	- Availability of dam potential of maximum aquaculture and water sports	Underutilised resource

CHAPTER FOUR

SUMMARY OF EMERGING ISSUES, OPPORTUNITIES AND CHALLENGES

This chapter shall highlight the summary of sectorial issues and recommendations to address them.

1. Locational context

Ruthagati settlement is strategically located with interconnectivity with other significant settlement and economic nodes such as Nairobi city, Nyeri Municipality, Karatina, Kiganjo and Chaka towns. However, the roads are in poor condition that need to be repaired to enhance effectiveness of connection.

2. Physiographic characteristics, environment and climate change

Some parts of the settlement have steep terrain that makes it unfavourable to support building development sustainably but an opportunity for recreation activities. The wetland in the settlement is encroached into due to the salt lick it endows. Pollution is attributed to poor waste management. Tree felling without replacement for timber and energy increase vulnerability of the settlement to climate change effects. Due to availability of green energy like biogas, alternative and appropriate technology for waste management and construction materials as well as designation of waste transfer station should be enhanced. Better mitigation and adaptation strategies for combating climate change should be enhanced to ensure sustainable development.

3. Population and demography

The settlement has a low population of 110 persons who are sparsely distributed making it hard to plan for public services and amenities effectively and decrease purchasing power. However, if clustered together, it creates an opportunity for adequate space for planning for public amenities that not only will be useful for the squatters but the entire community. There is high literacy levels in the settlement depicted from 94.5% of the population. However, 8.2% are unemployed and the area has few employment opportunities. There is high labour force both skilled and unskilled that could be useful in the prosperity of the area.

4. Land, housing and human settlements

o Land analysis

The settlement faces tenure insecurity issues that implicate on degrading living conditions and economic prosperity in general. Wrangles between the community and squatters on land ownership and use affect economic progress in the area. Planning, survey and land registration in this settlement should consider land availability and organized legal and institutional structure for land management in the county to enhance tenure security and spur socio economic growth in the area.

o Land Use

The settlement is unplanned and majorly comprised of agricultural use with residential developments for squatters, commercial being the market centre and Ruthagati Boys'

secondary being the main educational use. Change of land use activities happen within the market centre and not within the village due to the former having form of tenure security unlike the latter. Sustainable growth and development are hindered due to tenure insecurity and thus physical and land use planning should take advantage of land availability with temporary developments to encourage sustained growth and enhance tenure security.

- **Housing**

The settlement is majorly comprised of temporary single residential houses with bungalow typology that are degrading due to the tenure insecurity in the village. Permanent developments are majorly churches, schools and shops and the market centre that have form of tenure security. Planning and surveying shall enhance tenure security and enable permanent developments thus improving livelihood. Training on alternative building construction materials is needed to decrease dependence of timber that leads to degradation of environment.

5. Physical infrastructure

- **Roads and Transportation**

The settlement has narrow and poor surface road condition, major road has encroached the railway reserve thus conflicts with Kenya Railways, undesignated NMT facilities in the area and no terminus facility for motorised transport thus congestion caused by dropping and picking off people along the roadside and railways. This affects transportation of good and services in the area that is a drawback to economic prosperity. Land availability shall enhance excision of road from the settlement to reroute the major road from the railway reserve, road widening, to designation of terminus, NMT lanes, parking and repairing roads is needed to enhance efficient circulation in, within and outside the settlement.

- **Water supply**

The source of water for the settlement is Hombe Dam, Muthira seasonal river and well with supply services agency being MAWASCO. However, there is inadequate water supply in the settlement as the village is not connected to piped water apart from Ruthagati High school, the market is connected however they face rationing once per week through Kiamachimbi tanks. This affects sanitation and livelihood of residents. Augmentation of water reticulation system by Mawasco should be enhanced. Conservation of wetland, tree planting activities and rain water harvesting should be encouraged.

- **Waste management**

The settlement experiences poor waste management like open pit dumping and burning that results to pollution thus inefficient. There is no designated waste disposal site. There is no sewer connection where open dumping and pit latrines are used for grey and black water disposal respectively. Use of pit latrines is ineffective and has sanitation issues especially with water scarcity in the area. Opportunities of appropriate waste management technology and land availability for waste handling facility shall enable proper waste

management in the area. MAWASCO should develop sewer reticulation system to enhance waste water management with enhancement of 4Rs.

- **Storm water drainage**

The area has only storm water drainage at the main road at the entry of the market. There are dug up drains in the market that is ineffective, unplanned and unaesthetically appealing. Proper sustainable blue-green storm water drainage should be encouraged in road design & construction.

- **Energy supply**

Energy supply in the settlement relies on connection to the national grid. Lighting connection is only within the market centre and Ruthagati secondary leaving squatters deprived. Firewood and charcoal are used for cooking thus threatening tree cover if replacement is not enhanced. The settlement should be fully connected to the grid and green energy alternative sources i.e biogas be exploited from farm waste to enhance liveability and prosperity of economic activities.

6. Social infrastructure

- **Education**

The settlement has only one school Ruthagati Boys secondary school. However, it has proximity to primary school, secondary and tertiary institutions. However, the resident travel minimum 1-4km to access ECDE, Primary and secondary school thus long-distance. Land designated to ECDE was converted to a chief's office following their integration in primary schools. There is need to revive the existing ECD to promote walkability. Also, the government needs to focus on bettering the performance for each school in the area to promote distribution of students for maximum utilisation for resources.

- **Health**

The settlement has an existing Ruthagati Dispensary that is non-operational and thus access Ngorano health centre 4km away for health services. The existing Ruthagati Dispensary should be operationalised and upgraded into a modern Health centre (level III) to enhance nearest access to services.

- **Recreation, cultural and religious facilities**

The settlement has various religious facilities. However, it lacks a social hall and recreational facilities essential for resident's wellbeing. With land availability for development of recreation facilities, a community resource centre (social hall, ICT centre and library) and a community playground should be established in the area.

- **Law and Order-Security facilities, administrative facilities**

The settlement has access to subcounty offices, Kiamachimbi police station, chief's camp and organised community policing (Nyumba Kumi initiative). However, the settlement has only one flood light in the market that usually faces vandalism. The rest of the settlement is deprived of security lights thus security issues when the day falls. The chief's

camp lies in land demarcated for ECDE and thus tenure insecurity. Delineation of land for a chief's camp and installation of street lighting is important for enhancing security in the village.

- **Cemeteries**

The settlement lacks a communal burial site thus a need to designate one. Alternative methods like cremation to also be encouraged.

- **Fire station**

Ruthagati relies on Karatina Fire station for disaster management whose services are overstretched countywide. Poor and narrow roads make areas in the settlement inaccessible by the fire engine in cases of disasters. Karatina fire station should therefore be adequately resourced and capacity increased to enhance efficiency and effectiveness. Road widening should be done to enable accessibility.

- **Economic activities**

Ruthagati residents who 59% are self-employed, rely on agriculture, commercial and trade activities as source of livelihood. However, agro-processing, value addition potential, aquaculture, better market strategies, cottage, juakali and sporting activities are potential the settlement has that can boost diversification of income generating activities thus economic growth and increase vibrancy settlement currently lacks.

PART III: DEVELOPMENT PROPOSALS

CHAPTER FIVE

PLAN PROPOSALS

5.1 Overview

This chapter dwells on proposal to address the various issues from different sectors. It also includes a summary of stakeholder proposals that formed a basis for the land use plans herein.

5.2 Proposed Land Use Plan

In a bid to guide development in the area, the proposed land use plan has considered fundamental land use proposal to enable realise the plan's vision which is to make Ruthagati settlement '**An economically vibrant and liveable settlement**' over the next planning period of 10years. The plan has considered the structural elements of the area such as the railway line, topography features, roads, administrative boundaries, existing developments, Ruthagati Market as the area's commercial node and major land mark e.g. Ruthagati Boys' High School.

The proposed land use plans shall maintain the following proposals:

- i. Clustering of the squatters together. Each squatter shall receive 0.1Ha to enhance tenure security for the squatter as well as equity to enhance harmony with the villagers. This shall also ensure proper allocation of ample land for social facilities.
- ii. Industrial Park is proposed to handle agro-processing for livestock, coffee, macadamia as well as jua kali activities. This area shall also be used in production of biogas for energy.
- iii. The youth empowerment workshop is proposed to enhance skill development of the youth.
- iv. The agricultural research centre/office shall enhance the agricultural needs of the community including administrative, information, research and education.
- v. A social hall and resource centre is proposed to ensure social and information needs of the residents are met. It shall also be used for civil functions.
- vi. PWD empowerment centre shall cater for livelihood improvement of the PWDs.
- vii. A playground is proposed for residents' well-being among other recreational e. A green open space behind AIPCA church has been proposed to enhance ecological functions and provide relaxation space for residents.
- viii. Conservation strategy has been proposed for the wetland endowed with salt lick.
- ix. County administration block, police post and chief's camp has been proposed to handle administrative functions in the settlement. There shall be two chief camps to serve Githima and Gachuuro sub locations.
- x. A modern health centre is proposed at the current parcel for Ruthagati dispensary.
- xi. A waste transfer station has been proposed to enable solid waste management. It shall have a planted strip to act as a buffer against it to mitigate pollution and compatibility issues abutting plots.
- xii. A public cemetery has been proposed to provide burial needs of the community.
- xiii. Road excisions and widening

- xiv. A 15m road is proposed to abut the railway thus relocating the current road from the railway. This shall require excision of 15m from Ruthagati Boys' and PCEA church
- xv. 12 m road proposed to separate the village and community boundary.
- xvi. The 6m road shall be expanded to 9m. The internal access road shall be 9m

The following proposed facilities could not be realised due to the reasons highlighted thereof:

Table 11: Unmet Proposed Facilities

Proposal	Reason	Alternative
University	The acreage for a university should be 50Ha Rathithi polytechnic within the area vicinity Karatina University 15km to Karatina university main campus, 12km to Karatina University Town campus, 10km to Karatina university Itiati Campus, 5km to Ngorano Vocational Training Centre and 6km to Mathira Technical and vocational training centre in Kaiyaba.	Industrial Park provided
Girls' boarding school	Available schools within walkable range The existing population in the settlement is not substantial to create a demand for Secondary school.	Utilise existing schools
Railway substation	The settlement is 12km to Karatina railway station Well road interconnectivity to this planning area	

5.2.1 Alternative 1

This alternative is comprised of Zone A for Ruthagati Market that has an action plan, Zone B that is comprised of social facilities such as police post, sub chief camp, secondary school, churches, health centre; public utilities such as cemetery and waste transfer station; settlement for squatters and persons with plot exchanges, open green spaces and wetland. Zone C comprises of county and national administration, PWD centre, social and resource centre, chief's camp, ECDE, churches, industrial park, agricultural research centre, youth empowerment centre and playground.

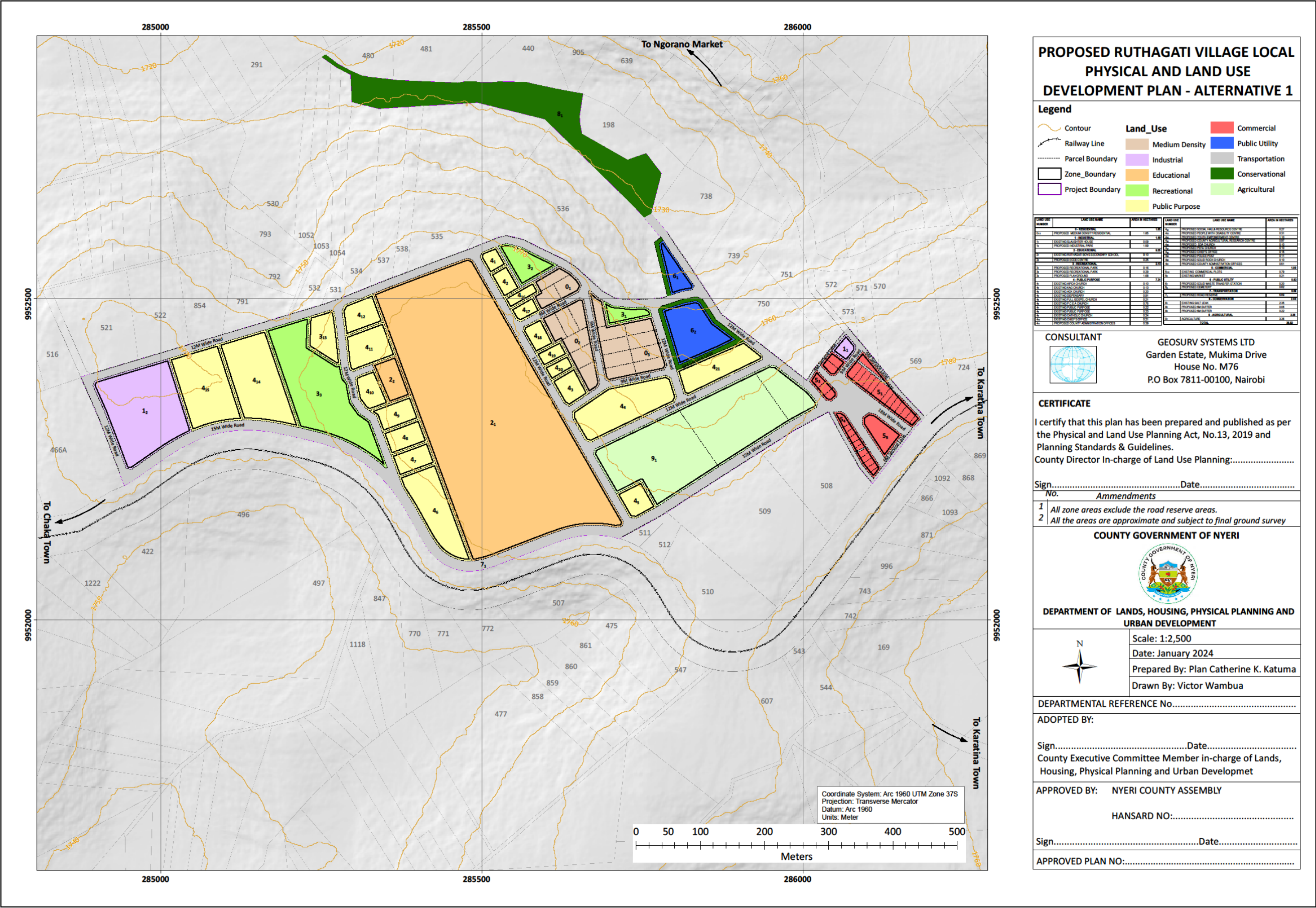
The table below illustrates the land use budget that was used in the proposal formulation as per the existing scenario and allocation as per the gaps identified in the situational analysis and stakeholder proposals. Map 12 on the other hand shows the spatial distribution of the land use proposals.

Table 12: Alternative 1 Land Use Proposals

Land use	Type of development	Acreage (Ha)	Acreage Percentage (%)
Residential	Proposed Residential Development	1.8	4.87
Industrial	Existing Slaughter house	0.1	0.27
	Proposed industrial park	1.5	4.06
Educational	Existing Ruthagati Boys Secondary School	9.25	25.01

	Proposed E.C.D.E center	0.25	0.68
	Proposed Youth Empowerment center	1.15	3.11
Recreational	Proposed Play Ground	1.65	4.46
	Proposed Open Spaces (2)	0.46	1.24
Public Purpose	Existing Churches (Catholic, PCEA, Full Gospel)	1.64	4.43
	Proposed churches (ACK, Solid Rock Fellowship, PEFA, SDA, KAG, AIPCA)	0.72	1.95
	Proposed County Administration Block	0.8	2.16
	Proposed Social Hall and resource centre	0.28	0.76
	Proposed PWD Empowerment center	0.3	0.81
	Proposed health centre on existing Ruthagati dispensary	1.0	2.70
	Proposed chiefs Camp 1	0.18	0.49
	Proposed chiefs Camp 2	0.1	0.27
	Proposed police Post	0.1	0.27
	Proposed Agricultural Research centre	0.9	2.43
Commercial	Existing Commercial (Ruthagati Market)	1.06	2.87
Public Utility	Proposed Waste Transfer Station	0.16	0.43
	Public Cemetery	0.86	2.33
Transport	Existing and proposed transportation	6.69	18.09
Agriculture	Existing Agricultural	3.68	9.95
Water Bodies	Existing Salt lick	2.35	6.35
Total		36.98	100

Map 12: Alternative 1: proposed Ruthagati Physical and Land Use Development plan 2025-2035



5.2.2 Alternative 2

This alternative is comprised of Zone A for Ruthagati Market that has an action plan, Zone B is comprised of social facilities such as police post, sub chief camp, secondary school, churches, health centre; public utilities such as cemetery and waste transfer station; youth empowerment centre, settlement for persons with plot exchanges, open green spaces and wetland, county administration block, agricultural research centre/office. Zone C comprises of settlement for squatters, chief camp, PWD centre, social and resource centre, chief's camp, ECDE, churches, industrial park and playground.

The table below illustrates the land use budget that was used in the proposal formulation as per the existing scenario and allocation as per the gaps identified in the situational analysis and stakeholder proposals

Table 13: Alternative 2 Land Use Proposals

Land use	Type of development	Acreage (Ha)	Acreage Percentage (%)
Residential	Proposed Residential Development	1.8	4.87
Industrial	Existing Slaughter house	0.1	0.27
	Proposed industrial park	2.45	6.62
Educational	Existing Ruthagati Boys Secondary School	9.25	25.01
	Proposed E.C.D.E center	0.25	0.68
	Proposed Youth Empowerment center	1.14	3.08
Recreational	Proposed Play Ground	0.77	2.08
	Proposed Open Green Spaces (2)	0.61	1.64
Public Purpose	Existing Churches (Catholic, PCEA, Full Gospel)	1.64	4.43
	Proposed churches (ACK, SolidRock Fellowship, PEFA, SDA, KAG, AIPCA)	0.72	1.95
	Proposed County Administration Block	0.7	1.89
	Proposed Social Hall and resource centre	0.4	1.08
	Proposed PWD Empowerment center	0.3	0.81
	Proposed health centre on existing Ruthagati dispensary	1.0	2.70
	Proposed chiefs Camp 1	0.18	0.49
	Proposed chiefs Camp 2	0.09	0.24
	Proposed police Post	0.09	0.24
	Proposed Agricultural Research centre	0.43	1.16

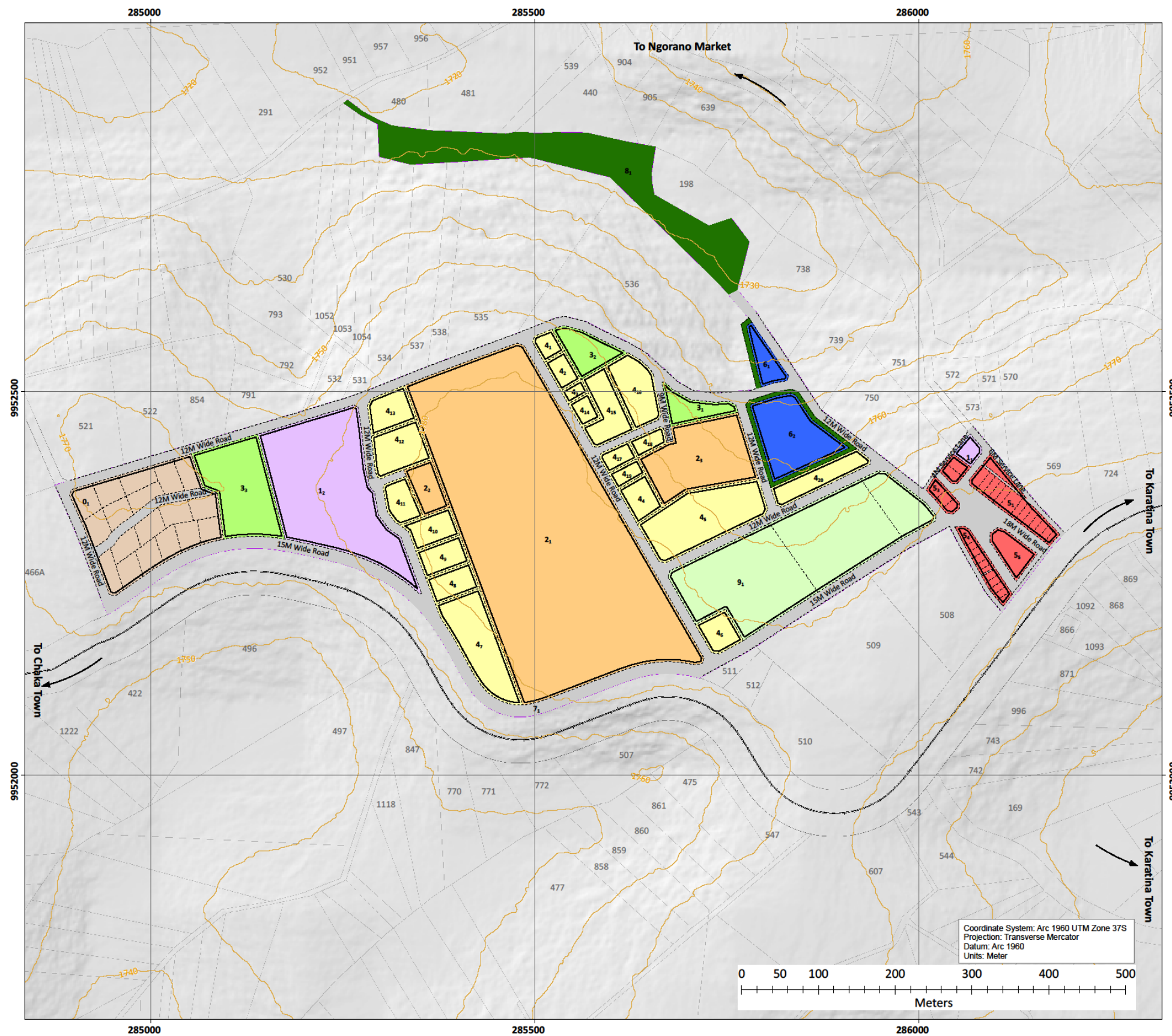
Land use	Type of development	Acreage (Ha)	Acreage Percentage (%)
Commercial	Existing Commercial (Ruthagati Market)	1.06	2.87
Public Utility	Proposed Waste Transfer Station	0.16	0.43
	Public Cemetery	0.8	2.16
Transport	Existing and proposed transportation	7.01	18.95
Agriculture	Existing Agricultural	3.68	9.95
Water Bodies	Existing Salt lick	2.35	6.35
Total		36.98	100

Impact of Alternative 2

- Reconstruction of new and better housing structure
- Transportation costs of squatter's items to new location
- Disruption of the current squatters' productive assets and economic activities eg agriculture among others. This shall require costs for food provision and support as source of income shall be interrupted.
- Cost incurred on upgrading land currently occupied such as tree planting, beautification
- Resettlement monitoring and evaluation.
- Detailed socio- economic surveys and analysis of squatters
- Proximity of WTS and wetland demands high infrastructure to prevent pollution of wetland
- Ample land space for PWD activities
- Increased space for industrial park

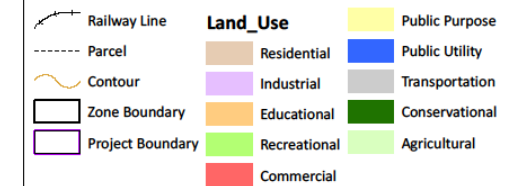
Map 13 below shows the spatial distribution of the land use proposals for alternative 2.

