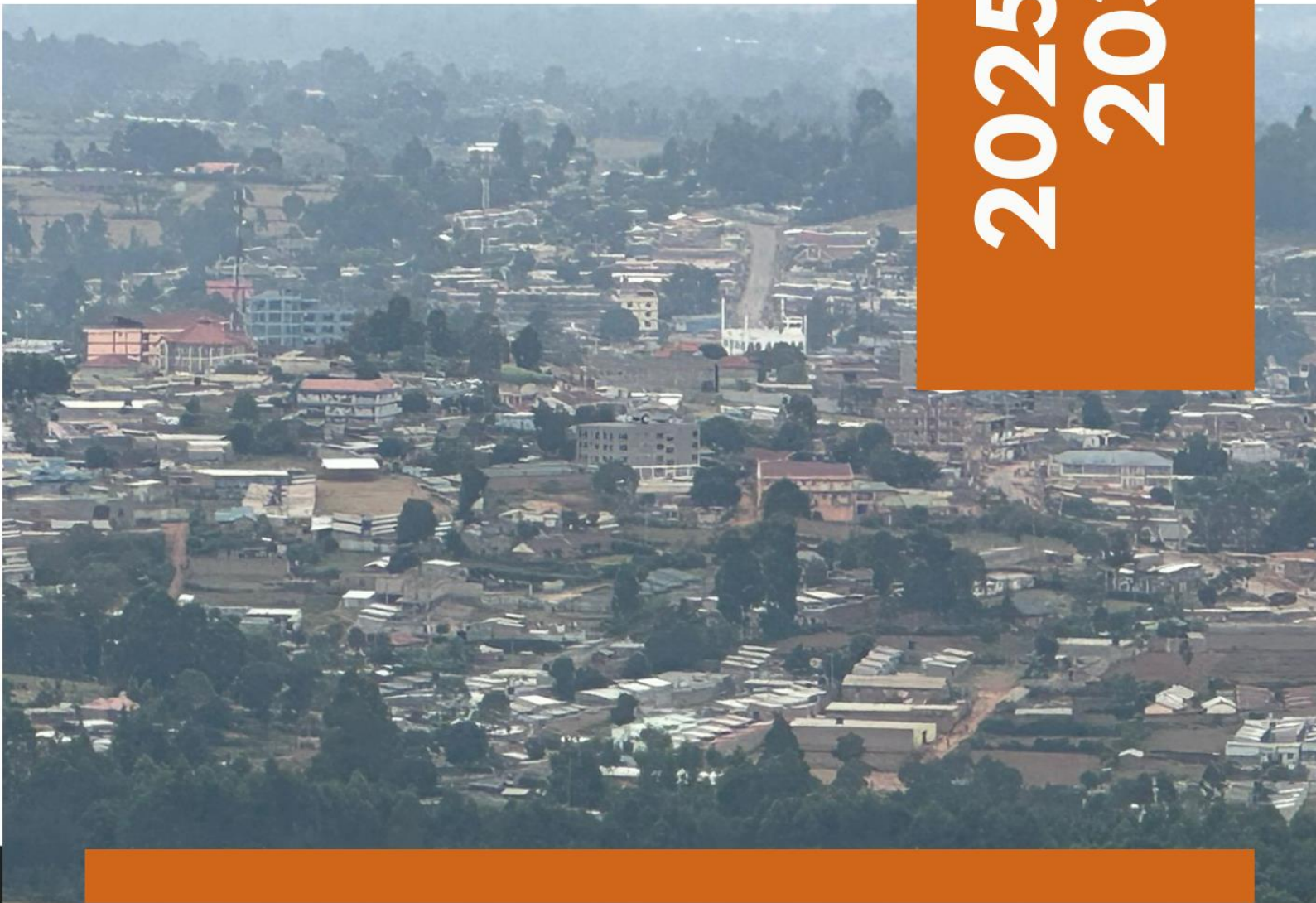




**WEST POKOT COUNTY
KAPENGURIA MUNICIPALITY**

**2025 -
2035**



KAPENGURIA MUNICIPALITY LPLUDP

This plan provides a strategic framework for sustainable spatial development in Kapenguria Municipality. It guides land use, infrastructure, and environmental management to promote balanced growth, improve livelihoods, and ensure efficient resource allocation for a resilient future.

2025 - 2035

BY: DIGIREG KENYA LIMITED



APPROVAL

I certify that this Plan has been prepared and published as per the requirement of the Physical and Land Use Planning Act (No. 13 of 2019), and Physical Planning Standards Regulation and Guidelines.

Signature:

Date:


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10/02/2025
.....


Dr. Plan Alfred Eshitera

Registered Physical Planner (No.0119)

RECOMMENDED BY:

Signature:

Date:


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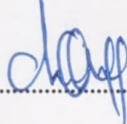
10 Feb, 2025
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County Director of Physical Planning (No. 305)

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Signature:

Date:


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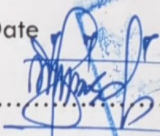
County Executive Committee Member (CECM), Land, Physical Planning, Housing and Urban Development

APPROVED BY:

Hansard No.

Date:

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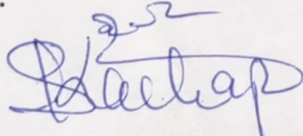

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County Assembly of West Pokot

ENDORSED BY:

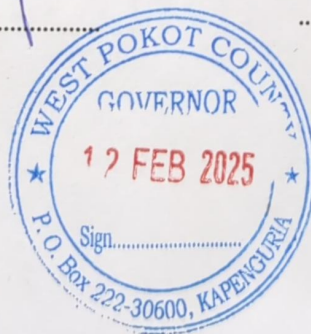
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Date:


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12th February 2025
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H.E The Governor of West Pokot



FOREWORD



Management of cities and Municipalities are placed under Boards by the Urban areas and Cities Act, which actualizes provisions of the Kenyan Constitutions 2010 under article 184. The main responsibility of these boards is to ensure provision of services within their jurisdiction. To achieve this enormous responsibility, it is imperative for the boards to envision, strategize and develop key priority actions to leverage the competing scarce resources in their disposal. It is in that spirit that each board is required to prepare an integrated development plan to assist in identifying and prioritizing key projects for implementation for the next five years. These projects should at most generate significant development impact with attendant multiplier effects across

all sectors of development within the municipality.

Kapenguria Municipality has achieved significant milestones, including various infrastructural developments such as the tarmacking of arterial roads, installation of streetlights, and construction of social amenities like Kapenguria Stadium. Additionally, the main sewer treatment plant is under construction. We are also cognizant of the fact that we could not achieve a hundred percent record in fulfilling all identified projects based on constraints resource envelop at our disposal.

The preparation of this LPLUDP 2025 - 2035, has reviewed the previous one through a thorough stakeholder engagement process. Through the stakeholder engagement process, new projects were identified, prioritized and that is what will guide the projects implementation for the next five years unless it is reviewed down the road. The board will work judiciously to implement these projects as part of their mandate to provide quality services to the resident of Kapenguria Municipality. We take pride in our past achievements even as we look forward with optimism towards a Municipality that prides as model municipality in service delivery in the country.

DAVID YATOR KIPTUM

CHAIRMAN

KAPENGURIA MUNICIPALITY BOARD

MESSAGE FROM CECM LAND, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT



Kapenguria Municipal LPLUDP is a comprehensive blueprint that will guide the Municipality and development partners in the municipality development engagement in the realization of the social-economic transformation of the residents. The Kapenguria Municipal LPLUDP complies with the constitutional requirement for public involvement in policy formulation.

It therefore contains conclusions and inputs from Wards, Locations, and sub-locations residents and professionals including those in urban towns.

It summarizes details, plans, and projects as identified by the local people to address specific and strongly expressed issues and challenges during the municipality–community public participation meetings. This Kapenguria Municipal LPLUDP is addressed based on the following sectors: Agriculture, Water Services; Health and Sanitation Services Sector; Energy, Environment and Natural Resources Sector; Public Service, decentralized Services and Disaster Management Sector; Tourism, Trade and Industry Sector; Roads, Housing and Education Sector. The Kapenguria Municipal LPLUDP will identify and focus on a number of flagship projects which will be expected to drive the Municipality's social-economic transformation so as to accelerate the realization of quality and equitable development for the people of the municipality.

MS. ESTHER CHELIMO LOUKOTUM

ACKNOWLEDGEMENT



Kapenguria Municipality through the Office of the Municipality Manager, wishes to acknowledge with gratitude the immense support of the Kapenguria Municipal Board under the leadership of the Chair Mr. David Yator, and members of the entire board and the staff within the Municipality. They supported preparing Kapenguria Municipal LPLUDP by providing technical assistance, assisting with project documents, mobilizing, and providing useful insights into the formulation of the plan.

Secondly, we recognize the support given to us in this process by the County government of West Pokot in the various departments and agencies, various county administrative structures such as ward administrators, chiefs, and local village leadership. They have been instrumental in mobilizing the community in the stakeholders' workshops, coordinated and contributed to the identification of projects, and general support for the entire process of developing the Kapenguria Municipal LPLUDP.

Most importantly, I wish to acknowledge the overall support and leadership of our Governor H.E Simon Kachapin. Through his encouragement and support, the process of preparation of this Kapenguria Municipal LPLUDP was made possible by coordinating the various entities of the County to support the process in availing the required facilitation, championing the stakeholder's engagement and guidance in the plan preparation.

Last but not least, let me thank the esteemed people of Kapenguria Municipality who contributed immensely to the identification of the key projects for this document. We appreciate for giving this process their time and supporting and endorsing the final output. I only hope the implementation of this plan will further enhance service provision and improve the quality of life for the residences of Kapenguria.

DONATO LONGAL

MUNICIPALITY MANAGER

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PART I: INTRODUCTION

1. BACKGROUND

1.1. Kapenguria Municipality overview

Kapenguria Municipality is located in West Pokot County, Kenya. It serves as the capital and largest urban center of the county, situated northeast of Kitale on the A1 Road. Kapenguria Municipality generally comprises of three wards namely Kapenguria ward, Mnagei ward and Siyoi ward, eight locations namely Kishaunet, Mnagei, Keringet, Kaibos, Talau, Kaisakat, Kapenguria, Kapkoris and twenty-four sublocations. Kapenguria is known for its rich history, particularly its role in Kenya's struggle for independence, and continues to be an important administrative and cultural hub in the region.

The Municipality lies at Latitude 1° 13' 48" North and Longitude of 35° 7' 12" and is 2,300 meters above sea level. It is characterized by a variety of natural features such as Kamatira forest which is the only gazetted forest in the Municipality, and it serves as a major source of Kotoruk river that supplies water to Kapenguria town. According to the 2019 Kenya Population and Housing Census, Kapenguria had a population of approximately 40,751 residents.

In 1963-1970, Kapenguria was part of the Rift Valley Province and operated under the provincial system led by provincial commissioners. It was designated as the district headquarters for the larger West Pokot District. As Kapenguria grew, it was formally recognized as a town council between 1980 and the 2000s. The 2010 Constitution of Kenya established a devolved system of governance, leading to the formation of counties and decentralization of services. Kapenguria became the county headquarters of the newly formed West pokot County. Later, under the Urban areas and cities Act (2011) Kapenguria was officially designated as a special municipality due to its county headquarter status, to promote efficient service delivery, development, and urban planning.

This Plan seeks to provide a spatial framework to guide development and regularization of land tenure in the planning area for a period of 10 years (2024-2034). It shall guide planning, survey, allocation of land, development of infrastructure, and safeguard the vision of the Municipality on matters of land management. This plan has been prepared according to legal and policy provisions to the Constitution of Kenya-2010, Physical and Land Use Planning Act-PLUPA 2019, Urban Areas and Cities Act -UACA (2019 Amendment) amongst others.

1.2 Statement of the problem.

Kapenguria municipality, like many urban areas in Kenya, is experiencing rapid urbanization and growth, yet faces substantial challenges that impede its socio-economic development and residents' well-being. The municipality grapples with inadequate infrastructure, such as poorly developed road networks and limited access to clean water and sanitation, which stifles economic progress. The healthcare system is also strained, contributing to a high incidence of preventable diseases like malaria and diarrhea. Education is similarly impacted, with low enrollment rates and insufficient school facilities leading to high dropout rates. Economic activities are primarily centered around pastoralism, but challenges such as cattle rustling and high

numbers of squatters aggravate poverty levels. Environmental degradation, particularly through deforestation, further jeopardizes the sustainability of local livelihoods. To address these challenges, comprehensive strategies are needed to improve infrastructure, healthcare, education and economic opportunities, while prioritizing environmental conservation and enhancing security for all residents.

1.3 Justification

Acknowledging pressures from urbanization and current land use trends that are experienced in the planning area, and the lack of an updated spatial framework, this Local Physical and Land Use Development Plan (LPLUDP) shall be an instrument to guide development, thus ensuring conformance of land use with the desired form expressed herein. The plan shall boost investor confidence in Kapenguria by providing a basis for survey and issuance of land ownership documents, ensuring security of tenure and improved access to financial facility. The plan shall analyze and address issues pertaining to spatial planning, land use, socio-economic, environment, infrastructure, land tenure and governance.

The cost of unplanned development is prohibitively high for public infrastructure investment, administration and environmental sustainability. Thus, an urban growth resulting from preparation and implementation of spatial plans is desirable. This plan shall guide systematic, regulated expansion that produces optimal and efficient use of land as well as positive benefits to the economy. In addition, implementation of this plan shall yield to public order, public safety, sustainability and equality as envisioned in the Constitution of Kenya.

1.4 Objectives

To provide a spatial framework within which a sustainable spatial development of the Municipality defined to guide its future growth and development.

Specific objectives:

- a) Undertake an assessment of the current development condition of the municipality with regards to baseline information such demographic, infrastructure, land, utilities, social facilities/amenities, growth patterns, economy, environment, governance, etc
- b) Assess existing policies, plans, and by-laws in the municipality pertaining to spatial planning.
- c) Identify major structuring elements, urbanization trends and their spatial implication
- d) Indicate strategic roads and transportation networks highlighting areas for interventions
- e) Location and trends of basic services and infrastructure showing gaps and areas requiring actions
- f) Identify resource potential which could be leveraged on to boost the local economy
- g) Identify environmental concerns and provide measures to conserve and preserve the municipal environment
- h) Determine the social amenities needs of the municipality and propose strategies areas for interventions.

- i) Provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments
- j) Undertake a land use analysis of the municipality and propose a land use zoning framework based on land potential.
- k) Undertake stakeholder engagement to capture their interests and vision in the municipal spatial plan
- l) Map municipal-wide spatial issues in relation to the needs identified and projects including their locality
- m) Define urban core for purposes of containing urban sprawl and foster compact urban areas
- n) Prepare an integrated development plan providing the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments
- o) Determine a capital expenditure framework for the municipality's development programmes, depicted spatially

1.5 Scope

The planning area covers approximately 334 Km². The Plan will guide spatial development within the identified area for a period of ten (10) years (2024-2034). It is comprised of 3 administrative wards; namely Kapenguria ward, Mnagei ward and Siyoi ward.

1.6 Methodology

Preparation of the Kapenguria LPLUDP employed a multi-disciplinary, multi-sectoral and participatory approach engaging stakeholders from the public and private sectors. The planning team comprised of personnel from the Ministry of Lands and Physical Planning as well as the County Government of West Pokot.

Thematic and targeted consultations were conducted, and consensus was built in alignment with constitutional requirements for stakeholder participation in the planning process.

A technical working committee with representatives from all county departments, led the preparation of the spatial plan. The consultant was engaged to complete the plan from the draft preparation phase, with review process conducted in coordination with the municipal administration. The specific methods employed included:

1.6.1 Approaches

1.6.1.1 Evidence-based planning

This plan was informed by real-time spatial data obtained from a current aerial image of the planning area.

1.6.1.2 GIS-based planning

Spatial data was acquired, digitized, corrected for errors and transformation, and used for analysis and mapping. QGIS and ArcGIS 10.8 tools were used for analysis of spatial data, preparation and presentation of maps.

1.6.1.3 Analysis

This entailed collection of both secondary and primary data on physiographic characteristics of the plan area, the built-up area, socio-economic activities, physical and social infrastructure, and governance. The team reviewed planning needs and requirements from stakeholders and employed observation and ground truthing to inform the proposal.

1.6.1.4 Projection

Land requirement projections for social and physical infrastructure were calculated and rationalized on the basis of population and optimal land use.

1.6.2 Planning Principles.

These Planning principles are drawn from the County Government Act Part XI (102).

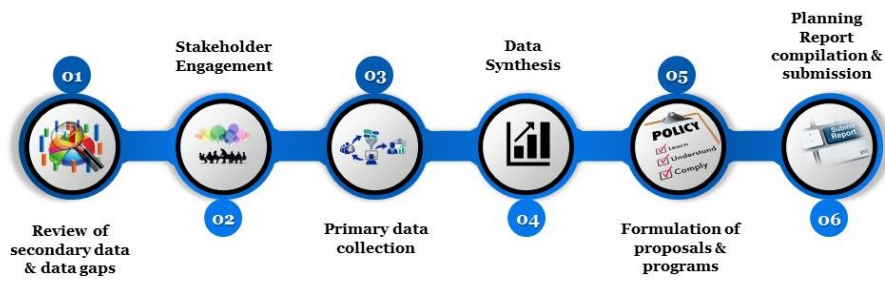
- i. Integrate national values in all processes and concepts;
- ii. Protect the right to self-fulfillment within the county communities and with responsibility to future generations;
- iii. Protect and integrate the rights and interest of minorities and marginalized groups and communities;
- iv. Protect and develop natural resources in a manner that aligns national and county governments policies;
- v. Align county financial and institutional resources to agreed policy objectives and programs;
- vi. Engender effective resource mobilization for sustainable development;
- vii. Promote the pursuit of equity in resource allocation within the county;
- viii. Provide a platform for unifying planning, budgeting, financing, programme implementation and performance review; and
- ix. Serve as a basis for engagement between county government and the citizenry, other stakeholders and interest groups.

1.6.3 Planning process

The preparation of Kapenguria municipality plan followed a 6-step process as illustrated in

Plate 1.

Plate 1: Planning Process



2 CONTEXTUALIZATION OF THE PLAN

This section outlines the locational context, as well as policy, constitutional and legal frameworks that form the basis for preparation of Kapenguria Town Local Physical and Land Use Development Plan. It outlines the policies whose strategies and principles will be adhered to during the planning process. It also highlights the constitutional and legal provisions that will guide the preparation, approval and implementation of the Plan.

2.1 Location

Kapenguria municipality is located in West Pokot County, Kenya. It serves as the county's administrative and commercial hub. Geographically, Kapenguria is situated in the Rift Valley region, approximately 420 kilometers northwest of Nairobi by road. The town lies at an elevation of about 2,300 meters above sea level, which gives it a relatively cooler climate compared to other parts of the county. Kapenguria municipality is divided into several administrative units, including wards, locations, and sub-locations, to facilitate governance and local service delivery. The municipality has 3 wards; Kapenguria, Mnagei and Siyoi.

2.2 National context

Kapenguria is located in the western part of Kenya, in West Pokot County within the rift valley region, close to the Uganda-Kenya border (). The town lies near the scenic Cherengani Hills and is part of a larger area characterized by highland and semi-arid landscapes, which shape both the local climate and activities. Kapenguria's proximity to the Uganda border situates it within a potentially key transnational corridor that links Kenya with Uganda, supporting trade and cultural exchanges between the Pokot people and neighboring communities.

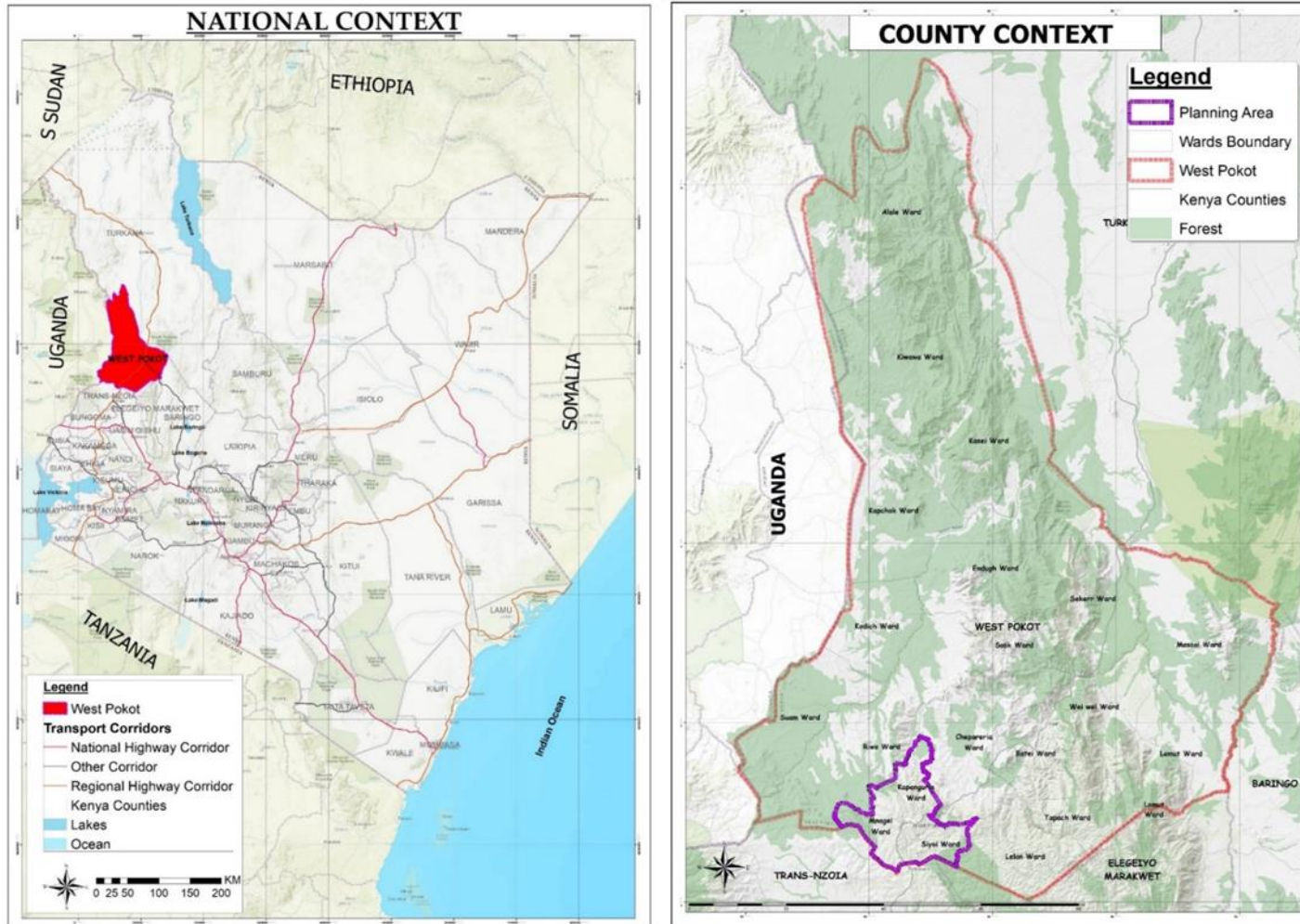
2.3 Regional context

Kapenguria is strategically located along the A1 highway, which connects it to several major towns and regions in northwestern Kenya (Map 1). Heading southeast, the A1 links Kapenguria to Kitale, approximately 60 Kilometers away, which serves as a vital commercial and agricultural hub in Trans-Nzoia County. Kitale's proximity makes it a primary connection point for goods and services flowing between Kapenguria and Kenya's broader economic zones.

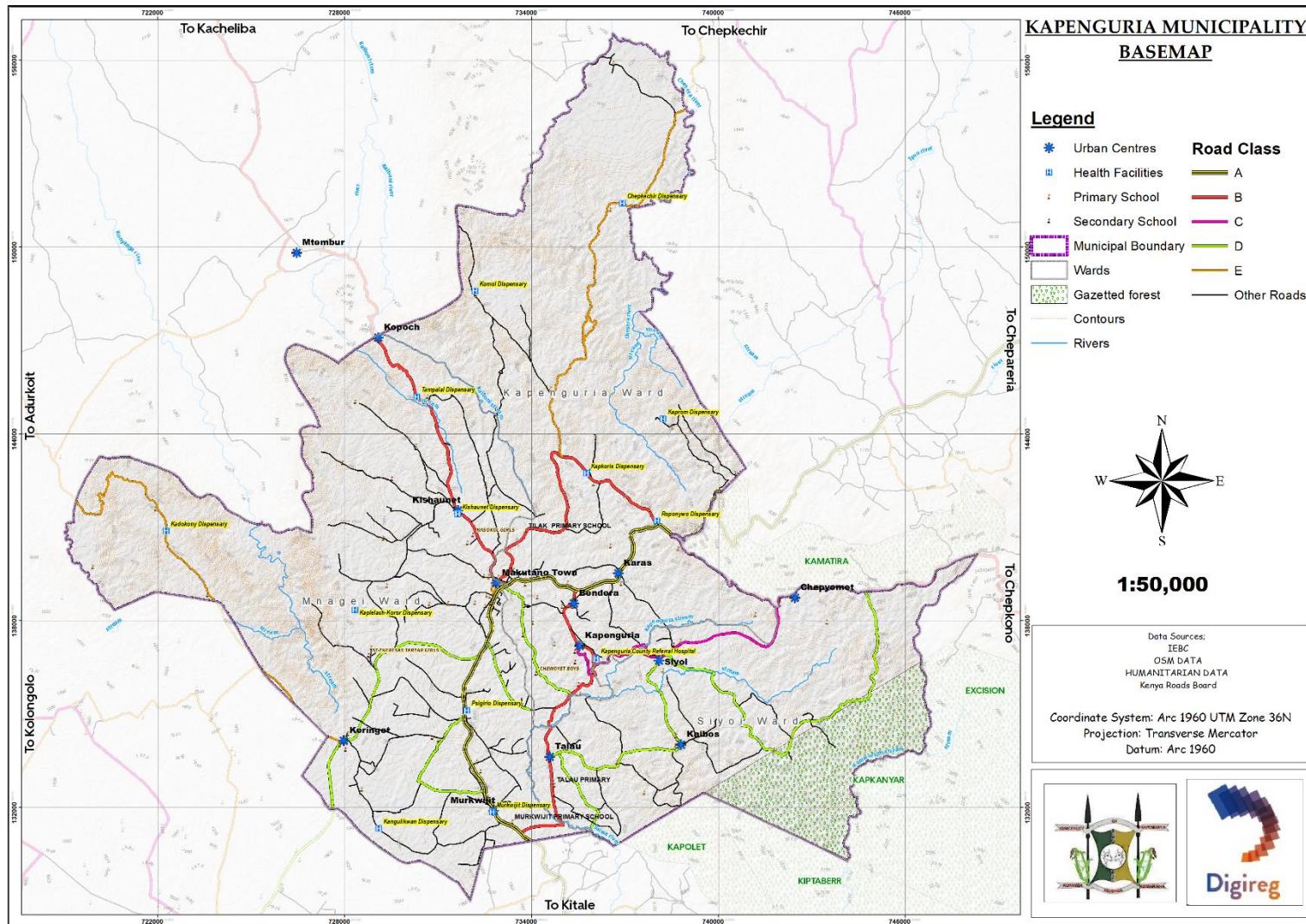
Further south, the A1 connects Kapenguria to Eldoret City, about 120 kilometers away, providing access to a major urban center known for its industries, educational institutions and as a key transit point in Kenya's Great Rift Valley. This road also facilitates access to the Eldoret International Airport, enhancing Kapenguria's connectivity for trade and travel.

To the northeast of Kapenguria, the A1 highway stretches to Lodwar in Turkana County towards South Sudan, making Kapenguria a key stopover point for travelers heading toward Kenya's northwestern frontier.

Map 1: Kapenguria Municipality National and County Context



Map 2: Base Map



2.4 Policy Framework

2.4.1 National Spatial Plan 2015-2045

The National Spatial Plan, 2015- 2045 takes cognizance and advocates for planning for establishment of a functional hierarchy of urban areas across the country. The policy document provides for five tiers of urban areas namely Metropolitan, National, Regional, County Headquarters and Special towns. Kapenguria town serves two functions, a regional hub and the county headquarters for the county government of West Pokot. Land management in the town should be done against this background. The Plan further identifies Kapenguria as a regional hub with significant potential for economic development. The plan emphasizes investment in infrastructure to improve connectivity, strengthen the agricultural and livestock sectors, and support tourism-particularly eco-tourism and cultural heritage. Through these measures, Kapenguria is positioned to contribute to national development goals by fostering balanced, sustainable growth.

2.4.2 Sessional paper No. 3 of 2009: National Land Policy

The National Land Policy establishes the goals and direction for effective land management, providing guidelines and measures to ensure optimal land utilization. It acknowledges that challenges such as uncontrolled development, urban sprawl, Land use conflicts, environmental degradation, and the expansion of informal settlements are significant issues affecting land use across the country. To address these issues, the policy advocates for the development of tailored urban and peri-urban land use plans. Specifically, within the context of Kapenguria Municipality, this policy underpins the preparation of an urban plan to guide and regulate land use in the public interest. This plan will serve as a framework for managing development within Kapenguria, aligning with national policy directives to ensure sustainable growth and orderly development

2.4.3 Sessional paper No.10 of 2012: Vision 2030

Vision 2030 aspires to transform Kenya into a newly industrialized, middle-income nation that offers a high quality of life for all its citizens by the year 2030. Built on three foundational pillars: economic, social, and political-it seeks to drive comprehensive development across key sectors. To realize this vision, the potential for growth in industry and agriculture must be strategically harnessed and aligned, ensuring these sectors contribute meaningfully to sustainable national progress and prosperity.

2.4.4 Sessional paper No.1 of 2017 on National Land Use Policy

The National Land Use Policy (NLUP) sets out long term goals on land use management. The policy is responsive to the challenges relating to the efficient use of land including; rapid urbanization, inadequate land use planning; unsustainable agricultural methods, poor environmental management, inappropriate ecosystem protection and management.

The principal objective of NLUP is to provide a 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 and County levels. The policy directs that allocation of lands and issuance of titles should be done on the basis of approved

physical development plans and approved survey plans, approved local area zoning regulations and policy guidelines. This is amongst the basis of preparation of this Plan.

2.4.5 West Pokot County Integrated Development Plan,2023-2027

The current County Integrated Development Plan (CIDP) for 2023-2027 aims to build on the foundations and progress achieved through 14 years of devolution, with a vision to establish the county as a model in service delivery. Its mission is to transform the county by realizing the full potential of devolution through equitable and sustainable resource utilization. By 2027, the plan targets increased productivity in agriculture and livestock to stimulate employment, support agro-processing, and enhance value chains. It also aims to expand access to healthcare by upgrading, expanding, and equipping health facilities to ensure a healthy population that actively engages in social and economic activities. Sustainable resource management is a priority, focusing on water conservation, environmental protection, and climate change adaptation to promote a green, inclusive economy. Additionally, the plan supports investment in the county's roads and transport infrastructure to reduce business costs, enhance competitiveness, and boost productivity. Finally, the CIDP emphasizes improving access, retention, and transition rates in education to support lifelong learning and development opportunities for all.

2.5 Legal Framework

2.5.1 The Constitution of Kenya 2010

The Plan is prepared to mainstream the requirements of article 60 (1) on the principles of the national land policy. The article provides that land should be held, used and managed in an equitable, efficient, productive and efficient manner. Article 66 mandates the State to regulate the use of any land, or any interest in or right over any land, in the interest of defense, public safety, public order, public morality, public health, or land use planning.

Under the Fourth Schedule, the National Government is charged with the responsibility of formulating general principles of land planning and coordination of planning by the counties, capacity building and technical assistance to the counties while the Counties are mandated to undertake county planning and development. This plan is prepared under a collaborative initiative between the two levels of government.

2.5.2 The Physical and Land Use Planning Act No.3 of 2019

This is the main legal framework that guides the process, content, and the approval of the plans both long term and short-term plans. The plans include Action Plans and Zoning Plans among others. It provides for matters to be dealt with in a urban area plan, which include; Population growth, projection, distribution and movement; Land potential including distribution of agricultural land potential, the value, population and land imbalance and other natural resource endowment; characteristics of employment, income distribution, the labour force and potential of the informal sector; Human settlements including distribution of existing services, growth and pattern of urbanization, and cause of rural urban migration.

2.5.3 Urban Areas and Cities Act No. 3 2019

The provision of the urban areas which include but not limited classification, governance and management of urban areas and cities; to provide for the criteria of establishing urban areas,

to provide for the principle of governance and participation of residents and for connected purposes. The guidelines spelt out under this act are relevant in formulating the strategies of the planning areas.

2.5.4 The County Governments Act No.17 of 2012

The Act provides for the powers, functions and responsibilities of the County Governments to deliver services. The County Governments are mandated to carry out the planning function at the county level. The Act stipulates that one of the objectives of county planning is to ensure harmony between national, county and sub-county spatial planning and mainstream national planning policies to the counties. The Act mandates the County Government to guide development and undertake development control. The said Act under Section 104(1) provides that a county government shall plan for the county and no public funds shall be appropriated outside a planning framework developed by the County executive committee and approved by the County assembly. The Act also provides that the “county planning framework shall integrate economic, physical, social, environmental and spatial planning” (Article 104(2).

This is further qualified in section 107(1) which provides that to guide, harmonize and facilitate development within each county there shall be the following plans;

- i. County Integrated Development plan.
- ii. County Sectoral Plans.
- iii. County Spatial Plan.
- iv. Cities and Urban area plan as provided for under the urban areas and cities act.

2.5.5 Land Act No.6 of 2012

The Act Provides for administration of land and land-based resources. Part II of the Act on general conditions relating to leases, licenses and agreements for leased land provides for management of public land including allocation, issuance of temporary licenses and subdivision of such land based on approved physical and land use development plans. Therefore, this plan provides a foundation for land allocation and development.

2.5.6 Land Registration Act No.3 of 2012

The Act provides for revision, consolidation and rationalization of registration of titles to land. Section 8 and 9 with Regulation 9 of General Land Registration Act Regulations, 2017 provide for indication of the use of land in the Land Register. Ownership documents for parcels resulting from the plan will be prepared and issued on this basis.

2.5.7 Survey Act, Cap 299, Revised 2022

The Act provides for surveys, geographical names and the licensing of land surveyors as well as the function of the Director of Surveys. The Survey Department supports Physical and Land Use Planning by preparation of base maps at the inception and survey plans at the implementation stage. The Plan shall form the basis for survey of land and subsequent registration of land.

2.5.8 The Community Land Act No. 27 of 2016

The Act, which gives effect to Article 63 (5) of the Constitution provides for the recognition, protection & registration of community land rights; management and administration of community land; and the role of county governments in relation to unregistered community land. Sections 13, 19, 26, 27 and 38 of the Act provide for planning process of unregistered and registered community land. Planning of pockets of Kapenguria town that fall within unregistered community land has been undertaken in view of these provisions.

2.5.9 The National Land Commission Act of 2012

The Act establishes the National Land Commission's functions and powers, as well as the qualifications and procedures for appointment to the commission and gives effect to the purposes and principles of devolved government in land management and administration. Section 5 of this legislation assigns the National Land Commission the task of overseeing land use planning.

2.6 Institutional framework

This section presents an assessment of key institutions that are involved in governance of the municipality and provision of services. Successful implementation of urban development plans ultimately depends on the capacity of each institution and stakeholder to effectively fulfill their responsibility in execution of proposed plans and strategies. Besides actors, effective implementation is further dependent on institutional structures and policy instruments which are vital parameters of urban governance.

Physical and land use planning is a concurrent function undertaken by the two levels of government. According to the Fourth Schedule of the Constitution, each of the two levels of government has distinct roles it is supposed to discharge. The roles are further clarified in various legislations.

2.6.1 County Assembly

As the legislative arm of county government, it possesses the authority to enact and amend County and local Spatial Plans, which serve as the guiding framework for land use and development within the county. These plans dictate zoning regulations, infrastructure development, and environmental safeguards. Furthermore, the Assembly oversees the implementation of these plans, scrutinizing executive actions and investigating complaints from residents regarding planning violations. By actively engaging with the public and incorporating their concerns into the planning process, the Assembly ensures that development decisions align with the needs and aspirations of the local community. The Assembly also plays a crucial role in budgetary oversight, approving the allocation of funds for planning activities. Through these various functions, the County Assembly acts as a crucial check and balance in the municipal spatial planning process, ensuring that development is sustainable, equitable, and responsive to the needs of the community.

The West Pokot County Assembly is the legislative arm of the county government of West Pokot. The roles of the County Assembly as per provisions of PLUPA will be:

- Approval of the plan to confer it legal status.
- Formulation and legislation of by-laws needed to implement the plan. The by-laws will touch on issues related to development control, zoning and protection of ecologically sensitive areas identified in the plan.
- mobilizing resources for implementation of the plan.

2.6.2 The Municipal Board

According to UACA (2019 amendment), the board governing a municipality is to be comprised of nine members appointed by the county governor, subject to the approval of the county assembly. This diverse group includes the county executive member responsible for urban areas or their designee, three members appointed directly by the governor, four members nominated by a relevant association and appointed by the governor with assembly approval, the chief officer for urban development, and the municipal manager who serves as the board secretary and an ex-officio member. This composition ensures representation from various sectors and fosters a collaborative approach to municipal governance.

Kapenguria Municipal board consists of 9 members, including the chairperson, vice chairperson, secretary (Municipal Manager), CECM and Chief Officer Lands and Physical Planning, as well as 4 other members¹. Subject to the provisions of Urban Areas and Cities Act 2011, Sec 20 and 21 the Municipal Board performs the following functions.

1. Oversee all the affairs of the municipality;
2. Develop and adopt policies, plans, strategies and programmes, and set targets for delivery of Municipal services;
3. Formulate and implement Municipal integrated development plan;
4. Control land use, land sub-division, land development and zoning by public and private sectors for any purpose, including industry, commerce, markets, shopping and other employment centres, residential areas, recreational areas, parks, entertainment, passenger transport, agriculture, freight and transit stations within the framework of the spatial and master plans for the municipality.
5. Promote and undertake infrastructural development and services within the municipality;
6. Develop and manage schemes, including site development in collaboration with the relevant national and county agencies;
7. Maintain a comprehensive database and information system of the administration and provide public access thereto upon payment of a nominal fee to be determined by the municipal board;
8. Administer and regulate Municipal internal affairs;
9. Implement applicable national and county legislations
10. Enter into such contracts, partnerships or joint ventures as it may consider necessary for the discharge of its functions under this Act or other written law;
11. Monitor and, where appropriate, regulate municipal services where those services are provided by service providers other than the board of the municipality;

¹ Municipality of Kapenguria Charter

12. Prepare and submit its annual budget estimates to the County Treasury for consideration and submission to the County Assembly for approval as part of the annual County Appropriation Bill;
13. Collect rates, taxes, levies, duties, fees and surcharges on fees within the Municipality;
14. Settle and implement tariff, rates and tax and debt collection policies as delegated by the county government;
15. Monitor the impact and effectiveness of any services, policies, programmes or plans in the municipality;
16. Establish, implement and monitor performance management systems;
17. Promote a safe and healthy environment;
18. Facilitate and regulate public transport;
19. Perform such other functions as may be delegated to it by the county government or as may be provided for by any written law.

2.6.3 The Physical and Land Use Liaison Committee

This is a quasi-judicial forum established under section 77 of PLUPA to hear and determine complaints and claims made in respect to applications submitted to the planning authority in the county; hear appeals against decisions made by the planning authority with respect to physical and land use development plans in the county; advise the CECM on broad physical and land use planning policies, strategies and standards; and hear appeals with respect to enforcement notices.

2.6.4 County Executive Committee Member

The Physical and Land Use Planning Act No. 13 of 2019 assigns the planning authority role at the county level to the County Executive Committee Member in charge of physical planning. The CECM is thus mandated to initiate the preparation of county and local physical and land use development plans by publishing the relevant statutory notices, submit the draft plan to the County Physical and Land Use Planning Consultative Forum for comments in line with Section 49 read with Section 41 of PLUPA, to the Governor and finally to the County Assembly for approval. Upon approval, the CECM is mandated to ensure the effective implementation of the plan as well as undertake development control and enforcement. The CECM is also mandated to establish, convene and provide the secretariat of the County Physical and Land Use Planning Liaison Committee to hear appeals that might arise during the preparation and implementation of the plan.

2.6.5 County Director of Physical and Land Use Planning

This office is established pursuant to section 14 of PLUPA and is responsible to the County Executive Committee Member. This is the technical office responsible for formulating county physical and land use planning policies, guidelines and standards for implementation of the plan. The Director is also responsible for preparation of the Kapenguria local physical and land use development plan and upon approval, ensure its implementation by undertaking development control and enforcement in liaison with the CECM.

2.6.6 National Land Commission (NLC)

The National Land Commission in Kenya, as outlined in Article 67 (2) of the Constitution, has a broad mandate encompassing land management, policy formulation, and oversight. Its key functions include managing public land, advising on land registration, conducting research on land use, investigating land injustices, promoting traditional dispute resolution, and assessing land values. These responsibilities are further elaborated upon in Article 67 (3) and other relevant legislation. The Commission plays a vital role in ensuring equitable and sustainable land administration and management across the country.

PART II; SITUATIONAL ANALYSIS

3 POPULATION AND DEMOGRAPHIC DYNAMICS

3.1 Overview

Understanding the population size, composition, trends, socio-economic profile, and spatial distribution is crucial for preparing the Kapenguria Municipality Integrated Strategic Urban Development Plan. Demographic analysis not only provides insights into population dynamics but also helps identify future growth patterns and inform infrastructure planning.

3.2 Population Size and Distribution

Kapenguria Municipality have witnessed population growth since its establishment as an urban center in 1907. According to the 2019 census, the municipality's population was 101,907, compared to 82,057 in 2009 and 13,000 in the 1999.² Despite this growth, much of the population is still considered rural in character.

Kapenguria ward has the highest population, followed by Mnagei ward. Siyoi ward has the least number of populations, see Map 3.

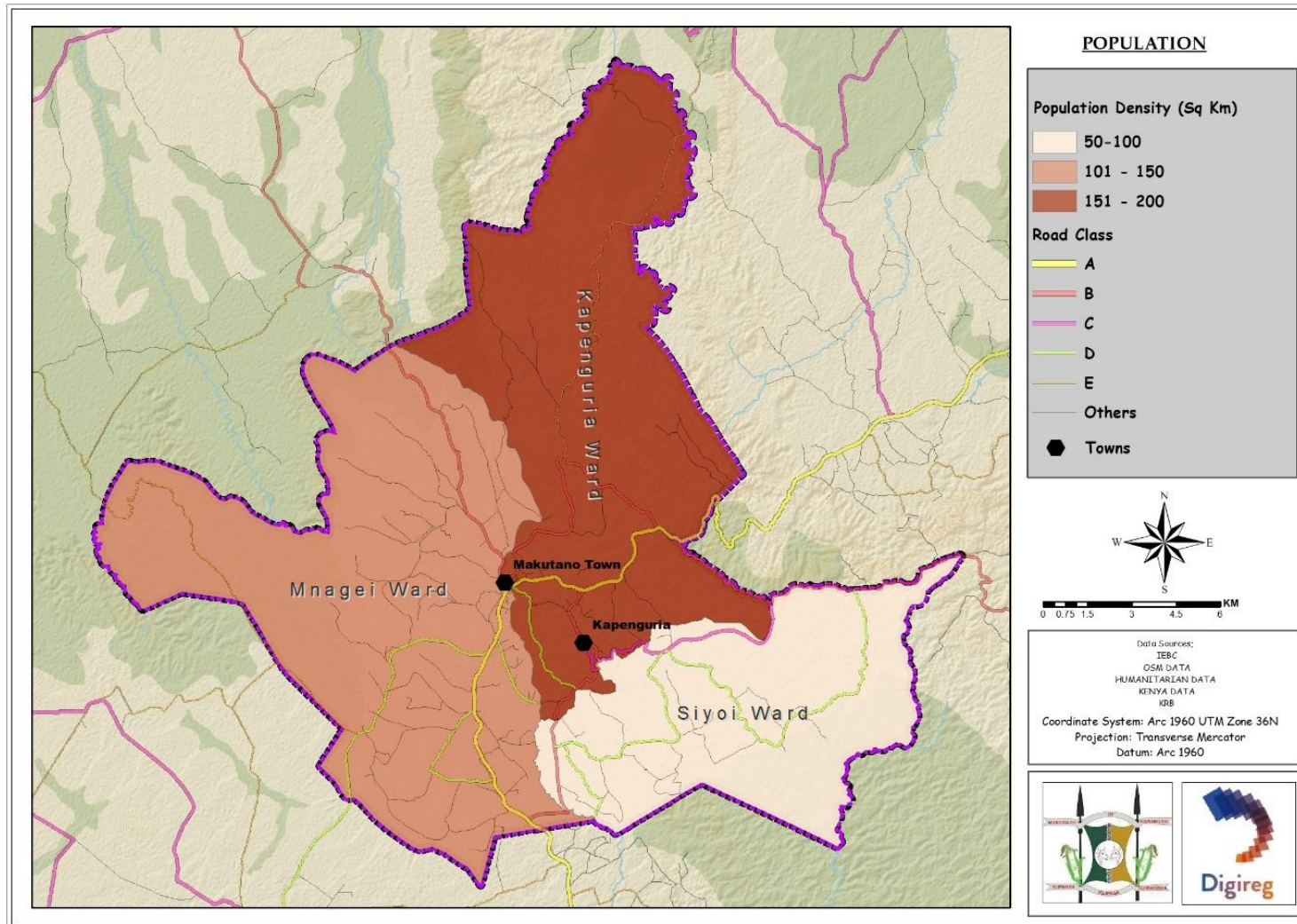
In terms of locality, Kapenguria location has the highest population of 19,847, Kishaunet location has 19,105 while Keringet location has the least population of 4,014, see Table 1.

Table 1: Kapenguria Municipality Locality Population (Source: KNBS, 2019)

Locality	Male	Female	Total	No of household
Chemwochoi	2,928	3,113	6,041	859
Kaibos	2,739	2,246	4,985	954
Kaisakat	4,867	4,663	9,530	1760
Kapenguria	9,794	10,053	19,847	4,933
Kapkoris	6,848	6,987	13,751	3,028
Keringet	1,981	2,033	4,014	819
Kishaunet	9,538	9,567	19,105	4,141
Mnagei	9,076	9,169	18,245	3,243
Talau	3,250	3,139	6,389	1,185
TOTAL	51,021	50,970	101,907	20,922

² KNBS, 2019, 2009, 1999

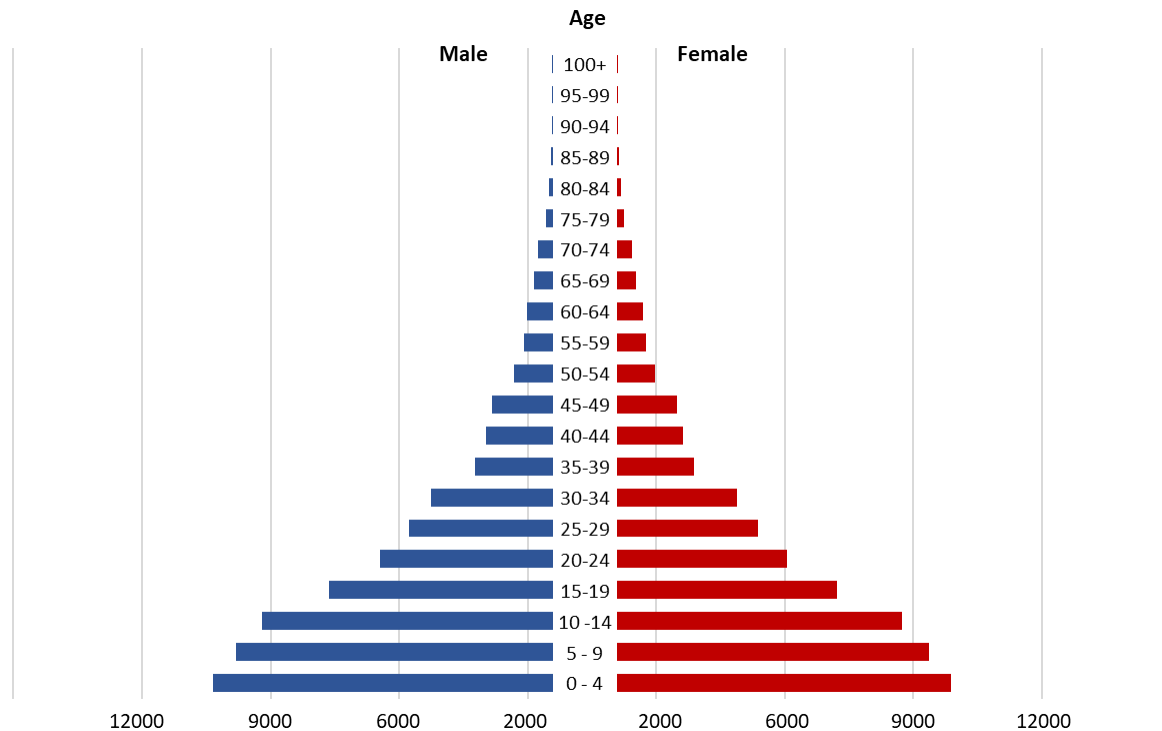
Map 3; population Density



3.3 Population Structure

The population structure indicates a youthful and rapidly growing population, with a small proportion of elderly residents, see Figure 1. The Municipality has a sex ratio of 1.1, meaning there are 1 male for every 1 female, compared to the national average of approximately 98 males for every 100 females.

Figure 1: Population Pyramid



Age group 3-5 – this age group represent the population attending ECDE (schools). This group population is 6370 (2019) and is projected to reach 9,051 in 2035 (see Table 2). The group requires essential facilities such special ECDEs facilities, and post-natal care to cater for their childhood development.

Age group 6-13 – this age group represent the children in both primary schools and junior schools. The population is estimated at 16,678 (2019) is projected to reach 23,698 in 2035 (see Table 2). Facilities such as classrooms, playgrounds, laboratories, and other sporting facilities are required to support their growth, learning and development.

Age group 14-18 - the population for this age group is estimated at 4,398 (2019) and projected to reach 6,249 in 2035 (see Table 2). The age group represent students in post-primary education, and requires the development of classrooms, computer labs, auditoriums, recreational facilities and sport facilities to aid in their growth.

Age group 19 – 24 –The population for this age group is estimated to increase to 8,239 (2035) from 5,798 in 2019 (see Table 2), which indicates the need for more investment in higher learning institutions. The group represents the youthful population progressing from secondary education to tertiary level institutions.

Age group 16 – 49 – this group represents the reproductive demographic, which is vital component for both demography and socio-economic development. The population estimated to 26,812 (2019) and is projected to reach 38,098 by 2035 (see Table 2), showing high fertility rates, now estimated at 4.2. This growth calls for planning the municipality’s available resources to ensure their effectiveness.

Age group 65+ - this group include the aged, whom are regarded as dependent population. The population is projected to reach 2,413 in 2035, up from 1,698 in 2019 (see Table 2). The population of this age groups accounts for only 1.6% of the municipality population indicating the lack of enabling resources such as care homes for the elderly, specialized health care and programs tailored to cater for their needs. The numbers also indicate an increase in the mortality rate within the Municipality.

Table 2: Population size per group

Age group	Description	2019 (Total)	2035 (Total)
3-5	ECDE	6370	9051
6-13	Primary	16678	23698
14-18	Secondary	4398	6249
19-24	Tertiary	5798	8239
15 -49	Reproductive Age/Youth	26812	38098
65+	Dependent Population	1698	2413

3.4 Urban and Rural Population Distribution

Approximately 65% of the population in Kapenguria Municipality resides in urban areas, where commercial and agricultural activities are dominant, often in dispersed settlement patterns. The peri-urban and rural populations account for 13% and 22%, respectively.

3.5 Demographic Characteristics

3.5.1 Average Household Size

The number of households in the municipality is estimated at 23,869 in 2024, an increase from 20,922 in 2019.³ The trend shows continued growth in the number of households within the municipality.

The average household size in Kapenguria Municipality is 4.8 persons, which is higher than the national average of 3.1 persons and West Pokot County average of 5.3 persons. Approximately 20% of households have more than six members.

3.5.2 Infant Mortality

Infant mortality has been steadily declining, aided by increased acceptance of immunization programs. The infant mortality rate in Kapenguria is 90 per 1,000 live births, while the under-five mortality rate stands at 109 per 1,000.

³ KNBS, 2019

3.5.3 Fertility Rate

Fertility is a chief determinant of population growth in Kenya. Kenya's fertility rate stands at 3.3 births whereas for Kapenguria Municipality is 4.2 which is relatively low compared to West Pokot County fertility rate of 6.9 births.

3.5.4 Mortality

The mortality rates in Kapenguria have been improving over the years. The infant mortality rate is 90 per 1,000, and the under-five mortality rate is 109 per 1,000, reflecting ongoing improvements in healthcare and child welfare.

3.5.5 Life Expectancy

According to the 2019 National Population and Housing Census, life expectancy in Kapenguria is approximately 50 years. Women have a higher life expectancy (52 years) compared to men (48 years). Life expectancy is influenced by factors such as health, economic status, education, and the impact of the HIV/AIDS pandemic, which, if not addressed, could further reduce life expectancy.

3.5.6 HIV Prevalence

Kapenguria Municipality has an HIV prevalence rate of 6.5%, slightly higher than the national average of 6.2% (2011).

3.6 Population Projection

Using growth rate of 2.22%,⁴ the municipality's population is projected to reach 144,923 in 2035. **Error! Reference source not found.** and **Error! Reference source not found.** shows the population projection by location and age group respectively. The spatial plan is an essential tool for managing this growth sustainably.

Table 3: Projection by Location

Locality	2019			2035		
	Male	Female	Total	Male	Female	Total
Chemwochoi	2,928	3,113	6,041	4,160	4,423	8,584
Kaibos	2,739	2,246	4,985	3,892	3,191	7,083
Kaisakat	4,867	4,663	9,530	6,916	6,626	13,542
Kapenguria	9,794	10,053	19,847	13,917	14,285	28,201
Kapkoris	6,848	6,987	13,751	9,731	9,928	19,659
Keringet	1,981	2,033	4,014	2,815	2,889	5,704
Kishaunet	9,538	9,567	19,105	13,553	13,594	27,147
Mnagei	9,076	9,169	18,245	12,896	13,029	25,925
Talau	3,250	3,139	6,389	4,618	4,460	9,078

⁴ KNBS, 2019

TOTAL	51,021	50,970	101,907	72,497	72,425	144,923

Table 4: Population projection by Age group

Age group	2019			2035		
	Male	Female	Total	Male	Female	Total
0 - 4	5183	5287	10470	7365	7512	14878
5 - 9	4840	4937	9777	6878	7015	13893
10 -14	4431	4519	8950	6296	6421	12717
15-19	3424	3492	6916	4865	4962	9827
20-24	2631	2684	5315	3739	3814	7552
25-29	2193	2237	4430	3116	3178	6294
30-34	1868	1906	3774	2655	2708	5363
35-39	1197	1221	2417	1700	1734	3435
40-44	1020	1040	2060	1449	1478	2927
45-49	934	953	1887	1328	1354	2682
50-54	591	603	1194	840	857	1696
55-59	445	453	898	632	644	1276
60-64	393	401	795	559	570	1129
65-69	288	294	582	409	417	827
70-74	230	235	465	327	334	661
75-79	102	104	206	145	148	292
80-84	61	62	123	86	88	175
85-89	29	29	58	41	42	82
90-94	11	12	23	16	17	33
95-99	6	6	12	8	8	17
100+	5	5	10	7	7	14

3.6.1 Dependency Ratio

The dependency ratio in Kapenguria Municipality is 73%, with 51% of the population dependent on the productive segment of society, assuming full labor participation. High unemployment rates place a significant burden on the working-age population.

3.6.2 Socio-Cultural Dynamics

Kapenguria Municipality is cosmopolitan in nature, with the Pokot people forming a large portion of its population. The Pokot, form part of the larger Kalenjin ethnic group see Plate 2, live in West Pokot and Baringo counties in Kenya, as well as the eastern Karamoja region in Uganda. The Pokot people are divided into two groups: the Hill Pokot, who are both farmers and pastoralists, and the Plains Pokot, who are primarily pastoralists, herding cattle, goats, and sheep in dry, infertile plains.

Plate 2: Pokot People Dominant People in Kapenguria. Source: Wikipedia

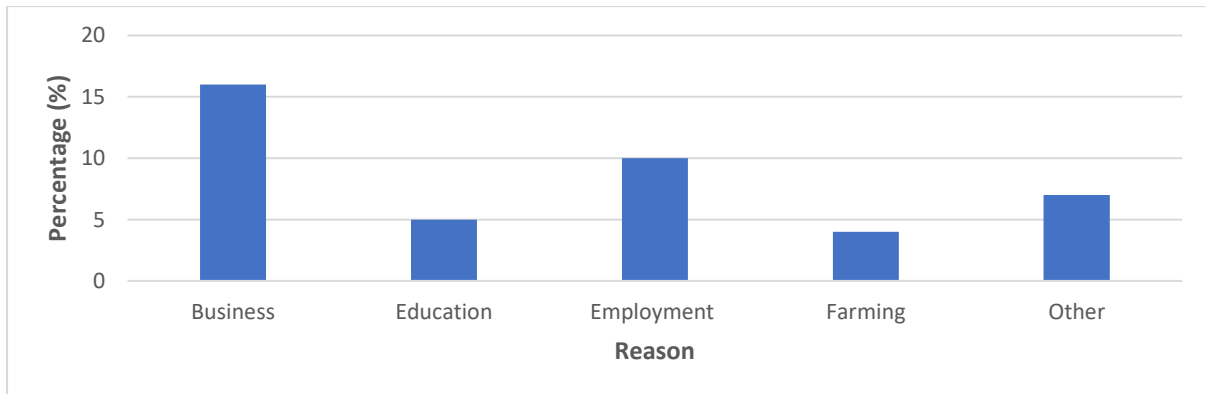


3.6.3 Migration

The survey revealed that 93% of residents have no plans to leave the municipality, while 7% plan to move. The main reasons for leaving include marriage, education, farming, and employment opportunities.

Despite these trends, the municipality has also seen an influx of new residents. The longest stay among these newcomers is 46 years, with an average stay of 17 years. Reasons for moving to the municipality include business, education, employment, and farming, among others (see Figure 2). These factors suggest that the municipality offers a favorable environment for economic activities, access to education, and potential for agricultural development, among other benefits.

Figure 2: Reasons for coming to Kapenguria Municipality



3.6.4 Religion

The majority of residents, 96%, identify as Christians, while Muslims account for 10%. Other religious include paganism and other traditional local religions (churches). The composition shows the cultural and spiritual diversity which can influence social dynamics and community activities within the municipality.