Map 13: Alternative 2: Proposed Ruthagati Physical and Land Use Development plan 2025-2035



**PROPOSED RUTHAGATI VILLAGE LOCAL
PHYSICAL AND LAND USE
DEVELOPMENT PLAN - ALTERNATIVE 1**

Legend

[illegible]

CONSULTANT



GEOSURV SYSTEMS LTD
Garden Estate, Mukima Drive
House No. M76
P.O Box 7811-00100, Nairobi

CERTIFICATE

I certify that this plan has been prepared and published as per the Physical and Land Use Planning Act, No.13, 2019 and Planning Standards & Guidelines.

County Director In-charge of Land Use Planning:.....

Sign.....Date.....

No.	Ammendments
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- | | |
|---|--|
| 1 | All zone areas exclude the road reserve areas. |
| 2 | All the areas are approximate and subject to final ground survey |

COUNTY GOVERNMENT OF NYERI



DEPARTMENT OF LANDS, HOUSING, PHYSICAL PLANNING AND
URBAN DEVELOPMENT



Scale: 1:2,500

Date: January 2024

Prepared By: Plan Catherine K. Katuma

Drawn By: Victor Wambua

DEPARTMENTAL REFERENCE No.....	
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ADOPTED BY:

Sign.....Date.....

County Executive Committee Member in-charge of Lands,
Housing, Physical Planning and Urban Developmet

APPROVED BY: NYERI COUNTY ASSEMBLY

HANSARD NO:.....

Sign.....Date.....

APPROVED PLAN NO:.....

5.1.2 Preferred Proposed Land Use Plan

This alternative is comprised of Zone A for Ruthagati Market that has an action plan, Zone B is comprised of social facilities such as churches, ECDE, secondary school, health centre; public utilities such as cemetery and waste transfer station; settlement for persons with plot exchanges, open green spaces and wetland, county administration block, Zone C comprises of settlement for squatters, chief camp, county administration block, youth empowerment centre, centre, social resource centre that will host PWD centre, national administration block to host chief's camp and police post, churches, industrial park, agricultural research centre/office and playground.

The table below illustrates the land use budget that was used in the proposal formulation as per the existing scenario and allocation as per the gaps identified in the situational analysis and stakeholder proposals.

Table 14: Proposed Land Use Budget

Code	Land Use	Area (Ha)	Percentage
0	Residential	2.21	6.0
1	Industrial	3.75	10.2
2	Educational	9.25	25.1
3	Recreational	2.33	6.3
4	Public Purpose	4.75	12.9
5	Commercial	1.02	2.8
6	Public Utility	1.08	2.9
7	Transportation	6.77	18.4
8	Conservation	2.35	6.4
9	Agricultural	3.36	9.1
		36.87	100.0%

The plan covers an approximate area of 36.87 Ha. Educational land use takes up the highest percentage at 25.1% while commercial land use accounts for the least percentage of 2.8% followed closely by public utility.

5.1.2.1 Proposed Residential Land Use Zones

This land use covers an approximate area of 2.21 Ha accounting for 6.0% of the total area. It comprises of the proposed medium density residential zones (O₁₋₃).

5.1.2.2 Proposed Industrial Land Use Zones

This land use covers an approximate area of 3.75 Ha accounting for 10.2% of the total area. It comprises of the existing slaughter house and proposed industrial park as outlined in the table overleaf:

Table 15: Proposed Industrial Land Use Zones

Land Use Number	Land Use Name	Area (Ha)
1 ₁	Existing slaughter house	0.09
1 ₂	Proposed industrial park	3.66
Total		3.75

5.1.2.3 Proposed Educational Land Use Zones

This land use covers an approximate area of 9.25 Ha which is equivalent to 25.1 % of the total area. It constitutes the existing Ruthagati Boys Secondary School and proposed ECDE Centre as shown in the table below:

Table 16: Proposed Educational Land Use Zones

Land Use Number	Land Use Name	Area (Ha)
2 ₁	Existing Ruthagati Boys Secondary School	9.10
2 ₂	Proposed ECDE Centre	0.15
Total		9.25

5.1.2.4 Proposed Recreational Land Use Zones

This land use covers an approximate area of 2.33 Ha which is equivalent to 6.3 % of the total area. It comprises of the proposed open spaces and recreational park and playground as outlined below:

Table 17: Proposed Recreational Land Use Zones

Land Use Number	Land Use Name	Area (Ha)
3 ₁	Open space	0.20
3 ₂	Proposed recreational park	2.13
Total		2.33

5.1.2.5 Proposed Public Purpose Land Use Zones

This land use covers an approximate area of 4.75 Ha which is equivalent to 12.9 % of the total area. It comprises of both existing and proposed public purpose facilities as outlined in the table below:

Table 18: Proposed Public Purpose Land Use Zones

Land Use Number	Land Use Name	Area In Hectares
4 ₁	Existing AIPCA Church	0.10
4 ₂	Existing KAG Church	0.13
4 ₃	Existing SDA Church	0.10
4 ₄	Existing PEFA	0.10
4 ₅	Existing Solid Rock Church	0.11

Land Use Number	Land Use Name	Area In Hectares
4 ₆	Existing ACK Church	0.29
4 ₇	Existing Dispensary	0.95
4 ₈	Existing Full Gospel Church	0.21
4 ₉	Existing PCEA Church	0.75
4 ₁₀	Proposed Ruthagati Social Hall	0.22
4 ₁₁	Proposed Agricultural Research Office	0.23
4 ₁₂	Existing Catholic Church	0.24
4 ₁₃	Existing Administration Office	0.40
4 ₁₄	Proposed County Administration Offices	0.34
4 ₁₅	Proposed Resource Centre	0.28
4 ₁₆	Proposed Ruthagati Reconciliation Church	0.30
4 ₁₇	Proposed Summit Faith International Ministries	0.10
4 ₁₈	Proposed Restoration Promise Church	0.10
Total		4.75

5.1.2.6 Proposed Commercial Land Use Zones

This land use covers an approximate area of 1.02 Ha which is equivalent to 2.8 % of the total area. It comprises of the existing commercial plots and open-air market.

5.1.2.7 Proposed Public Utility Land Use Zones

This land use covers an approximate area of 1.08 Ha which is equivalent to 2.9 % of the total area. It comprises of the proposed solid waste transfer station and cemetery.

5.1.2.8 Proposed Transportation Land Use Zone

This land use covers an approximate area of 6.77 Ha which is equivalent to 18.4% of the total village area. It constitutes the proposed road reserve.

5.1.2.9 Proposed Conservation Land Use Zones

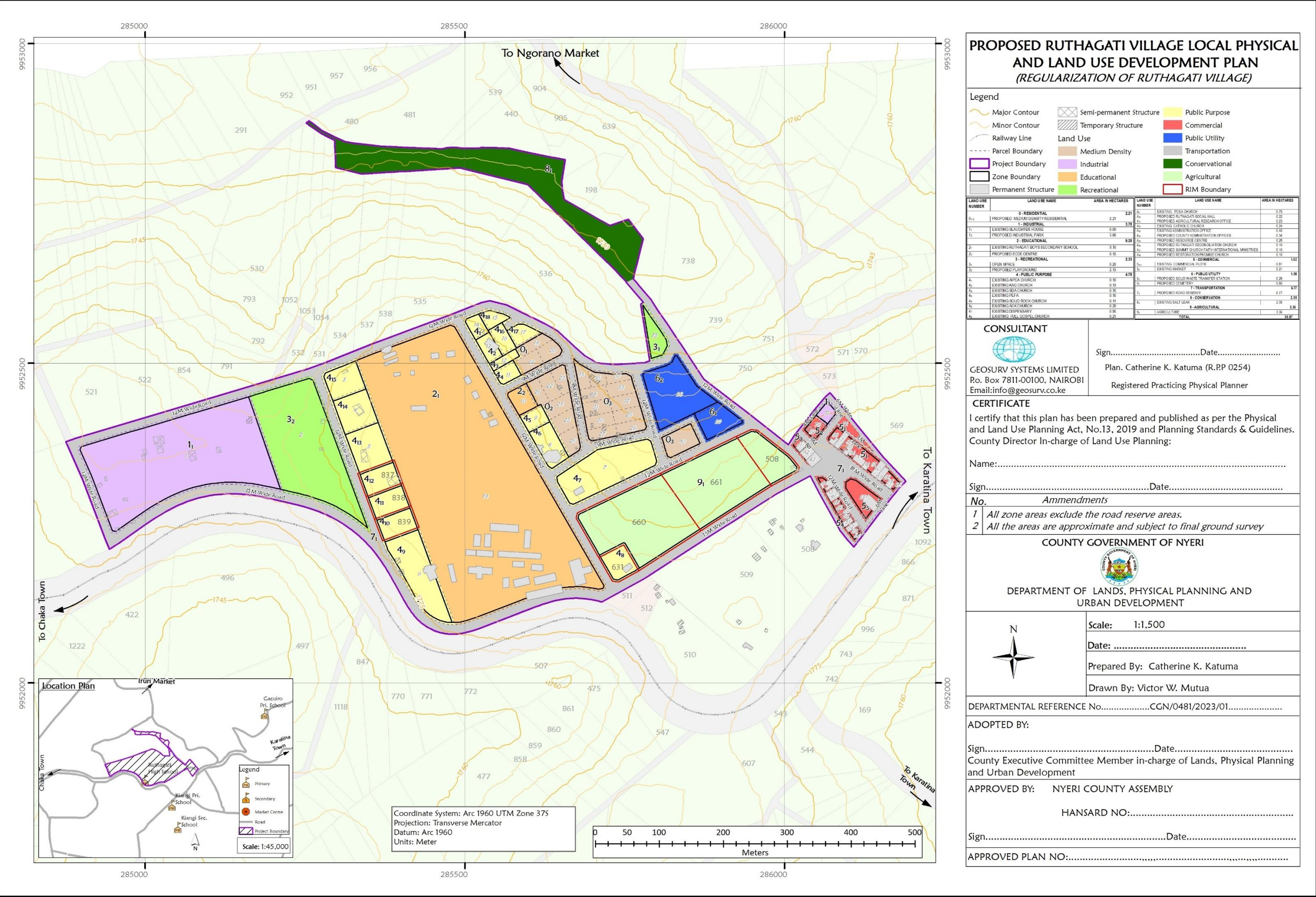
This land use covers an approximate area of 2.35 Ha which is equivalent to 6.4% of the total area. It comprises of the existing salt lick.

5.1.2.10 Agricultural Land Use Zone

The agricultural area covers an approximate area of 3.36 Ha which is equivalent to 9.1% of the village area.

The spatial distribution of the land uses is as shown in the proposed land use plan below:

Map 14: Preferred Land Use Plan



Impact of the preferred plan

- Reconstruction of new and better housing structure for squatters
- Transportation costs of squatter's items to new location
- Disruption of the current squatters' productive assets and economic activities e.g. agriculture among others.
- Cost incurred on upgrading land currently occupied such as tree planting, beautification
- Resettlement monitoring, evaluation and monitoring
- Detailed socio- economic surveys and analysis of squatters
- Increased open green spaces to enhance ecological sustainability in zone B.
- WTS and cemetery proximity to wetland buffered by open green space.
- ECDE within residential settlement.
- One stop office for national administration matters
- Better circulation within the settlement
- Better playground space to hold a football pitch.
- WTS transport management is enhanced as it is near main transportation with better transport circulation

5.2 Action Area plan for Ruthagati Market

Ruthagati market being the trading centre of this development with myriad challenges depriving off its vibrancy potential to improve livelihoods and economic growth of Ruthagati.

The action plans for the market shall accommodate the following features:

- Safety of residents and effective circulation through segregation of non-motorised and motorised transport.
- Matatu bays with pedestrian waiting bays, parking for both cars and bodaboda shall be enhanced.
- The open-air market shall have clear entry and exit points as well as loading and off-loading bays.
- Green open spaces are incorporated to enhance ecological functions in the market centre that shall also provide relaxing space. A waste collection point is proposed to enhance solid waste management.
- Juakali sheds have been proposed for displaying merchandise manufactured at the industrial park.

The plan proposes effective transport system that emphasises segregation of parallel, 2m walkways, 6m carriage way and the market loading and offloading points. The plan boasts of larger green open spaces around the open-air market. Mixed use development is highly proposed to allow for commercial and Residential developments within the market area. The plan aims at revamping the existing slaughter house to improve on production.

5.3 Development Planning Standards and Regulations for the Settlement

Table 19: Development Planning Standards and Regulations

Zone No.	Description		Development Control Measures							Permitted Development
	Land Use Name	Actual Plot Size (Ha)	Rec. minimum plot size (Ha)	Plot coverage	Plot ratio	Max. No. of floors	Building line (m)	Set Back (m)		
								S	R	
Residential Land Use										
0 ₁₋₃	Proposed Medium Density Residential	2.21	0.1	50%	2	3	2	1.5	1.5	Low rise apartments Town houses Maisonettes and bungalows
Industrial Land Use										
1 ₁	Existing slaughter house	0.09	0.1	25%	0.6	1	2	1.5	1.5	Any structure in line with the slaughter house activities: - o Stunning equipment - o Slaughtering tools - o Chilling rooms - o Waste management systems
1 ₂	Proposed industrial park	3.66	0.1	60	1.2	2	2	1.5	1.5	- o Light and medium industries - o Industrial training institute
Recreational Land Use										
3 ₁	Open Space	0.20	-	-	-	-	-	-	-	o Public Green open spaces
3 ₂	Proposed recreational park and open space	2.13	-	-	-	-	-	-	-	- o Landscaping activities - o Sanitation blocks - o Outdoor sporting facilities - o Common water points and lights - o Litter bins
Public Purpose Land Use										
4 _{1,6, 8-9 & 12} 4 _{16 - 18}	Existing Churches Proposed Churches	0.18 – 0.92	0.1	25%	0.6	2	2	1.5	1.5	The permitted buildings within these zones will be in line with religious function; a sanctuary, meeting rooms (Sunday school and bible study), choir rooms, parking lots and rest rooms.

										These zones are recommended for the construction of high-rise structures to utilize the vertical space, cater for the inadequacies in land size and leave part of the horizontal space for greening activities.
4 ₇	Existing dispensary	0.95	-	25%	0.6	2	2	1.5	1.5	The permitted developments within this zone will be in line with the dispensary activities; health facility, sanitation block, landscaping area, parking space, staff quarters etc.
4 ₁₀	Proposed Ruthagati Social Hall	0.22		50%	0.6	1	2	1.5	1.5	-The permitted buildings within this zone will be in line with the social hall activities
4 ₁₁	Proposed agricultural research office	0.23		50%	0.6	1	2	1.5	1.5	The permitted buildings within this zone will be in line with the agricultural research activities
4 ₁₃₋₁₄	Proposed administration offices	0.40 & 0.34	-	50%	0.6	1	2	1.5	1.5	The permitted buildings within this zone will be in line with administration functions; chief's office, police post, county administration offices etc.
4 ₁₅	Proposed resource centre	0.28	-	50%	0.6	3	2	1.5	1.5	The permitted buildings within this zone will be in line with community development activities; ICT hub, resource centre etc.
Commercial Land Use										
5 ₁₋₄	Existing Commercial plots	0.95	0.05	75%	4	4	2	1.5	1.5	Multi story commercial structures housing commercial activities like hotels and restaurants, retail and wholesale, financial services, beauty shops and spa, hardware, technology and digital services, as well as agribusiness
5 ₅	Existing market	0.09	-	75%	2	2	2	1.5	1.5	Market stalls and the requisite support infrastructure: ○ Waste management ○ Public toilets ○ Water points

CHAPTER SIX

STRATEGIES AND MEASURES

6.1 Overview

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 various development strategies are outlined below:

Table 20: Strategies and Measures

Theme	Objective	Planning Issue	Strategy	Program/Project
Environment and disaster management	Healthy and safe environment	-Pollution due to poor waste disposal methods -No designated waste disposal site	-Proper waste management -Create awareness on 3R waste mechanisms -Mitigate underground water pollution -Implement an efficient solid waste management system	-Propose appropriate technology for waste management eg creating of beads, basins out of waste. -Encourage waste sorting at source of households. Organic waste to be used as manure and inorganic waste to be reused/recycled. -Designate waste transfer station for the market
		-Tree felling for energy and building construction	Promote green energy Promote alternative building materials	- generate biogas energy from agricultural organic waste -use alternative building technology
Climate change	Resilient settlement	-Pollution and tree felling factors contribute to climate change eg weather pattern change.	- Climate change Adoption and mitigation strategies in the settlement	-Integrate greenery in (Grey)building development -Propose green spaces in the settlement -Encourage use of cabros in paving to increase storm water infiltration

			-Create awareness and training on climate change effects, adoption and mitigation strategies	- generate biogas energy from agricultural organic waste for cooking energy -use alternative building technology -Promote food diversity -Encourage rain water harvesting -Early warning signs to floods or longer dry seasons -Promote use of NMTs-training of all stakeholders to enable all departments mainstream climate change and mitigation measures in their operations/procedures -Advocate for support of densification/compact/MUD developments
Infrastructure	Appropriate and adequate infrastructure	-Narrow and poor surface road condition	-Road excision -Road expansion -Road's upgrade -Regular maintenance of the road -Ensure safety on the roads	-Full Gospel-PCEA road-extend 12m -Introduce 15m road to abut the railway reserve -Access roads inside the settlement to be 9m -Expand existing 6m road to 9m -Place roads signs strategically at the roads in the settlement -All roads to have street lights
		-Undesignated NMT facilities in the area	-Promote active transport by having designated lanes for NMTs	- All roads to have 2m walking lanes - All roads to have 3m cycling lane
		-Major Road within the railway reserve thus conflicts with Kenya railways	-Road excision	-Road excision from plots abutting the railway reserve to realign the existing road from railway reserve
		- No terminus facility for motorised transport thus congestion caused by dropping and picking off people along the roadside	Designate an area for pickup and drop off points	Propose this facility at market centre

		-Inadequate water supply	-Promote rain water harvesting -Conservation of natural resources from encroachment and unsustainable water abstraction. -Augment existing water reticulation system.	-Encourage rainwater harvesting -encourage water recycling technologies -Tree planting •Extension of water pipeline network to Ruthagati village. •Rehabilitation of the pipeline network and water connections infrastructure. -Construction of a water kiosk -Construction of fully fledged clean water treatment plant at Hombe -Rehabilitation of the main distribution line from Njathaini to Kiamachimbi tank. -Re-designing and replacement of Ruthagati market centre pipe network
		-No designated site for solid waste dumping	-Proper waste management	-Designate waste transfer station for the market
		-Unavailability of sewer system	Proper liquid waste management	- Construct a sewer reticulation system in the settlement -Construction of onsite waste water treatment or a sanitation block
		-No proper storm water drainage facility in the settlement	Proper storm water management	-Incorporate natural storm water drainage in road design & construction
		-Firewood and charcoal burning for energy threatening tree cover in the area.	Promote green energy	- Encourage alternative sources of clean energy i.e., biogas
		-Long distance to the functioning ECD facility -Conversion of the existing ECD into a chief's office	Revive ECD facility	-Construction of an ECDE facility at the proposed site 2 ₂

		-Dispensary not operational	-Operationalise Ruthagati Dispensary -Upgrade the existing Dispensary into a modern Health centre (level III)	-Staff and equip the current facility -Construct, staff and equip to facility to level III status
		-Lack of a social hall and recreational facilities	- Establish a community resource centre, PWD empowerment centre and playground	Construct and equip the centre to accommodate social hall, ICT centre and library), PWD empowerment centre and a community playground
		-Chief's camp currently in land reserved for ECD	-Delineate land for a chief's and sub chief camp	-The chiefs camp to be based at the current place delineated separately from the ECD land and sub chief - Gachuiro office at the proposed administration block
		-Insecurity issues	Establish a police post Encourage Nyumba Kumi initiative	-Establish a police post at the at the administration block -Install street lights along all the roads -Install a food light at the market
		-Lack of a communal burial site	Propose for a community burial ground	-Delineate land for this facility and construct A physical barrier of a planted strip to act as a buffer
		-Overstretched fire stations- only 2 stations for the whole county	Resource and increase capacity of fire stations	-Add a hydrant at the market -Add staff and facilities at the Karatina fire station
Land and Land tenure	To facilitate security of tenure	-Insecurity of land tenure	-Planning, survey and registration of the land	-Plan and implement Ruthagati plan -Regularize land tenure and issue land ownership documents to squatters and public amenities
		-Conflict between the squatters and community on land ownership and use	-Planning, survey and registration of the land	-Plan and implement Ruthagati plan -Regularize land tenure and issue land ownership documents to squatters and public amenities

Land use	Sustainable land use planning	-Tenure insecurity thus unable to develop sustainably -Unplanned land	-Land use planning	-Regularize land tenure -provide all amenities needed for Ruthagati population on the settlement
Housing	Liveable communities	-Degrading living conditions -environment degradation felling trees for timber -Limited knowledge on Alternative building technology	-Tenure insecurity -Training on Alternative building technology	-Regularize land tenure and issue land ownership documents to squatters and public amenities -Train local on building technology
Economic analysis	Economically vibrant settlement	-Lack of economic vibrance – scale of business is small with minimal cash flow circulation. -Overreliance on trading activities lack of economic activities diversification thus slim income	Promote diverse economic activities	--Improve infrastructure development in the market and generally the area to attract developers. -Train residents on smart farming and agribusiness -Deploy agricultural extension officers at the settlement -Diversification of economic activities esp. agriculture being the backbone
		The traders in the open-air market expressed a challenge in regards to gushing winds due to the relatively high altitude.	Block gushing winds	Develop wind guards around the market shed
		Underutilized slaughterhouse facility	Proper utilisation of the facility	-Encourage livestock farming -Add agriculture office -encourage regular training on smart farming
		Underutilized dam	Proper utilisation of the facility	-Train residents on smart aquaculture and encourage value addition on the same e.g. fillet production -Introduce sports fishing-encourage boat riding recreational activities.