3.7 Emerging issues

- Large proportion of young and energetic individuals offers significant potential for increased productivity
- High dependency ratio, currently at 73%
- High unemployment rates among the youth, as reflected in the elevated dependency ratio
- Rapid population growth
- Majority of the population (93%) have no plans to relocate
- Those who migrated into the municipality cited key reasons such as business opportunities and farming as their motivations

4 PHYSIOGRAPHY

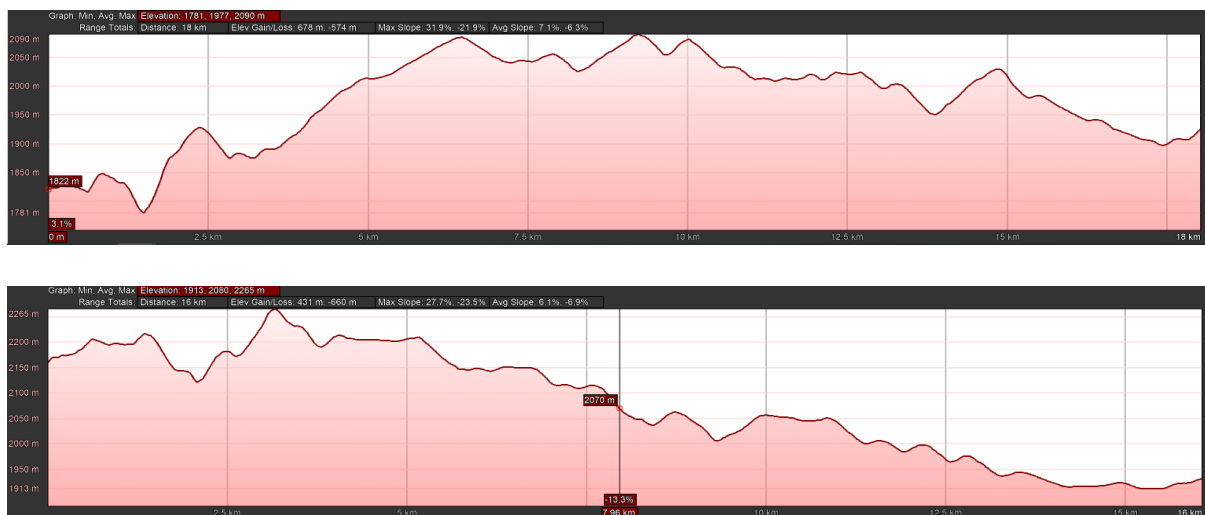
4.1 Overview

This section explores the natural resource base and climatic conditions of Kapenguria Municipality and its surrounding areas, with a focus on supporting development and addressing existing challenges.

4.2 Topography

Kapenguria Municipality falls within the Cherangani Hills, which forms part of the greater Rift valley. Its diverse topography includes hills such as Kopoch Hills, Chemwochoi, and Kamatira Hills, as well as rocky outcrops. Steep-sides hills (see cross section in Plate 3) serve as catchment for the rivers such as the Suam River which is a key watercourse that feeds into the Turkwel Dam before discharging into Lake Turkana. The municipality is located between 2487 and 1388 meters above sea level, see Map 4.

Plate 3: Cross sections (1) A-A (2) B-B



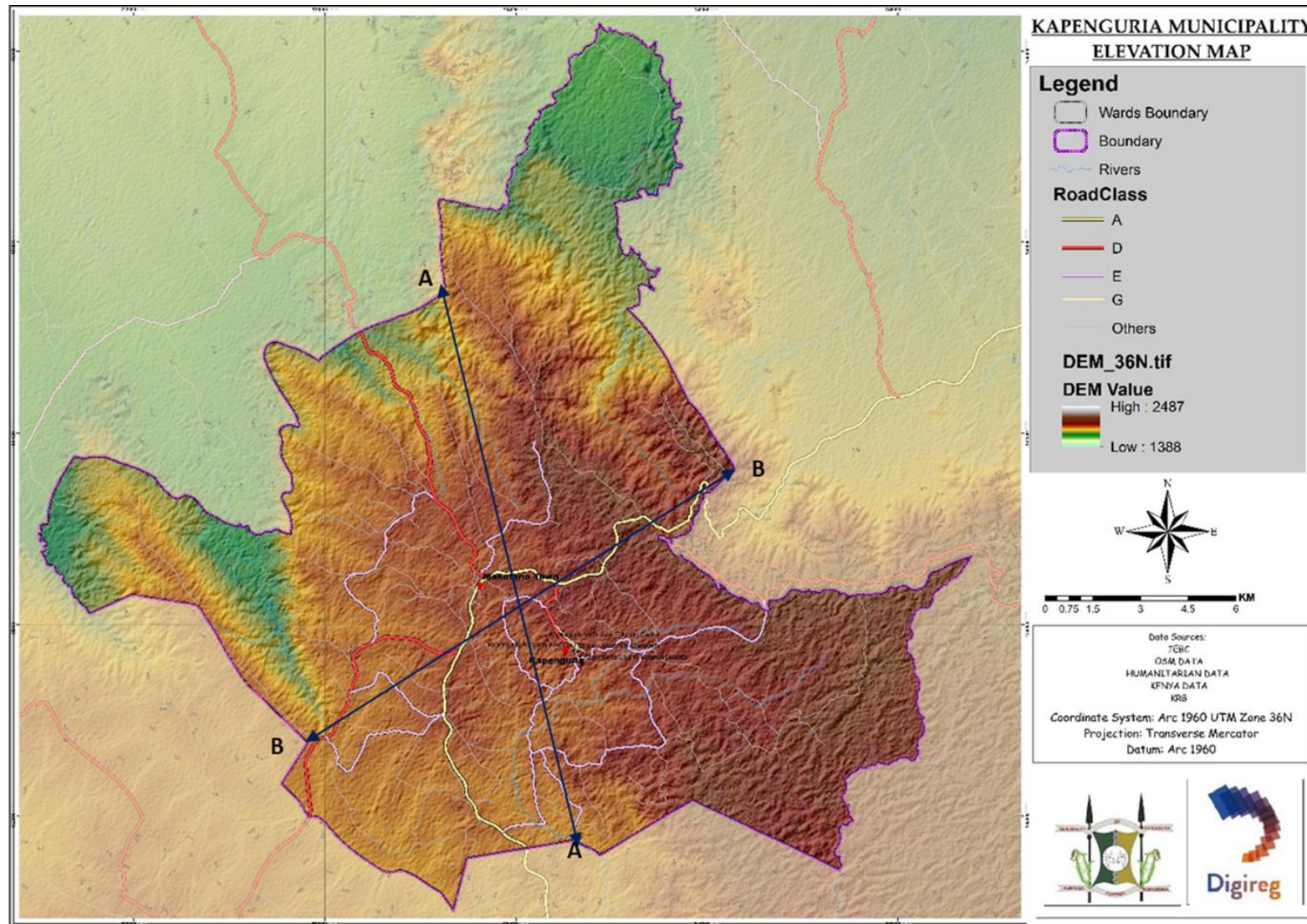
4.3 Slope

Kapenguria municipality is formed by varied topography with slope ranging from gentle to steep terrain. The municipality lies within a hilly region, with slopes primary influence by Cherengany Hills. The highest point is at 76% slope, see Map 5. This slope affect land us patterns, with steeper area being unsuitable for intensive agriculture or urban development due to soil erosion and soil instability, see Table 5: Slope.

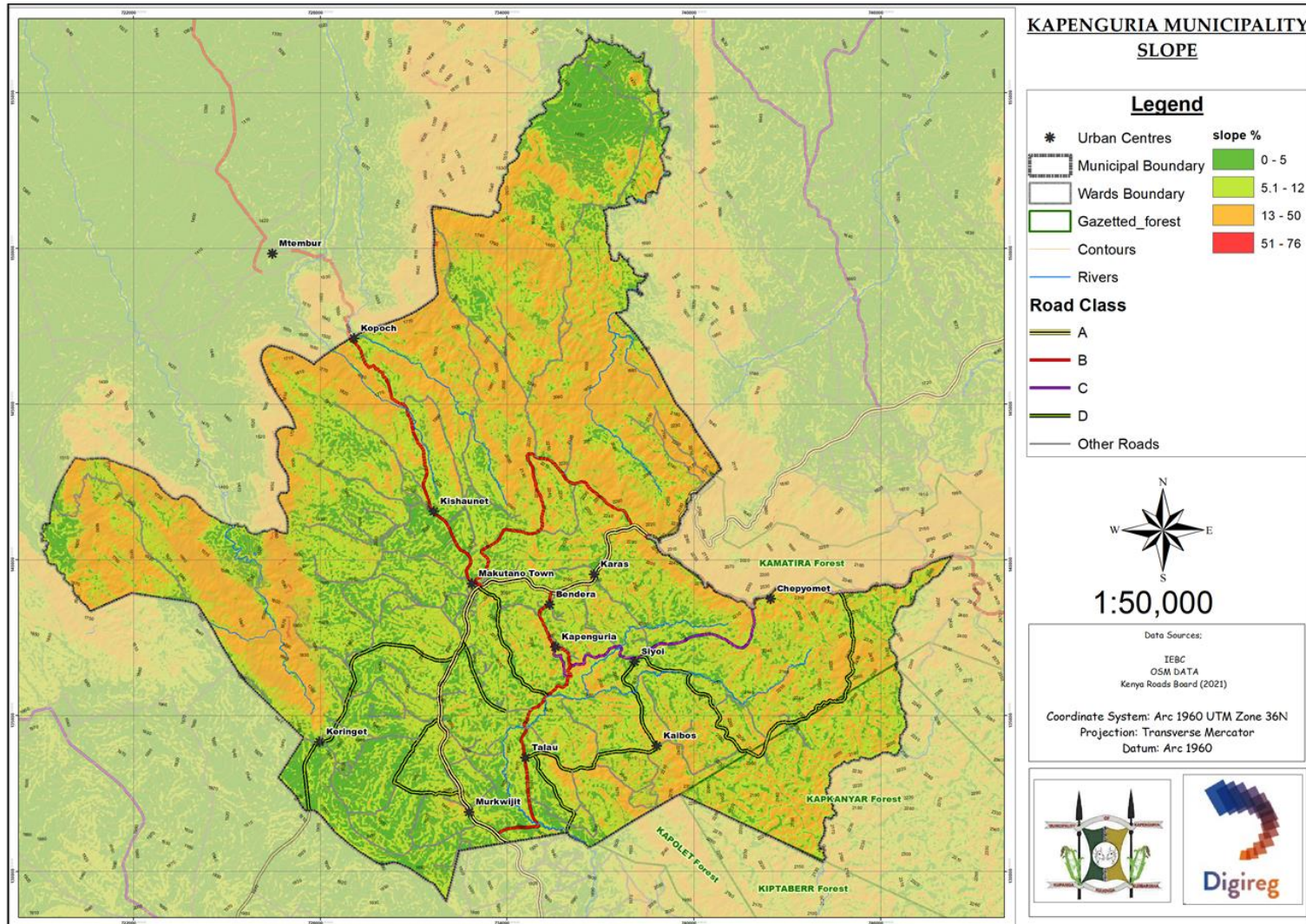
Table 5: Slope

Slope	Description	Agriculture	Urban development	Infrastructure
Slight	Optimum	0-6%	0-6%	0-6%
Moderate	Satisfactory	6-12%	6-12%	6-12%
Severe	Marginal	12-50%	12-50%	12-50%
Very Severe	Unsatisfactory	Above 50%	Above 50%	Above 50%

Map 4: Elevation Map



Map 5: Slope map



4.4 Geological and Soil Characteristics

Kapenguria Municipality is dominated by Precambrian basement rocks, with some sedimentary layers. These basement rocks are covered by a thin layer of loam soil and pebble-sized angular quartzites. The primary rocks include highly fractured and jointed quartzite gneisses and biotite gneisses, which can lead to structural instability in steep areas and present challenges for building construction and infrastructure development. The soil cover primarily consists of loams and pebbly quartzites. However, the soils along the riparian reserves are clay-based and unsuitable for development due to their proximity to watercourses.

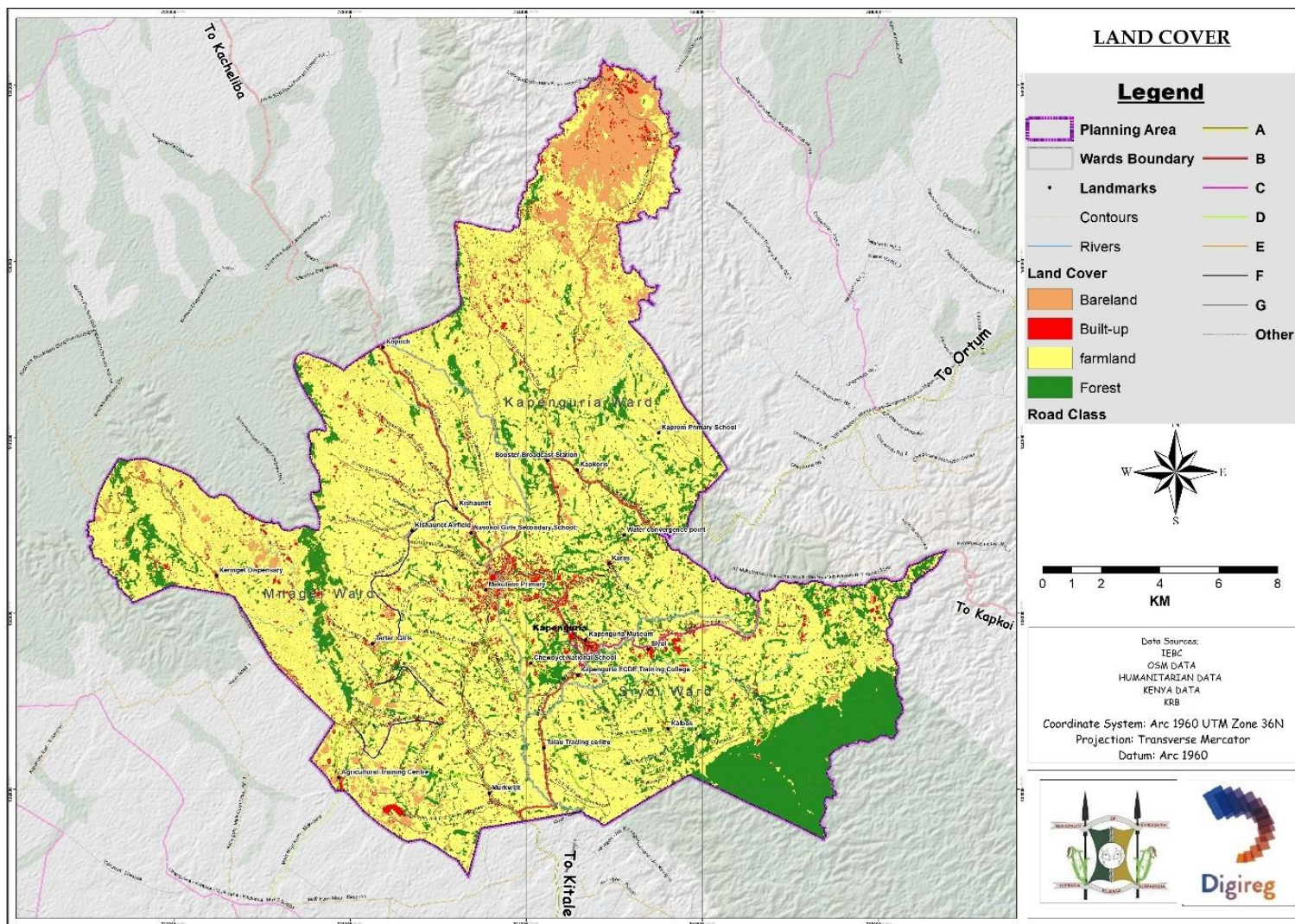
4.5 Landcover

Kapenguria Municipality is characterized by diverse land cover, see Map 6. The area is dominated by agricultural land, which includes small-scale farms for subsistence and cash crop farming, see Table 6. Forested areas include areas around the Cherangani Hills which play a vital role in water catchment and biodiversity conservation. Urban development has been expanding, with residential, commercial, and industrial areas increasingly encroaching on agricultural lands. Other land cover types include rivers, which support ecological balance and provide essential ecosystem services.

Table 6: Land Cover

Land cover	Bare land	Built-up	Farmland	Forest
%	6.7	3.4	74.7	15.3

Map 6: Land Cover



4.6 Climatic Conditions

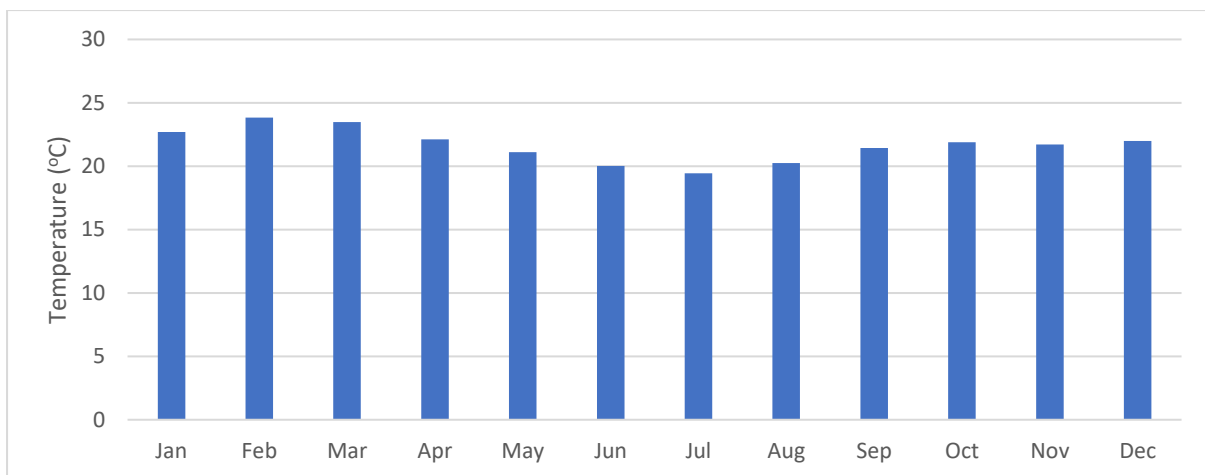
4.6.1 Rainfall

Kapenguria Municipality receives an average annual rainfall of 1,500 mm, in contrast to the typical bimodal pattern of West Pokot County. The peak of the long rains is expected from March to April, and the short rains occur from October to December. January experiences the least rainfall, averaging 21 mm, while May receives the highest, with an average of 171 mm.

4.6.2 Temperature

Kapenguria has a Tropical wet and dry or savanna climate. It has a warm, temperate climate, primarily influenced by its elevated location. The average annual temperature is 21.66°C, while maximum and minimum temperatures are 26°C and 11°C respectively, see Figure 3. February to March is the warmest month with an average temperature of (23.66°C), while July is the coldest (19.44°C). The moderate temperatures create favorable conditions for agricultural activities in the surrounding highlands.

Figure 3: Average Temperatures per month



4.6.3 Sunshine and Solar Radiation

Kapenguria benefits from year-round sunshine, averaging 10 hours per day. The ample sunshine presents a significant opportunity for harnessing solar energy for street lighting, and domestic use.

4.6.4 Wind Run

Kapenguria experiences an average annual wind run of 196 km per day, which decreases with increasing altitude. Despite this slight decrease, the wind resource remains suitable for potential wind energy generation, particularly at locations like the peak of Kapkoris Hills.

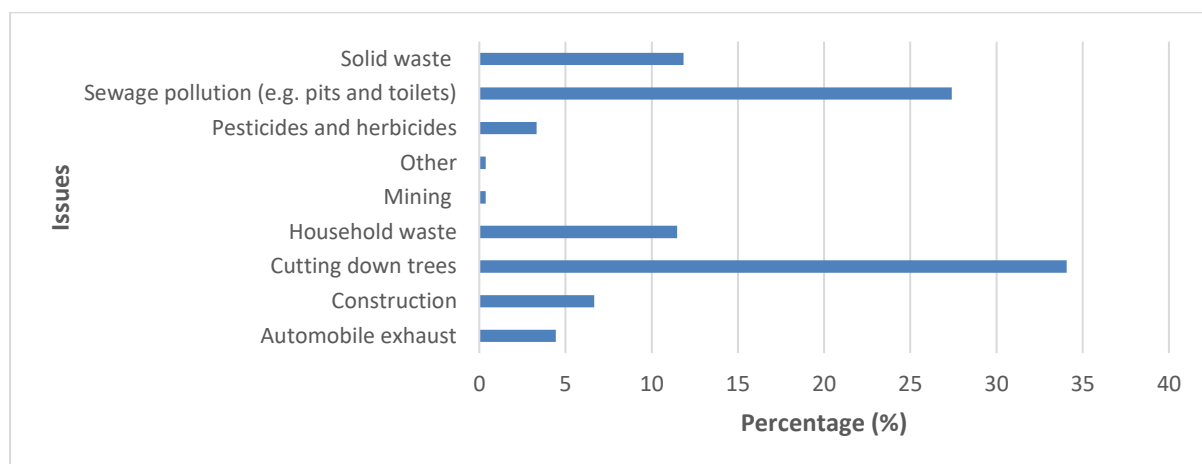
4.6.5 Environment

Kapenguria Municipality is bordered by gazette temperate rainforest, including Kamatira and Cherangany, which are increasingly threatened by human encroachment. Kamatira Forest, primarily covered by pine trees, is particularly at risk, as pine is an endangered species.

Cherangany Forest is home to giant cedar, podo, and other indigenous tree species, while Kamatira Forest is primarily composed of pines, cypress, eucalyptus, and a limited number of indigenous trees.

Field survey identified several factors negatively impacting the environment in the area. The most significant factor was the cutting down of trees for charcoal, firewood, and timber, which poses a major threat to forest ecosystems. This was followed by sewage pollution, mainly from the use of pit latrines which accounted for 27% of the reported environmental issues. Other factors included solid waste mismanagement, pesticide use, mining activities, household waste, and automobile exhaust, see Figure 4.

Figure 4: Environmental Issues



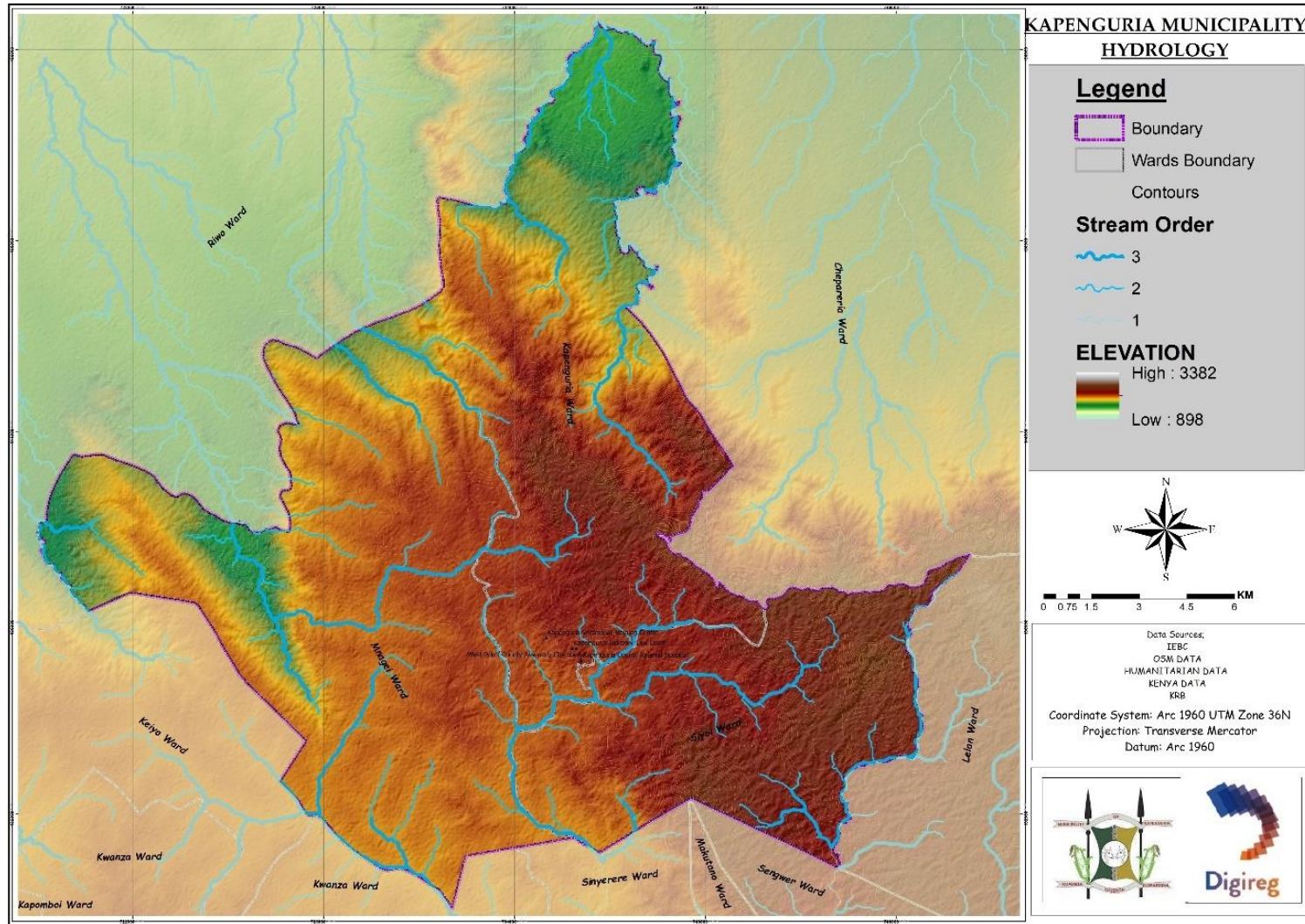
4.7 Hydrology and Drainage Systems

Kapenguria Municipality is characterized by a diverse hydrological feature, including rivers, streams, dry valley (collecting storm water or runoff), and groundwater sources (see Map 7 and Map 8). The region has two perennial rivers: Kapenguria and Kotoruk. Kapenguria River flows southward joining the Nzoia River, while the Kotoruk River flows southwest, then to northward to merge with the Suam River. The Muruny River and Siyoi are also vital water source, supporting the Muruny Water Supply Project which is intended to provide clean water to the municipality and surrounding areas. Streams include; Cereal, Chewoyet, Kaprech, and Kaibos, feed into these two rivers.

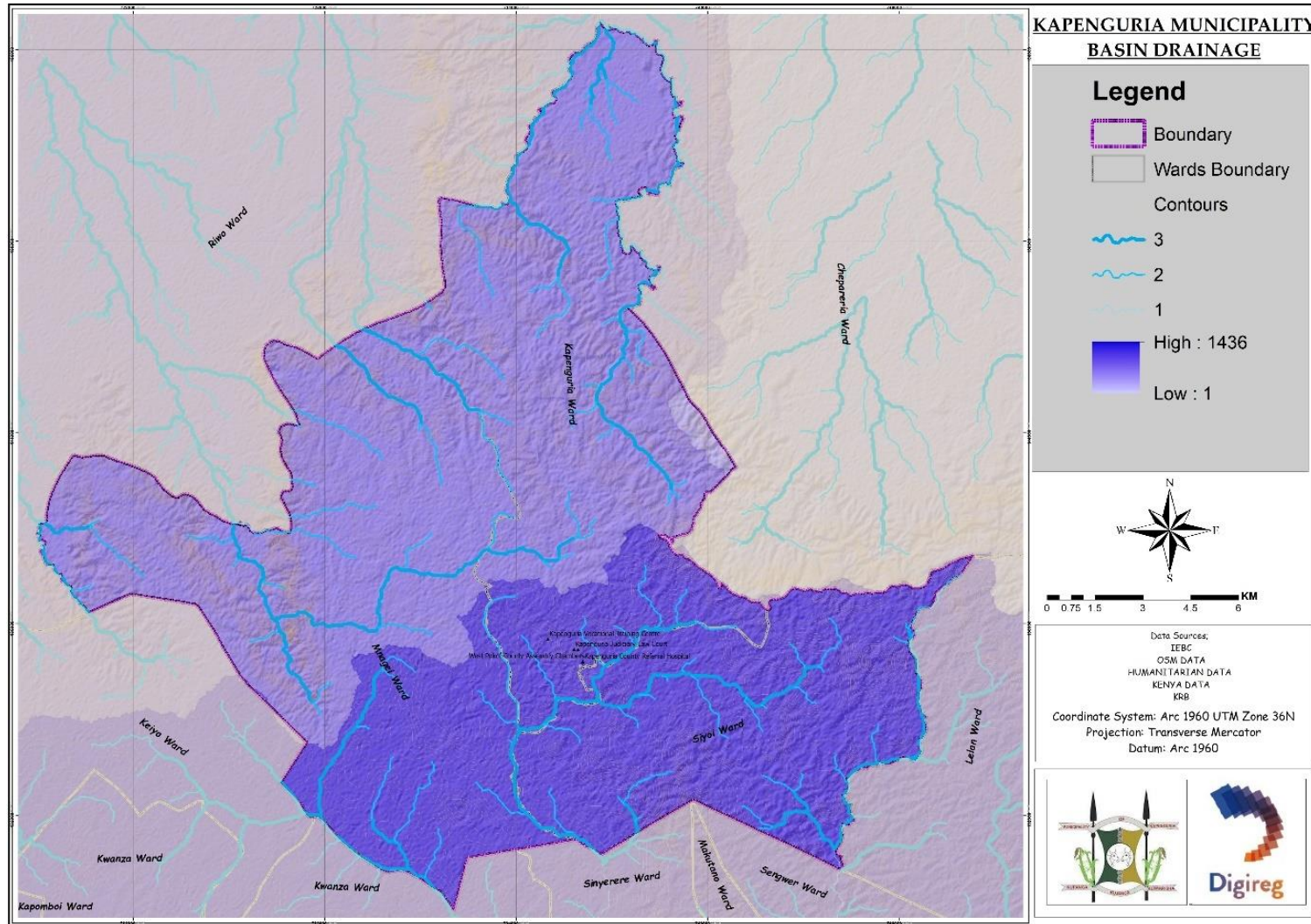
The municipality's hydrological system faces several challenges including:

- Pollution of rivers impacts water intake at the water supply station.
- In the cherangany hills and kamatira forest, deforestation reduces groundwater recharge, increases surface runoff, accelerates soil erosion, and leads to river sedimentation.
- Agricultural runoff and pesticide use contaminate water sources, particularly those used for domestic purposes.
- The seasonal nature of many rivers, coupled with erratic rainfall patterns, results in periodic water shortages, especially during dry spells.

Map 7: Hydrology



Map 8: Drainage Basins Map



4.8 Agro-Ecological Zones

Kapenguria Municipality falls within the Upper Highland, Lower Highland and Lower Midland agroecological zones, each zone offering distinct condition for agricultural activities, see Map 9. The Lower Highland Zone, found in areas around Kaibos, Kapkoris, Kaprom and Karas and Talau, is characterized by cooler temperatures and high rainfall. The zone supports crops such as tea, pyrethrum, and maize alongside dairy.

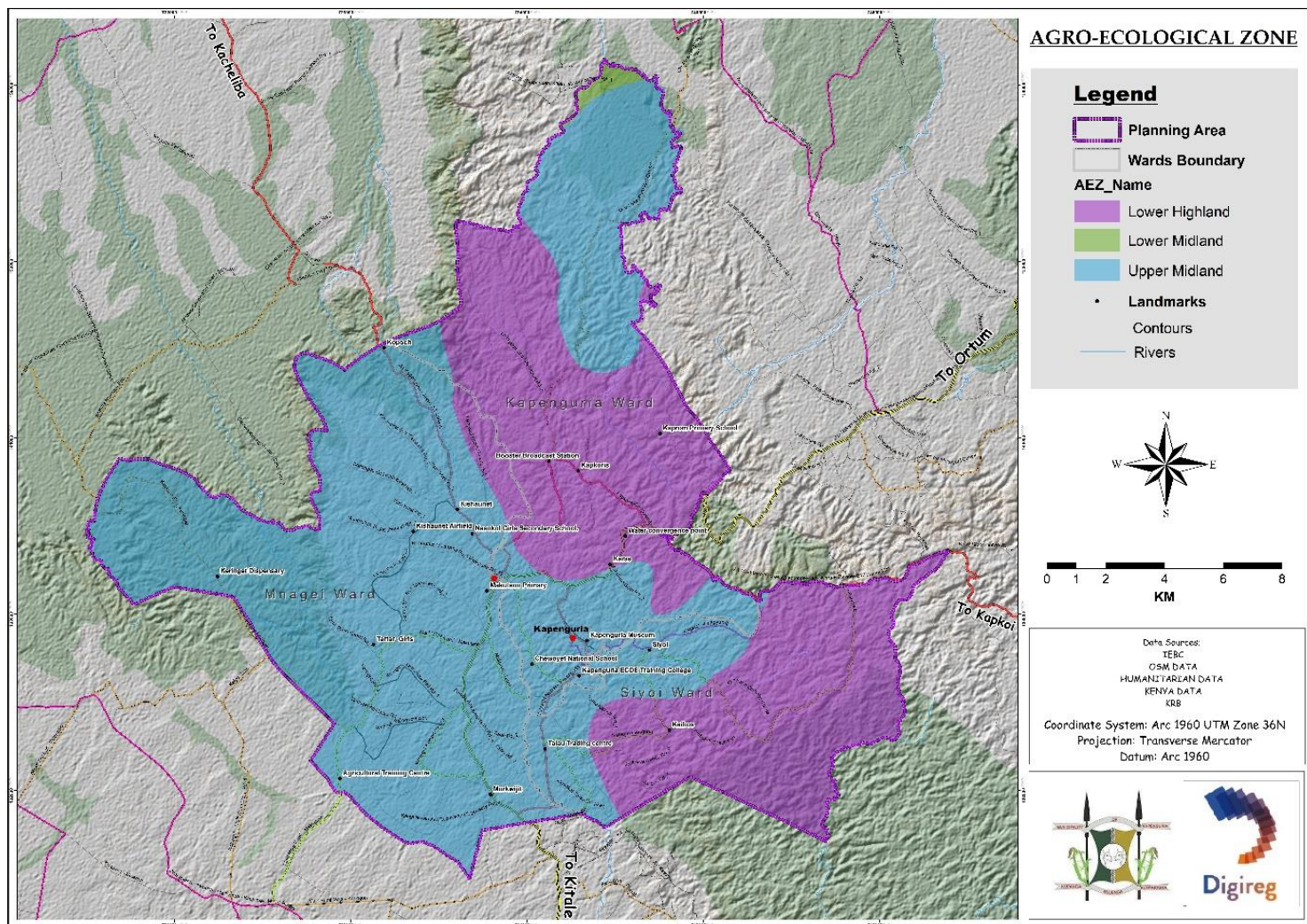
The Upper Midland Zone features moderate temperatures and rainfall, making it suitable for maize, beans, and horticultural crops(sunflower), and livestock. This zone is located in regions around Keringet, Tartar, Murkwijit and Talau. In contrast, the Lower Midland Zone is located around Longonot Dispensary and experiences warmer temperatures and relatively lower rainfall.

These zones provide favorable conditions for mixed farming, though challenges such as soil erosion on steeper slopes and inconsistency rainfall patterns indicate the need for sustainable land management practices to enhance productivity and mitigate environmental degradation.

4.9 Emerging issues

- Steep slopes limit development due to soil erosion and instability, increasing infrastructure costs.
- Fractured rocks and thin soil cover pose construction challenges
- Deforestation in Cherangany Hills and Kamatira Forest, driven by illegal logging, threatens biodiversity and water quality.
- Seasonal rivers and erratic rainfall lead to water shortages.
- Irregular rainfall patterns impact water availability and agricultural productivity.
- Urbanization and agriculture encroach on natural and agricultural lands, disrupting the environment and land cover.
- Soil erosion and inconsistent rainfall in agricultural zones reduce crop productivity.
- Pollution from human activities degrades water quality.

Map 9: Agro-ecological zone



5 LAND

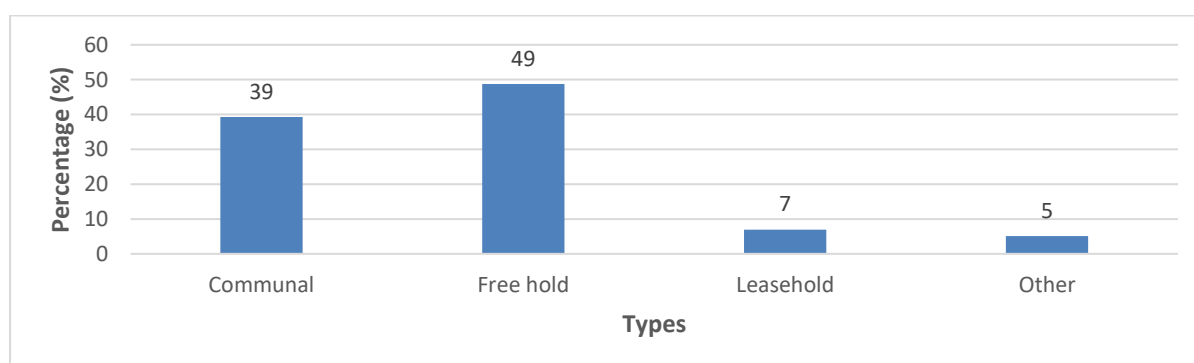
5.1 Land Tenure System

Land ownership in Kenya operates within the constitutional framework, where all land is collectively owned by the people as a nation, community, or individuals.

Land is classified into three classes; public, private and community. Private land refers to land held by an individual or legal entity under a title deed, either on freehold or leasehold⁵. Public land is managed by the county government on behalf of the residents, through the National Land Commission, in accordance with the Constitution, while community land is land that is lawfully registered in the name of group representatives, or land traditionally managed by the community **Error! Bookmark not defined..**

In Kapenguria Municipality, land is categorized into private, communal, or public. Private land occupies the largest share, with freehold land accounting for the highest percentage, 49% (see **Error! Reference source not found.**). Communal land ownership follows, with 39% of residents living on community land. Leasehold tenure represents 7% of land ownership.

Figure 5: Land Ownership Types

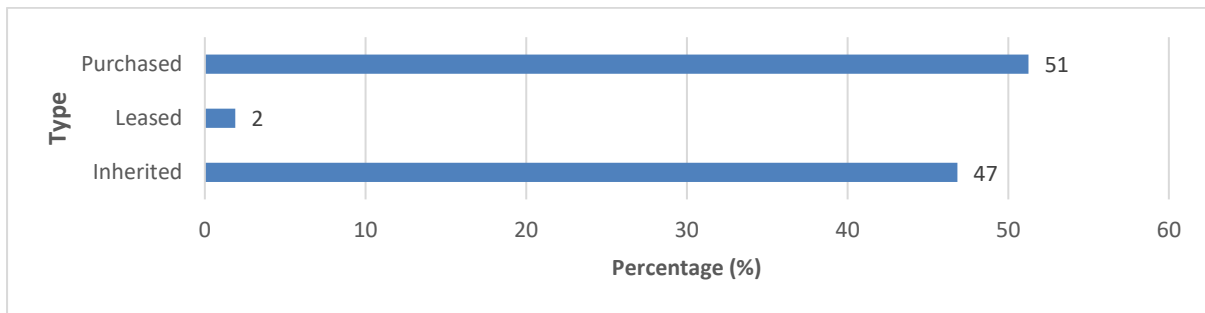


5.2 Land acquisition

Land acquisition within the municipality occurs primarily through purchase, inheritance and lease. Majority, 51%, of residents acquired land through purchase, see Figure 6. Inheritance accounts for 47%, while lease account for only 2% of residents. This distribution shows the prominence of private ownership and familial land transfer, with leasing playing a minimal role in land acquisition.

⁵ Constitution 2010

Figure 6: Land Acquisition



5.3 Land Size and sub-division

The average land size in Kapenguria Municipality is 5 acres⁶. However, despite the relatively large landholdings, certain areas experience significant land subdivision, particularly in the agriculturally rich regions of Lityei, Siyoi, Talau, Kaibos, Karas, Keringet, and Murkwijit. This reduces the overall productivity of agricultural activities, as smaller plots are less viable for efficient farming.

The demand for land is high, particularly in urban areas, driven by the need for services and business activities. As a result, much of the land has been subdivided into smaller plots, measuring 50 by 100 feet, and in some cases, even smaller. These subdivisions are often approved through local agreements, which hampers land management and planning.

5.4 Land Tenure Issues

Encroachment into agricultural areas is a growing concern due to land tenure insecurity. Many residents lack registered land titles and there is inadequate civic education on addressing land-related issues, navigating relevant offices, and understanding procedural requirements.

Gender disparity in land ownership is another issue, with women having limited access to land due to patriarchal customs, cultural beliefs and succession, since women access land through male relatives and have minimal independent rights to own or inherit property. Despite recent policies and initiatives to promote gender equality, traditional practices in some communities prioritize male ownership.

Urban growth has led to land sub-division and unplanned settlements. Resistance from the community to surrender land for public uses, such as cemeteries, dumpsite hinders planning efforts, which is often influenced by cultural beliefs. In some cases, land disputes go unreported due to a lack of awareness or access to channels for resolution.

5.5 Land Administration, management and development control

Kapenguria Municipality faces challenges in land administration and development control due to the absence of approved zoning plans. Currently, the municipality relies on adaptive planning to approve developments, referencing to general laws such as the Building Code and the

⁶ Field work, Jan 2025

Physical and Land Use Planning Act (PLUPA). These regulations do not address the specific needs and challenges unique to Kapenguria Municipality.

Applications for development approval include building and architectural plans, land use change, and subdivision schemes. Plans have been taken to improve land use management, including the development of informal settlement plans, such as the one for Makutano under the Kenya Informal Settlements Improvement Project (KISIP).

Land control boards exist within the municipality to oversee land transactions, but their activity levels are low due to a limited number of transfers, averaging three per month. The municipality has three land control boards: Siyoi A and B, Kerenget A and B, and Kishaunet. Strengthening these boards could enhance land administration and ensure better development control in the municipality.

5.6 Land values and markets

Land is a driver of urbanization in Kapenguria Municipality, fueled by population growth, business activities, and demand for social services and infrastructure. These factors influence land values and the dynamics of the local land market.

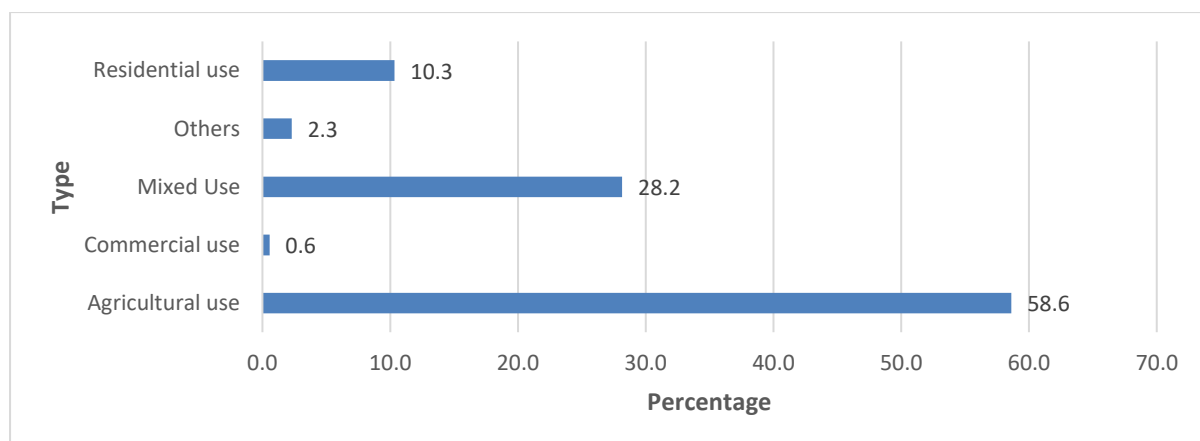
Land registration within the municipality remains low, with only 20% of residents having title deeds. Most buyers in urban areas rely on allotment letters or informal agreements administered by local leaders.

Land prices vary based on location, proximity to urban centers, and intended use. In urban areas, land prices range between KES 1 million and KES 1.5 million per acre. Commercial land is more expensive than residential land within urban areas, while agricultural land is more valuable than residential land in rural parts of the municipality.

5.7 Land uses

According to the survey, land use varies within the municipality ranging from; residential, mixed use, commercial, and agricultural use. Mixed use include agriculture cum residential, commercial cum residential among other mix uses. Agricultural use covers the highest percentage of 58.6%, see Figure 7. This shows the municipality's rural setting and reliance on agricultural activities.

Figure 7: Land Use



5.8 Land suitability

Based on the FAO classification system (Table 7 **Error! Reference source not found.**), land suitability assessments show that 60% of the land within the municipality is suitable for either agriculture or urban development. 28.95% is suitable for urban development (slopes < 12%), 27.83% is suitable for crop farming (slopes < 10%), while 25% is suitable for conservation and not urban development to extreme slope, and forest cover. Areas suitable for urban development are characterized by good drainage, stable sandy soils, proximity to infrastructure, and low risk of natural disasters. The remaining 25% of the land is unsuitable due to conservation designations and challenging geological features, such as extreme slopes.

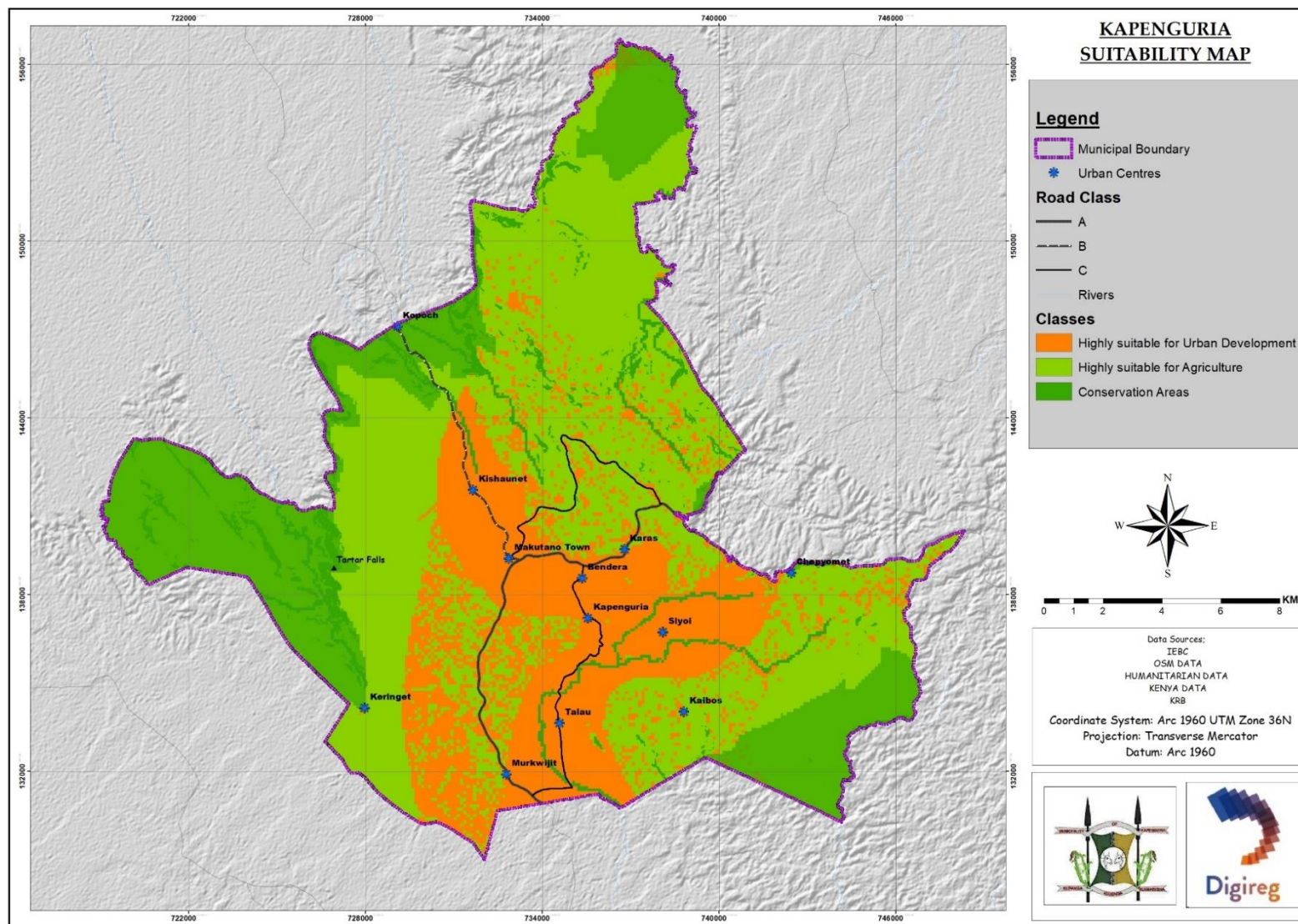
Table 7: Land Suitability Parameters

Parameters	Agriculture	Urban Development	Conservation Areas
Slope (degrees)	≤6	6 - 25	> 25
Soil texture	Loamy	Sandy	Clayey and very clayey
Landcover	Dominantly agricultural land	Established urban footprint	Waterbodies, Forests and Ridges
Infrastructure	High accessibility to transport and utilities	Close to amenities and services	Limited access to transport and utilities

5.9 Emerging Issues

- Land tenure insecurity, most plots are not registered
- Unregulated subdivision
- High land demand
- Weak land administration
- Gender inequality in land ownership
- Encroachment on agricultural land
- Low functionality of land control boards
- Absence of land use policies
- Proliferation of informal settlements
- Rising land values
- Prevalence of freehold land tenure hinders land regulation

Map 10: Land Suitability



6 PHYSICAL INFRASTRUCTURE

Infrastructure plays a crucial role in driving economic development. Inadequate infrastructure, including poor roads and lack of storm water drainage, may hinder area's economic development. This chapter examines physical infrastructure within the municipality, including road transport, water, sanitation, energy, and Information and Communication Technology (ICT).

6.1 Transportation

Effective transportation networks are vital for regional development. They facilitate the efficient movement of people and goods, which is essential for economic growth and effective governance. As Kenya aims for rapid socio-economic development under Vision 2030, it is anticipated that transportation demands will increase significantly, potentially growing by three to four times over the next two decades.

6.2 Road transport

Within Kapenguria Municipality, there is a total of 382.5 kilometers of roads including various types of classes, see Map 11. The municipality has a few short stretches of tarmacked roads in the central business district (CBD) and some poorly maintained murram roads. Most other streets are unpaved earth roads. The public right-of-way for roads, footpaths, and stormwater drainage has been encroached upon by private developers, and some streets are too narrow to accommodate the required infrastructure.

6.2.1 Road Network

Kapenguria Municipality is accessible both nationally and regionally via the international A1 Road, which connects the town to Kitale and Kapenguria. However, the road network within the municipality and the broader county is primarily composed of earth and gravel roads, accounting for 337.5km of the total network, see Map 12. There is only 1 kilometer of tarmac for every 7 square kilometers. The road network is generally in poor condition: some tarmacked roads are poorly maintained, and gravel and earth roads often impassable during the rainy season. Additionally, rugged terrain adds further challenges to road connectivity.

Approximately 10% of the roads in urban centers are tarmacked, some lack storm water drainage, footpaths, motorcycle and bicycle lanes, street lighting, water supply, and sewer lines, see Plate 4. Access roads to key market centers such as Cheptuya, Kaibos, Talau, and Siyoi are poorly maintained and hinders development in these areas. The municipality lacks a bypass, increasing freight traffic through urban areas.

Plate 4: Left_ is the Status of roads in Bendera Town. Right_ is a road in Makutano town lacking other road elements.

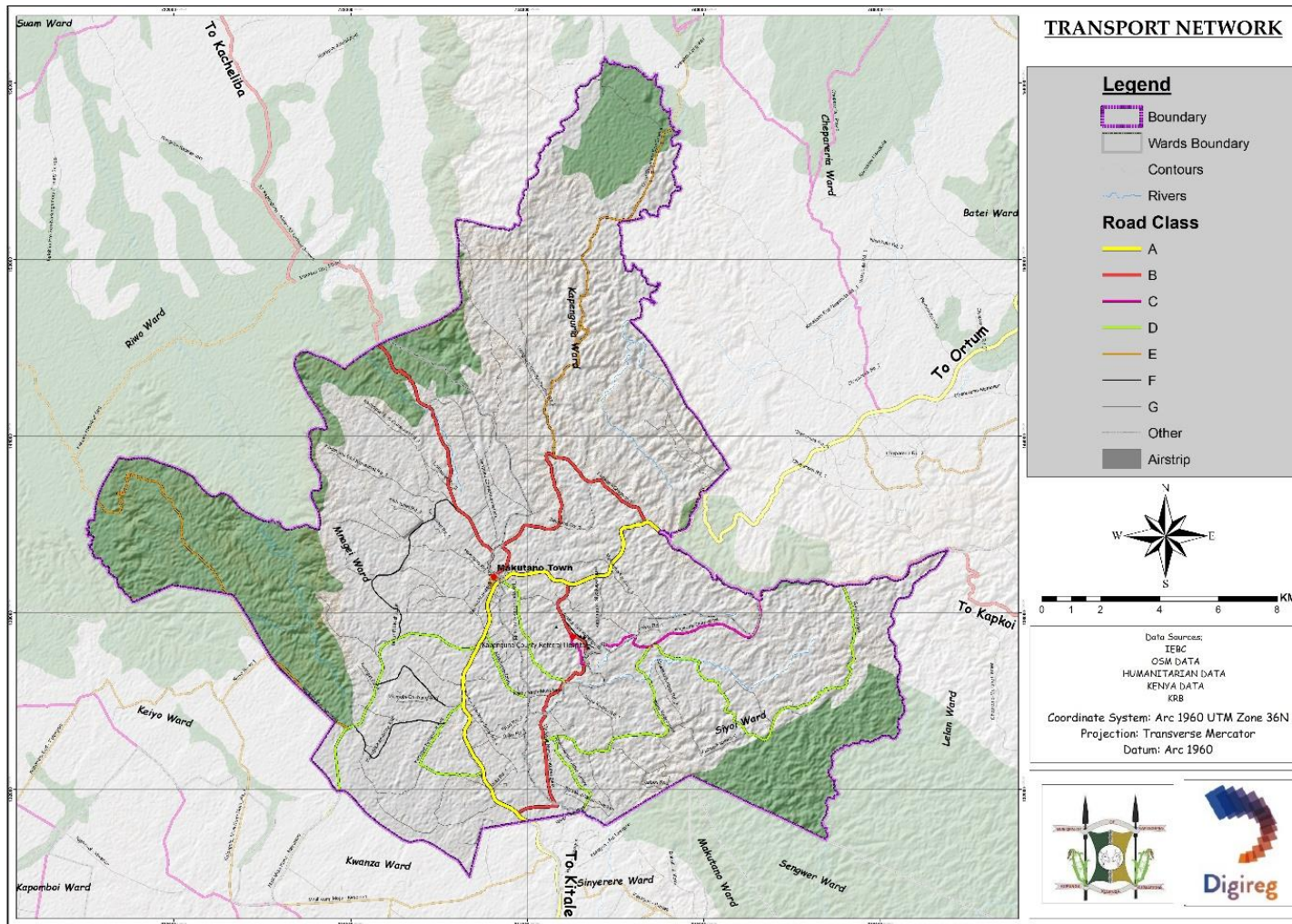


The Municipality lacks a bypass despite being located along the major A1 international road. In peri-urban areas, most roads are unclassified murrum roads, see Plate 5, that are impassable during the rainy season. Additionally, road encroachments have reduced their capacity, and further influenced accessibility.

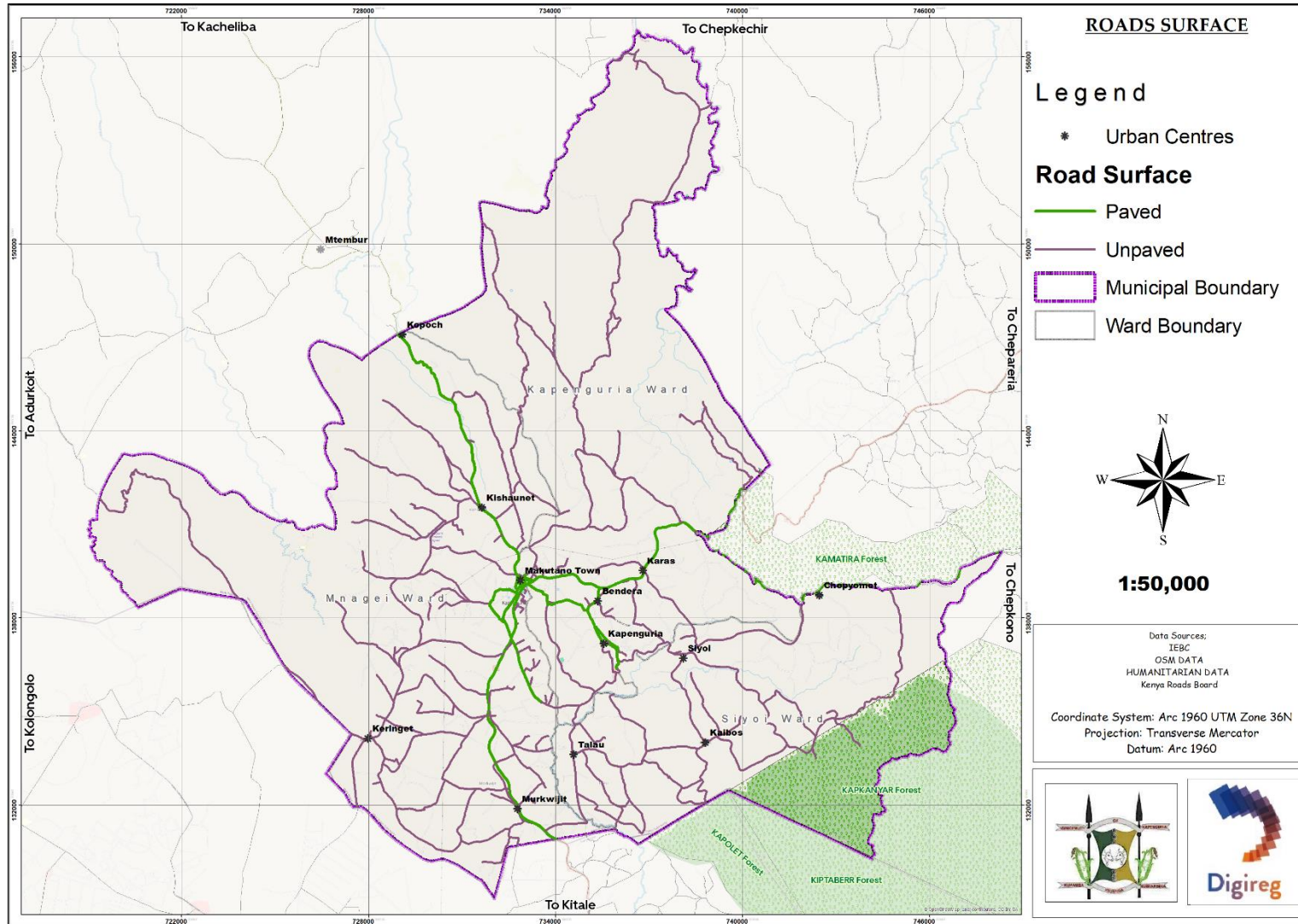
Plate 5: Left _ is the Paraywa-lotepa Road in Stotwo village. Right_ road to Takar village



Map 11: Transport Network



Map 12: Road Condition



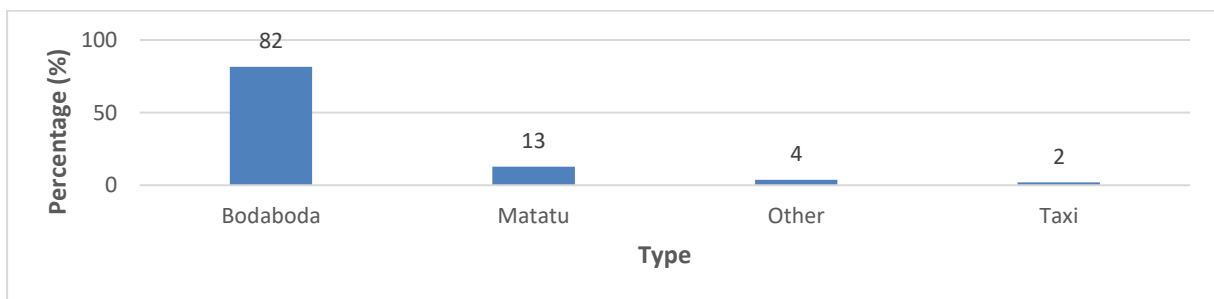
6.2.2 Mode of Transport

6.2.2.1 Public Transport

Public transport is the most popular mode of transport in Kapenguria, accounting for 86% of trips. However, there is a gradual shift towards private transport, contributing to traffic congestion, particularly in the CBD, as evidenced by the high demand for parking space in the town center. Public transport options include matatus, taxis, and motorcycles (boda-bodas), with boda-bodas accounting for nearly 81% of trips, followed by matatus (12%) and taxis (1%), see Figure 8.