CHAPTER SEVEN

PLAN IMPLEMENTATION STRATEGY

The County Government of Nyeri is mandated to oversee the implementation and enforcement of the development guidelines. 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 shall be within short (1-2 years), medium (3-5yrs) and long (6-10yrs) term timeframe as illustrated in the implementation matrix highlighting respective implementation actors.

Table 21: Plan Implementation Strategy

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
Physical infrastructure	-Road excision -Road expansion -Roads upgrade -Regular maintenance of the road -Ensure safety on the roads	-Full Gospel-AIPCA road-extend 12m				-State departments Transport, infrastructure, public works -County department of Roads and Infrastructure -KERRA -LPPUD
		-Introduce 15m road to abut the railway reserve				
		-Expand all access roads to 12m				
		-Place roads signs strategically at the roads in the settlement				
		-Install street lights to all access roads				
	-Promote active transport by having designated lanes for NMTs	-Designate and develop 2m walking lanes and 3m cycling lane in all access road				
	Designate an area for pickup and drop off points	Construct a terminus facility at the market centre				

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
	-Promote rain water harvesting	-Sensitize the public on rainwater harvesting and water recycling technologies				-County Environment, water and climate change -MAWASCO -NGOs, CBOs, FBOs
	Increase access of piped water	Rehabilitation of the pipeline network and water connections infrastructure				- Ministry Water and Sanitation - MAWASCO - Environment, water and climate change - County Roads, Infrastructure and public works - LPPUD - NGOs, CBOs, FBOs - PPP
		Extension of pipe network to Ruthagati village.				
		Construction of a water kiosk				
		-Re-designing and replacement of Ruthagati shopping centre pipe network				
		Construction of fully fledged clean water treatment plant at Hombe				
		Rehabilitation of the main distribution line from Njathaini to Kiamachimbi tank.				
		Direct line installation from Kiamucheru tank to Kiamachimbi tank				
	Promote proper solid waste management	-Develop the designated waste transfer station at zone B				- Ministry Water and Sanitation -Ministry of Environment and Forestry
		-Develop a disposal point at zone C Place a waste skip at Ruthagati market				

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
		-Sensitize the public on waste sorting at source of households.				-County Public service and solid waste management -County Environment, water and climate change -County infrastructure and public works -NGOs, CBOs, FBOs -LPPUD -PPPs
	-Create awareness on 3R waste mechanisms	Sensitize the community on appropriate technology for waste reuse e.g. to create beads, basins				-County Public service and solid waste management - NGOs, CBOs, FBOs -County Agriculture
		Organic waste to be used as manure and inorganic waste to be reused/recycled.				
	-Encourage sustainable liquid waste management	- Construct a sewer reticulation system in the settlement				-MAWASCO -County Public service and solid waste management -County Environment, water and climate change -County Roads infrastructure and public works -LPPUD -PPPs
		- Construct an onsite waste treatment plant for the settlement/ sanitation block				
		Sensitize the public on Ventilated Improved Pit latrine				
	-Incorporate natural storm water drainage in	-Improve natural storm water drainage on existing roads				-County roads, infrastructure and public works

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
	road design & construction	Develop natural drains for new roads				-County Environment, water and climate change -CBOs -PPPs
	-Promote green energy	-sensitize the public alternative sources of clean energy i.e., biogas from agricultural organic waste for cooking energy				-Ministry Energy -County Agriculture -County Environment, water and climate change -CBOs, NGOs, FBOs
	-Revive ECD facility	Renovate, equip and staff the facility				-Ministry of Education -County Education - FBOs, CBOs, NGOs -PPPs
	-Operationalise Ruthagati Dispensary	-Renovate, staff and equip the current facility				-Ministry of Health, -County Health services -FBOs, CBOs, NGOs -PPPs
	-Upgrade the existing Dispensary into a modern Health centre (level III)	-Construct, staff and equip to facility to level III status				
	- Establish a community resource centre, PWD empowerment centre and playground	-Construct and equip the centre to accommodate social hall, ICT centre and library), PWD empowerment centre and a community playground				-Ministry of Public Service, Youth and Gender -Ministry of ICT -County Gender, Youth and Social services -County ICT -CBOs, NGOs, FBOs
		-Construct a chief's camp				

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
	Enhance security at the settlement	-Establish a police post at the at the administration				-Ministry of Interior and Co-ordination of National Government -Office of the governor -CBOs, FBOs
		-Strengthen Community Policing (Nyumba Kumi)				
	Propose for a community burial ground	-Delineate land for this facility and construct A physical barrier of a planted strip to act as a buffer				-Ministry of Lands and Physical Planning -LPPUD -NLC -County Health services -County Environment, water and climate change -FBOs
	Improve on fire management strategy	-Put up fire hydrants at the market centre				-County Gender, Youth and Social Services -MAWASCO -PPPs -NGOs
Land and Land tenure	Improve on security of land tenure	-Survey and registration of unalienated land				-Ministry of Lands and Physical Planning -LPPUD -NLC -CBOs, FBOs,
Housing	-Promote Alternative building technology	-Train local on building technologies and demonstrate on the same				-Ministry of Lands and Physical Planning -LPPUD -CBOs, FBOs, NGOs

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
Environment and disaster management	-Increase tree cover	Sensitize on tree planting Provide free tree seedlings				-Ministry of Environment and Forestry -County Environment, water and climate change -CBOs, FBOs, NGOs
Climate change	- Climate change Adoption and mitigation strategies in the settlement	-Sensitization of the county departments, public and county leadership on climate change effects, adoption and mitigation				Ministry of Environment and Forestry -County Environment, water and climate change -CBOs, FBOs, NGOs
		-Implement 10% green cover policy in developments				-Ministry of Environment and Forestry -County Environment, water and climate change -CBOs, FBOs, NGOs
		-Protect and landscape green spaces in the settlement				-County Environment, water and climate change -CBOs, FBOs, NGOs
		-Encourage use of cabros in paving to increase storm water infiltration				-County roads and infrastructure -CBOs, FBOs, NGOs
		-Provide NMTs facilities				-PPPs
		-Sensitization public on food diversification				-Ministry of Environment and Forestry -County Environment, water and climate change -County agriculture, livestock and fisheries

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
						-CBOs, FBOs, NGOs
		-Sensitize the public on availability of early warning signs data on floods or longer dry seasons.				-Ministry of Environment and Forestry -County Environment, water and climate change
Economic analysis	Spur economic growth within the settlement	<u>Agriculture</u> -Establish an agricultural demonstration centre				-County Agriculture, livestock and fisheries -CBOs, FBOs, NGOs -PPPs
		-Conduct agricultural trainings (smart farming, agribusiness, apiculture, aquaculture)				
		-Deploy agriculture extension officers at the settlement				
		-Provide subsidies on farm inputs				
		-Formation of cooperatives				-Ministry of Industry, Trade & Co-operatives -County Trade, Tourism and Cooperative Development
		<u>Trade and commerce</u> -Improve the market shed to be habitable (develop wind guards around the market shed against winds)				
		-Establish a market day				
		-Form a local business cooperative				

Theme	Strategy	Program/Project	Time			Actors
			1-2 years	3-5 years	6-10 years	
		Industrial -Training on industrial skills				-County Trade, Tourism and Cooperative Development -CBOs, FBOs, NGOs -PPPs
		-Service industrial zone				-Ministry of Industry, Trade & Co-operatives -Ministry ICT -Ministry Energy -County roads, infrastructure and public works -Mawasco -CBOs, FBOs, NGOs -PPPs
		-Establish exchange program with established institutions within and outside the county (e.g. Kimathi University industrial science park)				-Ministry of education -County education -County Trade, Tourism and Cooperative Development
		-Grant waivers on industrial establishments				-County Finance and Accounting

LIST OF APPENDICES

Appendix 1: List of squatters

S/N o.	Data as of June 2020 - 1 st March 2023		Data collected on verification exercise 30 th March 2023			
	Beneficiary	ID No.	Current Beneficiary	ID No.	Plot No. Allocated	Acreage (Ha)
1.	Mary Njoki Karong'o	3374600	Mary Njoki Karong'o	3374600	O ₁	0.1
2.	Mary Nyaguthii Mwaniki	3187573	James Michael Mwangi	2317523	O ₂	0.1
			Peter Munyiri Nyagithii	10595564		
			Nyaguthii Mwaniki	3187574		
3.	Veronica Murugi Muchiri	3712443	Veronica Murugi Muchiri	3712443	O ₁₈	0.1
			James Muriuki Muchiri	23991953		
4.	Juliah Wanjiru Waigwa		Juliah Wanjiru Waigwa	3187386	O ₆	0.1
			Waigwa Matu	5482114		
5.	Rose Wanjia Kamau		Rose Wanjia Kamau	5558864	O ₁₅	0.1
6.	Nduhiu Gichuru		John Kinari Gichuru	3220249	O ₃	0.1
7.	Juliah Ngima Wairuku		Juliah Ngima Wairuku	1408534	O ₁₇	0.1
8.	James Mwaura Kariuki for Isaac Kariuki Kiragu Dc'd-	11319566	James Mwaura Kariuki	11319566	O ₈	0.1
9.	Peter Maina Muriuki	3726754	Peter Maina Muriuki	3726754	O ₁₆	0.1
10.	Joseph Maina Ndiritu		Joseph Maina Ndiritu	9669024	O ₁₄	0.1
			David Mwaniki Ndiritu	11032416		
11.	Joseph Gaching'a Karumba		Joseph Gaching'a Karumba	3187473	O ₁₀	0.1
12.	Mary Gathoni Kagema Dc'd		David Ngumi Kagema	20069754	O ₁₃	0.1
13.	William Muriithi Theuri Dc'd		Margaret Wairimu Mureithi	3187353	O ₁₁	0.1
14.	Esther Wahito		Esther Wahito Nyika	2972456	O ₁₂	0.1
15.	Mary Mumbi Muchai Dc'd for Joseph Kariuki Kanyeki		Joseph Kariuki Kanyeki	3505195	O ₉	0.1
16.	Robert Ndegwa Githua	11777562	Robert Ndegwa Githua	11777562	O ₇	0.1
17.	Elias Mwangi Karagita		Elias Mwangi Karagita	21772462	O ₄	0.1
18.	Maina Mbuthia D'cd		James Weru Maina	9858619	O ₅	0.1

Appendix 2: List of churches

List of churches in Ruthagati village							
Plot occupant	Way of occupation	Documents availed	Acreage allocated	Remarks	Contact person		
					Name	Id	Phone No
S.D.A	Minute Allocation	Minutes (17/07/2007) 6/2007	¼ acre	Okay	Daniel Ngari Mundia	9671638	0722444927
P.C.E.A Plot 995	Subdivision allocation	Search 2015-county council of Nyeri Green card copy Mutation form (sub division Kirimukuyu/Gachuiro 840 into 995/996	0.81Ha		Ann Waruguru Theuri	22797613	0710114867
K.A.G	Minute Allocation	Min. extract EHSS MIN 6/2007	¼ acre	Okay	Peter Njiru	20701569	0721761175
PEFA	Minute Allocation	Council minutes' extract Min. 5/96(9) Receipts Exemption from registration certificate Proposal for relocation	¼ acre	Proposal for relocation granted	Pastor Ephraim Mariu	12775470	0720987493
A.C.K	Minute Allocation	Council correspondence (NYI/CC/CER 1) min 27/2000(5) Letter from the church on ½ acre addition	½ acre	The other ½ acre cannot be proofed	John Wahome Githinji	20763270	0723480135
Solid Rock Fellowship	Minute Allocation	Correspondence (application for plot allocation) Min. 52/2002 (4)	¼ acre		John Maina Ngatia	11412329	0726581566
Full Gospel Church	Minute Allocation	Plot Extract Min. 14/68	½ acre	Okay. The plot is surveyed and registered as plot 631 with acreage of 0.2Ha	Ephantus Nderitu	7191291	0723138988
Catholic Church	Min Allocation	Council correspondence (NYI/CC/CER 1) Min. 39/79 Extract minutes Min 39/79(76). Allocation of ½ church Extract of minutes Min. 20/89 (115)-extension of church with ¼ Extract of minutes Min. 20/89 (116)-proposed Ruthagati dispensary and social hall	½ acre for church ½ acre for dispensary	To verify ownership 838 Dispensary and 839 social hall	Fr. Kabuthi Beatrice Wangu	- 12778032	0720976337 0722998409

		Search-838-reserved for Ruthagati /CCM dispensary					
AIPCA	Min Allocation	Demarcation Receipt Min. 12/9 (b) of SSC	¼ acre			-	-
Ruthagati Reconciliation Church	Proposal for allocation via letter	Letter of application dated 14 th February 2022	Agreed allocation ¼ acre	Application granted by community as per MIN. 4/01/03/2023 of the 3 rd stakeholder participation meeting on 01/03/2023	Rev. Ibrahim Ngatia Nderitu		0726891084
Summit Faith International Ministries	Proposal for allocation via letter	Letter of application dated 17 th February 2022	Agreed allocation ¼ acre	Application granted by community as per MIN. 4/01/03/2023 of the 3 rd stakeholder participation meeting on 01/03/2023	Pst. Joseph Theuri		0722390021
Restoration Promise Church	Proposal for allocation via letter	Letter of application 1 st March 2023	Agreed allocation ¼ acre	Application granted by community as per MIN. 4/01/03/2023 of the 3 rd stakeholder participation meeting on 01/03/2023	Bsp. Barnabas K. Mpekethi		0723806504
Antioch Bible Community Church	Proposal for allocation via letter	Letter of application dated 17 th February 2022	There was no representation from the church for the public participation request for allocation on 01/03/2023. The request was therefore denied by community as per MIN. 4/01/03/2023				0728456865

Appendix 3: List of Ruthagati market plot owners

Registry data			Data collected on February 18 th and June 15 th 2021		Data collected on 29 th March 2023					
Plot No.	Name	Minute of Allocation	Status Name	Documents presented	Owner 1. Alive 2. Dc'd	If dc'd Current beneficiaries & R/ship to dc'd	Documents submitted	Plot existence on ground 1. Yes 2. No	If yes, Status of plot: 1. Developed 2. Undevelopd	Type of Development
1	Timothy Weru Gitau	MIN 61/2004(17)	Timothy Weru Githui ID 4434942 Cell 0722 172305 Plot undeveloped		Alive	-	-Plot Transfer letter Ref NYI/CC/MARK/137 -Copy of ID	Yes	Developed	-Permanent Clinic Single rooms Shops
2	Peter Mutahi George	MIN 39/76(18)	Peter Mutahi Cell- 0721460282 Succession not done	Ground rent receipt- 019107A202012/00 00124 17/12/2020 ID George Kinyua Mutahi s/o Peter Mutahi-3125884	Dc'd	Succession -John Gathigi -Edward K. Mutahi	-Grant SC No. E021 of 2022 -Rent receipt of 17/01/2022 -ID copy	Yes	Developed	Permanent BCR -Shops -Single rooms
3A	Gachari Karuri	DOA 15/12/41	No appearance for verification		No appearance for verification			No	Plot missing	
3B	Solomon Mukere	DOA 15/12/41	No appearance for verification		No appearance for verification			No	Plot missing	
4	John Maina Kibui	MIN. NO 30/2008(e) 5 (b)138 of the full council transfer	John Maina Kibui Cell 0722622792 Plot undeveloped		Alive	-	-Transfer letter NYI/CC/MARK/142/138 - Rent receipt 2019 Copy of ID	Yes	Developed	Temporary church structure
5	James Kariuki Gatheru	MIN 52/2009 Annex A	James Kariuki Gatheru ID		Alive	-	-Transfer letter NYI/CC/MARK/142/137	Yes	Developed	Permanent BCR

		(219) WTPMC)	0760020 Cell 0712934793				- Rent receipt 2019 -Copy of ID			Hotel, shop, single rooms
6	Wacira Rerian	DOA 15/12/1941 Lease 33years- expired	Wachira Ririaini Cell 0725176384- 0784764185		No appearance for verification					
7	Barnabas Gikandi Muchiri	REF:Nii/CC /MARK 137/52 Lease 33 from 1971	Barnabas Gikandi Dc'd Moses Wachira Muchiri Cell 0711726024	Search certificate 05/11/2020	Dc'd	Moses Wachira b/o owner No succession	Not provided	Yes	Developed	Permanent BCR Shops, single rooms
8	Peter Mutahi George, George Kagimbi, Kimani Olekari, Edward Karugoya, P.C.Muchiri	45/70	Peter Mutahi and Others 3125884 Cell 0721460282 George Kinyua Mutahi s/o Peter Mutahi Succession not done	Ground rent receipt- 019107A202012/00 00126 17/12/2020	George Kagimbi& Kimani Ole Kasi alive The others Dc'd	Edward Karugoya Mutahi s/o Peter Mutahi Susan NyakonyuKa rugoya w/o Edward Karugoya	Rent and rates receipt 2022	Yes	Developed	Permanent BCR Bar/Rest, single rooms
9	Peter Mutahi George, Peter C Muhuri, George Munyiri, Edward Kerugoya, Kimani Olekari	Min 65/72	Peter Mutahi and Others Cell 0722760255	Search certificate- 16/02/2021 Ground rent receipt- 01955A202012/000 0315 21/12/2020 Kimani Olekari missing in the search	No appearance for verification					
10	Zakayo Munuhe	DOA 15/12/41	Zakayo Gituku Wanjagi ID 141067 Cell 0702031040	Transfer payment receipt 08/6/2009 ID copy for Zakayo	No appearance for verification					

11	Simon R .Kagundu	DOA 15/12/41	Simon Kagundu Riunga Cell 0725807099 Joseph Kimotho s/o Simon Cell 0720959979		Alive	-Joseph Kimaru Kagondo -Hezekiah Mahehu Kagundu s/o Simon Kagundu	-Plot rent demand notice 26/5/88 -Copy of ID and ID abstract	Yes	Developed	Temporary Church Development
12	Francis Wambugu Mwangi & Michael Waigwa Mwangi	DOA 15/12/41			No appearance for verification					
13	Hudson Kibuchi Gathanwa	MIN 20/92(42)	Hudson Kibuchi Gathanwa Dc'd Veronica Wanjugu Kibuchi-Wife ID 5512293 Cell 0721690957 Succession done though not registered in the records	Search Certificate- Hudson Kibuchi 22/12/2020 ID Veronica- 55122293 Cert. of Grant SC 296 of 2003 to Veronica Wanjugu Kibuchi and James Muriuki Kibuchi Search receipt- 01952A202012/000 0753 22/12/2020 Ground Rent receipt 019107A/0000312 11/02/2021	Dc'd Succession done	-Veronica Wanjugu Kibuchi -James Muriuki Kibuchi	Succession Grant SC No. 296/2003 Copy of ID	Yes	Developed	Permanent
14	Ephafara Gathara Ndoria	MIN 45/2000 of WTP	Zafara Gathara Ndoria Ann Wangari Gathara w/o ID 3372663 Cell 0732329794		No appearance for verification					
15	Erastus Ngatia Thiuri, G.	DOA 15/12/41	-Erastus Ngatia Theuri	Ground rent receipt- CCN40058 31/12/09	Alive	-	ID copy for Geoffrey Wachira	Yes	Developed	Permanent