Challenges in public transport include scarcity during peak demand, unreliability, high costs, time consumption, overcrowding, road accidents due to careless driving, and poor road conditions. Roads are often characterized by gullies and are mostly untarmacked.

Figure 8: Public transport

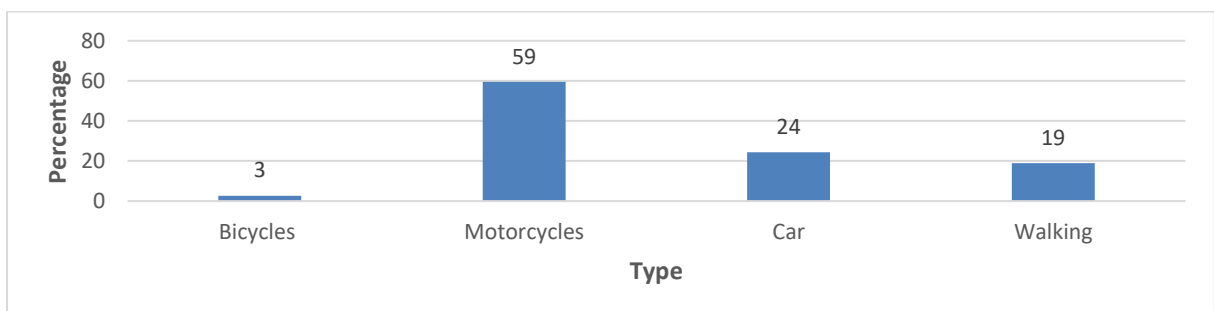


6.2.2.2 Private Transport

Private transport in Kapenguria Municipality includes motorcycles, cars, bicycles, and walking. According to the survey, motorcycles are the most popular, used by 59% of residents due to their affordability and ability to navigate narrow or poorly maintained roads. 24% use cars, 3% use bicycles while 19% of residents walk, Figure 9.

Challenges in private transport include high costs, particularly for taxis, unreliability, and limited accessibility due to poor road infrastructure. Additionally, the lack of designated parking spaces for motorcycles, taxis, and cars, especially in town centers, disrupts traffic flow and discourages private transport users from accessing key services and markets.

Figure 9: Private transport



6.2.2.3 Non-Motorized Transport

Non-motorized transport (NMT) in Kapenguria Municipality includes walking, bicycles, wheelbarrows, handcarts, and donkey carts. These modes are prevalent and serve both short and long-distance travel, including journeys to peri-urban areas.

Based on a field survey, NMT facilities such as paved walkways (see Plate 6), bike lanes, and other NMT-supporting structures are present in only a few parts of the municipality. The lack of enabling infrastructure discourages residents from using these modes, with only 19% accounting for walking under private transportation. Challenges identified during field surveys include:

- Frequent accidents
- The absence of dedicated walkways
- Significant travel delays
- Rider fatigue
- Exposure to dust and debris
- Navigating hazardous gullies
- Difficulty traversing hilly terrain
- Poor overall road conditions
- Safety concerns, particularly regarding robberies.

Plate 6: Unpaved walkway in Makutano town



6.2.2.4 Motor Cycles (Boda-boda)

Boda-boda operations in the municipality are organized through an association, with each ward having an office. There are approximately 5,000 members (riders) operating at 44 stages within the municipality. Each stage has a chairperson and a vice-chair who register members into the association. Each rider pays 20 Kenyan shillings, which is directed to the municipal revenue office.

The sector faces various challenges, including;

- Limited sheds at the stages despite paying fees to the municipal administration
- Stigmatization of riders by security agencies
- Increase in trucks to Sebit posing a danger to the sector
- Lack of county support

- Narrow roads, congestion, lack of parking spaces
- and lack of security lights, which has increased crime rates against riders and their clients

According to a field survey, 81.65% of residents use boda-bodas as their mode of transportation, indicating a high reliance on this mode. Additionally, 59% of residents own a motorcycle and use it for transportation. Despite the high usage, challenges identified by users include accidents, high costs, inexperienced drivers, accident risks, limited cargo capacity, dust and cold, and over speeding.

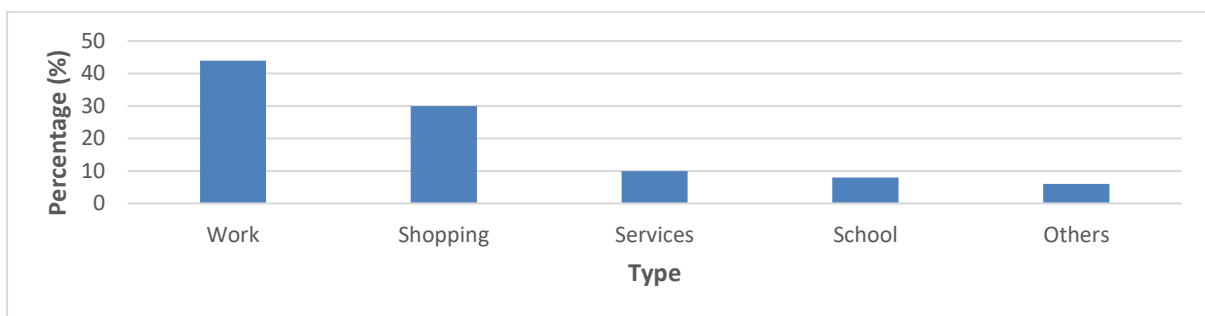
6.2.3 Trip Generation

Trip generation modeling uses socio-economic data, such as population size, household income, and employment, to estimate the number of trips produced and attracted by different areas. Kapenguria Municipality serves as the main urban center for the greater West Pokot County, attracting residents for services like government offices, healthcare, and shopping.

According to a field survey, 44% of trips are for work and business, 30% for shopping, 10% for services, and 8% for school, see Figure 10. Travel demand assists in identifying services needed in a region.

About 47% of the respondents cited poor conditions of roads as the major challenge while approximately 21% said that fare charged by public transport vehicles were high. However, 24% of respondents indicated that mobility was adequate and they did not face significant transport issues.

Figure 10: Trip Generation Characteristics for Kapenguria.



6.2.4 Road safety

Road safety remains an issue in Kapenguria Municipality, with challenges affecting both pedestrian and vehicular movement. Key accident-prone areas include the Kotoruk-Nasokol and Kwa Chief–Bondeni roads, where accidents frequently occur due to narrow road designs, poor visibility, and inadequate traffic management.

Inadequate infrastructure adds to road safety issues, particularly in rural and peri-urban areas. For instance, the Kapkecha-Cheporiot route lacks a bridge that may facilitate safe passage for school children and ease the transportation of agricultural produce, see Plate 7. Currently, residents must jump across the stream. In Siyoi Ward, the Kapchila-Kapkecha and Murkwijit-Kamorou roads have poorly constructed wooden bridges, allowing only one or two people to cross at a time, posing significant safety risks.

Climate change has increased the frequency of risks such as floods and landslides, further compromising road safety. In response, the municipality has implemented climate-resilient measures, stormwater drainage systems, and retaining walls in Makutano. While these interventions help mitigate some risks, significant gaps remain in ensuring safe and reliable transportation for residents across the municipality.

Plate 7: Road in Kapkecha cheporiot



Plate 8: Right_ Siyoi ward kapchila kapkecha the bridge. Left_ Murkwijit-Kamorou/Meshach tumkou



6.2.5 Road Supporting Infrastructure

6.2.5.1 Street Lighting

Street lighting coverage is limited to 30%, with many existing lamps insufficient or non-functional. Coverage is concentrated in the CBD, Eastleigh, Aramaket, and Mathare. Emerging residential areas, such as Bendera, Lityei, Nasokol, and Sakas, lack street lighting altogether. Currently, street lighting relies on electricity, with no investment in solar-powered street lighting, which could reduce energy costs and mitigate environmental impacts such as greenhouse gas emissions.

6.2.5.2 Parking Facilities

Parking demand in the municipality is high, but existing facilities are inadequate, poorly organized, and unmarked. Many vehicles are parked in undesignated areas, leading to traffic congestion and disrupting the smooth flow of traffic. Off-street parking areas for larger vehicles like trucks and lorries are also lacking. As a result, some lorries park along major roads, such as the Kapenguria-Kapenguria and Kapenguria-Kacheliba roads, creating significant safety risks and potential for accidents.

Currently, parking is limited to on-street spaces along major streets, with no off-street parking available for larger vehicles such as trucks, lorries, tractors, and tankers. Two bus parks are proposed in Aramaget ana MAKUTANO Settlement LPLUDP.

6.2.5.3 Storm Water Drainage

Kapenguria Municipality faces challenges due to inadequate stormwater drainage. The existing drainage systems consist of open channels and natural streams, often poorly maintained and clogged with waste, soil, and vegetation. This inadequate drainage system impacts road functionality during the rainy season, leading to road deterioration.

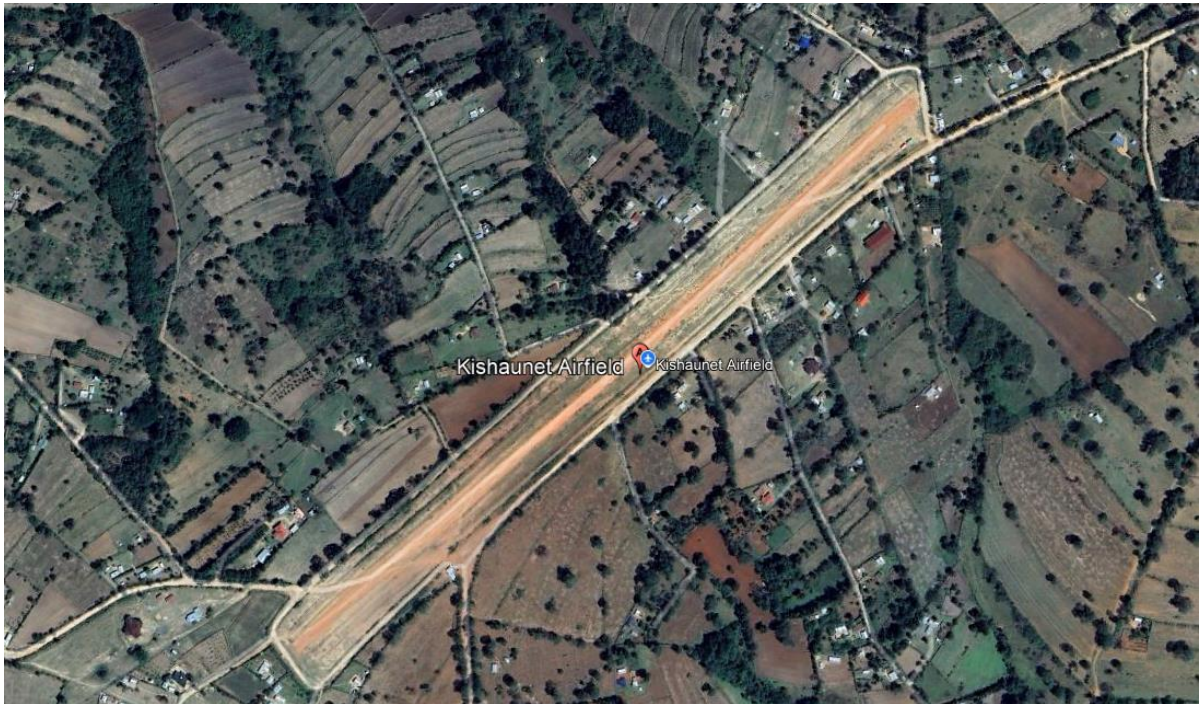
6.3 Air Transport

Kapenguria Airstrip plays an important role in West Pokot County's transport infrastructure and offering potential for improved connectivity and economic development. However, its current state presents challenges to its use. The airstrip has a single, unpaved runway (see Plate 9 and Plate 9), that is unsuitable for operations during rainy seasons. It also lacks key facilities such as a terminal building, navigation aids, security infrastructure and poor road connectivity.

The airstrip is currently underutilized, with minimal annual flights, mostly restricted to emergency medical evacuations and occasional charters. Commercial flights are yet to be established. Other untapped potential includes tourism, trade, and investment, given its proximity to attractions such as Nasolot National Reserve and Kapenguria Museum.

Plate 9: Kishaunet Airstrip Status. Source: Field Survey, 2025





6.4 Water

The municipality currently lacks a water reticulation plan, resulting in limited water coverage, which stands at only 30%. The monthly water supply capacity is 14,421m³, which is below the estimated monthly. While main piping is complete in some areas, incomplete distribution lines hinder last-mile implementation and customer connections.

6.4.1.1 Water Sources

The household survey shows disparities in access to water sources within the region. A majority of households, 53% (see Figure 11), rely on rivers and streams for their domestic water needs, indicating a heavy dependence on natural, untreated water sources, see Plate 11. 25% of households use boreholes and wells, and only 14% of households have access to piped water, with connections primarily concentrated in the town center. This limited access to piped water suggests underdeveloped water infrastructure, particularly in rural and peri-urban areas.

Figure 11: Sources of water

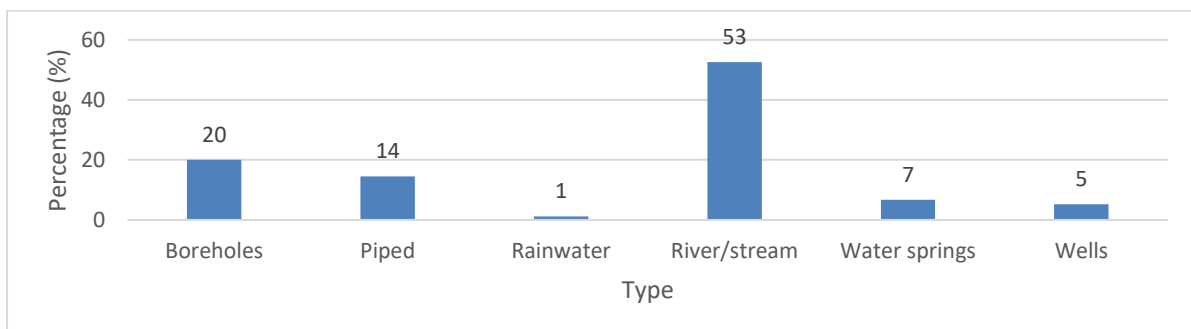


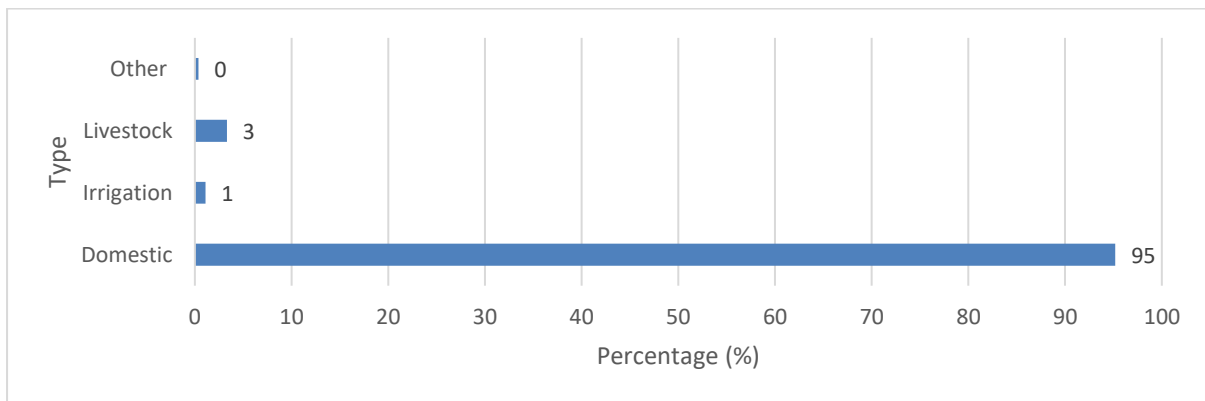
Plate 11: One of the water sources for the households. To the right a water source where community of Keringet and kangulikwan gets water.



6.4.1.2 Use of water

Water is utilized across various sectors, including households, businesses, institutions such as schools, farms, and irrigation. At the household level, water use is mostly domestic, with 95% of households reporting water usage for activities such as cooking, cleaning, and drinking, see Figure 12. In addition, 3% of households use water for livestock, while only 1% use water for irrigation purposes. This indicates that domestic needs dominate water consumption in the area, with minimal usage for agricultural activities or other purposes.

Figure 12: Water usage at the household level



6.4.1.3 Existing water supply systems

Existing water supply system in Kapenguria municipality include; Kapenguria water supply scheme (public), Tartar water supply scheme, Makutano water supply scheme, and Karas water supply scheme. Below are explained water supply systems with their capacity.

6.4.1.3.1 Makutano Water Supply

Makutano Water Supply system, constructed in 1972, serves both Makutano and parts of Kapenguria Municipality. The water intake is located at River Kotoruk, and the system has a design capacity of 432 m³/day, though it currently produces 200 m³/day. Raw water is pumped from the river to a treatment plant near the intake, and the treated water is stored in

a 90 m³ tank at Makutano. A small branch line also serves Kishaunet Centre and Nasokol Girls' Primary and Secondary Schools. The service area covers about 2 km².

6.4.1.3.2 Kapenguria water supply

Kapenguria River is the primary source of water for the municipality. The water supply scheme, established in the 1950s, covers an area of approximately 3 km². Raw water is drawn from the river and pumped 1.1 km to the main treatment plant. The current production is 167 m³/day, just under the system's design capacity of 360 m³/day. The treated water is then pumped into elevated storage tanks for distribution within the municipality.

6.4.1.3.3 Karas water supply and Tartar water supply scheme

The Karas Water Supply system and Tartar water supply scheme are other schemes that serve part of Karas and Tartar within Kapenguria Municipality. The current production for Karas and Tartar are 47 m³/day (1421 m³/month) and 66.7 m³/day (2000 m³/month) respectively.

6.4.1.3.4 Muruny water systems

Muruny Water Supply Project, currently 70% complete, see Plate 11, has 12 storage tanks with a combined capacity of 17,865 million liters. It is designed to serve the entire Kapenguria municipality. The project includes a conventional Water Treatment Plant (WTP) at Kabichbich Center, capable of treating 38,800m³ daily. The water supply project is designed to provide safe, treated water to residents.

Plate 12: Muruny water supply project (under construction)



6.4.1.4 Water-related issues

Kapenguria Municipality faces a range of water-related challenges, primarily due to the absence of a reticulation plan and an over-reliance on traditional water sources such as shallow wells, boreholes, unprotected springs, and rainwater catchment. These issues are intensified by seasonal water scarcity, high piping costs, river pollution during the rainy season, illegal

connections, insufficient funding for necessary infrastructure upgrades, and the lack of a functioning sewerage system.

The water distribution system also encounters structural problems, including outdated, rusted, or stolen pipes, poor plumbing methods, and frequent damage from road construction activities. The terrain poses additional difficulties for water pumping systems, while inadequate drainage systems and soil pollution contribute to the degradation of water sources.

Plate 13: Left_ is unused borehole in Keringet village. Right_ a drying water source in Kaprech.



Local authorities are engaging communities through sensitization programs to promote good water management practices and reduce vandalism. They are also exploring gravity-fed water systems to minimize reliance on costly electricity for pumping.

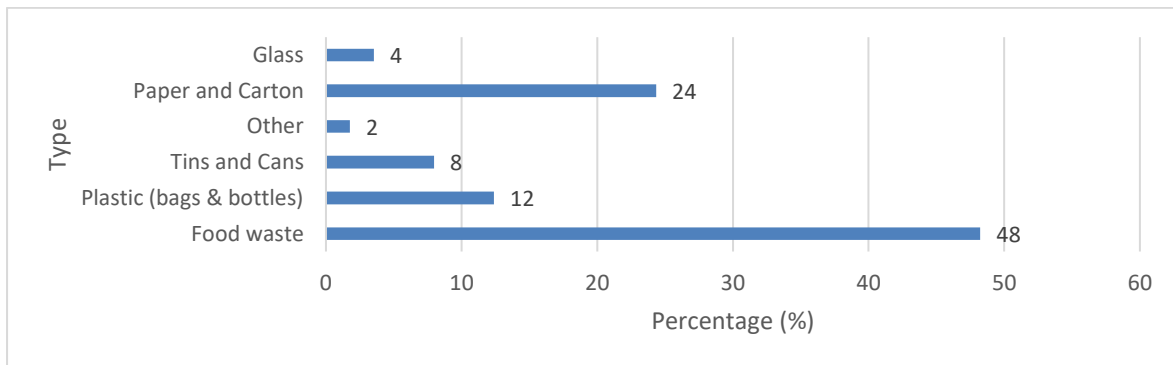
6.5 Waste Management

6.5.1 Solid waste management

Solid waste primarily consists of household garbage, commercial waste from businesses, agricultural byproducts from markets and farms, glass, metal scrap from garages and fabricators, and plastic and polythene bags from bars, hotels, and restaurants. The waste stream is largely composed of inorganic materials such as bottles, paper, plastic containers, polythene bags, and old clothes, as well as organic waste like food scraps, and vegetable peels.

Majority of household waste is food waste, accounting for 48%, see Figure 13. Paper and cartons make up 24%, plastics (bags and bottles) account for 12%, while tins, cans, and glass together account for another 12%. Approximately 72% of the waste is biodegradable and can undergo biological decomposition, while 24% is non-degradable.

Figure 13: Types of waste generated at household level



6.5.1.1 Solid waste generation

Kapenguria generates approximately 7 tonnes of solid waste daily, of which only 4 tonnes are collected by the West Pokot County Government. The current state of waste collection (see Plate 14) in the municipality is inadequate, with 53% of respondents rating it as fair and only 15% considering it good. Waste collection is limited to the urban core, leaving out surrounding areas such as Kishaunet, Kibos, Murkwijit, and Siyoi. The town has three open lorries for collecting waste that are serviceable and are able to collect waste daily. In rural areas, waste is typically disposed of by feeding it to livestock or dumping it in open fields, or ditches. To aid waste collection, the West Pokot County government has placed bins at strategic locations within the town. Solid waste management services, however, are not extended to secondary towns, and in some markets, residents dispose of waste in open spaces or shallow pits.

Plate 14: Kapenguria municipal garbage collection



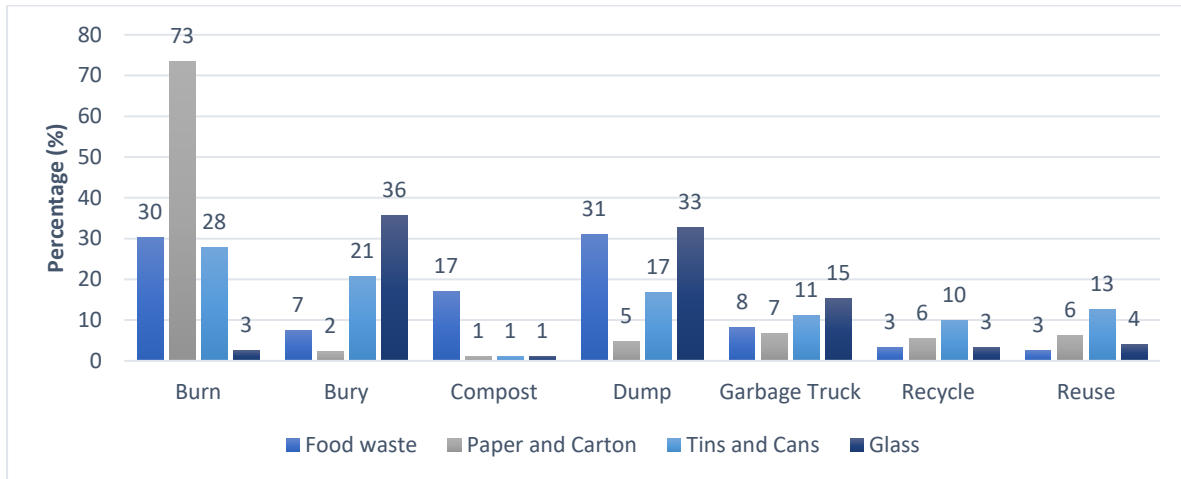
6.5.1.2 Solid waste disposal

In rural, agricultural areas, waste disposal practices often involve feeding organic waste to livestock or dumping it in the fields, with both organic and inorganic materials being discarded. Waste sorting at the source is rare and public bins are not evenly distributed within the municipality with 87.6% of the household confirming they do not have access to public bins.

Approximately 73% of households burn their paper and cardboard waste, while 36% bury their glass waste, and 33% dispose of it through dumping, see Figure 14. Only 17% of households compost their food waste, and 4% reuse their glass waste.

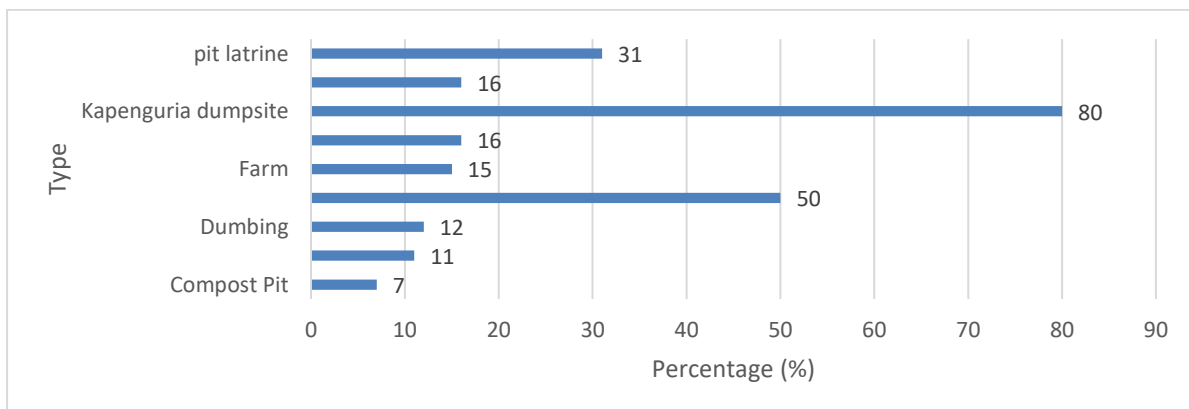
Burning is the most prevalent method and contributes to air pollution by releasing particulate matter and greenhouse gases. Glass burial can lead to soil contamination and reduced fertility while dumping indicates a lack of accessible waste collection points

Figure 14: Household Solid waste disposal



80% of the household dispose their waste in Kapenguria Municipality dumpsite, see Plate 15 and Figure 15, located adjacent to the Kapenguria County Referral Hospital, and on land originally designated for a cemetery. Open dumping is common in the area, and no service fees are charged for waste collection or disposal at the site. The location of the dumpsite is unsuitable, particularly given its proximity to the hospital and other sensitive land uses, such as river valleys and the natural planted forest.

Figure 15: Location of waste disposal



The site is poorly fenced, see Plate 16, and is easily accessible to animals, children, and others, exposing them to serious health risks. Additionally, the dumpsite is a refuge for homeless individuals who scavenge for plastics and metals to sell to local dealers. While scavenging helps reduce waste at the site through recycling, it poses significant health risks.

Plate 15: Kapenguria Municipality Open Dumpsite. Source: Field Survey, 2023



Plate 16: Kapenguria Dumpsite, existing fence. Source: Field Survey, 2023.

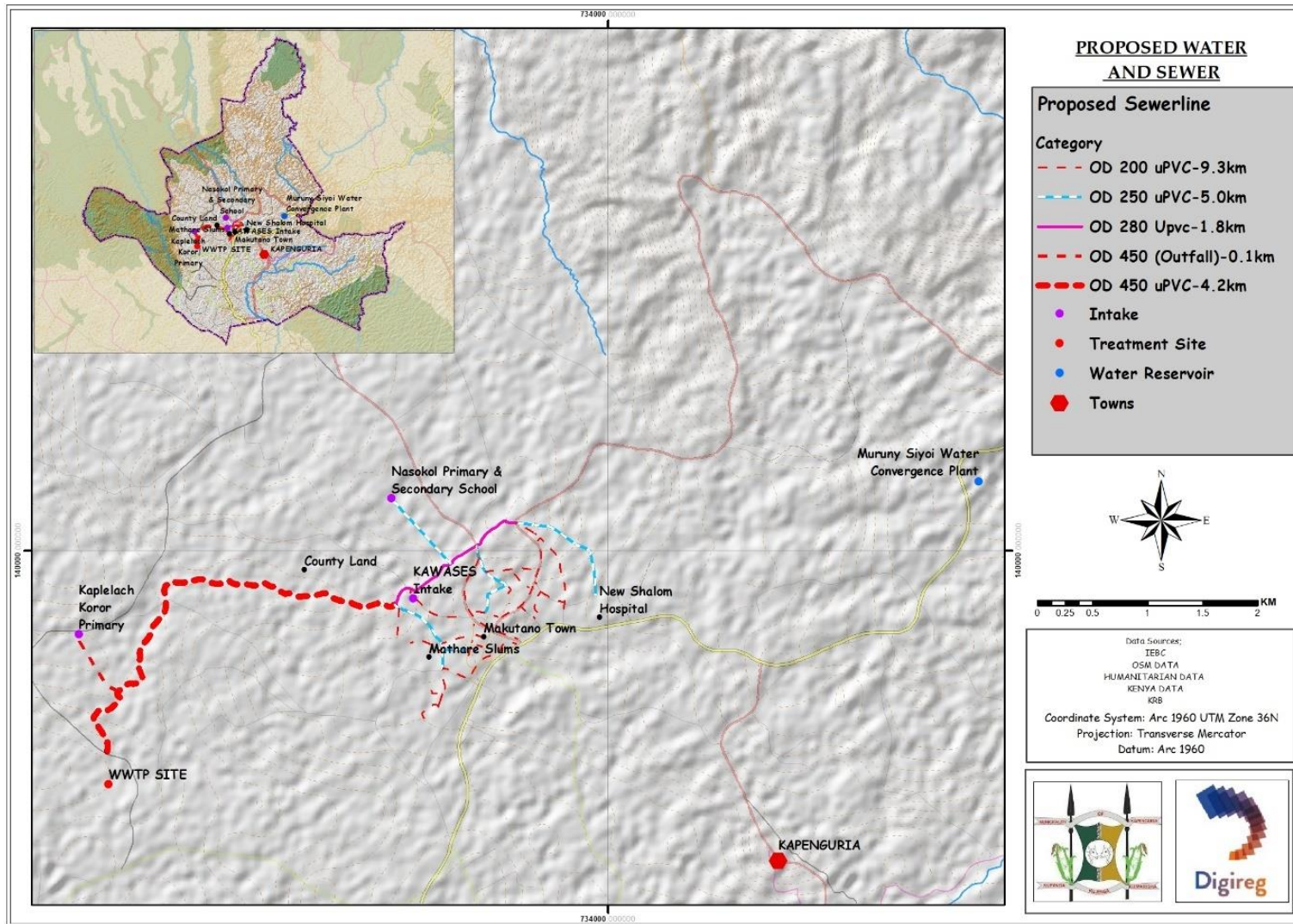


6.5.2 Liquid waste management

Kapenguria Municipality lacks wastewater treatment facilities and relies on exhauster truck services provided by both the county government and private providers. These trucks, with a capacity of 6 m³, primarily serve the urban population. Untreated waste is often dumped in forests, posing significant environmental and public health risks.

The sewerage system is currently 70% complete (see Map 13) and residents rely on other sanitation methods. Currently, 68% of residents use pit latrines, 29% rely on septic tanks, and 2% dispose of waste in the bush. These practices pose a significant risk of contaminating local rivers, which are key water sources.

Map 13: Proposed sewer system



6.6 Energy

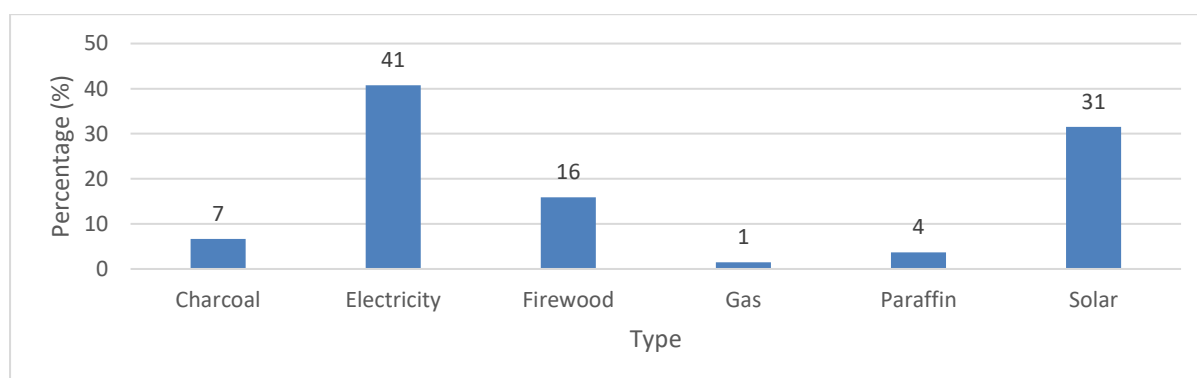
6.6.1 Energy Sources

Energy is a key driver of economic growth in towns, with urban areas consuming significant amounts of fuel. In the municipality, the primary energy sources are electricity (60% coverage, see Map 14), petroleum fuels, solar and biomass. The use of renewable energy sources, such as solar, wind, biogas which has 0.03% coverage within the whole county and geothermal power, remains minimal, despite their lower environmental impact. Uses of energy include; lighting; Cooking; and businesses (welding, juakali, milling, water pumping).

6.6.1.1 Energy sources for lighting

The field survey revealed that the majority of respondents rely on electricity and solar power as their primary sources of lighting, with 41% and 31% of households, respectively (see Figure 16). Approximately 4%, still rely on paraffin, while 16% use firewood for lighting. Particularly, the adoption of renewable energy sources, such as solar power, is minimal, with less than 1% of the population utilizing it. The choice of energy sources is influenced by factors such as accessibility, affordability, security considerations, and the unavailability of electricity in certain areas.

Figure 16: Sources of energy (Lighting)

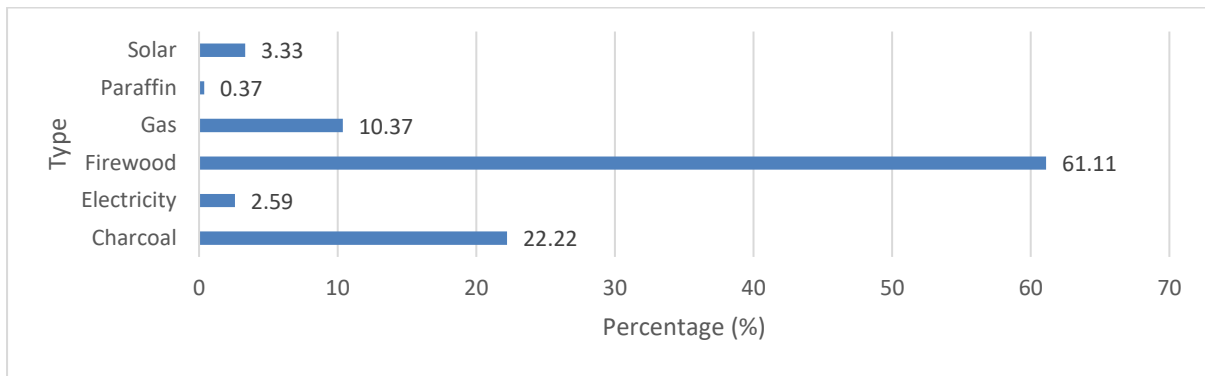


6.6.1.2 Energy sources for cooking

The primary sources of cooking energy in Kapenguria municipality are non-renewable. Firewood is used by 61.11% of households, while 22.22% rely on charcoal. Firewood is predominantly used in rural areas and informal settlements like Mathare, Eastleigh, and Aramget. Additionally, 10.37% of households use gas for cooking, 2.59% use electricity, and approximately 0.37% use paraffin (see Figure 1). The field survey also revealed that most people prefer firewood because it is available, accessible, affordable (often free), and convenient.

The findings indicate that non-renewable energy sources dominate cooking practices in the town. The continued reliance on wood fuel contributes to deforestation and environmental degradation. To address this, it is crucial to promote tree planting and encourage a shift towards renewable energy alternatives, such as solar and biomass, to reduce the environmental impact.

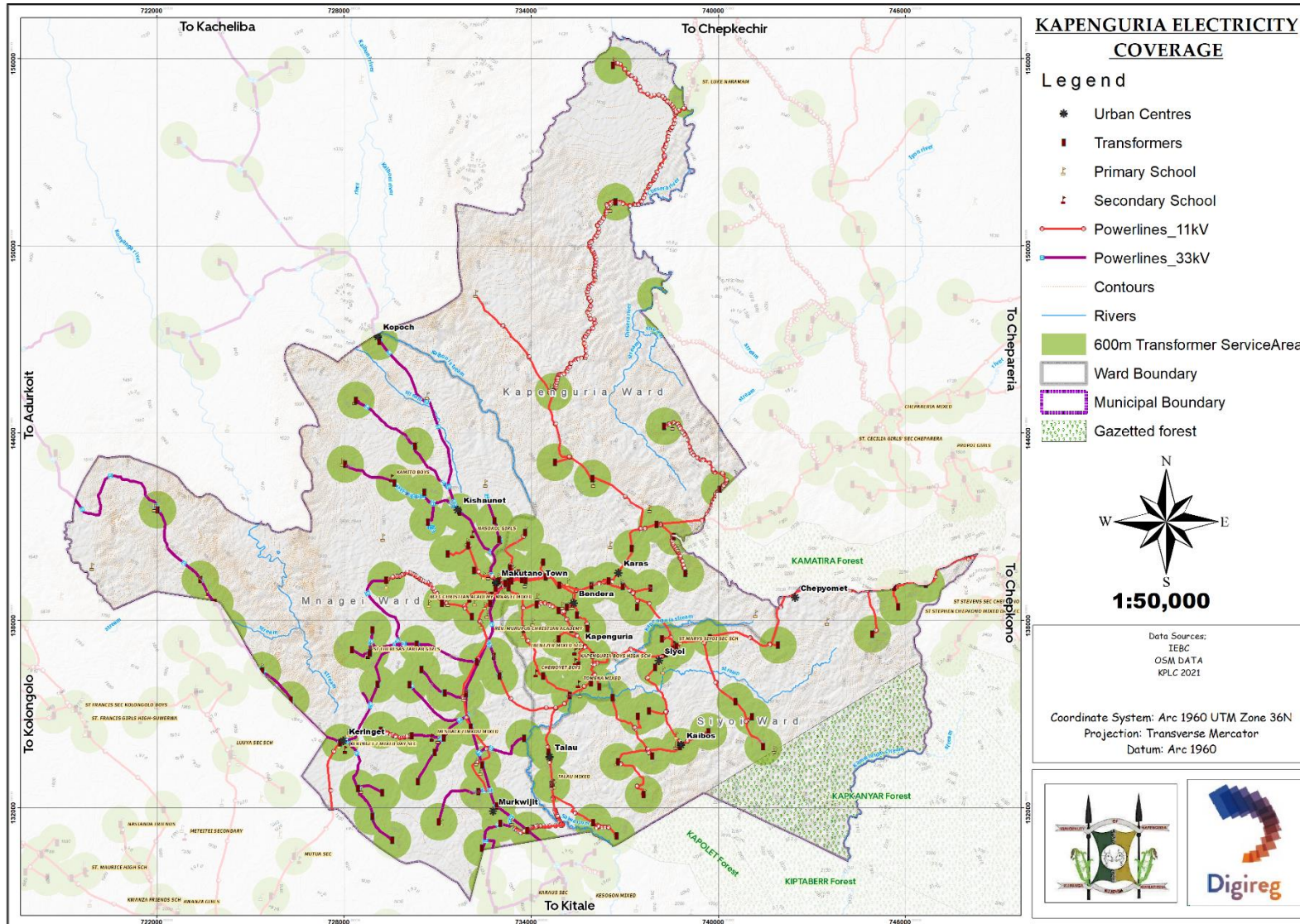
Figure 17: Source of Energy (Cooking)



4.1.1 Electricity

Electricity in Kapenguria Municipality is provided by KPLC. Connected areas include the commercial centers, urban areas, while the rural areas are partially connected. The municipality has an average connection of 60% (see Map 14). Power outages are frequent in the town, and vandalism of electricity transformers in rural areas is a common issue. Many businesses in Kapenguria rely on backup generators to mitigate the impact of these power interruptions. Kenya Power is also implementing reinforcement schemes, including the installation of additional transformers, in areas with accessible power distribution lines.

Map 14: Energy Map



4.1.2 ICT Infrastructure

Efforts such as free public Wi-Fi have been installed in key areas, including Kapenguria gardens, markets like Makutano, and major junctions and stages such as Chelanga Gardens, Kitale Stage, and the Bodaboda Stage. The municipality also has a functional youth empowerment centre, which provides access to information, online job opportunities, and recreational facilities. Additionally, the county website offers an operational feedback platform, enhancing communication between residents and local authorities.

Despite these resources, communication is hindered by political interference, high internet costs, poor network coverage, frequent blackouts, and limited civic education which restricts awareness and optimal utilization of ICT opportunities. Cases of fraud through digital platforms further hinder the sector's development and efficiency.

4.2 Emerging Issues

- Limited and inadequate public transport
- Poor road infrastructure (rugged terrain, poor maintenance, encroachment)
- Lack of NMT facilities in the CBD
- Inadequate waste disposal systems (dumpsite location, enforcement, funding)
- Industrial pollution (engine oil, untreated sewage)
- Urban stormwater runoff
- Inadequate water sources to meet demand
- Dilapidated water infrastructure
- Insufficient storage and transmission capacity
- High operational and maintenance costs

7. SOCIAL INFRASTRUCTURE

Social infrastructure plays a critical role in shaping the quality of life. As the municipality grows, the demand for essential services such as education, healthcare, public amenities and recreational spaces has increased. This chapter examines the current state of social infrastructure in Kapenguria, identifying key strengths and opportunities for improvement. It explores the distribution and accessibility of health services, education facilities and critical community facilities while assessing their capacity to meet the needs of a growing population.

7.1 Health Services

The importance of the health sector in Kenya has long been recognized, with significant emphasis placed on improving health outcomes, as outlined in the Sessional Paper No. 10 of 1965 and the Millennium Development Goals (MDGs). The primary goal of Kenya's health policy is to "promote and improve the health of all Kenyans through a deliberate restructuring of the health sector to make services more effective, accessible and affordable. A healthy population is vital for increased productivity, which drives regional development.

7.1.1 Diseases Prevalence

The most common diseases include malaria, respiratory tract infections, diarrhea and stomach ailments. Malaria remains a significant concern, with a prevalence rate of 42%. Treated mosquito nets have helped reduce malaria transmission, but continued efforts are needed to maintain their usage. HIV/AIDS also requires close monitoring due to its socio-economic impact, particularly on households and communities. Women are more vulnerable to illness than men in the area.

7.1.2 Distribution of Health Facilities

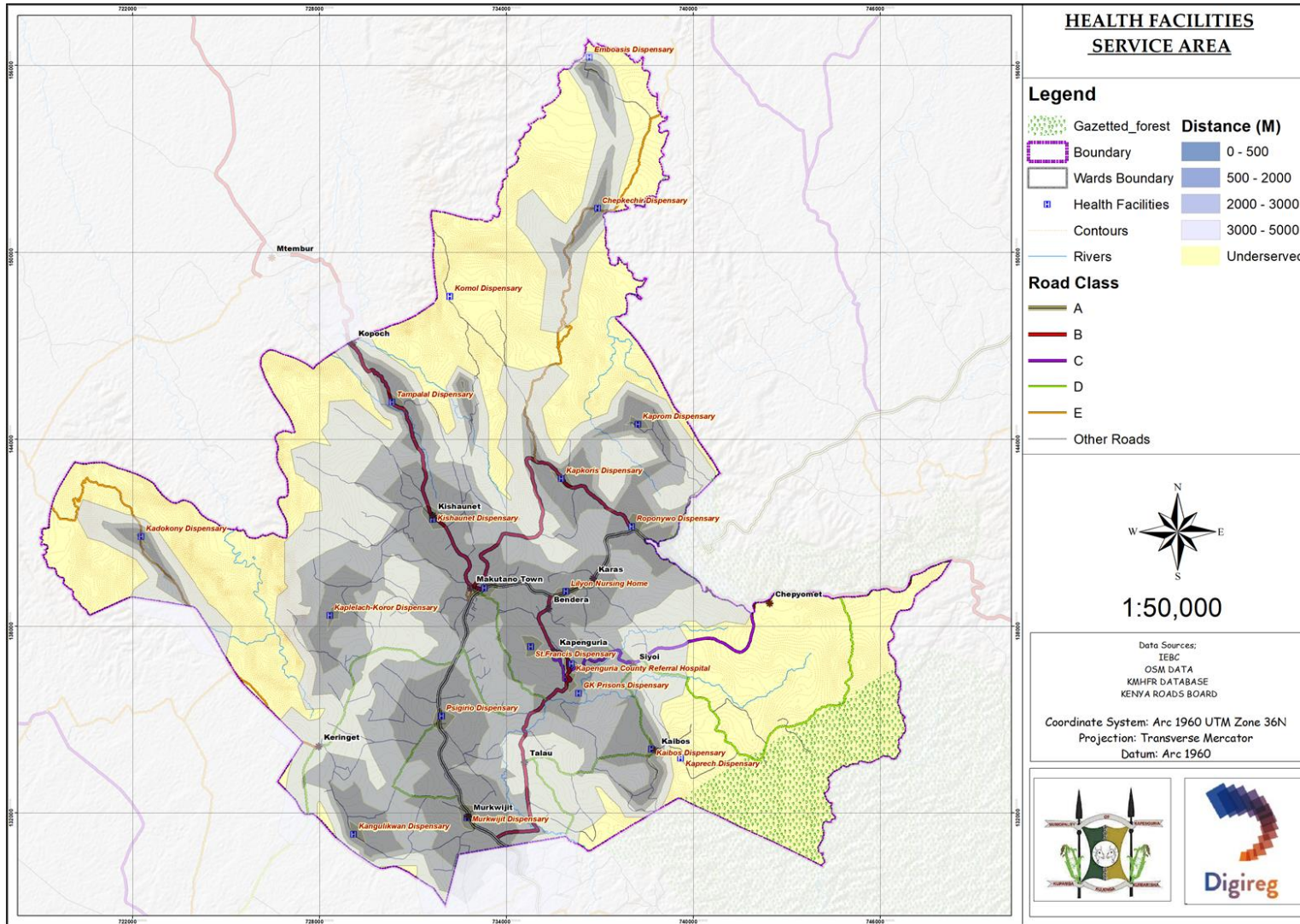
Access to healthcare in Kapenguria is hindered by both staff shortages and inadequate physical distribution. The municipality has one hospital, health centers, and 18 dispensaries, but this existing infrastructure proves insufficient to meet the demands of a growing population.

The distance to health facilities is a critical factor influencing healthcare access. While 53% of respondents, primarily in urban areas, travel less than one kilometer to reach a facility, 17%, mainly in rural areas, must travel over 5 kilometers (see *Map 16*).

The healthcare system in the county faces several challenges including;

- Limited access to healthcare services for a large portion of the population.
- A shortage of healthcare personnel results in a high doctor-to-patient ratio.
- Insufficient health facilities to meet the demands of a growing population.
- Long distances to the nearest health facilities, particularly in rural areas.

Map 15: Health Facilities Service Area



7.2 Education

Access to quality education and functional infrastructure is a cornerstone of development in any society. Under Kenya Vision 2030, the country aims to provide globally competitive quality education and training to enhance the well-being of citizens. There is a 30% dropout rate with majority of this percentage being male.

The sector faces significant challenges, including an estimated illiteracy rate of 60%, which contributes to retrogressive cultural practices such as early marriages, female genital mutilation (FGM) and cattle rustling. Low literacy rates are attributed to nomadic lifestyles, negative cultural practices and limited educational infrastructure.

7.2.1 Pre-Primary Schools /Nursery Schools

Pre-primary education (ages 3-6) in Kapenguria is primarily provided through public Early Childhood Development Education (ECDE) centers, which are often located within primary schools. While public ECDE centers generally meet the required land size, many private ECDE centers in the municipality fall short of this requirement. Teacher-to-pupil ratio within the municipality is 1:40, above the recommendation standard which is 1:25. Table 8 shows the distribution of ECDE centres and enrollment.

Table 8: ECDE centers in Kapenguria

Ward	Centers	Teachers	Learners
Siyoi	27	63	1590
Kapenguria	45	100	2134
Mnagei	45	132	2720

7.2.2 Primary Schools

Primary school enrollment includes children aged 6-13. According to the 2019 Population and Housing Census, nearly 24% of the population falls within this age group. Key public primary schools in Kapenguria include Makutano, Kapenguria, Tomena, Karas, Tilak, Tartar, Siyoi, Talau, Kaibos, Murkwijit and several others. These schools serve most of the settlement areas within 2km distance, with only a small section of the municipality being beyond 3km of the primary schools, see *Map 16*).

7.2.3 Secondary Schools

The secondary school age group (15–18 years) constitutes about 9% of the population in Kapenguria Municipality. The area has 31 public and 4 private secondary schools. Secondary school enrollment is estimated at 12,895 students, comprising 5,901 boys and 6,994 girls.

The teacher-to-pupil ratio stands at 1:50, exceeding the recommended 1:40 and the national average. Public secondary schools include Chewoyet, Tartar, Talau, St. Mary's Siyoi, Nasokol, Meshack Tumkou and many others serving most of the settlement areas (see *Map 17*). With a secondary education completion rate above 75%, there is an increasing demand for tertiary institutions to accommodate the growing number of graduates.

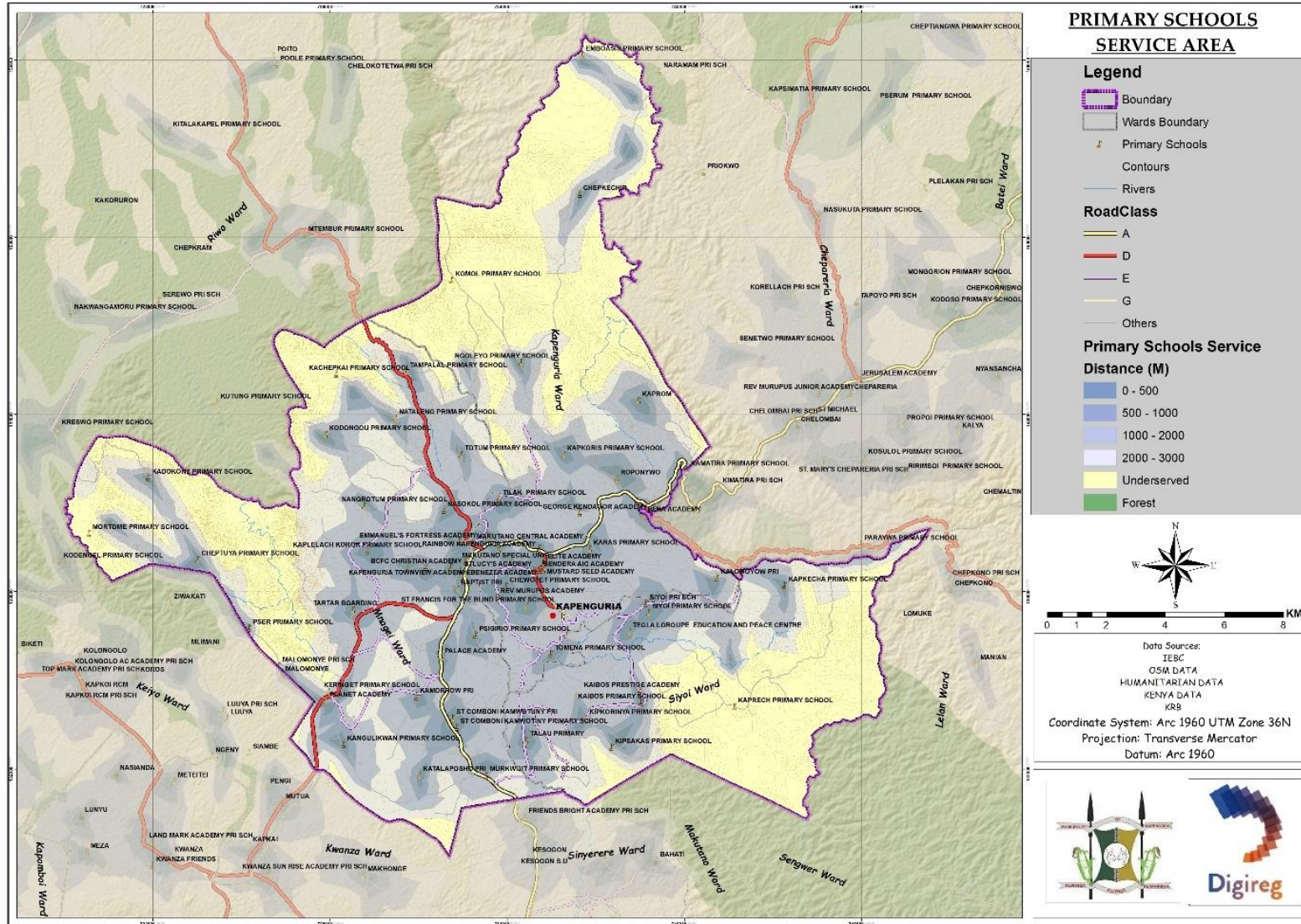
7.2.4 Tertiary Institutions

Higher education institutions in Kapenguria are limited. While there is no operational university in the town, Kisii University had a campus in the area, but it was closed due to failing to meet higher education standards. However, there are small institutions, including private computer colleges, vocational training centers (Kapenguria Vocational Training Center) and driving schools. With the increasing number of secondary school graduates, there is a need for more tertiary institutions to absorb this growing student population.

7.2.5 Specialized institutions

Kapenguria is home to specialized institutions that cater to individuals with visual impairments, providing essential education and support services. Keringet Home for the Blind offers residential care, rehabilitation, and life skills training, while, St. Francis School for the Blind provides specialized education, including braille literacy and vocational training, equipping students with the knowledge and skills needed for self-reliance.

Map 16: Primary Schools Service Area



7.3 Community Facilities

7.3.1 Cemetery

Municipalities are mandated to provide cemeteries for urban areas. In Kapenguria, a rapidly growing town, the existing cemetery is poorly located, being too close to a river and a dumpsite. On average, 15 bodies and 20 stillbirths are buried there monthly.

Field surveys reveal that many rural residents prefer burying their dead on homesteads, a practice that may complicate future urban development due to the increasing number of graves. While the current cemetery accommodates the burial needs of the two main religions, its location is unsuitable and requires relocation to a more appropriate site.

Figure 18: Public Cemetery in Kapenguria



7.3.2 Security

7.3.2.1 Police stations

Security in Kapenguria is maintained through a network of law enforcement agencies, including police stations, administrative offices and correctional facilities. The municipality has one police station, Kapenguria Police Station, which serves as the central law enforcement hub. The municipality has 4 post offices including Keringet, Diyoi, Kaibos, Makutano, which enhances security in the peri-urban areas. These facilities handle crime prevention, conflict resolution and emergency response.

7.3.2.2 Prisons

The municipality has one prison, Kapenguria GK Prison, a correctional facility that accommodates inmates from the region. The prison supports the rehabilitation and reintegration of offenders into society while working closely with local and law enforcement agencies. The presence of this institution underscores the municipality's commitment to law enforcement and crime prevention. However, as Kapenguria continues to grow, there is a need to enhance security measures through increased personnel, strengthened community policing initiatives, and improved security infrastructure to ensure the safety and well-being of all residents.

7.3.3 Emergency services and disaster management

The municipality has one fire engine, which is inadequate to address the increasing risks in the area. The municipality currently depends on services from Kitale, which are unable to

provide timely emergency responses. There is a notable shortage of trained personnel, and the community remains largely unprepared for fire-related emergencies. Furthermore, most buildings in Kapenguria lack basic fire safety equipment, such as extinguishers, resulting in significant resource losses from incidents like recent fires.

Types of Disasters include;

1. Fires: Commonly caused by electrical faults or voltage surges, with schools and businesses being the most affected i.e., Tartar Primary School and Equity Bank.
2. Lightning: Frequent in areas like Siyoi, Kakoron, Lokurnoi, and Siyoi Centre, where many buildings and institutions lack lightning arrestors.
3. Floods: Flash floods occur during rainfall, particularly around River Kotorok and River Tangatanga.
4. Drought
5. Crime and accidents: High rates of crime and frequent accidents, especially at major junctions such as Tartar Junction. These incidents often involve lorries transporting clinkers and motorcycles (bodabodas).

Challenges faced in managing emergencies and disasters, include:

- Poor infrastructure
- Minimal collaboration between stakeholders reduces the efficiency of disaster management efforts.
- A general lack of awareness and preparedness within the community exacerbates risks.
- Inadequate funding which hinders the establishment and maintenance of critical services.
- Limited transportation options and logistical constraints delay timely responses to emergencies.

7.3.4 Social development centers

Kapenguria hosts a number of social development centers. These facilities serve as hubs for social interactions, skills development and knowledge sharing, catering to diverse groups, including youth, women and the public. Among them is Kapenguria Social Hall, which is widely used for public meetings, community events and training sessions.