	Wachira Theuri		ID 5555033 Cell 0720164619 -Geoffrey Wachira Theuri ID 0583738 Cell 0722429897							
16	Peter Mutahi George	MIN18/75(2)	Peter Mutahi George Dc'd, George Kinyua- son ID-31258884 Cell-0721460282	Ground rent receipt 019107A202012/00 00125 17/12/2020	No appearance for verification	-				
17	Susan Nyakonyu Karuguya The list in file says its under Edward Karuguya Min 15/12/41	24B/2010/52 WTPMC	Susan Nyakonyu ID 1408908 Cell 0724118097		No appearance for verification					
18	Nancy Nyakiumba Wanjuki	36/87(30) TPM Leased from 99yrs from Aug 1988	Nancy Nyakiumba Cell 0704569353		Alive	-	-Search -ID copy	Yes	Developed	Permanent
19	Samuel Njahi Wambugu	16/89(A)Ad option	Samuel Njahi Wife-Purity Nyaguthii 0720404095 Matu s/o-0723011947		Dc'd	Martin Wambugu s/o	Sale agreement	Yes	Developed	Permanent
20	Stephen Warui	DOA 15/12/41	Stephen Warui Cell 0728406835		No appearance for verification					
21	Reuben Muriithi	DOA 15/12/41	Robin Muriithi c/o James Mwangi Cell 0722787976	Court Order SC 6 of 1989 ordering reg of plot to Jeremiah Wanjangi Zakayo	Dc'd	James Michael Mwangi	Search with Restriction placed by James Michael Mwangi	Yes	Developed	Permanent Though dilapidated

				Certificate of confirmation of a Grant however the details are invisible Has a restriction placed by James Micheal Mwangi						
22 A	James Michael Mwangi	MIN 20/97(93)	James Michael Mwangi 2317523 Cell 0722787976	Search -erroneous as per confirmation of registry minutes	Alive	-	Search ID copy	Yes	Developed	Permanent
22B	Muriuki Gakingo & Harrison Muriuki	MIN 15/12/41 MIN 16/89 sub division	Muriuki Gakingo c/o James Mwangi	Search-erroneous erroneous as per confirmation of registry minutes	Dc'd	-	Search	Yes	Developed	Permanent
23	Mwangi Raphael Wahome	35/2005(8) W.T.P.M	Raphael Mwangi Cell 0715589257 ID 1408221		Alive	-	Copy of search Copy ID	Yes	Developed	Permanent
24	Archangel Gabriel Kamoni Baru	Min27/2007(151)	Gabriel Kimani dc'd c/o Wairimu Rose- 0721174099ID 1080143 Cell 0769507042	Approved transfer letter - NYI/CC/MARK/137		Mary Wairimu Kihara	Transfer letter NYI/CC/MARK/137	Yes	Developed	Permanent
25	Joseph Munuhe Wamae	Min 25/92(32) Leased from Jan 1994	Owner dc'd		Dc'd	Benard Wamae s/o Joseph Munuhe Wamae	Land rent and rates receipt 2022	Yes	Developed	Permanent Slaughter House
26	Hides and Skins Banda (Mariga Gachagua)	17/67	Ephantus Maina Mariga-s/o Mariga Gachagua ID 4835581 Cell 0720826980	Family authority letter 14/2/2021for Ephantus Maina Mariga to adm the plot	Dc'd	Brother	None	Yes	Developed	Container
27	Geoffrey KibochaGithu i	Min19/93(b)2(5)	Geoffrey Kibocha dc'd c/o Patrick Ngunjiri s/o Geoffrey cell 0713230778 ID 21122547		Dc'd	S/o Dc'd	None	Yes	Developed	Permanent

28	Dairymen	MIN 29/67	No appearance for verification		No appearance for verification					
29	Joseph Kihara Njuguna	Min.16/2012(63) of W.T.P&MC	No appearance for verification		No appearance for verification					
30	Nehemiah Nduhiu Gichuru	Min 11/2010(C)ii (8)63 of full council	Nehemia Nduhiu c/o Edwin Gichuru Son-0723338144		No appearance for verification					
31	Ndiritu Githitho	4/71 Leased for 33 years from Jan 1974	Peter Ndiritu Githitho ID 0254567 Cell 0705606598, 0703626598		No appearance for verification					
32	Erastus Ngatia Theuri	Min 03/67	Erestus Ngatia ID 5555033 Cell 0720164619		Alive	Erastus Ngatia co owns with Geoffrey Wachira	Rent receipt- 2008/9 Single Business Permit for 2023, 2015, 2008, 2005	Yes	Developed	Permanent Butchery, shop on bar, single rooms
33	Tabitha Huho	1/97(b)P.A. C	No appearance for verification		No appearance for verification					
34	Rachel Wanjiru Gathigira	1/97(b)P.A. Cd	No appearance for verification		No appearance for verification					
35	Joseph M. Wamae	Min.1/97(b) P.A.C	No appearance for verification		No appearance for verification					
36	Edward Gateiya	Min. 2/98DPAC	No appearance for verification		No appearance for verification					

Appendix 4: List of plots in the village

List of plots inside Ruthagati - (Allocation and plot exchanges)								
Plot occupant	Way of occupation	Documents avalied	Acreage to be allocated for exchange	Contact person			Plot status	Remarks
				Name	Id No.	Phone No.		
Gachari Gichaga	Exchange Min. extract 42/84 (137) 25/9/84	Title deed Previous-Kirimukuyu Gachuiro/136 Current- Kirimukuyu Gachuiro/1215	0.06Ha	James Maina Kamweti	1406977	0717267136	Exchange verified	
Kamweti Gakunia		Title deed Previous-Kirimukuyu Gachuiro/690 Current- Kirimukuyu Gachuiro/1217	0.065Ha					
Michael Njuki		Kirimukuyu Gachuiro/91	-				Not verified. Documents not presented	
Duncan Mwangi Chaki	Change of Name	Min. EHSSC/13/2010. Change of name from Dancan Mwangi to Gladwell Mwangi for Kirimukuyu/Gachuiro/146	-	Jackson Wahome	9291329	0713702230	Official search done on 23 rd February 2023 for Kirimukuyu/Gachuiro/146	Not verified

	Exchange Min. extract Min.20/89 (117) 09/06/1989	Min.20/89 (117) compensation for proposed road Kirimukuyu/ Gachuiro/ 146					Caution on search-in favour of Kenya Government claiming interest as purchaser in respect to 0.0062Ha in the above piece of land	
Kirimukuyu Gachuiro/661 Nyaruta Gathungu	Plot exchange	-	1.43Ha	Robert Maina	-	0717038768	Occupied by Nyaruta Gathungu	Copy of title deed issued Acreage with exchanged plot need to be verified
Kirimukuyu/ Gachuiro/660 Agnes Wambui Wamae	Exchange 466A with 660 for school	-Minutes-Min. 23/96 -Correspondence from Clerk to commissioner (NYI/CC/LND/8A/40) of the exchange	1.73Ha	Agnes Wambui Wambui	0137446	0720332929	Occupied by Agnes wambui Wamae	As per search- plot still under County Council of Nyeri No title deed issued to Agnes Wamae
Kirimukuyu/ Gachuiro/662 Kirigo Mwai	Exchange of Kirimukuyu/Gachuiro 97 for Kirimukuyu/Gachuiro/662	Search for plot 662-county council Land exchange correspondences for cattle dip (NYI/CC/LND/8A/41) -Extract -Min. 23/96 for Min 141/76 for exchange of 0.52Ha Plot 97 for 662 Original Title deed for plot 97	0.52Ha	Washington Mwangi Kirigo	1088989	0722346894	Occupied by Washington Mwangi Kirigo	As per search- plot still under County Council of Nyeri No title deed issued to Kirigo Mwai Kirigo Mwai is dc'd

Kirimukuyu Gachuiro/627 Ruthagati Secondary School	Min. Allocation	Extension of Ruthagati Secondary was rejected Min.42/81(25)	8.09Ha				Occupied by Ruthagati Secondary	As per search- plot reserved for School No title deed issued to Ruthagati Secondary
Kirimukuyu Gachuiro/627		Ruthagati Trade centre	1.902Ha					
Kirimukuyu Gachuiro/ 663		Reserved for Ruthagati market	0.0648Ha					
Kirimukuyu Gachuiro/604		Salt lick	2.307Ha					
Kirimukuyu Gachuiro/996		Ruthagati village	16.75Ha					

Appendix 5: 1st Stakeholders' Meeting - Community Sensitization & Mobilization

MINUTES OF PUBLIC PARTICIPATION MEETING HELD AT THE CHIEF'S GROUND RUTHAGATI ON WEDNESDAY 29TH JANUARY 2020

PRESENT

Hannah Maranga	-	Chief Officer
Daniel Mukiri	-	Director Land and survey
Mwaita	-	County Coordinator NLC
Joseph Njomo	-	Principal Planner
Miriam Munyeki	-	Clerical Officer
Molly Wairimu	-	Intern
Douglas	-	Intern
Ndagita	-	Area MCA
Wang'ondur	-	Ward Administrator
Agnes Kanja	-	Area Chief

Other members are as per attached.

ABSENT

Rigathi Gachagua	-	MP
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The meeting commenced at 12.40pm with a word of prayer by Pastor Michael Gitimu.

Minute 1/01/2020: Opening Remarks

The meeting was opened by the chief Gachuiro location who thanked the county officials for attending and the members for availing themselves. They were urged to maintain peace during the meeting. He also requested the county officials to allocate him a chief's camp in his area and welcomed the chief's Githima and Ruthagati location where they also emphasized on peace keeping during the meeting.

The ward admin was also welcomed to brief the community on the agenda of the day as he welcomes the area MCA. He told them that the village land was originally set for social amenities to help improve the area.

The MCA also thanked everybody for availing themselves and talked about the issue of Ruthagati market that they are in the process of finalizing it and they are in the process organizing supply of electricity to lucky villagers.

Finally, the chief officer was introduced to the community by the MCA to expound more on the agenda of the day. She thanked all the members for attending. She then introduced the county official to the community.

Minute 2/01/2020: Planning and Surveying of Ruthagati Village

The Chief Officer told the villagers that before any process of surveying and planning to start there has to be a public participation in order to listen to the views of the community affected. The community after being interrogated they unanimously agreed that they have no objection to the plan and it should start so that they will be issued with title deeds.

She told them that the planning and surveying process will start after three weeks, which will include picking of boundaries and structures. The matter will be gazetted and a copy issued to the area MCA.

The villagers will also be given a chance to give views on which social amenities they need in the area e.g., churches, schools, hospitals, etc. and the remaining land to be issued to the affected village squatters.

After the whole process is done it will be approved and gazetted within 60 days.

A copy will be given to the cabinet and the National Land commission for issuance of title deeds.

Minute 3/01/2020: Formation of a committee

The Chief Officer emphasized on forming a committee which will have 7 representatives from both the community and the squatters who will be giving views to the county officials to ease the process.

The community insisted on having 9 members but the chief officer told them that out of experience 7 members which works well even when voting.

She explained on the composition of the committee which will include:

1. Two representatives from the community
2. Two representatives from the squatters
3. One Physically challenged person
4. One youth Member
5. One institution member

After some discussion from among themselves they presented the following people:

NO.	NAME	ID NO.	CONTACT	POSITION
1	William Mathenge Maina	1408776	0727103669	Chairperson
2	Robert Ndegwa Githua	11777562	0722427664	Vice Chairperson
3	Bernice Wangu Kinyua	12778032	0722998409	Secretary
4	Jonah Muchemi Njeri	23992625	0725146244	Vice Secretary
5	Elizabeth Wanjiru Mwangi	10188863	0713565834	Member
6	Mary Gathoni Kagema	3184902	0728543824	Member
7	William Wachiuri Wangombe	3421029	0703608697	Member

The process of forming a committee was conducted in a harmonious manner and the chief officer thanked them a lot. She briefed them on their duties and responsibilities and that no allowance will be issued to them since it is charity work.

The meeting ended at 2.00pm with a word of prayer.

Appendix 6: 2nd Stakeholders Meeting- Existing Situational Survey and Visioning

MINUTES FOR THE FIRST STAKEHOLDERS' WORKSHOP AND VISIONING FOR RUTHAGATI LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN IN MATHIRA WEST SUB-COUNTY, NYERI COUNTY.

VENUE : CHIEF OFFICES GROUNDS, RUTHAGATI VILLAGE.

DATE : DECEMBER 17TH, 2020

PRESENT

Attendance list attached.

ABSENT WITH APOLOGIES

S/No.	Name	DESIGNATION
1.	Dr. Kwai Wanjaria	CEC- Lands, Housing, Physical Planning and Urbanization
2.	Hannah Maranga	C.O - Lands, Housing, Physical Planning and Urbanization

AGENDA

1. Preliminaries
2. Presentation of the Existing situation Analysis
3. Visioning
4. Way Forward

MIN 1/17/12/2020: Preliminaries and introductions

The meeting was called to order at 11:20 am by Rose the sub-chief of Ruthagati location. She then invited Pastor Kiharu to make an opening prayer.

The assistant chief then welcomed all the guests and thanked the members of the public for honouring the invitation. She then invited those in attendance to briefly introduce themselves in the following order:

1. Area Assistance Chief
2. The Assistance County Commissioner
3. Ruthagati Settlement Executive Committee
4. County Officials
5. Members of the public

After introductions, Madam Rose invited Madam C.K Beatrice - The County Director of Physical Planning and Urbanization to carry on with the program.

The County Director of Physical Planning and Urbanization began by explaining the genesis of planning Ruthagati Village. She clarified that the people living in the village are squatters because they lacked land ownership documents. She elaborated that the county therefore initiated the process of preparation of the Ruthagati Local Physical and Land Use Development Plan to ensure not only the residents of the village have land ownership documents but also to ensure the village develops sustainably where interests of all groups are catered for in the next ten years.

She explained that the purpose of the meeting was to present to the residents the work that the planning team had already undertaken which included the extent in terms of boundary the

plan will cover and the socio-economic situation of the village. She then highlighted there will be a visioning exercise that will facilitate the residents to give their dreams in terms of where they would want to see Ruthagati in the next ten years.

She then invited Planner Marcos Mururu to make the presentation.

MIN 2/17/12/2020: Presentation of the Existing Situation Analysis

Planner Mururu stated that he will present the existing situation of the village touching on all sectors and aspects of the area: He presented on:

- The locational context of Ruthagati village being in Mathira West Sub- County, Nyeri County.
- The legal and policy context of preparation of Ruthagati Local Physical and Land Use Plan elaborating on the constitution, County Government Act, Physical and Land Use Planning Act, Urban Areas and Cities Act, Land Act amongst others.
- The extent of the planning area, highlighting on the village 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
- The economic status of the village
- The state of land use and land ownership in the village
- The Housing typologies
- The state of solid and liquid waste Management of the village
- The state of Social and Physical infrastructure in the village
- The Development challenges facing the village

He then invited the director of physical planning and urbanization to receive comments on the existing situation from the participants.

Before receiving the comments from the public, the director invited the area Member of Nyeri County Assembly (MCA) for Kirimukuyu ward Hon. Muriithi Ndagita to give his remarks.

MCA Remarks

The area MCA apologized for coming in late. He then thanked the planning team for making an elaborate presentation and for spearheading the process of preparing the plan for Ruthagati Village.

He explained the benefits of preparing the plan. He particularly stated that the plan will ensure the village develops in an orderly manner, the residents will acquire security of tenure and the plan will form a basis of appropriation of public funding as well as donor funding.

He cautioned the public neither to politicize nor engage in unnecessary disputes for that will derail the process of preparing the plan. He then requested the planning team to provide an access road to Ruthithi Polytechnic.

Finally, he pledged his support to the planning process.

Comments from the public

The director of physical planning and urbanization invited comments from the public which were:

1. Clarification whether parcel No. 604 was part of the community land.
2. Requested parcel 611 to be included in the planning area because it hosts a spring used by the schools as the main source of water.

3. Clarification whether the existing slaughter house is public or privately owned because currently it is operationalized by a private investor however the land was allocated for hides and skins and it should be maintained as such.
4. Clarification whether all churches will be considered in the plan.
5. Requested the planning team to look into the issue of all the exchanges affecting the village.
6. Clarification of whether Kiamachimbi police station is part of the planning area.
7. The members confirmed that the slaughterhouse is functional
8. Youths to be provided for employment opportunities to avoid vices in the area
9. Water supply in the market is an issue.
10. There arose a concern proposing a dumpsite in the village that the stakeholders were much against. However, the director reminded the stakeholders that waste generation is inevitable and thus need proper management from the source. She clarified that the village has no space capacity for a dumpsite according to planning standards. In addition, she added that the term is usually misused when it comes to solid waste management instead of a transfer station appropriate for centres.

Responses by the planning team

1. The planning team will undertake an official search to determine whether Parcel 604 is community land. This is also in addition to all the affected plot exchanges.
2. The planning team will look into details of parcel 611 and Kiamachimbi police station to determine whether it will be part of the planning area.
3. The planning team surveyor was aware of the exchanges and they will be addressed in the plan.
4. All existing churches will be mapped and considered in the plan.

The director of physical planning and urbanization invited Planner Mururu to facilitate the visioning exercise.

MIN 3/17/12/2020: Visioning

Planner Mururu explained the process of undertaking the visioning exercise and invited those in attendance to give their visions. The community gave the following proposals/visions:

1. To have an administration block in Ruthagati
2. Restore public land
3. Economically vibrant area with Value addition and youth empowerment.
4. Clustered community
5. Water supply
6. Area Responsive to Person with Disability
7. Railway transportation- substation
8. Community facility – social hall, sporting facilities, gym.
9. Modern Health Centre
10. University
11. Police Post
12. Girls Boarding school
13. Youth empowerment workshops
14. Waste Transfer station
15. Sewerage network
16. Industry development
17. Office for agriculture in the area.

Planner Mururu thanked the participants and explained that their proposals will help the planning team in coining a shared vision statement. He then invited the director of physical planning and urbanization to give the way forward.

MIN 4/17/12/2020 Closing, Way Forward and Adjournment

The director of physical planning and urbanization explained the proposals given will be analyzed with the help of sector experts to come up with the best plan. She then elaborated the planning team will prepare a draft plan which will be presented to the community for their comments.

She then invited the Assistant County Commissioner (ACC) to close the meeting. The ACC thanked all the participants. She then reminded all to observe the COVID-19 protocols during the festive season. There after the subchief, Madam Rose invited Pastor Muriu to make a closing prayer.

There being no other business the meeting was closed at 1:10 Pm.

Minutes Confirmed by:

Name.....Designation.....

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

Name.....Designation.....