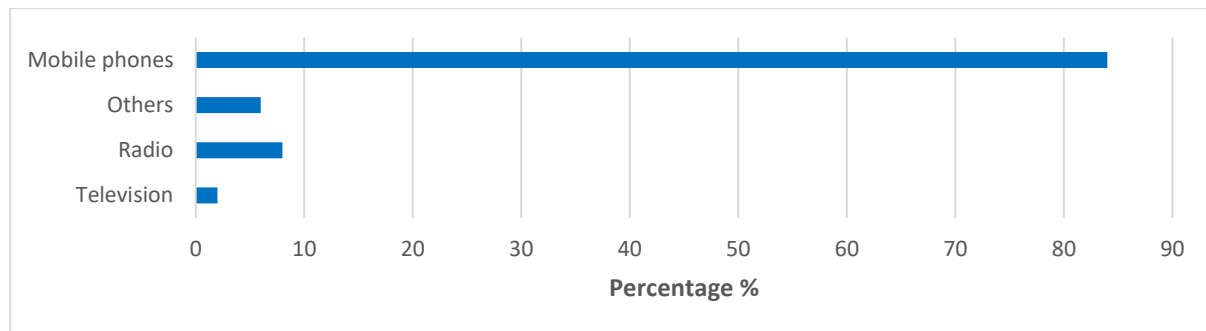
Kapenguria Museum also stands as a significant cultural landmark. The museum preserves the town's rich history, particularly its role in Kenya's struggle for independence and serves as an educational resource for both locals and visitors. Additionally, youth and women empowerment initiatives are supported by centers such as the Kapenguria Youth Empowerment Center and West Pokot Women Development Center offer training in entrepreneurship, vocational skills and leadership development

7.4 Information Communication Technology (ICT)

7.4.1 Telecommunication

Kapenguria Municipality host key communication and information institutions such as the Huduma Centre, a youth empowerment centre, social hall, and four post offices in Keringet, Diyoi, Kaibos, and Makutano among other institutions. The primary modes of communication is mobile phone (84%), with other channels like radio, television and online platforms (see Figure 19).

Figure 19: Mode of communication



In terms of mobile communication, all major cell phone networks, including Safaricom and Airtel serve the area. However, internet access remains limited, with only about 8% of residents having reliable internet service. Many respondents cited slow internet speeds as a major concern.

7.4.2 Postal Services

Corporation of Kenya operates a post office in Kapenguria Municipality, serving the town and its surrounding areas. However, demand for postal boxes remains low, with some boxes still unallocated. Traditional postal services, once the primary means of sending and receiving mail and parcels, now face significant competition from private courier companies.

7.4.3 Courier Services

The Postal Corporation of Kenya's dominance in mail and parcel delivery is being challenged by increasing competition from the private sector, leading to a decline in the use of traditional postal services. Private courier companies such as G4S and KK are well-established and operate in Kapenguria Municipality. Additionally, local Matatu SACCOs have become active players in the courier services sector, further increasing competition and making their presence strongly felt in the area.

7.5 Emerging issues

- Inadequate health infrastructure.
- Delays in service delivery i.e ambulance services are insufficient.
- Inadequate recreational facilities.
- Limited land for expansion i.e for cemeteries, recreational parks and community centers.
- Insufficient accommodation for special needs groups and elderly homes.
- High doctor-to-patient ratio.
- Long distances to the nearest health facilities, particularly in rural areas.

8 HOUSING AND SETTLEMENT

Like many Kenyan urban areas, Kapenguria faces significant housing challenges. The town grapples with a shortage of affordable housing, particularly in the rental market, driven by a mismatch between supply and demand. Furthermore, inadequate planning has resulted in the proliferation of informal settlements and a lack of well-developed, planned residential neighborhoods.

This chapter explores various aspects of housing in the town, including the formal and informal housing sectors, housing quality, typologies, demand-supply gaps, the relationship between housing and other activities, housing infrastructure, and delivery systems.

8.1 Housing Demand

Demand for housing in Kapenguria has grown significantly over the past decade, driven by population growth, rural-urban migration, and increased economic activity. This demand is evident for rental units, driven by professionals, traders, and students attracted by educational institutions i.e KMTC, administrative offices i.e County offices, and improved infrastructure in areas like Makutano, Bendera, and Siyoi.

While private developers have invested in some multi-unit housing, supply remains inadequate to meet the growing demand.

8.2 Growth trend

Kapenguria's growth has been primarily linear, concentrated along major roads such as the Kitale-Lodwar Highway, Makutano-Kacheliba Road, and Kamuino-Chewoyet Road. These roads serve as development corridors, attracting commercial activities, residential developments, and institutional establishments.

Roads such as Lityei Road, Makutano-Kacheliba Road, Kamuino-Chewoyet Road, and Bendera-Kapenguria Road, have also influenced the municipality's growth by facilitating connectivity and attracting residential expansion.

8.3 Housing Infrastructure

8.3.1 Housing Providers

Both the private and public sectors provide housing in Kapenguria Municipality. Most of the housing in the area is privately owned, consisting of homes built by individuals either for personal use or for rental purposes. On the other hand, public housing is primarily developed through initiatives by the national government (government estates), central government agencies (devolved house units), and other governmental institutions such as KWS, KMTC, and Cereals d.

8.3.2 House Typologies

8.3.2.1 Bungalows and maisonettes

Bungalows remain a popular housing choice in Kapenguria, particularly in low-density residential and peri-urban areas like Makutano, Chewoyet, and Siyoi, where ample land availability allows for spacious plots.

Plate 17: Bungalow type of housing



8.3.2.2 Flats

Flat houses in Kapenguria are concentrated in urban areas, primarily in Makutano, Kapenguria, Bendera, and parts of Siyoi. These multi-story buildings cater to the growing population, and typically range from two to four stories, providing rental units for middle-income earners.

Plate 18: Flats in Kapenguria Municipality



8.3.2.3 Row housing

Row housing is gradually emerging as a housing solution in medium-density residential areas of Kapenguria, often developed by the National and County Governments. Row houses are particularly suitable for families and individuals seeking a balance between privacy and community living. They are commonly found in the peri-urban.

8.3.2.4 Informal housing

Informal settlements within the municipality include Kambi Moto, Kambi Samaki, Aramaget, and Mathare slums. These settlements comprise approximately 36% of the municipality (see Figure 20), and are characterized by a range of housing types, often constructed using mud, timber, and iron sheets.

Figure 20: Housing Topologies

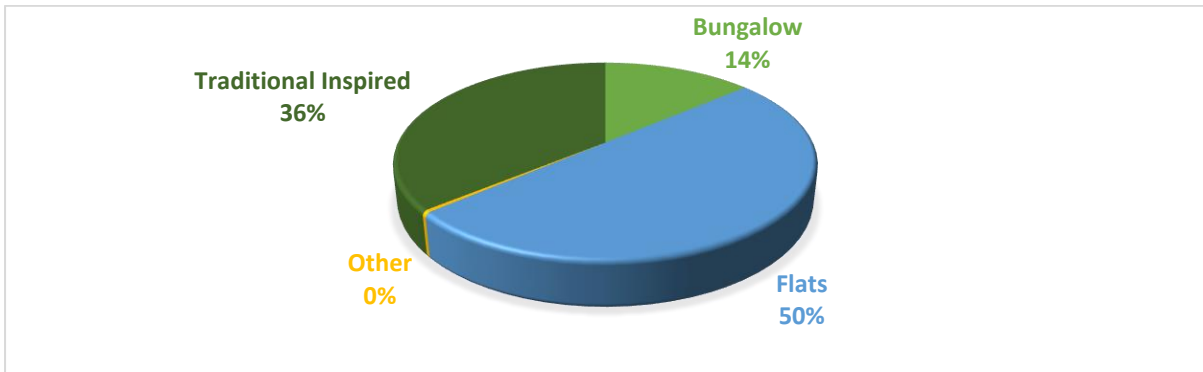


Plate 19: Informal settlements in Mathare & Aramaget



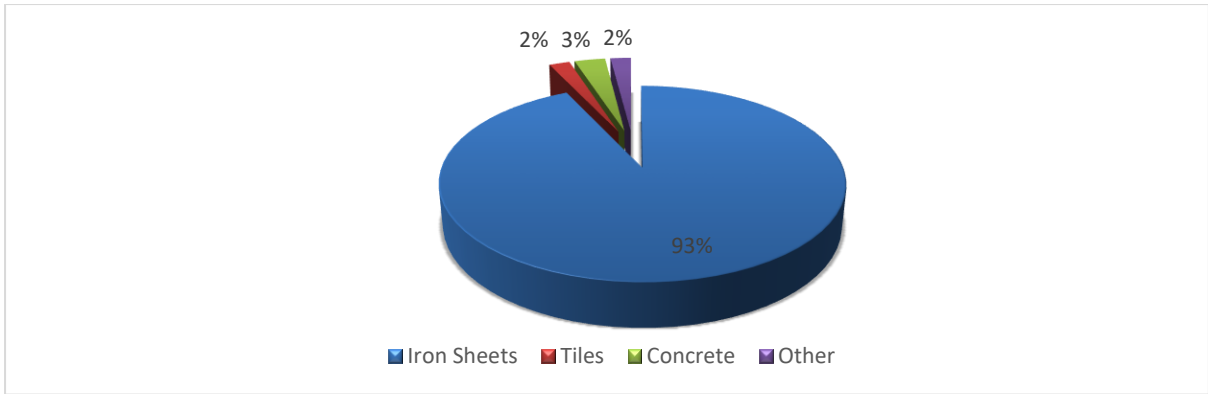
8.3.3 Building Materials

Kapenguria Municipality lack of affordable building materials, leading to reliance on expensive imports. Timber remains common, though costly. Locally sourced mountain sand is increasingly used, despite quality inconsistencies reported by Ministry of Works engineers. Stone and brick construction are gaining preference over the previously prevalent soil-based construction common in peri-urban and rural areas. Brick-making, concentrated around Makutano, is an emerging practice, but the traditional production method is inefficient and yields inconsistent, non-standardized bricks. Dwelling materials within the planning area are classified as roofing, wall, and flooring materials.

i. Roofing Materials

Iron sheets are the most common roofing material, used in 93% of homes. Tiles and concrete roofing materials account for 3% and 2%, respectively. These findings align with data from the 2019 Population and Housing Census.

Figure 21: Roofing material



ii. Wall Materials

The dominant wall material in the municipality is mud (see Plate 20), accounting for 61% of households. This is particularly prevalent in low-income areas like Aramaket. Timber walls, common in informal settlements like Mathare and Eastleigh as well as rural areas, accounted for only 1% (see Figure 22). Concrete walls are also common accounting for 14%, while iron sheets account for 2%.

Figure 22: Wall Material

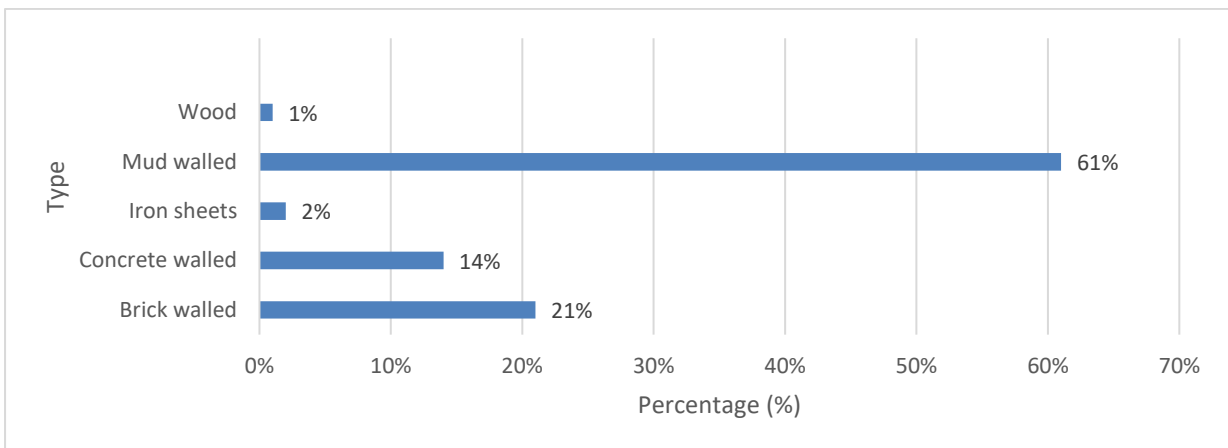


Plate 20: Mud-Wall material in Kapenguria Municipality



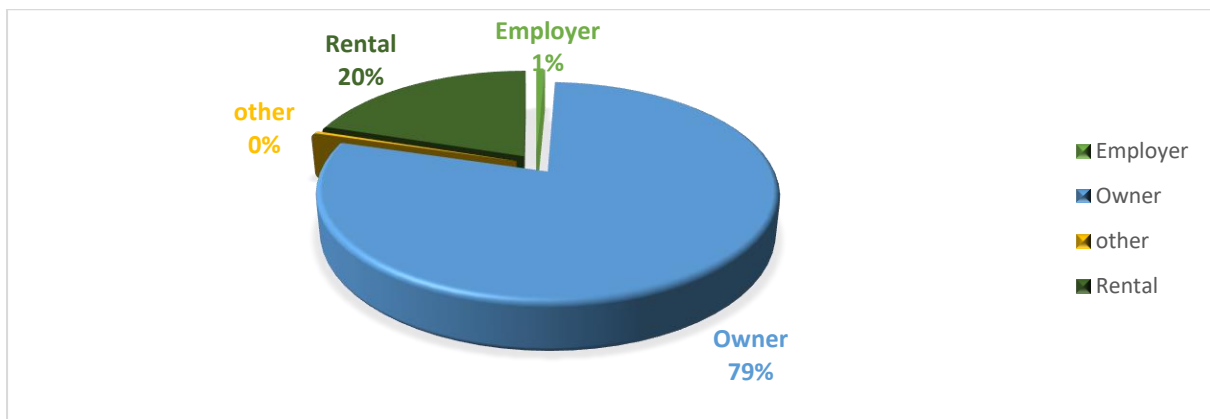
iii. Floor Materials

Cement is the most widely used floor material, found in 63% of households. Earthen floors account for 34%, mostly in the rural and low-income areas. Other floor materials include tiles and wooden floors, though these are less common.

8.3.4 Housing Tenure

Regarding housing ownership, 79% of own the homes they reside (see Figure 23 **Error! Reference source not found.**). Owner-occupied housing is more common in rural areas, while rental housing dominates the town center, likely due to the high influx of immigrants.

Figure 23: Dwellings Ownership



8.3.5 Emerging issues

- Rapid urban expansion, particularly along major roads,
- Productive farmland in areas like Siyoi, Talau, Kaibos, and Keringet is being subdivided for housing, threatening food security and sustainable land use.
- Infrastructure Deficit
- Rise of Informal Settlements in peri-urban areas due to rural-urban migration

- Rising land and construction costs hinder homeownership
- Settlements encroach on environmentally sensitive areas like riparian zones and public lands
- Urban expansion conflicts with traditional land uses like agriculture and grazing in peri-urban areas.
- Strained public services due to increase population i.e schools, healthcare, and recreational facilities.

9. ECONOMIC ANALYSIS

Kapenguria Municipality's economic growth is anchored in key sectors, including agriculture, construction, retail trade, tourism, and business services. Agriculture and livestock are the primary sources of income and employment, contributing significantly to the county's revenue. Strategically located along the A1 International Highway, the municipality serves as a regional commercial hub for the North Rift, facilitating trade and travel.

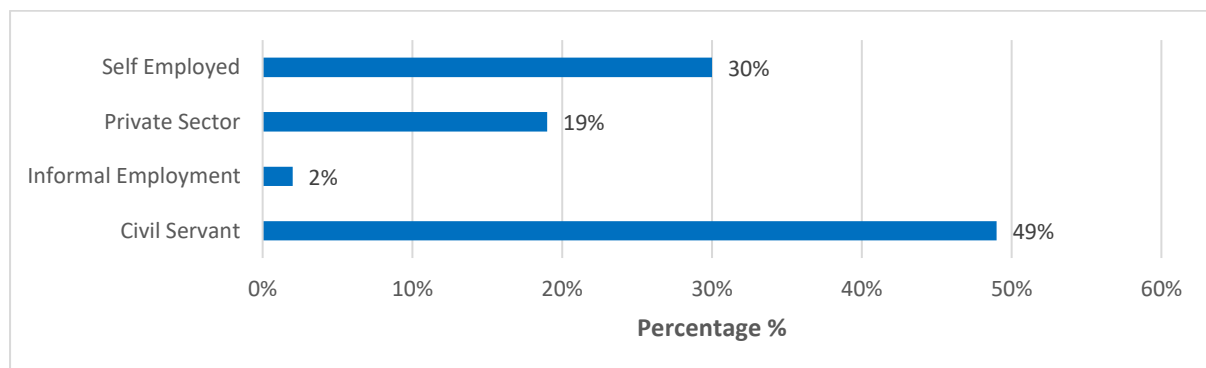
This chapter discusses the current state of the municipality's economy, identifying important sectors, growth drivers, and exploring avenues for future development, including industrial growth, value chain development in existing sectors, and human capital development.

9.1 Employment

Employment in the planning area is sourced from: the county government, which employs 15% of the population; the national government employs 15% and small and medium-sized enterprises (SMEs), which contribute 70% of local employment, see Figure 24.

Self-employment opportunities is also common with many residents working in trade, transport services, and informal sectors such as the Jua Kali, which provides opportunities for skilled artisans and craftsmen.

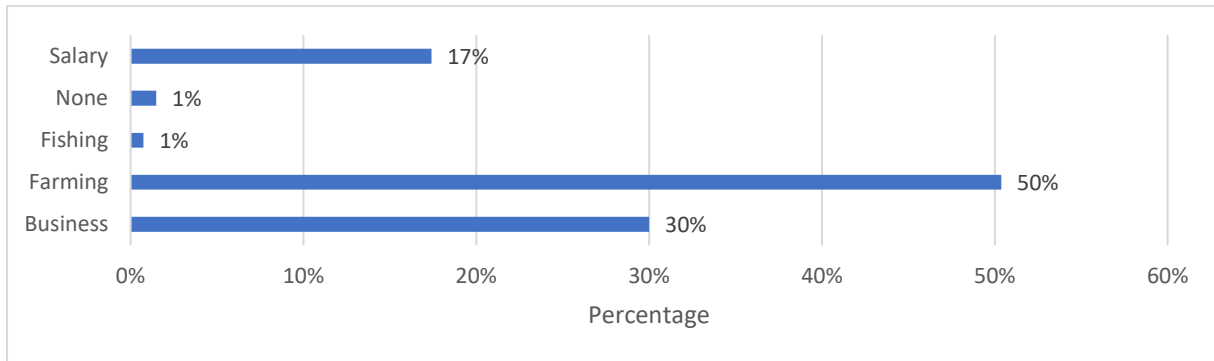
Figure 24: Types of employment.



9.1.1 Main source of Income

Income sources are diverse, including business, farming, fishing, and wages/salaries. According to the field survey, farming is the primary source of income, accounting for 50% (see Figure 25), indicating the resident's reliance on agriculture. Fishing contributes the least at 1%.

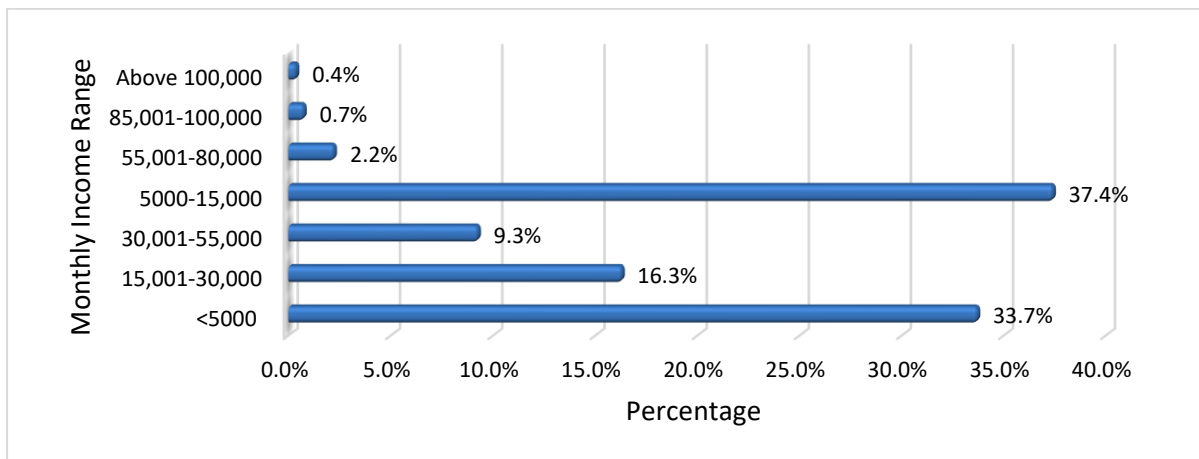
Figure 25: Main Sources of Income



9.1.2 Income distribution

Over 70% of the population earns less than Ksh. 15,000 per month (see **Error! Reference source not found.**), indicating a low-income level and the need for targeted economic interventions and policies to improve livelihoods, promote equitable income distribution, and reduce poverty.

Figure 26: Monthly Income.



9.2 Agriculture

Agriculture remains the cornerstone of Kapenguria's economy, with both crop farming and livestock keeping being central to the livelihoods of local residents. 20% of land in the municipality is arable. Most residents practice mixed farming particularly in Siyoi Ward, upper part of Kapenguria Ward and the lower parts of Mnagei Ward.

9.2.1 Crop Farming

Crop farming in Kapenguria benefits from diverse soil types and irrigation schemes, such as the Weiwei irrigation system, although water scarcity remains an issue in certain areas like Kaisakat and Kapchila, where vegetable crops are drying up as shown in Plate 21. The municipality has significant agricultural potential, approximately 70% of which is used as farmland.

Plate 21: Right_ Vegetables dried due to lack of water for irrigation (Kaisakat & Kapchila)



9.2.2 Horticulture

Horticulture is rapidly emerging as a key economic activity in the planning area and its surrounding regions, providing employment for a large portion of the population, particularly immigrants. Major crops cultivated include apples, avocados, oranges, tangerines, limes, lemons, and grapefruits, among others.

9.2.3 Livestock Farming

Livestock farming supports food security, income generation and plays a central role in the cultural practices of the Pokot community. Key livestock activities include dairy and meat production, with ongoing efforts to improve breeding and value addition. Plans are in place to purchase and distribute milk cooling plants, such as those at Murkwijit.

The livestock raised in the region include zebu cattle (in the lowlands), dairy cattle (in the highlands), and various breeds of goats, sheep, poultry, and rabbits. Sheep farming is prominent with Doper sheep being in Pokot South.

Table 9 shows the current livestock production.

Table 9: Livestock Production

Type	Dairy cows	sheep and goats	Chicken farming (Indigenous)	Beekeeping	Rabbit farming
Production	3 litres of milk per day	15 kg of meat (each)	1.3 kg of meat & 45 eggs per laying season	16 kg per hive	0.7 kg of meat (each)

In the lowlands, where land ownership remains largely communal, pastoralists practice communal grazing, often leading to overgrazing, overstocking, and land degradation. The spread of diseases is also a significant concern. In contrast, the highlands of West Pokot have some controlled grazing through methods like padlocking, though pastures remain limited, and overgrazing is still a problem, albeit less severe than in the lowlands. Roadside grazing is common in parts of the highlands, contributing to land degradation.

9.2.4 Urban Agriculture

Urban agriculture projects include a fish hatchery and a poultry unit being developed near Kapenguria Stage. These initiatives aim to enhance urban food security and create employment opportunities.

9.2.5 Conservation Agriculture

The Kapenguria municipality includes the Kamatira forest, part of the Cherangani Hills, which has been designated as a gazetted forest. However, forest cover is steadily declining due to human activities, with deforestation being widespread. Farmers also engage in tree planting on their farms. Key forest products in the region include firewood, timber, herbs, fruits, grazing land, and honey, though the quantities and value of these products remain undetermined. The municipality has a limited number of farm forests with woodlots dedicated to commercial use. Additionally, several community-based organizations are actively involved in establishing woodlots as income-generating ventures. To promote farm forestry as a source of income, the Kerio Valley Development Authority has established fruit seedling demonstration plots at Kongelai. There is a significant market for forest products such as poles, timber, and firewood, which remains largely untapped.

Riverine agriculture is practiced complementing the broader conservation see Plate 22.

Plate 22: Agriculture along the river connecting Keringet and Kangulikwan



9.3 Cooperatives and Societies

Various types of societies contribute to the local economy of the municipality, including Saccos, marketing groups, consumer societies, housing organizations, and transport associations, see Plate 23. Some of these societies are thriving, while others face sustainability challenges. Active societies include Siyoi FCS (a dairy society), Kaibos FCS (a coffee society), Turkwel FCS (focused on animal feeds), Telen FCS (another dairy society), and Siyoi Sacco which is a savings and credit society. Other examples include Evangelists Sacco, Pokot Poultry and Karas Farmers CS which are a poultry society, and Pokot FCS (which specializes in coffee and honey). Additionally, there are consumer-based societies like Kiletai, Eco-pillar, and several Saccos such as KAMCO, Kishaunel, Kapenguria Traders, and West Pokot Trashink, among others. Other specialized societies include Juakali FCS (artisanal) and Topot Ushanga (focused on beading).

However, there are also dormant societies within the region, including Tasaptai Multipurpose Dairy Society, Eco-entrance (focused on tourism), Kapenguria Huduma, West Pokot Union, Pokot Dairy Union, and others like Pokot Livestock, Makutano Skin and Hides, and Pokot Traders Sacco. These dormant societies face significant operational challenges, limiting their ability to contribute effectively to the local economy.

To ensure the continued success of these societies, several measures have been put in place, such as promoting sustainable growth and trade development within the municipality. Additionally, value addition and capacity building are prioritized to enhance the overall effectiveness of the societies. However, challenges such as a lack of resources for training and capacity development persist. To address these issues, strategies such as education and training programs, seeking external partners for support, and mobilizing resources are being implemented. These efforts aim to empower the societies and ensure their long-term success.

The provision of affordable credit through the County Cooperative Development Fund (CCDF) plays a crucial role in supporting local cooperative societies in Kapenguria. Currently, the fund has supported 10 SACCOS and is in the process of revitalizing 20 additional cooperative societies. A total of 14 cooperatives have also received financial assistance through the CCDF, aimed at enhancing their operational capacity and sustainability.

Plate 23: Wepesa Sacco in Kapenguria Municipality



There is a concerted effort to build the capacity of 8 cooperatives, focusing on innovation and value addition. These capacity-building initiatives are designed to help cooperatives diversify their activities, improve productivity, and create more economic value from their operations. By strengthening the

financial and technical capabilities of cooperatives, the CCDF is playing a pivotal role in fostering economic growth and sustainable development within the local community.

9.4 Trade and Commerce

9.4.1 Banking and Financial Services

Kapenguria municipality have a well-established banking sector, featuring branches such as Kenya Commercial Bank (KCB), Barclays Bank, Equity Bank, K-REP Bank, and the Kenya Women Finance Trust. These institutions provide financial services to local businesses and entrepreneurs, supporting both agricultural and commercial activities. The presence of several insurance companies, such as Biashara Mashinani Fund which provide affordable credit to 300 traders, further strengthens the financial services landscape.

9.4.2 Markets

Markets play a critical role in Kapenguria's local economy by facilitating trade and generating revenue for the county government. The municipality have one market at Makutano which is under construction. Despite efforts to improve market infrastructure, the demand for market spaces still exceeds supply. Many vendors continue to operate outside the formal stalls, occupying public spaces and road reserves to sell their goods.

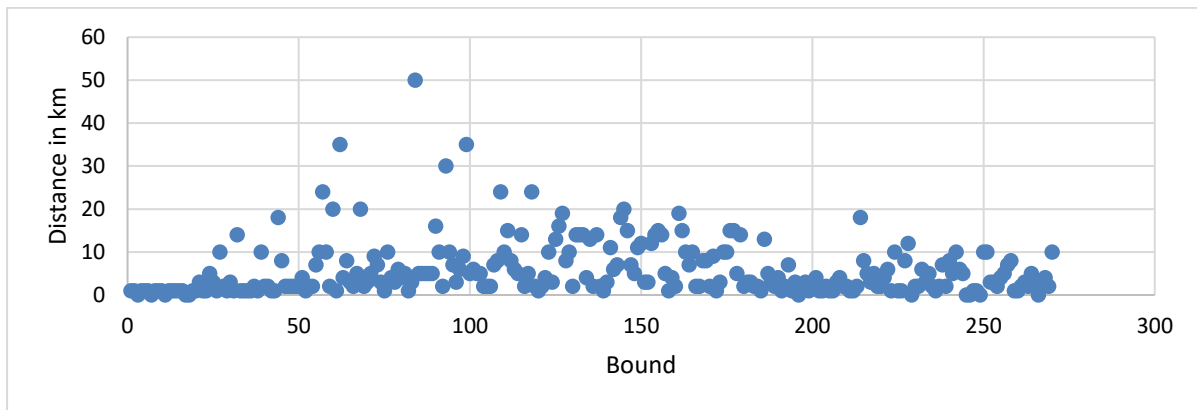
Other proposed markets include; new fresh produce markets in Siyoi, and Bendera and satellite markets in Kirenget, Murkwijit, and Masol shopping center.

The municipality's economy is primarily driven by agricultural trade, with many products being sold directly at the farm gate, or to local hotels and small businesses. Additionally, Kapenguria features a blend of large and small-scale retail operations, and the liberalization of the petroleum sector has contributed to an increase in fuel outlets strategically located along major transport routes.

9.4.2.1 Market Accessibility

Data from the household questionnaire indicates that approximately 60% of households reside within 5 km of the nearest market, suggesting relatively convenient market access (see **Error! Reference source not found.**). However, households located between 10 km and 50 km from the nearest market face challenges in accessing markets, particularly for perishable goods. The longer distances to market centers highlight potential geographic, infrastructural, or logistical barriers to efficient market access.

Figure 27: Market Connectivity.



9.4.3 Informal Sector

Informal trade forms a critical component of Kapenguria's economy, with vendors, tailors, mechanics, hawkers, and vegetable sellers significantly contributing to the commercial landscape (see Plate 4). Hawkers, in particular, play a key role in distributing goods and services across the Central Business District (CBD) and peri-urban areas.