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

COUNTY GOVERNMENT OF NYERI



DEPARTMENT OF LANDS, HOUSING, PHYSICAL PLANNING AND URBANIZATION

1st Stakeholders Meeting for the Preparation of Ruthagati LPLUDPDate 17th December 2020

Venue: Chief's Camp

S.No.	NAME	ID. No.	Organization/Representation	Phone No.	Email address	Sign
1	PASTOR VITHARA NJUGUNA	8249017	CHURCH - KAG	0713715510	ajuguna.joseph82.com	M.L.
2	Isaac Wangari	29347480	Department of Gender, Youth and Social Services	0703825261	isaacwangari13@gmail.com	Isaac
3	JOSEPH N. KILIMATI	9824559	Sub County water officer merika	0725578143	Kyumu33@gmail.com	Joseph
4	EPHANTUS MAINA MARIKA	4835581	Education	0726826980	ephantusmaina@gmail.com	EPHANTUS
5	WILSON WAMWERA	26677373	Business man	0724258573		Wilson
6	Nancy WOKI	13430765		0725176254	Ruthagati plot	Nancy
7	Samuel Ndirangu	11318201	Transport	0722695740	Sindiga93@gmail.com	Samuel

PREPARATION OF RUTHAGATI AREA LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

8	LUCY WAMWERA	1310398	disability	0716854638		Lucy
9	BERNICE WANGU	1278032	Committee	0722998409		Bernice
10	Lydia Wangu	12775864	community	0723750202		Lydia
11	J. KINYUA THEURU	0359313	A.I.P. C.A. CHURCH	0705709893		J. KINYUA
12	Patrick Mwangi	23354868	County Director AGRIBUSINESS	0722234760		Patrick
13	Timothy W. Gitau	4434942	Community	0722122305		Timothy
14	PETERSON MUKA	11286439	RUTHAGATI CATHOLIC CHURCH	0722341176		PETERSON
15	SIMPSON MUKA	8441527	SECURITY	0722786788		SIMPSON
16	MARGARET MAGOTHO	6834355	K A G	07194598457		MARGARET
17	Mary Wamun	3184279	Market	071466584		Mary
18	Edwin Gichuro	24105755	TRANSPORT	0705538144		Edwin
19	Simon GATHERIA	11286813	KIANGI PRIMARY SCHOOL	0721515108		Simon

PREPARATION OF RUTHAGATI AREA LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

20	Josephine Kamau	9864848	S.D.A	0725295256		
21	James Muriuki	7874535	Deputy	072063882		
22	P.N. GITHIHO	024567 0723606198	RUTHAGATI (MKT)	070360658		
23	PASTOR EPHRAIM MARIU	12775470 0720987493	PEFA CHURCH	0720987493	ephraimmaru@gmail.com	
24	JONAH MUCHEMI	23993625	Village Committee	0725146244		
25	D. Kairimu Muthui	22282322	Community	0712201435	dwaikimu7@gmail.com	
26	Mary Gathoni Kigenia	3184902	Village Committee	0728513821		Mary
27	Beatrice Njoroge	8351322	Ruthagati High School	0726739265	BeatriceNjoroge@gmail.com	
28	Rahab Nyoti	3187033	Ruthagati HCK	071391063	Rahab Nyoti	
29	Margaret Waisimu	3187353	Village Committee	074776589		
30	Miriam Chabi	3186728	Ruthagati Shopping Center	0726875586		Miriam
31	Veronica Kibuchi	5512295	Ruthagati Market	072169057		Veronica

PREPARATION OF RUTHAGATI AREA LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

32	Elizabeth Wanjiru	07188863	Village Committee	0713565834		
33	ROBERT N GITHUA	071177562	Vice Chair Committee	0722497669	lgithua75@gmail.com	
34	AGNES KAIRIMU MURARI	25333121	YOUTH	0710357086		Agnes
35	Effy Awor	29548988	LHPPU - SCP - Mathara West	0702417309	effyachio.co@gmail.com	
36	Maria Muriu	31294253	LHPPU - Planner	0703841560	maria.muriu7@gmail.com	
37	Peter H. Allichu	29300195	LHPPU - SCP - Kieni	071444435	ngugindichu@gmail.com	
38	Hammy Ndumra	30727111	LHPPU - Planner	077506813	hammyndumra@gmail.com	
39	Andon Chaga	29788571	LHPPU - Planner (M/In/Arch)	0700211155	hudsonchaga@gmail.com	
40	ROSE - N. KANG'ERI	9671575	ADMINISTRATION	0726001073	rosekangari@gmail.com	
41	NEBAKARI RASHID	27628329	ADMINISTRATION	0726635343	rashidnabes@gmail.com	
42	Koech C. Baticia	2071886	County Government	072486000	diego.koech@cpw.go.ke	
43	Rose N. Mugereki	5776892	Directorate of Agriculture	0722605065	daonmugereki@yahoo.com	

PREPARATION OF RUTHAGATI AREA LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

44	Nicholas Migwi Ndirangu	22639776	Administrator	0712296536	Ndirangu185@gmail.com	
45	William Muthiga Maina	1408776	Chairman Connecte	0727103669		
46	WILLIAM WACHUKU	3421029	comm member	0703109657		
47	AGNES W. KANJA	7994496	SME CHIEF	0729166780	agneskanya72@gmail.com	
48	JAMES K. NDOGU	29923448	YOUTH REPRESENTATIVE	0714527702	JAMESKIBIRAI12@gmail.com	
49	NWANGI K.R	3511267789	DEPUTY Principal Ruthagati High School	0729236672	Nwangi.nicholas72@gmail.com	
50	James Rugava	22494373	Summit faith church	0724653165	Jamesrugaveljake.com	
51	GIDEON WAMUKU MAINA	31229563	P.A. MCA KIRIMUKU WARD	0727093304	Wamukugideon.give@gmail.com	
52	KINYUA WAMUKU	6828292	C.G.N	0722474005	godfreykw@gmail.com	
53	HARRISON NANI	28398207	TRADE C.G.N	0727637233	harrison59@gmail.com	
54	EUSTACE MURITHI	21424686	DRIVER	0721116292	Emurithi11@ yahoo.com	

Appendix 7: Public Meeting Minutes

MINUTES FOR RUTHAGATI VILLAGE PUBLIC MEETING HELD ON 8TH DECEMBER 2022, 11.00 A.M AT RUTHAGATI CHIEF'S CAMP

In attendance

1. H.E. David Kinaniri	Deputy Governor Nyeri County
2. Hon. Muriithi Ndagita	MCA Kirimukuyu Ward
3. Peter Wang'onde	Sub County Administrator Mathira West
4. Effy Awuor	Sub County Planner Mathira West
5. Nduati Kariri	County Land Surveyor
6. Douglas Gikonyo	County Land Surveyor
7. Alice Muriuki	Sub County Public Health Officer
8. Boniface Karogo	County Government of Nyeri Administration
9. Mebakari N. Rashid	ACC-Ngorano Division
10. Agnes N. Kanja	Senior Chief Ruthagati location
11. Rose N. Kang'eri	Assistant Chief Githima sub location
12. Nicholas M. Ndirangu	Ass Chief Gachuiri sub location
13. Peter Nkamasiai	County Survey Assistant
14. Erick K. Mwangi	Intern Physical Planner (Recording)
15. Sammy Waithaka	GIS Officer
16. William Mathenge	Chairman Settlement Executive Committee (SEC)
17. Robert Ndegwa Githua	Vice-Chairman (SEC)
18. Bernice Wangu	Secretary (SEC)
19. Jonah Muchemi	Vice- Secretary (SEC)
20. William W. Wangombe	Special Persons Representative (SEC)
21. Elizabeth Wanjiru	SEC member

Annexed on the minutes is a list of the other community members present.

Agenda

1. Call to order
2. Opening Remarks
3. Presentation of the progress of the preparation of Ruthagati LPLUDP
4. Matter arising from the Presentation of the progress of Ruthagati LPLUDP
5. Deliberation on the ongoing Ruthagati LPLUDP and space allocation for public Cemetery
6. AOBs
7. Way Forward
8. Closing Remarks and Adjournment.

Minute 01/08/12/2022: Call to Order

The meeting was called to order at 11.07 am by the area chief upon the arrival of the Deputy Governor. The area Chief then invited Mrs. Roda to lead in a word of prayer.

Minute 02/08/12/2022: Opening Remarks

The chief invited the area assistant chief Gachuiro sub location to make his remarks. The assistant chief made the following remarks;

1. He thanked the Deputy Governor and all members for attending the meeting.
2. He urged the member of the community to maintain peace during the meeting.

The assistant chief handed over to the Chief who made the following remarks;

1. The chief thanked the Governor's office for responding to the pleas of the community and thanked the Deputy Governor for visiting Ruthagati to solve the issues faced in Rutahgati.
2. She acknowledged the richness of Ruthagati village and highlighted the following proposals from the community:
 - A one-acre piece of land near the dam that had been allocated to physically challenged women was unutilized and the youth were requesting for allocation of the said plot to set up a tree nursery.
 - There is 5-acre public land in Githima area near Ngaini that the County should plan for.
 - The salt lick was around 5 acres and its boundaries should be realigned.
 - The residents of Ngaini village were yet to be issued title deeds despite surveying process already having been completed.
 - Land for public cemetery be provided for in the ongoing Ruthagati plan.

The chief then invited the Sub County Administrator who made the following remarks;

1. He thanked the Deputy Governor for requesting the meeting.
2. He invited the County Planning team to introduce themselves.

He then invited the Assistant County Commissioner who made the following remarks;

1. She Invited the Deputy Governor to Ruthagati village.
2. She reminded the members of the public to attend the oncoming National celebrations to mark Jamhuri Day to be held at Kaiyaba Ground where the County Commissioner would attend.
3. Those who had registered for fertilizers to collect at Kiamariga.

She then handed back to the Sub County Administrator who further made the following deliberations;

1. He acknowledged the journey and the challenges faced during the planning process.
2. He further noted that the plan would ensure security of tenure through titling.
3. The existence of a cemetery would ensure economic use of land allocated to the villagers.
4. He acknowledged the presence of the area M.C.A and invited the Sub County Planner to make a presentation so as to brief the Deputy Governor on the progress made.

Minute 03/08/12/2022: Presentation of the progress of the preparation of Ruthagati Local Physical and Land Use Plan (LPLUDP)

The presentation was made by the Sub County Planner.

The planner highlighted that the plan has gone through the planning process way from the 1st stakeholder meeting that the residents agreed that Ruthagati village be planned for, data collection, 2nd stakeholders' meeting where the planning team presented the situational analysis of Ruthagati village and visioning by the residents who gave proposals on developments they wanted. She

emphasized that the plan is at the draft plan stage that was scheduled before general election but due to disagreements among residents, the plan could not be presented to the residents and stakeholders.

She noted the facilities provided in the plan were industrial park, youth empowerment workshop, police post, chief camp, health centre, playground, PWD empowerment centre and social hall. It also catered for same plot acreage for the beneficiaries.

The plan aimed at minimal displacement whereby those displaced were beneficiaries who are currently settling on land proposed for public amenities.

She noted that the following proposals could not be provided for in the plan:

1. The proposal to have a university due to the size of land and the close proximity of Karatina University (town and Main campus) and Mathira Technical. Instead, a youth empowerment workshop was provided.
2. The proposal to have a girl's boarding school was not granted because the population threshold could not necessitate provision of another one but the residents to utilize the existing ones that are within range.
3. There was no need to have a railway substation with Ruthagati being in close proximity to the main station in Karatina Town.
4. The proposal to have a public cemetery was to be decided by the community.

The planner highlighted however that what could not be agreed on was the acreage to be allocated to the beneficiaries and positioning.

Therefore, the remaining steps of the plan remain being presentation of the draft plan and approval by the County Assembly.

Minute 04/08/12/2022: Matter arising from the Presentation of the progress of Ruthagati LPLUDP

The Administrator invited views from members of the community from the presentation made. He invited Mr. Ndegwa, the Settlement Executive Committee (SEC) Vice Chairperson who made the following remarks;

1. He was surprised that the initial Settlement Executive Committee had changed. He further expresses discontent with the current committee.
2. He further noted that the vision of the plan had been shared during the 3rd stakeholders planning workshop meeting at Kaiyaba.

The Administrator then invited Mr. Mathenge to make remarks on behalf of the community.

Mr. Mathenge however handed over to the Community Secretary Mr. Gachagua who made the following remarks and deliberations;

1. He highlighted that Ruthagati was not a colonial village but came as a result of land surrendered from the initial land owners during land demarcation.
2. The initial land size was 82 acres.
3. The Committee representing the community had been set up since the beginning.

There were disagreements from the public and the area chief called for members to remain peaceful.

Mr Gachagua continued and further noted the following;

4. In 2008, Mathira West District Headquarters had been gazetted to be set up in Ruthagati but were then moved to the current Kayaba area.
5. In 2015, signatures were collected with the guidance of the NLC chair. The agreement was for part of the village to be allocated to the University for Development.
6. He further noted that the initial size was 52 acres and the agreement was to give 25 acres to Karatina University with the agreement letters still existing.

7. The community members were hostile to the university staff and chased them away.
8. He noted that some members of the village owned land elsewhere.

The members of the public loudly expressed disagreement with Gachagua's remarks and the chief urged them to remain calm.

Minute 05/08/12/2022: Deliberation on the ongoing Ruthagati LPLUDP and space allocation for public Cemetery

The Sub County Administrator invited the area M.C.A to make his remarks who made the following remark and deliberations.

1. He noted that it was his office that had initiated the process of planning for the village upon the villagers' request .
2. Ruthagati village has ample land that could spur economic growth and create employment.
3. He envisioned Ruthagati as a future industrial hub. This could however not be achieved without planning.
4. He called for compromise to reach an agreement. There is need to reach a win-win situation.
5. The plan would be resourceful to the future generation.
6. The proposals presented by the county planning team were provided by the members of the community.
7. The committee (SEC) was selected during a public meeting.
8. There were 18 beneficiaries from the list.
9. The only remaining issues was to agree on the minimum sizes to be allocated.
10. The proposal for cemetery had earlier been raised. However, the problem came up after the death of a member of the community.
11. He pleaded with the community members to come to an agreement so as to enable completion of the plan. This would open up further development opportunities in the area. The completion of this plan would also pave way for planning other areas within the sub county to spur up development in the area.
12. The land allocation should be as per the list of beneficiaries.

The M.C.A invited H.E the deputy governor who made the following remarks and deliberations;

1. He was approached by members of the village requesting for a burial place for the first deceased person. He then consulted with H.E the Governor who then consulted with the area chief on the matter.
2. The area chief informed the governor that she could not give authority for the deceased to be buried in the village. He noted that he was later informed that the burial had taken place at 7.00 AM and that the community had requested for exhumation of the buried member.
3. A second group of people approached the office of the governor requesting for a burial place for another deceased member.
4. He noted that some members of the community seem to not have attended all the previous meetings held.
5. He further noted that the agreement needed to be reached on the same day.
6. He thanked the members of the community for voting in H.E the Governor Mutahi Kahiga.
7. He noted that the M.C.A was the representative of the area and had to be consulted before development is done in the area.

Minute 07/08/12/2022: Way Forward

With regards to the issue at hand H.E the deputy governor highlighted the following:

1. The message of the governor was that each member to get a quarter acre each.
2. There is need to provide a cemetery so as to put an end to the unusual burial ceremonies and therefore directed the physical planning to locate a space for a public cemetery with its acreage being two acres and that it be set aside at the far end of the village.

The members agreed that each of the 18 beneficiaries is allocated a quarter acre each.

It was agreed that the County Planning team in company of the community representatives were to immediately identify suitable space for allocation of cemetery so as to allow the burial of the deceased to continue.

Minute 06/08/12/2022: A.O.B

The M.C.A further made the following remarks:

1. He thanked the residents for voting him in during the last General Election.
2. Coffee production had increased by 40%.
3. There is need to revive Githima coffee factory.
4. There is need to improve coffee production.
5. He aimed at creating employment for at least 30 youths in each factory.
6. Youth under 40 years to be given coffee seedlings and sprays,
7. The dispensary would be completed and later upgraded to health centre.
8. The plan for Ngaini village was still stuck at the N.L.C.
9. He called for members to come to an agreement so that the beneficiaries can get land and get title deeds.

The M.C.A invited the principal for Ruthagati Boys who made the following remarks;

1. He thanked the county government of Nyeri for issuing bursaries to students in the school.
2. He also thanked the community for peacefully coexisting with the school.
3. He noted that the health centre would be beneficial to the school since currently the school has to take students to Ngorano Health centre and Tumutumu mission Hospital.
4. There is need to give title deed to the school due to evaluations by the National Government.

Minute 08/08/12/2022: Closing Remarks and Adjournment

The Sub County Administrator thanked the members for coming to a consensus. He thanked H.E the Deputy Governor for his intervention on the matter. He invited a member of the community to give a vote of thanks.

Mr. Sadiwa thanked the Deputy Governor for visiting Ruthagati village and invited members to support the deceased family with burial preparations.

The Deputy Governor pledged support to the deceased family and the meeting closed at 1.20pm with a word of prayer from Pastor Mariu.

CONFIRMATION OF MINUTES:

CHAIRPERSON

SIGNATURE..... DATE.....

SECRETARY

SIGNATURE..... DATE.....



COUNTY GOVERNMENT OF NYERI

P.O. BOX 1112-10100, NYERI

Telephone: 061 2030700

Fax No.: 061 2030537



ATTENDANCE LIST FOR RUTHAGATI VILLAGE MEETING HELD ON 8TH DECEMBER, 2022 AT RUTHAGATI VILLAGE AT 11.00 AM

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	James Mwaruri	11319566	Village	0710469168	
	Proffrey Maini Kingi	4422963	Committee	0728858233	
	Ephraim Mutitu Kinyo	4422959	Community	0722866122	
	Peninah Wainimu	0968945	Officer	0711847278	
	BERNICE WANGA	12778032	Secretary	0722998409	
	James Mwangi	3373547	Committee	0700347446	
	William Mathenge	1408776	CI/Man	0727103669	
	JOHN KARUKI	13538292	VILLAGE	0728791412	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
15	James K. Wahome	21772855	Ruthagati V.	0724478503	
16	Patrick Muriuki	5558867	Ruthagati	0727347310	
17	MARY WUNJIKU NGARI			0708994072	
18	ROBERT NDIKIA	11772302	VILLAGE	0702407664	
19	Benny Mwangi	21000000		0720362377	
20	Anne W. Muthuri	27437519	Ruthagati	0715189229	
21	Irene W. Wahome	8652235	Ruthagati	0715315869	
22	Damaris Mucemi	4348451	Ruthagati	0720662024	
23	Dorcas W. Muthuri	22282322	Ruthagati	0712201435	
24	Charity N. Maina	11502864	Ruthagati	0710915457	
25	LYDIA WANGA	5509488	Ruthagati	0702685494	
26	Grace Wangu	13545484	Ruthagati	0721752056	
27	Beatrice Muthuri	3726955	Ruthagati	0724513635	
28	Marta Wainimu	20051254	Ruthagati	0731458905	
29	Wakori C. Ndirangu	3374831	Ruthagati	0724466173	
	Nicholas M. Ndirangu	22639770	Chief - Gachuiro	0712110330	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	MARURU KAMWAR	5548784	Community	0722867183	
	EUGENIA MAINA	21558352	Community	0756593174	
	WANGUI MURITHI	3371750			
	JAMES KAMAU NIRO	034835	Community	0796187543	
	MOSES THEURI	05502050	Community	0725865631	
	JAMES MAINA	1406977	Community	0714267136	J. MAINA
	ROSE NOKARI	3188653	Community	071797758	
	Samuel Mathogu	11630218	Community	0720799557	
	MARY NYOGABI				
	AGNIES WANYIRU				
	WINFRED WACHERA	272117034	Community	0728882965	
	Simon Mwari	24123076	Community	0725864039	
	MURIEL MURITHI	22217871	Community	07787670	
	Samuel Moina	13542792	Community	0706111723	
	SACKSON MUGAMBI WAMATI	5161628	Community	0721567002	

No	NAME	ID NUMBER	ORGANIZATION/ REPRESENTATION	TELEPHONE NO/ EMAIL	SIGNATURE
	GEORGE NYIRITU	10 0236455		0726061123	
	James Muhoro	22494373 0724653165	Church	0724653165	
	JULIUS KATHANGA	3190434		0721615385	
	EPHRAIM KAGEMA	3727716		0722352751	
	Joseph MUTHURI	41272432		0727925559	
	JAMES NURULLI	7874535		0720638582	
	PETER GITINJI	5924535		0722772454	
	NICHOLAS NYIRITU	11032427	CLERK/CHURCH	0729140477	
	VERONICA KIBUELI	5512293		0721690957	
	Rt Michael Gitimu	7029796 0721430734	Pega church	0721430734	
	Ephraim Maina Mariga	4835581		0720826980	
	Joseph Gachagua Mwangi		Member	0725374292	
	PETER WAMARI	5217967	Member	0718065171	
	Timothy W. Gitinji	4434942	Member	0722172305	
	Pst. Ephraim Maina	12775470	Pefa Church	0720987493	
	ELIZABETH WANJIRU	10188863	Committee member	0713565834	
	PAUL WAMAU RUGOYO	5513908	" "	0720735733	
	James Muchang	10324363	" "	0796233363	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
1	SAMUEL MURITHIA	21241885	RUTHAGATI VILLAGS	0723254471	<i>[Signature]</i>
2	SIMON MWANGI	4809726	RUTHAGATI II	0703982 048	<i>[Signature]</i>
3	PETER MAINA	3726784	RUTHAGATI II	0705411498	
4	SAIRO MUCHIRI	0961540	RUTHAGATI II	—	
5	MAHETU KACIONDU	3186829	RUTHAGATI Loc	0725807099	<i>[Signature]</i>
6	SAMUEL MAURA	13322177	RUTHAGATI	0723685018	<i>[Signature]</i>
7	DAVID MAINA	20014249	RUTHAGATI	0720162034	<i>[Signature]</i>
7	JOSEPH WACHIRA	4187002	RUTHAGATI	0703609520	<i>[Signature]</i>
8	GEORGE KAMAU	3498346	RUTHAGATI	0721348810	<i>[Signature]</i>
9	JOYCE WAMBU MURIUKI	3727696	KIAMACHIMBI	0725867887	
10	JONAH MUCHEMI	23992625	RUTHAGATI	0725146244	<i>[Signature]</i>
11	SIO MOU RION	21772313	RUTHAGATI	0722476801	<i>[Signature]</i>
12	Munyoke Muthuri	22287086	Ruthagati	0728662211	<i>[Signature]</i>
13	Saad Karim	1243423	Ruthagati	0710435283	<i>[Signature]</i>
	EPHANTUS MAINA	7070460	Ruthagati	0711612525	<i>[Signature]</i>

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Appendix 8: 3rd Stakeholders' Meeting- Presentation of draft plan

MINUTES FOR THE 3RD STAKEHOLDER'S PLANNING WORKSHOP FOR THE PREPARATION OF RUTHAGATI LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN IN MATHIRA WEST SUB-COUNTY, NYERI COUNTY.

VENUE: CHIEF OFFICES GROUNDS, RUTHAGATI VILLAGE

DATE : MARCH 1ST, 2023

PRESENT

Attendance list attached.

KEY STAKEHOLDERS INVOLVED

S/No.	LEVEL	STAKEHOLDERS
1.	National Government	- National Land Commission - National Administration & Coordination
2.	County Government	- Office of the Governor - Member of County Assembly -Kirimukuyu Ward. - Department of Lands, Housing, Physical Planning and Urban Development. - Department of Environment and solid waste management - Department of Health services- Public Health
3.	Local Community	- Squatters - Ruthagati community members - Religious Leaders - Business community

AGENDA

1. Preliminaries and Opening Remarks
2. Presentation of the draft plans
 - Village plan
 - Market plan
3. Presentation of land allocation proposals
 - Proposal for plot allocation for churches
 - Plot exchanges within village
 - Verification of squatters
4. Plenary session
5. Closing Remarks & Way Forward

MIN 1/01/03/2023: Preliminaries and Opening Remarks

The meeting was called to order at 11:05 am by the assistant chief Gachuiro sub location. He then invited a volunteer from the community to make an opening prayer. The assistance chief then welcomed all the guests and thanked the members of the community and for honoring the invitation.

Remarks from Senior Chief Ruthagati Location- Agnes Kanja

The Senior Chief welcomed H.E. Deputy Governor of Nyeri County in Ruthagati area and thanked him for gracing the meeting. She requested the members of the public to conduct themselves with decorum and avoid shouting at each other during the plenary session. She then invited the Assistant County Commissioner (ACC)-Kirimukuyu ward-Jane Njoki to give her remarks.

Remarks from Assistant County Commissioner – Kirimukuyu ward- Jane Njoki

She began by thanking the county government of Nyeri led by the Governor and the Deputy Governor for initiating Physical and Land Use Planning in Ruthagati village. She said the plan will be key in solving land disputes and concerns that are frequently presented to her office regarding the area. She then requested the County Government to undertake planning of all the colonial villages in Mathira and the County in general.

Remarks by the Mathira West Sub-County Administrator- Peter Gichuru Wang'endu

The administrator thanked H.E. Deputy Governor for his personal commitment and support he has shown in the planning process of Ruthagati village and the determination of finalizing the process. He also thanked the area Member of County Assembly Hon. Ndagita for not giving up on the process and for his continued push to have the planning process of Ruthagati finalized.

He finally introduced all the Mathira West Sub County officers present.

Remarks from Principal Planner – Mr. Joseph Njomo

The principal planner gave apologies of the Director Physical Planning who was engaged in other official county duties and thus was unable to attend the workshop. He then introduced the officers present under the department of Lands, Housing, Physical Planning and Urban Development.

He explained the planning processes is anchored in law and specifically the Physical and Land Use Planning Act, 2019. He explained the step by step process the preparation of the plan is following which included:

- Publication of Notice of Intention to Plan
- Data collection and analysis
- Preparation of the Draft Plan
- Circulation to relevant County Department and National Government Agencies
- Publishing Notice of Completion
- Submission to the County Executive Committee for Adoption
- Submission to County Assembly for approval through the Lands Committee for approval
- Publishing Notice of Approval
- Surveying through County Director Lands and survey
- Registration and issuance of land ownership documents
- Implementation of the plan including resettlement of persons affected

He further explained the whole is consultative and all stakeholders are engaged in every step. He further explained to the community that there will be no charges or levies to be incurred during the registration process. He also explained the county will use the best approach available to facilitate the resettlement of the persons who will be affected.

Remarks from National Land Commission (NLC) - Diba Wako

He highlighted Ruthagati is among the 272 colonial villages in Nyeri that H.E Rt. President Uhuru Kenyatta directed to be surveyed and the land ownership documents issued to the beneficiaries.

He explained NLC is key in the planning and surveying process as the oversight and is in charge of the management of public land.

Remarks from Member of County Assembly (MCA)- Hon. Muriithi Ndagita

Hon. Ndagita thanked the Deputy Governor the support he has continually shown to the process of planning OF Ruthagati Village.

He explained the planning process is participatory and that is why the county planning team keep coming back for stakeholders' engagements. He also highlighted the plan that will be presented is a draft and the stakeholders concerns that will be raised during that meeting will be addressed before the submission of the final draft plan for approval purposes.

He explained the benefits of having the plan prepared and approved highlighting on its role in investment by attracting development partners and investors in the area.

Remarks from H.E. Deputy Governor – H.E. David Kinaniri

H.E. Kinaniri gave a message of goodwill from the H.E. the Governor of Nyeri County, indicating the governor was supporting the planning process. He also stated the governor's proposal to have a two acres land allocated for a public cemetery and have all the squatter settled and issued with the land ownership documents.

He then stated he had come with the title deed belonging to Nyaruta Wa Gathungu. He explained the land that belonged to Nyaruta in Kiamachimbi was surrendered to the county council as an exchange for a parcel in Ruthagati Village. He further explained the land at Kiamachimbi is currently occupied by a church and an ECDE centre. He stated he will ceremoniously hand over the title deed to Nyaruta. He then called upon Nyaruta to receive the said title deed.

MIN 2/01/03/2023: Presentation of the Draft Plan

The Principal Planner invited physical planner Marcos Mururu to make the presentation of the draft plan.

Mr. Mururu began by highlighting all the proposals suggested by the stakeholders at the previous stakeholders meeting. He further presented how the plan responds to stakeholders' proposals by presenting the draft plan including the market center land use plan and the village land use plan. His presentation highlighted:

S/NO	Stakeholders' proposal	Draft Plan Response
1.	To have an administration block in Ruthagati	The plan provided land for County & National Administration.
2.	Restored public land	Apart from land Allocated for squatters and exchanges all the other land users are public.
3.	Economically vibrant area with Value addition and youth empowerment.	The plan allocated land for and Industrial park and Youth Vocational Training Centre.
4.	Clustered community	The plan clustered the community in one area with each squatter getting 0.1 Ha.
5.	Water supply & Sewage Network	The Plan provided roads of adequate width to accommodate wayleaves for the water and sewer reticulation.

6.	Area responsive to person with disability	The plan proposes all developments within the village and the market to be mainstreamed to respond to the needs of the people living with disabilities. A facility shall be developed within the social hall for the same
7.	Railway transportation-substation	The proposed sub-station can be hosted within the existing 60M railway reserve.
8.	Community facility – social hall, sporting facilities, gym .	The plan provided for a community social hall and Resource Centre. That shall also hold a facility for pwd
9.	Modern Health Centre	The plan provides for additional land for the existing dispensary which in future can be expanded to a health centre.
10.	University	The area is in close proximity to two universities (Karatina University, Rathithi Polytechnic and Mathira VTC).
11.	Police Post	The plan provided land for a police post under the National Administration Block.
12.	Girls Boarding school	The area is in close proximity to existing girls boarding schools.
13.	Youth empowerment workshops	The Plan provided land for light industrial in the market for display of products produced in the industrial park. The Plan allocated land for industrial park.
14.	Waste Transfer station	The plan allocated land for a transfer station.

MIN 3/01/03/2023: Presentation of land allocation proposals

Principal Planner invited Effy Awuor – The sub-county physical planner to present the land allocation proposals:

The planner stated following issues:

1. Churches were allocated land in the plan according to the available documents which included minutes for allocation by the defunct county council. The sizes were determined by specification on the minutes and search availed. Those whose minutes did not specify acreage were allocated 0.1Ha. PEFA church was relocated from their current occupation based on their request on the same.
2. There were three (3) churches who had officially applied for land allocation in the village though they don't exist in the village. The churches were: Summit Faith International Ministries; Ruthagati Reconciliation church and Antioch Bible Community Church. She informed the community that they were not included in the plan as their allocation shall be based on consensus by the community.
3. There are several plots Kirimukuyu Gachuiro/ (91, 136, 690, 146, 660, 661, 662) designated for plot exchange however the process of verification of the exchanges is ongoing and thus portions for plots 91, 136, 690, 146 have not currently been included in the plan. The exchanges will be included in the plan once the verification processes are over.
4. Verification of ownership of plots 838 reserved for Ruthagati dispensary and 839 for social hall is also ongoing.
5. There were eighteen (18) squatters in Ruthagati village. She called out the names of the squatters for the community to verify. All the 18 squatters were verified by the stakeholders present. However, some were deceased and represented by their family members.

MIN 4/01/03/2023: Plenary session

The Principal Planner invited the three pastors in charge of the churches that had formally applied for land allocation to seek consent of the general community to be allocated the land for church development in the village. There was no representation by Antioch Bible Community Church and thus their application was not considered. However, pastor for Restoration and Promise Church also came forth to seek consent for allocation.

The community agreed to allocate 0.1 Ha to each church with a condition of submission of Church Registration Certificate before issuance of Title Deeds. The churches to be allocated land were:

- a. Summit Faith International Ministries
- b. Ruthagati Reconciliation Church
- c. Restoration and Promise Church

The members of the public were invited to ask questions, raise concerns.

S/No.	Question/Concern	Response from County officers
1	<u>Mr. Ndirangu</u> Can a church that support the community be allocated more land to lure investors in the area?	Land will be allocated for investment through a formal application by the investor to the County Government of Nyeri.
2	Is there land allocated for people living with disabilities and what will the Title read for that land?	There is no land specifically allocated for people living with disabilities. PWDs issues will also be accommodate at the resource centre.
3	<u>Mr. Muriithi</u> Can the squatters be allocated 0.2 Ha instead of the proposed 0.1 Ha?	The community stated the 0.1 Ha is sufficient because land is also required for other public facilities.
4	<u>Jackson Wahome</u> I bought land from someone who was involved in an exchange, will I be allocated the land that I was shown by the defunct county council or shall I be relocated.	Mr. Wahome was advised to provide land ownership documents he holds for further guidance.
5	<u>James Weru</u> If the original squatter is deceased, will the ownership documents be updated to reflect the beneficiaries?	The list of beneficiaries will be updated.
6.	<u>Joseph Gachagua</u> Since there is an existing Rathithi Polytechnic in close proximity to the village, can we merge the land with the industrial park so that we can have adequate land for industrialization?	Further analysis will be undertaken to improve the proposal.

MIN 5/01/03/2023: Closing Remarks & Way Forward

The Deputy Governor said the plan was a draft and the planning team will embark on addressing all the matters raised.

He stated the planning team will come back for a final validation of the plan to make sure all the stakeholders are on the same page.

Having no any other business, the meeting was closed at 3:20 pm by a prayer form a volunteer.

Minutes Confirmed by:

Name.....Designation.....

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

Name.....Designation.....

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

Attendance List



COUNTY GOVERNMENT OF NYERI

WHEN REPLYING PLEASE QUOTE DATE OF THIS MEETING
ALL CORRESPONDENCES TO BE
ADDRESSED TO THE COUNTY EXECUTIVE COMMITTEE
MEMBER- LAND, HOUSING, PHYSICAL PLANNING AND URBAN
DEVELOPMENT

P.O. BOX 1112-10100, NYERI
Email: ceclands@gmail.com

**DEPARTMENT OF LANDS HOUSING PHYSICAL PLANNING AND URBAN
DEVELOPMENT**



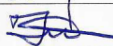
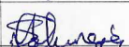
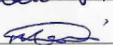
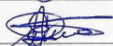
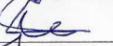
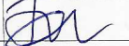
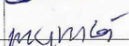
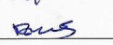
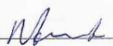
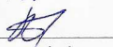
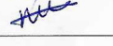
**ATTENDANCE LIST FOR 3RD STAKEHOLDER'S PLANNING WORKSHOP FOR THE PRESENTATION OF DRAFT
RUTHAGATI LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN HELD ON 1ST MARCH 2023 AT 10.00 AM**

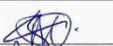
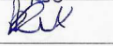
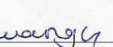
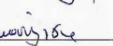
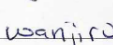
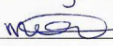
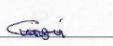
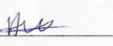
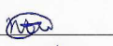
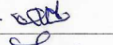
NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./ EMAIL NO.	SIGNATURE
	AGNES N. KANDU	2994496	NGAO (SNR. CHIEF)	0729662780	
	JANE N. NSURE	25983177	NGAO (AEC)	0710643312	
	PETER G. KANG'ONDY	24024407	MATHIRA WEST SUB COUNTY	070200974	
	GIDEON WAMUKIRI MAINA	31229563	P.A. MCA KIRIMUKUYU	0707013304	
	ANTHONY MURIBIHI NDAGITA	MCA	MCA KIRIMUKUYU	0723901783	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	Nduati Kevin	25346057	NYERI COUNTY GO	0710665772	
	Miriam Murgu	22278626	"	0920276128	
	James Kimani	24631500	CGN-CPSMISW	0723552543	
	Samuel Ngari	38491764	Press	0703978303	
	Mercy Wambui	39275246	Governor's Press	0112233221	
	Harold Chege	24788571	CGN-Physical Planner	0780211155	
	Marcus Muma Munira	31294253	Physical Planner CGN	0705809716	
	Peter N. Ndumu	29300195	CGN-Physical Planner	0714444315	
	Anthony Ngathu Maina	26726245	Physical Planner	0712344591	
	Dyba WAKO	27493543	NLC - N-ERI	0710238857	
	JOSEPH B. MENDO	25704119	Physical Planner CGN	0710282748	
	Effy Awaror	29548988	Physical planner CGN	0702417309	
	Nicholas M. Ndungu	22639770	Asst Chief Gachuiro	0712296530	
	William Mathenge Maina	1408776	Chairman Ruthagati	0727103669	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	SUSAN NTAMBURA				
		31383103	community	0704774139	
	SUSAN NTAWIRA	25910431	Community	0729629849	
	Francis Thanyu	9867841	Community	0736414639	
	Atanasio Kibara	9142179	"	0713916021	
	MICHAEL NDOHIO	20537167	"	0721598853	
	Godfrey Githagori	7189689	"	0723997832	
	Benson Kang Mathai	3187607	"	0733674866	
	Grace Wangari Wanguku	7012346	"	0710684766	
	Joseph Thani	9671727	Pastor	0722-390021	
	Catherine Mwangi	13320791	Community	0728941871	
	Paul W. Rugero	5513908	"	072073573	
	DAVID NUNZI	4516174	community	07222452	
	Julia Wamuny	3233395	"	0725694844	
	Beth Njeri	1141830		0710973396	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	Samuel Gachari	27700355	community	0725838478	
	Robert Muriithi	2773360	community	0717039763	
	Mama Gidugu	3186765	community		
	Michael Wachira	27751850	community	0718982015	
	Ephraim M. Kahema	3727711	Village	0722352751	
	Moses K. Wambui	25972622	community	0726074611	
	Francis W. Mwangi	5756602	Community	0721405991	
	James Rugara	22494373	community	0724653165	
	Nagat Wairimu	3187353	Village	0714776589	
	Veronica Muriu	-	Village		
	Josphine Wangiku	-	Village	0703606308	
	Susan Njoroge	20008812	CHURCH	0722438823	
	P. Kamwet Gachari	5547863	Community	0722255008	
	PETERSON MUIA	11286439	Church	0720341176	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
1.	James Muchiri	3230219	Member	0720735728	
2.	James Wery	9858619	Member	—	
3.	James Muriuki	23991953	member	—	
4.	SAMUEL MURITHIA	21241885	member	072980588	
5.	Moses Wachira	96687233	member	0721414116	
6.	Gustave Macharia	7668300	Member	0729367553	
7.	Eric Mwangi	418023	Member	—	
8.	James Mugo	39399928	Member	—	
9.	Rachael Mumbi Gakio	3187477	Member	0723574839	
10.	James Mwangi	11319566	Member	0710409168	
11.	DAVID MWANIKI	11032416	Member	—	
12.	RICHARD RAYYU	2074983	Member	072411091	
13.	Patrick Nguriri	21722547	member	0713230778	
	Mary Wambura	10325793	member	0720651160	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
14.					
15.	Anastasia Wamucii	9671894	Member	0725817164	
16.	Simon Muchiri	20068852	member	0715587257	
17.	ROBERT LINYUA	10803936	MEMBER	0725330097	
18.	SHELMITH WANJAU	12476746	MEMBER	072327926	
19.	VELONICA WANJIRU	3184669	member	0726560623	
20.	Purity Wanjiru	3187139	member	0715217311	
21.	Margaret Wanjiku	9854884	member	0727075866	
22.	Cecilia Wanjiku	34873370	member	0741414162	
23.	HELEN MACHARIA	24758735	member	0710656323	
24.	Mary Wambura	0352552	member	0717139948	
25.	Margaret Wanjiku	20233190	member	0743671374	
26.	Joseph Muchiri	22045544	Member	0720274422	
27.	Gustave Macharia	22091654	Member	0720371967	
28.	Muriuki Muchiri	0961540	Member		

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
1	Rhoda W. Nyaga	3187101	Member	0716396731	Rhoda
2	Geoffrey Ndolilo Rinyua	0236455	Member	0726061123	Geoffrey
3	P. MACHARIA MURUKI	8705811498		3726254	Muruki
4	Jasda Wanda	12416592	member	0724395370	Wanda
5	Susan Wairimu		member		Wairimu
6	Lydia Wangari	42778864	member	0723784202	Lydia
7	Purity Ndentui	3199115	Member	0705764259	Purity
8	Caroline Wathlegeni	26522908	member	0724985734	Wathlegeni
9	Jane G. Mwangi	7476476	church	071145328	Jane
10	Fidolence Wambui	12473994	church	0723792207	Fidolence
11	Clarity Nyawira	11502864	church	0710915557	Clarity
12	Annah Mwangi	1894511	church	0701210795	Annah
13	Ann Nyoki Gacece		church		Ann
14	Lucy Nyamari		Church		Lucy

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
15	Francisca M. Ngere	13101181	Church	0728122013	Francisca
16	Elizabeth Wanjiru	10188863	church committee member	0713565834	Elizabeth
17	Miriam M. Chabi	3186728	Elder	0726875589	Miriam
18	Perineah Wairimu	0965945	Committee	0711847278	Perineah
19	James Mwangi	2517523	Committee member	0722787976	James
20	Jessie Mwangi	12473486	Member	0720953445	Jessie
21	Lilian NGATIA	26106710	member	0708442063	Lilian
22	MARY NYOKABI		member	0701585306	Mary
23	Agnes Wairimu	2533321	member	0710357486	Agnes
24	Mary Wangari	5509430	ACK church	0716134390	Mary
25	Josephine Kamau	9364848	S.D.A. Church	0725295256	Josephine

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
1	Geoffrey Maina Kinyua	4422963	Community	11218201	
2	JAMES MAINA KAMUKU	1406979	Community		
3	Samuel N. Wachira	11218201	"	11218201	
4	Rev. MARIITA A.C.K. phoebe	22620708	Community	0725038236	
5	Munyaka Muthuri	22281086	"	0728662211	
6	James Gachoya	1286662	"	0716906901	
7	Rosemary Wamathi	13542798	"	0721987106	
8	Joseph Njoro Muya	23804743	Community	0725868157	
9	Beatrice Wambui Nyaga	14649283	"	07191321001	
10	Ann Nyathagi		"	0714041332	
11	Nancy Njeri	2304526	"	0724570900	
12	Margaret Wanjiru	3705035	"	0716408900	
13	Ann Mwangi	14571026	"		
14	Marion Muthuri D.	22282322	"	0712201435	
15	Mercy Muriithi	23419353	"	0728536115	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
16	Elizabeth Nyaguthi	13053565	Community	0711845897	
17	Joyce Wambui	13898457	Community	0797699625	
18	Ester Wambui	39292938	Community	0791694581	
19	SUSAN WAMBUI	29527466	Community	0703378236	
20	Mary Njeri	36091398	Community	0793045443	
21	Teresa Nyaguthi	341501	Community	0712222563	
22	Julius Gitau	13545525	Community	0724384765	
23	Geoffrey Maina	3498346	Community	0721348810	
24	Isaac Kambo	12473423	"	0710435783	
25	Susan Wangui	28771919	Community	0705989176	
26	Beatrice Wangiku	8351322	Community	0726759245	
27	Luploli Wangui	82531614	Community	072451524	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	Ephantus Maina Mariga	4835581	Community	0726826980 ephantusmariga@gmail.com	
	Marywangui Mwangi	3712874	Community	0718819043	
	Catherine Mumbi	3704725	Community	0723806966	
	Philip wahome	25817921	Community	0701987503	
	George Kinyua	3125884	Plot owner	0721460282	
	Catherine Mumbi	5507843	Community	0722-228349	
	Anne Mallagu	5756654	Community	0724584758	
	Domonik Wanjira	0760285	Community	0721688685	
	Grace Nyaguthi		Community		
	Millicent Wanjira	07038705		0719314450	
	Catherine Wanjira	2374750	Community		

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
1.	Amos Wanjihia	24763603	Member	0724908532	
2	JOSEPH NAKA	21550817	Member	0725272359	
3	PETER GITHINJI	1411948	do -	0707453770	
4	BONIFACE MATHENCIE	28541504	MEMBER	0707576558	
5	JOHN MURANGI	3219999		0717277234	
6	Julia Waiwa	3187386	MEMBER	07264992090	
7	Mary Wanjira	3187386	MEMBER		
8	Jane Mweru	11678335	MEMBER	0700411128	
9	Veronica Njeri	1833529	member		
10	Rehab Nyoti	3187033	Vice chair ACK	0713910653	
11	CECILIA WANGARI	35419150	member	0790865748	
12	Edith Mwangi Karugia	21772462	Member	0724886635	
13	MICHAEL KIBARA MURUGA	01678347	member	07142716922	
14	DANIEL MWAI M.	3187943	A member	0708550289	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
15	William M Wanjuki	0287151	Member	0704567353	

NO.	NAME	ID NUMBER	ORGANISATION/ REPRESENTATION	TELEPHONE NO./EMAIL NO.	SIGNATURE
	Timothy W Githui	4434942	Village	0722182305	
	LYDIA WANGENI	1302843 0711721760	Village	0711721760	
	MICHAEL THOMAS	12473198	Community	0722582549	
	JACKSON MURUKU WAGWAGWAG	9291329	PRIVATE	0713702230	
	NICHOLAS N. THURU	11032427	C.H.V.	0729140477	
	PATRICK H. MURUKU	5272468	Community	0723763786	
	GEOFFREY WACHIRA THURU	0585758	—	0722429897	
	P.N. PUTHIHO	0254567	—	0703606598	
	JAMES KAMWARO	0760427	COMMUNITY	0712541102	
	MARVU KAMWARO	5548784	LI	0722867108	
	VIRGINIA KIRIGO	13846203	LI	0724171553	
	JOHN MAINU	11412329	LI	0726151566	
	JAMES KIBARA WANGENI	3377225	Community	0722632754	

Appendix 9: Squatters verification

MINUTES FOR VERIFICATION OF RUTHAGATI VILLAGE SQUATTER BENEFICIARIES AND PARCEL ALLOCATION HELD ON 30TH MARCH 2023 AT RUTHAGATI CHIEF'S CAMP

MEMBERS PRESENT

As per attendance list attached

AGENDA

1. Preliminaries and Opening Remarks
2. Verification of squatters
3. AOB
4. Closing Remarks

MIN 1/30/03/2023: PRELIMINARIES AND OPENING REMARKS

The meeting was called to order at 12:00 noon by the senior chief of Ruthagati. The Chief began by welcoming all members to the meeting and invited one of the community residents to lead in a word of prayer.

Remarks from the chief

She brought to the attention to the members at the meeting it was only meant for squatters only specifically to address the eighteen beneficiaries in identification and verification of parcels to be allocated. She however gave chance for the pastors representing various churches in Ruthagati village to address the members before leaving the venue to give way for the activity for the day.

Thereafter, the Chief gave a vote of appreciation to the members for actively participating in a peaceful planning process till that moment. She invited the Sub County Administrator for Mathira West to give his remarks on the same.

Remarks from the Sub-County Administrator

He began by giving a vote of thanks to the members for attending the meeting as informed by the public notice.

He reminded them that the members to be verified in the exercise were only 18 families as confirmed in the 3rd stakeholder's meeting on 1st March 2023. He informed them as per the public notice that the document required for the exercise was original and copy of Identification card. He further highlighted that those who did not have the two requirements to ensure they get them before the verification exercise.

The Sub- County Administrator notified the public for instances of succession to be registered; the details of the beneficiary and the heir are to be provided. He enlightened the members to identify their actual ground positioning together as proposed on the development plan.

He winded up by assuring the members of the public of equal allocation of plots to all the eighteen beneficiaries. He advocated for fruitful meeting and process then ushered in the Sub- County physical planner for remarks.

Remarks from the Sub County Physical Planner

The Sub- County physical planner began by giving a vote of thanks to the community for availing themselves for the meeting and allocation process. She explained the parcels to be allocated to the squatters are in the plan that was presented during the 3rd Stakeholders meeting. She called out the eighteen beneficiaries to ensure their presence through the meeting and process then gave a brief on the procedure of the meeting.

MIN 2/30/03/2023: Verification of Squatters

The planner commenced the exercise by inviting the beneficiaries where their original and copy IDs details were verified to tally. The details were noted in the verification list and copy of IDs retained. Thereafter the beneficiaries were then requested to identify their positioning on the of parcel allocated for squatters on the draft plan. Temporary numbers were given for easy identification on the plan and verification list where the beneficiaries signed after agreement. During the noting of the beneficiary details, it was noted that beneficiary being allocated plot O₃ the names on the list and on the ID did not tally yet was claimed to be the same person. An affidavit was requested from the beneficiary claiming the same. The details were conclusively noted as per the table below. The primary verification list and allocation plan is attached as well.

S/No.	Data as of June 2020 - 1 st March 2023		Data collected on verification exercise 30 th March 2023			
	Beneficiary	ID No.	Current Beneficiary	ID No.	Plot No. Allocated	Acreage (Ha)
1.	Mary Njoki Karong'o	3374600	Mary Njoki Karong'o	3374600	O ₁	0.1
2.	Mary Nyaguthii Mwaniki	3187573	James Michael Mwangi	2317523	O ₂	0.1
			Peter Munyiri Nyagithii	10595564		
			Nyaguthii Mwaniki	3187574		
3.	Veronica Murugi Muchiri	3712443	Veronica Murugi Muchiri	3712443	O ₁₈	0.1
			James Muriuki Muchiri	23991953		
4.	Juliah Wanjiru Waigwa		Juliah Wanjiru Waigwa	3187386	O ₆	0.1
			Waigwa Matu	5482114		
5.	Rose Wanja Kamau		Rose Wanja Kamau	5558864	O ₁₅	0.1
6.	Nduhiu Gichuru		John Kinaro Gichuru	3220249	O ₃	0.1
7.	Juliah Ngima Wairuku		Juliah Ngima Wairuku	1408534	O ₁₇	0.1
8.	James Mwaura Kariuki for Isaac Kariuki Kiragu Dc'd-	11319566	James Mwaura Kariuki	11319566	O ₈	0.1

9.	Peter Maina Muriuki	3726754	Peter Maina Muriuki	3726754	O ₁₆	0.1
10.	Joseph Maina Ndiritu		Joseph Maina Ndiritu	9669024	O ₁₄	0.1
			David Mwaniki Ndiritu	11032416		
11.	Joseph Gaching'a Karumba		Joseph Gaching'a Karumba	3187473	O ₁₀	0.1
12.	Mary Gathoni Kagama Dc'd		David Ngumi Kagama	20069754	O ₁₃	0.1
13.	William Muriithi Theuri Dc'd		Margaret Wairimu Mureithi	3187353	O ₁₁	0.1
14.	Esther Wahito		Esther Wahito Nyika	2972456	O ₁₂	0.1
15.	Mary Mumbi Muchai Dc'd for Joseph Kariuki Kanyeki		Joseph Kariuki Kanyeki	3505195	O ₉	0.1
16.	Robert Ndegwa Githua	11777562	Robert Ndegwa Githua	11777562	O ₇	0.1
17.	Elias Mwangi Karagita		Elias Mwangi Karagita	21772462	O ₄	0.1
18.	Maina Mbuthia D'cd		James Weru Maina	9858619	O ₅	0.1

After noting the details, the sub county administrator read the list aloud for confirmation by members. They beneficiaries unanimously agreed on the details. Thereafter, the list was confirmed by four members of the Ruthagati Settlement Executive committee, the senior chief, Sub County Administrator and planner for Mathira West Sub County as shown:

NAME	DESIGNATION
William Mathenge	Ruthagati Settlement Executive Committee Chairperson
Robert Ndegwa	Ruthagati Settlement Executive Committee Vice -Chairperson
Bernice Wangu	Ruthagati Settlement Executive Committee Secretary
Elizabeth Wanjiru	Ruthagati Settlement Executive Committee Member
Agnes W. Karanja	Senior Chief-Ruthagati
Effy Awuor	Sub county planner Mathira West
Peter Wangondu	Sub County Administrator Mathira West

However, two members of the committee i.e., Jonah Muchemi the vice secretary and William Wang'ombe the representative of the special persons were absent for the verification exercise. One member, Mary Gathoni Kagama is deceased.

MIN 3/30/03/2023: AOB

After verification, some members enquired on the process after this exercise. The planner informed them that the comments and suggested in the 3rd stakeholders meeting would be considered and changes made and the plan displayed for their inspection and comments before approval.

Another member displayed his concern on acreage on the title deed delivered to Nyaruta Gathungu for plot Kirimukuyu Gachuiro 661 as not tallying to acreage of plot exchange with in Kiamachimbi. The planner informed him that the issue shall be forwarded to the county director lands and survey for action.

There was a concern on the plots Kirimukuyu Gachuiro 660, 661 encroaching on the village land. The planner informed them that the matter shall also be forwarded to the county director lands and survey for action.

MIN 4/30/03/2023: CONCLUSION AND CLOSING REMARKS

There being no other task in the meeting, the chief proceeded to invite one of the community members to lead in closing prayers. The meeting was adjourned at 2.30pm.

Minutes Confirmed by:

Name.....Designation.....

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

Name.....Designation.....

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

Appendix 10: Squatters Verification List

COUNTY GOVERNMENT OF NYERI

ALL CORRESPONDENCES TO BE
ADDRESSED TO COUNTY EXECUTIVE COMMITTEE
MEMBER LANDS HOUSING PHYSICAL PLANNING AND
URBAN DEVELOPMENT

When replying please quote the Exercise & Date

P.O. BOX 1112-10100, NYERI
Email:
ceclands@gmail.com



VERIFICATION OF RUTHAGATI VILLAGE SQUATTERS AT RUTHAGATI CHIEF'S CAMP ON 30TH MARCH 2023

Data as of June 2020 - 1 st March 2023			Data collected on verification exercise 30 th March 2023				
S/No.	Beneficiary	ID No.	Current Beneficiary	ID. No.	Plot No. Allocated	Acreage (Ha)	Signature
1.	Mary Njoki Karong'o	3374600	Mary Njoki Karong'o	3374600	01	0.1	Mary Njoki
2.	Mary Nyaguthii Mwaniki	3187573	James Michael Mwangi Peter Mwangi Nyaguthii Nyaguthii Mwaniki	2317523 10595564 3187574	02	0.1	Mary Nyaguthii
3.	Veronica Murugi Muchiri	3712443	Veronica Mwangi Muchiri James Muriuki Muchiri	3712443 23991953	018	0.1	Veronica
4.	Juliah Wanjiru Waigwa		Julia Wanjiru Waigwa Waigwa Mtu	3187386 5482114	06	0.1	Julia Wanjiru
5.	Rose Wanjia Kamau		Rose Wanjia Kamau	5558864	015	0.1	Rose Wanjia
6.	Nduhiu Gichuru		John Kinari Gichuru	3220249	03	0.1	Nduhiu
7.	Juliah Ngima Wairuku		Julia Ngima Wairuku	1408534	07	0.1	Juliah Ngima
8.	James Mwaura Kariuki for Isaac Kariuki Kiragu De'd	11319566	James Mwaura Kariuki	11319566	08	0.1	James Mwaura
9.	Peter Maina Muriuki	3726754	Peter Maina Muriuki	3726754	016	0.1	Peter Maina
10.	Joseph Maina Ndiritu		Joseph Maina Ndiritu David Mwaniki Ndiritu	9669024 11032416	014	0.1	Joseph Maina

Super affidavit they are same person

Thumbprint → 8TP

Mwaniki

11.	Joseph Gachinga Karumba		Joseph Gachinga Karumba	3187473	010	0.1	Gachinga
12.	Mary Gathoni Kagema de'd		David Ngumi Kagema	20069754	013	0.1	Mary
13.	William Muriithi Theuri de'd		Margaret Wainimu Mureithi	3187353	011	0.1	William
14.	Esther Wahito		Esther Wahito Nyika	2972456	012	0.1	Esther
15.	Mary Mumbi Muchiri de'd for Joseph Kariuki Kanyeki		Joseph Kariuki Kanyeki	3505195	09	0.1	Mary
16.	Robert Ndegwa Githua	11777562	Robert Ndegwa Githua	11777562	07	0.1	Robert
17.	Elias Mwangi Karagita		Elias Mwangi Karagita	2772462	04	0.1	Elias
18.	Maina Mbuthia de'd		James Weni Maina	9858619	05	0.1	Maina

Data verified by:

NAME	DESIGNATION	ID NO.	DATE	SIGNATURE
William Mathege	Chairman	1408776	30/3/2023	William Mathege
ROBERT NDEGWA	Vice Chair	11777562	30/3/2023	Robert Ndegwa
BERNICE WANJIA	SEC.	12778032	30/3/2023	Bernice Wanjia
ELIZABETH WANJIRU	Committee Member	10188863	30/3/2023	Elizabeth Wanjiru
AGNES KIKANDA	Sub Chief	7994496	30/03/2023	Agnes Kikanda
Peter Wangondy	Sub County Admin	24024407	30/03/23	Peter Wangondy
Effy Awar	Subcounty planner	29548988	30/03/23	Effy Awar



Section of the Ruthagati Draft LPLUDP presented on 1st March 2023 and used for squatter verification on 30th March 2023

Attendance List

COUNTY GOVERNMENT OF NYERI

ALL CORRESPONDENCES TO BE
ADDRESSED TO CECM LANDS
HOUSING PLANNING AND URBAN
DEVELOPMENT
When replying please quote Ref No.
& Date

P.O. BOX 1112-10100, NYERI

Email:
ceclands@gmail.com

**DEPARTMENT OF LANDS HOUSING PHYSICAL PLANNING AND URBAN
DEVELOPMENT**

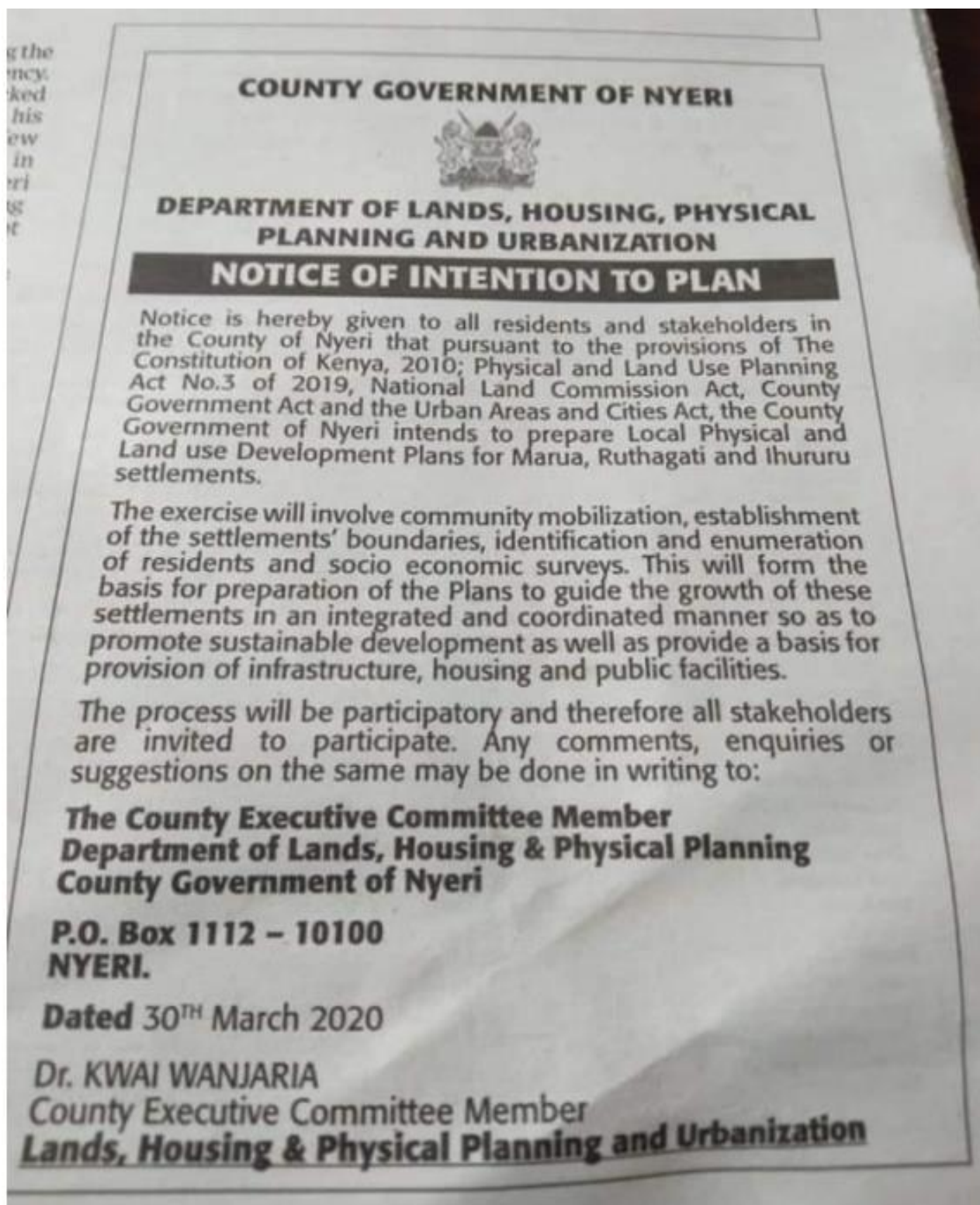
**ATTENDANCE LIST FOR VERIFICATION OF RUTHAGATI VILLAGE SQUATTERS AT RUTHAGATI CHIEFS CAMP ON 30TH
MARCH 2023**

NO.	NAME	ID NUMBER/ PF.NO	DESIGNATION/ REPRESENTATION.	TELEPHONE NO.	SIGNATURE
1	PETER WANG'ONDU	24024407	SUB-COUNTY ADMIN	0720200976	[Signature]
2	GEFFY AWOD	29545988	SUB-COUNTY PLANNER MTW	0702417309	[Signature]
3	AMOS CHIRI M.	29388571	Partner - NYI 811	0780211155	[Signature]
4	ANGELO W'KANGA	2011305373	MEETING RUTHAGATI	0729662700	[Signature]
5					
6	William Mathenge	1408776	Chairman	0727103669	[Signature]
	Annrose Muthoni Ndlovu	11286524	member	0701061622	[Signature]

NO.	NAME	ID NUMBER/ PF.NO	DESIGNATION/ REPRESENTATION	TELEPHONE NO.	SIGNATURE
	WAGWA MATU				
	WAGWA MATU	5482114	MEMBER	0726871048	<i>[Signature]</i>
	BARNICE WANGU	12778032	Secretary	0722998409	<i>[Signature]</i>
	Joseph Moina Munku	9669024	member	0715714456	<i>[Signature]</i>
	Elizabeth Wanjiru	10188863	Committee member	0713565834	<i>[Signature]</i>
	DAVID NGUMI	200639561	MEMBER	07225237	<i>[Signature]</i>
	MARY NJENI	26679744	member	071674148	<i>[Signature]</i>
	MARY WANGIKU	29060086			<i>[Signature]</i>
	Josephine Wanjiku				
	James Wanyu	9858619	Member		<i>[Signature]</i>
	David Mwangi	11032416	Member		<i>[Signature]</i>
	Esther Wanjiku	2972456		0721755383	<i>[Signature]</i>
	Margaret Wanjiku	073187353	MU	0714776589	<i>[Signature]</i>
	MARY NJOKI	3374600		0110454293	
	Juliah Ngima	1408534		0712462067	

[illegible]

Appendix 11: Notice of Intention to Plan



Appendix 12: Minutes of the Presentation of the Final Draft Plan to the Community Members for Validation

MINUTES FOR PRESENTATION OF RUTHAGATI VILLAGE FINAL DRAFT LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN TO THE STAKEHOLDERS' VALIDATION WORKSHOP HELD ON 29TH FEBRUARY, 2024, AT CHIEF OFFICES GROUNDS, RUTHAGATI VILLAGE

Agenda list

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

Agenda 1: Introduction and Opening Remarks

The meeting was called to order at 10:45 am by the area Senior Assistant Chief. This was followed by a word of prayer from one of the participants. The chief introduced the village committee and requested them to mention their names and representation in the committee. She noted that the purpose of the meeting was to validate the draft plan and confirm that the consultant had implemented all the corrections and issues raised in previous meeting. The chief welcomed CECM Lands to introduce the team from the county, KeRRA, NLC and the consultant.

The CECM noted that the project is aimed towards at improving land tenure security and in general, the livelihoods of the residents in the project area. He appreciated the consultant for ensuring that the project milestones are being achieved. He informed the members that he is working so hard to ensure everyone gets ownership documents. CECM welcomed Planner the lead planner to introduce the consultant's team and make her presentation. She the welcomed Planner Victor to make the presentation.

Agenda 2: Presentation by the consultant

Planner Wambua requested the stakeholders to pay close attention to the presentation and listen intently so that they could give any necessary correction or point out any issues that could have been left out. He also reminded the participants that the objective of the consultancy was to facilitate the conferment/formalization of secure land tenure. He expounded that the plan preparation process was started by the county government and the consultant (Geosurv Systems Ltd) was contracted to finalize on the process. He began by highlighting all the proposals suggested by the stakeholders at the previous stakeholders meeting. He went on to elaborate all the proposals in the plan starting from residential plots to agricultural land in the village. He stated that all the proposals were supported by development guidelines. He stated that the aim of the development guidelines was to bring order, harmony and ensure compatibility of land uses.

Agenda 3: Plenary

The consultant invited the participants to candidly express any concerns that had not been addressed in the discussion. The following comments were raised:

1. The members informed the consultant that in the previous meeting they had requested the county government to amalgamate the land that had been initially proposed for an industrial park and for the Agricultural research centre so as to create more space for industries. The issue was resolved that the two proposals to be combined and form more space for Agro-industrial Park.

2. The members also agreed that Ruthagati secondary school was correctly placed as they had proposed in the previous meeting.
3. They also agreed that Cemetery and Dumpsite were in the correct location as they had proposed and therefore, they should remain.
4. The members resolved that International Ministries, Summit Faith and Restoration Promise to be relocated to the open spaces available and their current position left as public land for future use by the community.
5. They also resolved that People who surrendered their land for a road in other settlement/villages to be allocated equal area after analysis of their documents.
6. The members agreed that the proposed County Administration Block was to remain as was for future purposes.
7. Some members were concerned about the safety of the dumpsite to the neighbourhood. They were informed by the public health officer that it was a waste transfer station and not a dumping site and it met all the specifications and the location was suitable.
8. The members also agreed that two members (i.e. Kamweti Gakunia and Gachari Gichaba) had surrendered some part of the land and were to be give equal portion of land in Ruthagati village. They therefore agreed that the two members should be give equal piece of land in the village.

The participants appreciated the consultant for involving them in the assignment execution process noting that they fully understood the importance of the project.

The participants requested the consultant expedite the process to ensure that they would receive their ownership documents.

Agenda 4: Way forward

The participants unanimously validated the draft plan and also agreed that the consultant should amend the changes and submit the plan to the county government. A copy of the plan to be submitted to the chief office for public review and anyone with a complain should forward it to the County Physical Planning Office.

The CECM informed them that the final plan will be placed in two daily newspapers **for sixty day** for review and commends from the general public before its approval.

The Area MCA informed the members he has been part of planning process and once the plan is tabled in the county assembly, he will ensure it is approved as fast as possible.

Agenda 5: Adjournment

There being no other business, the meeting ended at 12:30 pm with a word of prayer from one of the participants.

Minutes Confirmed by:

Name.....Designation.....

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

Name.....Designation.....

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

Photo Logo



Attendance List



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

DRAFT PLAN PRESENTATION WORKSHOP

VENUE: CHIEF'S OFFICE Grounds DATE: 29/02/2024

LIST OF ATTENDANCE

S.No	Name	Department / place	Designation	Phone. No	Signature
1.	Simon mwana m'ina	Squatter	ID 38566018	07567670	
2.	Richard Karigi	Squ	20074983	072451011	
3.	DAVID NGUMI	Squatter	20069754	072452241	
4.	JAMES WERU	Squatter	9858619	0728456865	
5.	Rev Richard Mwangi Mwangi	Community Church	10119821	0728456865	
6.	Pastor Kihara Njuguna	Community Church	8749017	072578700	
7.	IBRAHIM NGALIA NDERITA P.S.I	RECONCILIATION CHURCH	10682105	0726891084	
8.	BERNICE WANGA	Committee Sec.	012778032	072299847	
9.	James MURUKU		5622535	072063888	
10.	WINFRED M. WACHIRA	Farmer	0758514	072451688	
11.	Elizabeth Wanjiru	Committee Member	10188863	0713565834	
12.	PETER MURUKU	SQUATTER	29169084	0722603003	
13.	DANIEL NGARI MUNDIA	S.D.A Church	9671638	0722444927	
14.	KINYUA				
15.	JPCINTA Bathigia Ndizangit	P R R C	0854046		

S.No	Name	Department plots	Designation ID	Phone. No	Signature
16.	SUSAN mukami	exchange	22122001	0724822947	
17.	Lydia Wairimu	PER-P-C	23152248	0701591733	
18.	Lucy wanjiku	PEFA	21882797	0725671350	
19.	Julio Ngima	school			
20.	Veronica Mutugi	school			
21.	Marcy Wairimu	squater	27003149	072966287	
22.	Juliah Wanjiro	squater	3187386	0724992090	
23.	JAMES LAMBUKA	Residence	0348812	072508120	
24.	Samuel Ndavangu	Trade	11318201	0712695768	
25.	JAMES MAINA	Road	14006997	071926786	
26.	JITUS Gitau	-	13545525	0724354751	
27.	Joseph Muriu		9669024	0715714456	
28.	George Kinyua	Plot 2 & 16	3125884	072146082	
29.	James Kaini Gathuru	Plot No 5	ID 0760020	0712934783	
30.	GEOFFREY WACHIRA THINDI	Plot No 31	0583738	072242997	
31.	JONAH MUCHEMI	YOUTH REP	23992625	0725146244	
32.	JAMES MURIRUKI	village	23991953	07263304	
33.	RUSH MIAWEL	village	8549203	07000833	
34.	JAMES MURIRUKI	Village	8230219	-	
35.	Josephine W. Kamau	S.D.A	9364848	0725295256	
36.	Nancy NOKI KIBWI		13430765	0725176284	

S.No	Name	Department	Designation	Phone. No	Signature
		plots & Exch	10		
37.	Julius Colkhaing		3190434	072645335	
38.	Petera Muge	Catholic Church	11286039	0726341175	
39.	Rose wanda	Village	5558864	0716696195	
40.	ESTHER MURIUK	SDA	23037448	0712468285	
41.	ESTHER WAIHUKU	VILLAGE	6828248	0757337852	
42.	Joseph Chumiga	Village	3187473		
43.	NYAGUTHI MWAMUKI	village	3187573		
44.	MARY WANJIKU NGARE	village	3187006		
45.	AINES WAIRIMU	village	25333121	0780882239	
46.	ABITHA HIERI	VILLAGE	25221861	0720053412	
47.	NJOKE GACHINGA	VILLAGE		0713953653	
48.	Geofrey Kaitaka	VILLAGE		0725387792	
49.	Anastasia Wamua	VILLAGE	96718961	0725817169	
50.	Raphael Maita Macceru	Ruthagati	5462675	071727810	
51.	JACKSON GITHAIGA MUKERE	VILLAGE	12473379	0739539729	
52.	Simon Mugo	Ruthagati		0722786205	
53.	Joseph Muchai	Ruthagati	22045544	0720274422	
54.	Geoffrey Macheria	Ruthagati	22091652	0720371967	
55.	P.N. Githiga	do	0254567 0703606598	0703606598	
56.	William Matherge	V. Man	0721408276 0721103669	0727103669	
57.	Joseph Gachaga	Ruthagati	0725539292	0725334292	

S.No	Name	Department	Designation	Phone. No	Signature
58.	PASION GOTHU MATHIA	CHURCH	0726151566	11412329	
59.	PASTOR SUSAN NGATHA	CHURCH	0720684154	25877921	
60.	DORCAS MWENDE	Church	0700741347	39936280	
61.	CHARITY W. GACHARA	AGRICULTURE	SUB-COUNTY AGRICULTURE OFFICE	0721600970	
62.	CHARITY ALPCA MARY WAMBURA	APC-A	0720651160	11325993	
63.	Charity Wanjiku	LIVESTOCK	Livestock Production Officer	0703184115	
64.	MARTIN WANG'ONDU	TRADE	WEIGHTS & MEASURES OFFICER	0707512318	
65.	ESTHER WANITO	Land	0721755383	28	
66.	CHRISTINE MURINGO	church	0712005397		
67.	SHELMITH KAMWANO			075861177	
68.	VERONICA KIBUCHI	Plot		0721690957	
69.	KENNEDY KENOGA	EPD W.E.CE	0721553395/EPD	301125342	
70.	PAUL RONGA	Land	0704084988		
71.	Beatrice C. Kaeel	Land	Director Physical Planning		
72.	Effy Auvor	Land CGN	planner	070247309	
73.	MURICA MONGU	records/PCG	records	0720276128	
74.	ESTHER NJERU	Agribusiness	Agribusiness	079605586	
75.					
76.					
77.					
78.					



CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF RUTHAGATI VILLAGE IN NYERI COUNTY

DRAFT PLAN PRESENTATION WORKSHOP

VENUE: Chief's Office Ground DATE: 29/02/2024

LIST OF ATTENDANCE

S.No	Name	Department	Designation	Phone. No	Signature
1.	Margaret Ngari	Govanais Office	Ward administrator	072577002	
2.	Hon Ndaga Gachuma	CEM	lands	079511544	
3.	DEHIS MURUKI MURUKI	SC. P.H.O (HEALTH)	SC. P.H.O	0781793636	
4.	James Mwarua	Village	Village	0710469168	
5.	James Mwangi	Village	Village	0722782976	
6.	Robert Githa	Village	Committee Member	0722427669	
7.	Erustus Ngatia Theuri	member	Ruthagati	0720164619	
8.	Moses Muriithi	village	Ruthagati	0971414116	
9.	MICHAEL WACHIRA	FINANCE	DRIVER	0783287368	
10.	Adhithi Kariuki	C. G.M	Surveyor	0710665772	
11.	Anthony Ngatia	C. G.M	P. Planner		
12.	Jennifer Mderera	N. L.C.	Officer	0723037714	
13.	Janet Kenbo	N. L.C.	Officer	0701370265	
14.					
15.					

Appendix 13: 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 Gachuria	21969350	CECM	0795115144	
2	Floel Marwa	22137438	C.O Lands	0722349334	
3	Beatrice C. Kechi	201200527	Director Physical Planning	0124806591	
4	Douglas M. Gikonyo	2011047162	P. Surveyor	0723512040	
5	Peter Ndichu	20200431740	Physical Planner	0714444315	
6	Simon Mwangi M	33975171	Land Surveyor	0792616770	
7	Victor Wambua	29305493	Physical Planner - Geosur	070707537248	
8	Charles R. Gathogo	8653681	Director: Geosur	0722371007	
9	JOSEPH G. Njomo	20140008126	D. Director P. Planning	0710282748	
10	Nduati Kariri	2012016047	Surveyor	0710665772	
11	Gladys Wanjiku Wanjiku	20220581332	Records officer	0726967642	
12	Miriam Munge	2001004787	Records Officer	0726776129	

13	HARRY NDUMIA	20200104898	Housing Officer	0720843621	
14	Daniel Muriu	12781506	Director - Land & Survey	0722350462	
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Appendix 14: Minutes of the Draft Final Plan Validation by the Committee

MINUTES FOR THE PRESENTATION OF RUTHAGATI DRAFT FINAL LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN TO THE SETTLEMENT COMMITTEE HELD AT CHIEF'S OFFICE ON 29TH JULY 2025.

List of Attendance - as attached

Agendas

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

Min 01: Introduction

The area ward administrator called the meeting to order at 11:00am, and requested one of the stakeholders to open with a word of prayer. He thanked all the stakeholders for their attendance. Finally, he urged members to ask any questions they might have for clarification. She requested the members present to make self-introduction starting with the village chairman and committee, the nation administration officers, the NLC, the county team and the consultant team. He welcomed the director in charge of physical planning to make their remarks.

The director in-charge of physical planning thanked members for attending the meeting. She highlighted to the members that the planning and surveying of the village started long time ago and has never been concluded. She requested the committee members to ensure all the proposals they had made in the previous meeting had been captured before the plan is taken for the approval process. She informed the members that the department together with the consultant was ready to proceed to the next stage if the plan is validated by the stakeholders. She informed the members that politics will not be entertained in the meeting and during any stage of the planning and surveying process. Finally, he informed members that the plan will be gazetted for 60 days to allow them to provide their views on the plan. He welcomed the consultant to make the presentation.

Min 02: Presentation by the Consultant

The consultant's planner thanked all members for attending the meeting. She began by pointing out to the members the planning process is in its final stages and the project had more than the required number of meetings and presentation to ensure that the stakeholders fully participate in the planning process as required by the Kenya constitution. She noted that the day's meeting was for the committee members to confirm if all the previous proposals by the stakeholders had been amended on the final draft plan.

She highlighted that some of the issues raised during the draft plan presentation to stakeholders were; - the consultant was to merge the industrial park and agricultural research centre, relocate three churches (*Ruthagati Reconciliation Church, Summit Church Faith International Ministries and Restoration Promise Church*) and allocate two more beneficiaries equal land as they had surrendered out in other area for public use. She requested the members to confirm that all these issues had been updated on the draft plan.

Members were then issued with A3 size draft plan to get a clear view of what was presented. The planner took the members through the plan starting from the residential to conservational land uses. They were requested to make sure that all the proposals were as per the previous meeting and their wishes. They were given enough time to interact with the plan and note issues before the plenary session.

Min 03: Plenary

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

Issue Raised	Response Given
The committee members were concerned about the owner of plot number 839,838 and 837. One of the committee members pointed out that all the three plots belong to catholic church. The member pointed out that a beneficiary had been allocated plot no. 838.	The director in charge of land survey directorate pointed out that, the land searches for the three plots were conducted and they as follow; - i. <i>Plot no. 837 is reserved for Ruthagati CCM church</i> ii. <i>Plot no. 838 is reserved for CCM dispensary</i> iii. <i>Plot no. 837 is reserved for Ruthagati social hall</i>
A committee member noted that a road which pass adjacent to the railway line was missing in the plan and which the villages had been using for many years. Instead, a 15m wide road was proposed adjacent to the railway line but inside the village land parcel. He therefore, enquired why the 15m wide road can't be retained along the railway line reserve.	The director in charge of physical planning pointed out that the existing road is in the railway reserve and therefore the consultant had proposed a 15m wide road to serve the industrial park in the area. She further informed the members that a road cannot be proposed to run along and inside a railway reserve.
A committee member sought for clarification on the total number of beneficiaries	It was explained to the members that the initial beneficiaries where eighteen. However, three more beneficiaries had surrendered out their portion of land for public use and where to be compensated with equal land in Ruthagati village and therefore the total number of beneficiaries should be twenty-one.
A member pointed out that they had agreed on equal land sizes for each church i.e. A quarter of an acre. The member sought for clarification on why ACK church was allocated a bigger portion of land than agreed during previous meeting.	It was pointed out that the ACK church had minutes of allocation of half an acre. Therefore, the consultant had allocated land as per the minutes of allocation they had presented.
One of the members informed the meeting that zone 4 ₁₅ had been proposed for Agricultural research institute. He requested the consultant and the county team to propose a recreation space instead, where the community can hold events since it is close to the residential areas.	The members were informed that all the community functions can be held in the playground zone 3 ₂ which is adequate and can be accessed by all the community members.

Min04.Way forward

The participants unanimously validated the Ruthagati Village draft plan It was agreed that:

- ❖ The consultant to amend all the correction
- ❖ The process of plan approval is to commence.
- ❖ The consultant is to proceed to the next stage of the project

Min 05: Adjournment

There being no other business, the meeting ended at 1:10 pm with a word of prayer by a stakeholder.

Minutes Confirmed By:

Village Representative

Name: Position:

Signature: Date:

County Representative

Name: Position:

Signature: Date:

Principal Consultant, Geosurv Systems Ltd

Name: Position:

Signature: Date:

Photo Gallery



Attendance List



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



COUNTY GOVERNMENT OF NYERI

DRAFT PLAN PRESENTATION

GEOSURV SYSTEMS LTD

Name of Village: Ruthagati Venue: Ruthagati chiefs office Date: 29/07/2025

LIST OF ATTENDANCE

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
1.	Beatrice C. Koech	Director Physical Planning	F	0729 506521	
2.	Daniel Mukiri	Director - Lands & Survey	M	0722350462	
3.	Effy Xuvor	Subcounty planner MTE	F	0702417309	
4.	ANNE KAJA	SRA OFFICER RUTHAGATI	F	0729662780	
5.	Changler Mideru	MLC - Land Officer	F	0723037114	
6.	ARNOLD MBURU	ICT OFFICER - NYERI COUNTY	M	0705647891	
7.	Dr. PETER WACHU MUKURU, Ph.D	EDUCATION - P.E. D	M	0715862658	
8.	GRACE MUYA	Records officer	F	0726967642	
9.	Linard Kigen	Advocacy Officer	M	0720271330	
10.	PAM WATHAKA	Surveyor County	M	0714866297	
11.	Hduati Kariri	Surveyor	M	0710665772	
12.	BARNICE WANJAU	Sec.	F	0722998409	
13.	Elizabeth Wanjiru	Vice sec	F	0713565834	
14.	ROSE MAMBA KANG'ERI	ASSISTANT CHIEF GITHIMA	F	0726001073	

S.No	Name	Designation	Gender (M/F)	Phone. No	Signature
15.	Daniel Mwarari MUKITHI	MEMBER	M	0728 695322	
16.	JONAH MUEHEMI	YOUTH REP	M	0725146244	
17.	William Mathenge Maina	Chair - Maina	M	0727103269	
18.	Jehia Githaiga		M	07261665305	
19.	Joseph Gallego Mwangi	committee member	M	0725331282	
20.	Robert Njiru	Vice chair	M	072427666	
21.	James M. Mwangi	MEMBER	M	0722787776	
22.	William Wangombe	PWD rep	M	0703608697	
23.	BRIAN WACHIRA	planner	M	0740134822	
24.	Victor Wambua	physical planner - Geosurv	M	0707822729	
25.	MARA O. OKEMWA	ACC - MGORARO	M	0710521913	
26.	Margaret Ngari	ward Admin	F	072577002	
27.	CATHERINE K. KATUMA	Physical Planner - Geosurv	F	0722728378	
28.					
29.					
30.					
31.					
32.					
33.					
34.					
35.					

Appendix 15: Notice of completion – Daily Nation

DAILY NATION THURSDAY, OCTOBER 30, 2025

FORM PLUPA L-2 (r.10)



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

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

Title of the Development Plans

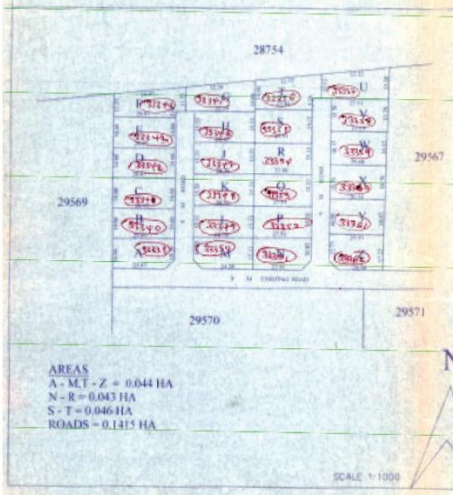
S.No	Name	Reference No.	Location
1	Ruthagati Village Local Physical and Land Use Development Plan	CGN/0481/2023/01	Mathira East Sub- County
2	Ngorano Market Local Physical and Land Use Development Plan	CGN/0477/2023/02	Mathira East Sub- County
3	Iruri Village Local Physical and Land Use Development Plan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

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

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

1/8 ACRE PLOTS
Adjacent to Olooseos Girls

PROPOSED SUBDIVISION OF KAJIADO/ OLCHOI



Call
0722300214, 07224162


COSMOPOLITAN DEPOSIT
TAKING SACCO SOCIETY LIMITED
Mobile No: 0111 003500

PRE-QUALIFICATION OF SUPPLIERS FOR THE PERIOD 2026-2028

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

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


WELTHUNG
TENDER AD
KEN 1291 - FUNDED BY C

RFT 405603 - VARIOUS CONSTR
MAKUENI & K

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

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

Offers to be submitted online or under the respective

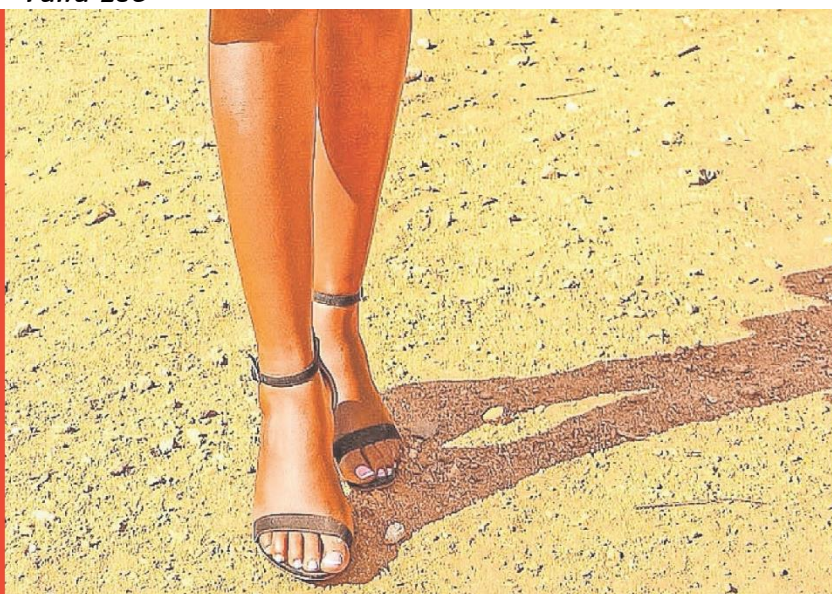
Appendix 16: Notice of completion – *Taifa Leo*

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ash-

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

**PICHA| RICH-
ARD MAOSI**

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

2344-50300 MARAGOLI

MPANGO WA MATUMIZI YA ARDHI (Nambari 13 ya 2019)**A KWA MPANGO WA MIJI NA MATUMIZI YA ARDHI****NGO WA USTAWISHAJI
YA MAENDELEO KATIKA KAUNTI 2025-2034**Mpango wa Miji na Matumizi ya Ardhi, 2019 NOTISI inatolewa kwamba juu ulikamilika mnamo **Oktoba 24, 2025.**

Mipango 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.

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

Na sababu zilizochangia kutolewa kwazo.

wa Miji, Ardhi, Nyumba na Ustawishaji wa Miji.

FOMU PLUPA L-2

(r.10)



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

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

Vichwa vya Mipango ya Ustawishaji

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

Kwa mujibu wa sehemu ya 49 (1) ya Sheria ya Mpango wa Miji na Mpango wa Matumizi ya Ardhi, 2019, NOTISI inatolewa kwamba utayarishaji wa mipango iliyotajwa hapo juu ulikamilika mnamo Agosti 4, 2025. Nakala za mipango hiyo ilivyotayarishwa imehifadhiwa kwa ukaguzi wa umma, bila malipo, katika afisi ya Mkurugenzi anayesimamia Idara ya Mpango wa Miji na Matumizi ya Ardhi katika Kaunti, Afisi ya Maafisa ya Mipango katika Kaunti Ndogo husika na katika Wavuti ya Serikali ya Kaunti ya Nyeri : www.nyeri.go.ke. Yeyote ambaye angetaka kutoa maoni au pingamizi kuhusu mipango iliyotajwa hapo juu anaweza kufanya hivyo ndani ya siku sitini (60) kwa Waziri wa Kaunti Anayesimamia Idara ya Ardhi, Mpango wa Miji na Ustawi wa Miji, Serikali ya Kaunti ya Nyeri S.L.P 1112-10100, Nyeri au kupitia anwani ya barua pepe; lands@nyeri.go.ke na maoni au pingamizi sharti yaandamanishwe na sababu zilizochangia kutolewa kwazo. Rufaa zote lazima ziwasilishwe kwa kutumia Fomu PLUPA L-3 kwa mujibu wa kanuni 12 (1) ya udhibiti wa upangaji wa matumizi halisi na ardhi (kanuni za 2021 za mpango wa matumizi halisi ya ardhi).

Tarehe: Agosti 4, 2025

JINA: MHE NDIRANGU GACHUNIA

WAZIRI WA KAUNTI

IDARA YA ARDHI, MPANGO WA MIJI NA USTAWI WA MIJI