However, the expansion of informal businesses within the CBD has resulted in congestion, emphasizing the need for designated spaces to accommodate these activities. This state highlights the growing demand for infrastructure that supports the informal economy while maintaining an organized urban environment.

Plate 24: Informal activities In Kapenguria Municipality.



9.4.4 SMEs

Kapenguria Municipality's comprises 60% of the population. However, only 20% (50 out of all groups) are formally registered, limiting their access to support. Key challenges hindering SME growth include limited funding, inadequate budget allocation, lack of awareness, political differences, and poor infrastructure, especially sanitation.

To address these challenges, the municipality has partnered with NGOs to provide training programs and facilitate collaborations aimed at capacity building. Additionally, upcoming projects such as the National Youth Towards Advancement (NYOTA) and the Kenya Jobs Economic Transformation (KJET) initiative seek to enhance employment opportunities and economic empowerment. The long-term vision for SMEs in Kapenguria is to achieve 99.9% registration of groups, leading to improved livelihoods and broader economic transformation.

9.5 Industries

Industries within the municipality include; cottage industries (e.g., Jua Kali, tailoring), a sunflower aggregation point (see Plate 25), dairy processing plants (Makutano), small-scale maize milling, and a coffee plant. Honey is packaged locally, however sourced outside municipality. Small and medium-sized enterprises (SMEs) operate in sectors like motor vehicle repair and carpentry, and furniture manufacturing by sawmill operators (small scale). Sand harvesting is a potential, but requires sustainable practices.

Currently, the municipality is underutilizing its agricultural output (maize, beans, horticultural crops) for value addition, which presents a significant opportunity for agro-processing development.

Plate 25: Sunflower plantation and un-operational sunflower factory.



9.6 Tourism

Kapenguria municipality possesses significant untapped tourism potential. Its natural and cultural attractions, including Tartar and Kopoch waterfalls, Kapkoris and Kaisagat and Chepyomet viewpoints, and Kapenguria Museum (see Plate 26), offer promising opportunities for eco and cultural tourism. Completion of high-end accommodations, such as Kopoch Hotel, and conference facilities will position Kapenguria as a key tourism hub for exploring West Pokot County's major attractions such as Tukwel Dam and Gorge, Cherengany Forest (Kapkanyar), Sondany Hills, Mt. Mtelo, Nasolot National Reserve, and the Masol Elephant Sanctuary.

Plate 26: Kapenguria Museum.



9.7 Emerging issues

1. Water Scarcity for agricultural production particularly in areas like Kaisakat and Kapchila.
2. Limited market Infrastructure, and congestion particularly in the Makutano centre.
3. Local agricultural distribution channels are less efficient for reaching regional markets.
4. Sustainability in livestock production through the introduction of new technologies and better management practices.
5. Promoting value addition to livestock products like milk, hides, and meat will enhance the local economy.
6. Urban agriculture projects, such as fish hatcheries and poultry units, have the potential to improve food security and create employment in Kapenguria.
7. The local livestock markets lack funds for repairs, have low production levels, and inadequate infrastructure.

10. GOVERNANCE

The preparation, approval and implementation of Kapenguria Town Physical and Land Use Development Plan will comply with the governance provisions made in the various regulations. As per the field survey, Kapenguria municipality hasn't enacted regulations to guide development and management of the municipality, and still relies on National and County regulations, as well as outdated by-laws yet to be amended. Key institutions for preparation and implementation of plans, undertaking development control and enforcement as well as dispute resolution are discussed here.

10.1 Municipal Board

The board of the municipality is responsible for overseeing, evaluating, and monitoring the municipality's development and growth, and the municipal manager is accountable to this board, as outlined in Figure 28.

The municipality relies on the county government for delegation of functions, budgeting and human resource capacity, and its administration is linked to the county government through the CEC member in charge of Lands, Housing & Physical Planning & Urban Development.

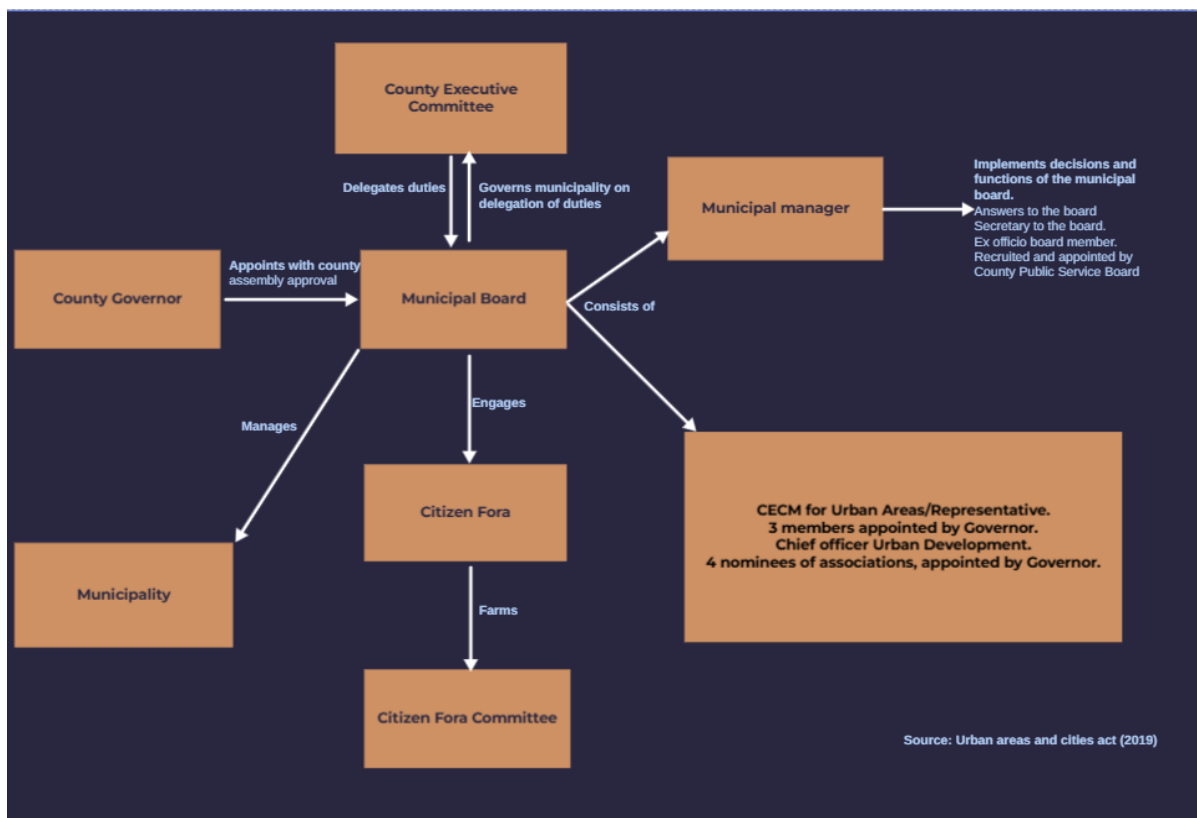


Figure 28; Municipality Organizational Structure in Kenya

According to the field survey in January 2025, the municipality has achieved the following;

- Has a fully established management board,

- has established some departments although with limited staffing, which include; accounts, procurement, administrator, environment, physical planning, and municipal engineer as highlighted in Figure 29.
- Achieved various infrastructural developments, including;
 - Establishment of Makutano Recreation Park (next to AIC church),
 - Business stalls in Kacheliba stage,
 - Tarmacked the ring-road connecting Makutano park, Sakas Road, ministry of public works, and Bendera centre
 - Sewer system and water supply projects are almost complete, including reticulation systems
 - Public toilets done as Corporate Social Responsibility (CSR) by the Sewerage contractor almost complete
 - Makutano Stadium planned for improvement
 - Makutano Market done
 - Livestock sale yard in Kishaunet and Keringet areas
 - KURA has tarmacked some roads around the town,
 - Cabral installations around Makutano town for parking and walkways
 - Streetlighting achieved in some major urban roads, and floodlight masts in some key centres
 - Fire station established, although under capacitated with only 1 engine and non-permanent staff in place
- Established a development oversight and control committee,
- Established and enforcement unit
- Conducts regular capacity building and sensitization initiatives to the residents.

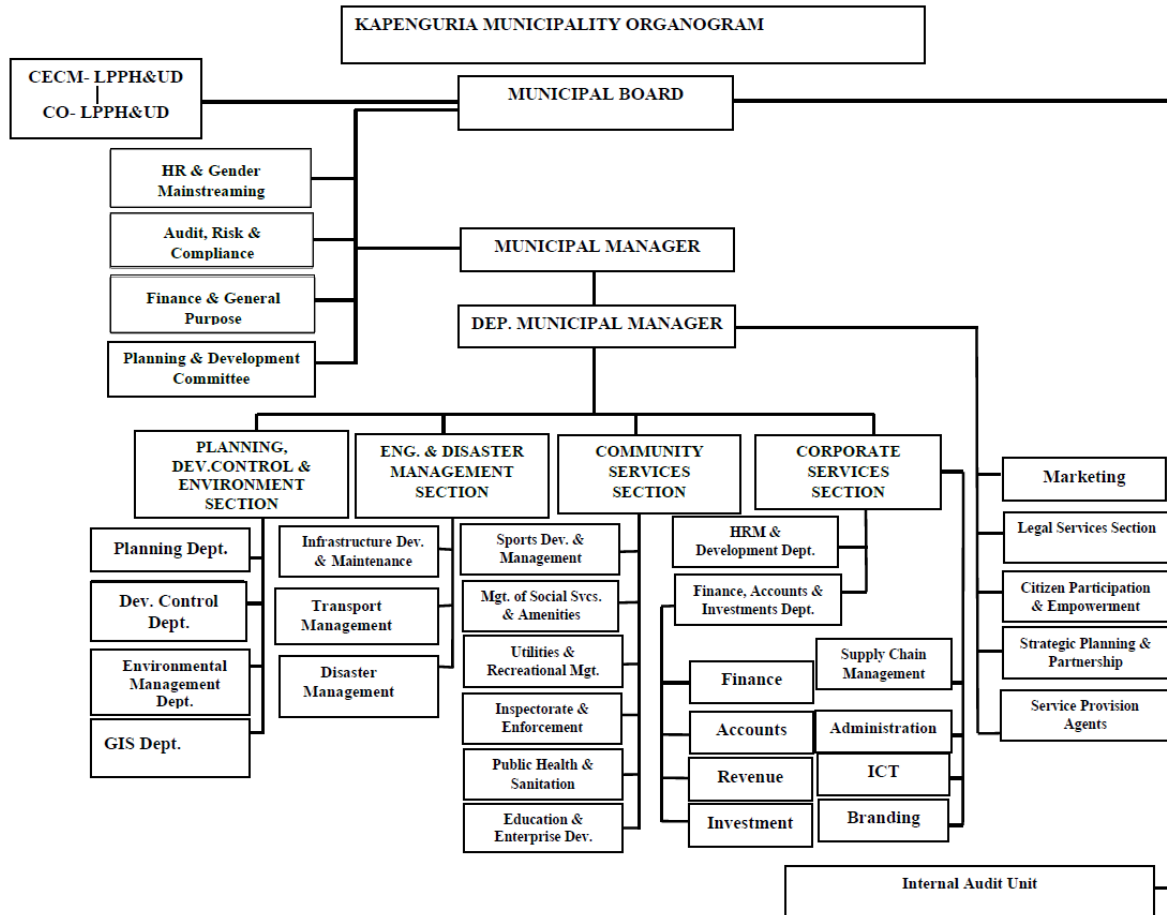


Figure 29; Proposed Municipal Organogram (Source; Kapenguria Municipal Manager)

In addition, the municipality experiences the following challenges;

- Uncontrolled development and land subdivision due to lack of municipal plan and relevant regulations
- Limited enforcement capacity, due to understaffing and outdated by-laws,
- Limited funding and development partners to achieve adequate service delivery,
- Some departments are not established, and the available ones lack technical capacity,
- Lack of comprehensive sewer and water supply systems, with those under construction partially covering the municipality, in-part due to terrain and resource constraints,
- Limited coverage of electricity and fibre networks,
- Rural urban migration leading to the spread of informal settlements, such as Tangatanga, Mathare, and Aramaget.
- Poor state of some roads and missing links.

To address some of these challenges, various initiatives are ongoing including;

- The preparation of this municipal spatial plan,
- Preparation of an integrated urban development plan to guide project prioritization and budgeting,

- Improvement of informal settlements through the KISSIP program, on tenure regularization and infrastructure provision,

10.2 Justice and Law Enforcement

Justice and law enforcement are provided by the national government in coordination with the county. Under the National Government Coordination Act (2013), administrative officers are recruited and appointed to coordinate national government functions. In the context of Kapenguria Municipality, a deputy county commissioner represents Kapenguria subcounty and an assistant county commissioner for each of the 3 wards.

In addition, the municipality is manned by 185 officers in 2 police stations; Kapenguria Divisional HQ and Keringet, and 3 police posts; Siyoi, Kaibos, Makutano. As per the field survey, common types of crimes include assaults, threatening to kill, and theft of property. It was also reported that the police service has limited vehicles, inadequate amenities, and old structures.

The municipality has also established an enforcement unit that is tasked with enforcement of public health, development control and traffic regulations. The unit is domiciled at the department of Lands, Housing, Physical Planning and Urban Development. They liaise with the public health department, county physical planning department, and the police to undertake their duties. The field survey reported their main challenges as political interference, conflict between regulations and cultural practices (e.g. pastoralism against animal control guidelines), congestion by traders and motorists due to inadequate infrastructure, inadequate skilled personnel, and outdated by-laws.

Moreover, the municipality hosts the only court in the county, the Kapenguria high courts⁷. The court handles cases from the entire county mostly related to land issues, murder and sexual offences. To improve service delivery, the high court operates 2 mobile law courts at Sigor and Alale centers. In addition, alternative judicial systems are recognized especially via elders, and cultural /community leaders.

10.3 Youth, sports and social services

The county department of Tourism, Culture, Gender and Social Development continually organizes activities such as Ward games tournaments across several wards, providing sports equipment and recognizing outstanding teams. This initiative aims to identify and nurture young talent while providing positive outlets for youth engagement. Furthermore, the department conducts youth training programs on essential life skills, collaborating with various organizations. The department actively participates in international days commemorating women's rights and the fight against FGM, showcasing the county's commitment to gender equality. Additionally, the department collaborates with stakeholders to integrate gender considerations into various programs and develop policies related to gender, youth, and environmental conservation. The department also actively participates in the annual Sintagh Cultural Celebration.

According to the field survey in January 2025, the department has made attempts to improve legislation for instance by establishing approved policies and acts that include; a youth policy

⁷ <https://judiciary.go.ke/7091-2/>

and act, gender policy and act, child protection policy and act, as well as a sports policy in draft stage.

Challenges reported included inadequate funds and facilities, drug abuse, school dropout, low literacy level, and unemployment. In addition, proposals were made to increase and equip facilities such as GBV centers, youth empowerment centers as well as social halls.

10.4 Emerging issues

- 1) Weak Legal and Regulatory Framework:
 - a) Lack of Municipal Regulations: The absence of specific municipal regulations for development and management creates significant challenges for effective governance and enforcement.
 - b) Limited Enforcement Capacity: Inadequate staffing, outdated by-laws, and limited resources hinder the effective enforcement of existing regulations, leading to uncontrolled development and violations of planning guidelines.
- 2) Limited Institutional Capacity:
 - a) Understaffing and Limited Technical Expertise: Some departments within the municipality lack adequate staffing and technical expertise, hindering their ability to effectively perform their functions.
 - b) Dependency on County Government: The municipality's reliance on the county government for key functions such as budgeting, and function delegation may create potential bottlenecks and hinder the municipality's autonomy and efficiency.
- 3) Resource Constraints:
 - a) Limited Funding: Insufficient funding from both local and external sources limits the municipality's ability to implement development projects, provide essential services, and address critical infrastructure needs.
 - b) Lack of Development Partners: The municipality may need to actively seek out and engage with development partners to secure funding and technical assistance for various projects.
- 4) Social and Economic Challenges:
 - a) Rural-Urban Migration: Rapid rural-urban migration is leading to the growth of informal settlements, putting a strain on municipal services and infrastructure.
 - b) Unemployment and Poverty: High levels of unemployment and poverty among the youth require targeted interventions, such as skills development programs and job creation initiatives.
 - c) Drug Abuse and Social Issues: Issues such as drug abuse, school dropout, and gender-based violence require proactive and comprehensive solutions.
- 5) Limited Access to Essential Services:
 - a) Inadequate Infrastructure: Limited access to essential services such as water, sanitation, electricity, and reliable internet connectivity hinders the municipality's development and impacts the quality of life for residents.
 - b) Poor Road Infrastructure: The poor state of some roads and missing links within the municipality may hamper economic activity and accessibility.

11. STAKEHOLDER'S ENGAGEMENT

11.1 Overview

Public stakeholders' consultation and participation were organized in two phases including sensitization and visioning in the form of household interviews, key informants, stakeholders' meetings. (Refer to annexes)

11.2 Stakeholders' concerns

Table 10 highlights the summary of the identified issues from the public consultations.

Table 10: Stakeholders Concerns

Sector	Issues	Recommendations
Land Use and Planning	Unplanned land subdivision leading to encroachment and infrastructure strain	Enforce land use plans and regulations; Strengthen collaboration with surveyors to ensure compliance
	Road encroachment due to lack of planning awareness	Conduct public sensitization on urban planning and land use regulations
	Weak municipal governance affecting revenue collection and enforcement	Strengthen municipal governance through better policy enforcement and accountability measures
	Lack of development control leading to illegal settlements along riparian areas	Implement strict land use regulations and enforcement mechanisms
	Poor enforcement of regulations on riparian reserves (Kotorok, Cereal, Siyoi Rivers)	Conduct regular monitoring and implement penalties for violations
	Inconsistent enforcement by some surveyors leading to land disputes	Strengthen oversight mechanisms and ensure professional accountability
Education	Limited land for school expansion due to population growth	Develop alternative educational infrastructure and explore land acquisition strategies
	Insufficient tertiary institutions (universities, TVETs, polytechnics)	Invest in higher education facilities and seek partnerships with private institutions
	Overcrowded schools due to increasing population	Develop policies to regulate school expansion and student distribution
	Rising urban crime, particularly at night	Improve street lighting and enhance community policing initiatives

Security and Social Issues	High unemployment rates among educated youth	Promote job creation initiatives through skills training and business incubation programs
	Unlicensed hawkers leading to congestion and disorder	Designate structured trading zones and enforce market regulations
	Growing number of street families affecting urban safety	Establish rehabilitation programs and provide social support services
	Increased drug abuse and trafficking in informal settlements	Strengthen community engagement and law enforcement interventions
	Security concerns around Makutano Market due to overcrowding	Introduce structured market spaces and enhance security patrols
Waste Management and Environment	Poor solid waste management in urban centers	Develop an integrated waste collection, recycling, and disposal strategy
	Lack of designated waste disposal sites leading to illegal dumping	Establish proper landfill sites and improve waste management policies
	Encroachment of blue gum trees affecting water table levels	Enforce regulations on tree planting, promoting indigenous tree species instead
	Deforestation due to illegal charcoal burning	Promote alternative livelihoods like beekeeping and agroforestry to reduce dependency on charcoal
Infrastructure and Transport	Weak community participation in conservation efforts	Conduct community sensitization and school-based tree planting initiatives
	Inadequate motorcycle parking, causing congestion and security risks	Expand designated parking areas and introduce structured licensing for operators
	Limited road infrastructure leading to traffic congestion	Expand and upgrade road networks, ensuring proper drainage systems
Public Health and Sanitation	Delay in road expansion projects	Set clear timelines and improve project monitoring mechanisms
	Indiscriminate waste disposal around flats and public spaces	Enforce sanitation policies and encourage waste segregation at the source
Water and Agriculture	Poor liquid waste disposal affecting public health	Develop a structured drainage system and enhance wastewater treatment infrastructure
	Lack of water supply for livestock and irrigation	Improve water distribution by utilizing gravity-based supply systems and existing basins
Recreation and Livestock Management	Lack of playgrounds and open spaces in urban areas	Allocate land for recreational facilities and enforce land use zoning guidelines
	Inadequate enforcement of livestock regulations in urban areas	Strengthen policies on livestock management and designate specific grazing zones

11.3 Stakeholders' engagement pictures



PART III; THE PLAN

12. SYNTHESIS

12.1 Needs Assessment

Based on the requirements as per the Urban areas and cities Act, and the West Pokot County Urban Planning Act, 2016 No. 4 of 2016, the municipality has in place approximately 20% of the required facilities. Table 14 in the appendices, indicates the current gaps existing within the municipality.

12.1.1 Housing Demand and Supply Assessment

Kenya's housing market is experiencing rapid growth driven by urbanization, growing middle class, and a rising young population. This increase has spurred construction activity, yet affordable housing supply remains inadequate.

In Kapenguria Municipality, housing demand exceeds supply due to the following reasons;

- Diminishing access to ancestral land forces residents into urban areas, increasing housing needs.
- In-migration of civil servants and workers
- Rapid urbanization and immigration

An analysis of the current housing stock reveals a shortage of approximately 3,298 dwelling units, forcing many residents to live in informal settlements. The projected housing demand is expected to reach 9,245 units by 2035.

Year	Population Size	No. of households	Avg. Household size	Deficit
2019	101907	20922	4.8	-
2024	116257	24220	4.8	3298
2035	144803	30167	4.8	9245

12.1.2 Social facilities assessment

a. Education

The number of Nursery and primary schools in Kapenguria meets the population coverage as required by the guidelines in the Physical Planning Handbook as shown in Table 11. However there exists a deficit of fourteen secondary schools using the growth rate of 2.22%. It is projected that an addition of twenty-five secondary schools and twelve Primary schools will be needed to serve the population in 2035.

Table 11: School attendance population projection

Schools (Level)	Total (existing)	2019 (Total)	Population coverage	Required	Deficit	2035 (Projection)	Required	Deficit
Nursery	117	101,907	2500	41	76	144,923	59	58

Primary	67	101,907	3000	34	33	144,923	49	18
secondary	14	101,907	6000	17	-3	144,923	25	-11

b. Social services

The municipality has a number of social facilities including post office, police station, law courts, prison, social halls, and social development centres such as halls. Despite this the municipality lacks a local radio station, library among others.

c. Recreation and sports

The municipality has one stadium located in Makutano, gardens i.e Chelanga, resort and a recreational park. The recreation and sports services are not to standard, and not adequate with 88% confirming they do have access to recreational activities.

d. Land and environment

Land is an important driver of urban development and must be planned for. From the land analysis and assessment, the following are some of the development gaps;

- The need for a comprehensive zoning plan for better land management
- Strengthening land administration and development control mechanisms
- Promoting land tenure security and access to land for marginalized groups, particularly women

12.1.3 Water Demand and Supply Assessment

Water demand projections are based on guidelines outlined in the;

- Ministry of Water Design Manual for Water Supply in Kenya (August, 1986)
- Ministry of Water and Irrigation Practice Manual for Water Supply Services in Kenya (October, 2005)
- World Health Organization Sectorial Study and National Programming for Community and Rural Water Supply, Sewerage and Water Pollution Control: Selection and Design Criteria for Water Supply Projects (1973).

Table 12 illustrate the allowable water consumption per sector as adopted from the above documents.

Table 12: Water consumption guidelines

Consumer	Unit	RURAL AREAS			URBAN AREAS		
		High Potential	Medium Potential	Low Potential	High Class	Medium Class	Low Class
People with individual connections	l/head/day	60	50	40	250	150	75

People without connections	l/head/day	20	15	10	-	-	20
Livestock units	l/head/day	50			-		
Boarding schools	l/head/day	50					
Day schools:	l/head/day						
With WC		25					
Without WC		5					
Hospitals	l/bed/day						
Regional		400					
District		200					
Other		100					
Dispensary and Health Centre	l/day	5,000					
Hotels	l/bed/day	600					
High Class							
Medium Class		300					
Low Class		50					
Administrative Offices	l/head/day	25					
Bars	l/day	500					
Shops	l/day	100					
Unspecified industry	l/ha/day					20,000	
Coffee pulping factories	l/kg coffee	25	when re – circulation of water is used)				

a. Water Demand for Domestic Consumption

Water demand for domestic use is calculated on an individual basis using 30% water coverage (piped). The current demand is estimated at 1,220.69m³ (2025), which is lower than the current supply which is 480.7m³.

Total Population	With connection/without (ppln)		Current Demand (2024) m3	
	With Connects	Without Connects	With Connects	Without Connects
116257	34877	81380	3,662.097	1,220.699

Assuming full connectivity across the municipality, the average water usage per person is estimated at 105 liters per day. Consequently, the total daily demand for domestic use is approximately 15,216,915 liters.

Future Demand	
2035 (total population)	With Connects
144923	15,216.915m3

b. Water Demand for Education institutions

To determine water demand for educational institutions, enrollment figures for 2024 were obtained from relevant departments: ECDE, TVETs, primary, and secondary schools. Population projections for the period 2024 to 2034 were based on a 2.22% annual growth rate, as per the 2019 data from the Kenya National Bureau of Statistics (KNBS). Water consumption rates were established as follows:

- Liters per student per day for primary and secondary schools, reflecting the current limited sanitation facilities (primarily pit latrines).
- 50 liters per student per day for tertiary institutions.

The projected water demand for 2034 assumes an increase in water consumption for primary and secondary schools to 25 liters per student per day. It is anticipated that there will be installation of improved sanitation facilities (water closets) in all schools.

Category	Current (2024)		2034 Projection	
	Enrolment	Water Demand (5l)	Projected Enrolment	Projected Demand in m3
Primary (25l)	39923	199615	49726	1,243.145
Secondary (25l)	12895	64475	16061	401.531
ECDE (25l)	6444	32220	8026	200.656
		(50L)		(50L)
TVETs (public)	304	15200	420	21.000
TTCs				

c. Water Demand for Health Facilities

The Municipality operates 28 health facilities, comprising one referral hospital, health centers, and 18 dispensaries. Water demand varies across these facilities, primarily influenced by their level of care and patient bed capacity. Level II & III facilities (dispensaries and health centers), with bed capacity of 9 based on the Ministry of Health Registry, have a daily water demand of 5,900 liters, projected to a monthly water demand of 180,000 liters. The municipality does not have a level IV hospital; however, the future demand is projected to 40,000 per level IV in 2035 based on standard bed capacity of 100.

Table 1 provides an overview of current and projected (2035) water demand for Levels of health facilities within the Municipality based on the bed capacity and level.

Category	Current (2024)		2034 Projection	
	No. of beds	Water Demand (l) per bed/ day	Projected (beds)	Projected Demand per bed/ day in m3
Level II&III	9	5.9	40	9
Level IV	-		100	40.000

Kapenguria Referral	170	68.000	500	200.000
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Note: Water demand for livestock, and commercial institutions, government institutions, and agricultural use is not included.

12.1.4 Other sectors need assessment

Sector	Findings
Energy (Electricity & Renewables)	<ul style="list-style-type: none"> 60% electricity coverage (mostly in urban areas) High installation cost Low adoption of renewable energy (0.03% across the county use biogas) <p>Low electricity access in rural areas, high potential for solar energy integration</p>
Transportation	<ul style="list-style-type: none"> 45km asphalt 337.5 earth and gravel 44 motorcycle stages serving 6000members Street lighting covers 30% Unpaved roads in Kishaunet Airstrip <p>Poor road network, high reliance on motorcycles, inadequate public transport</p>
Land Use & Spatial Planning	<ul style="list-style-type: none"> 3% of built-up land Land tenure insecurity (20% registered) 7.7% of land is on leasehold Weak land administration land availability (private land) <p>Unplanned urban expansion, need for controlled zoning and land-use policies</p>
Food Security	<p>Dependence on rain-fed agriculture, vulnerability to climate change impacts</p> <p>50% depend on agriculture</p> <p>Livestock is practiced</p>
Health & Public Services	<ul style="list-style-type: none"> Approximately 60% coverage 1:1,181 nurses to population (county, CIDP 2023-2027) 1:15,929 doctors to population (county, CIDP 2023-2027) Malaria is the most prevalent at a rate of 42% 53% of respondents travel less than 1 km to reach a facility (urban area) 17%, mainly travel over 5 kilometers (rural areas) <p>Insufficient healthcare facilities, poor access in rural areas</p>
Trade & Commerce	<ul style="list-style-type: none"> 1 market (under construction) 70% earn 15000 shilling per month and below SME growth rate 70% with only 20% groups registered <p>Limited formal employment, high dependency on small-scale businesses</p>
Environmental Management	<ul style="list-style-type: none"> Sewerage system is under construction (70%) Waste generated is 7 tonnes Waste collected is 4 tonnes <p>Increased deforestation, poor waste management, need for conservation initiatives</p>
Tourism & Cultural Heritage	<p>Underdeveloped tourism potential, lack of promotion and infrastructure</p>

Security & Governance	<ul style="list-style-type: none"> • Crime rate is 30% • Police-population ratio is 1: 551 (standard is 1:400⁸) • Low citizen engagement in governance <p>Security challenges in some areas, need for enhanced community policing</p>
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12.1.5 SWOT Analysis

Table shows the identified strengths, weaknesses, threat and opportunities within the municipality during stakeholders meeting.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Qualified technical officers (competent manpower) • Available land for expansion (Town expansion) • Strategic location (Kitale-Lodwar Highway) • Rich cultural assets (Museum, Festivals) • Rich agricultural lands (Siyoi, Kapenguria wards) (maize, coffee, dairy) • Land for recreation, park, urban gardens, conservation, forestry. • Good educational facilities • Availability of health facilities • Good road network • A county headquarters 	<ul style="list-style-type: none"> • Poor infrastructure in education sector • Inadequate health facilities • Inadequate tertiary institutions, universities, colleges, TVETS, polytechnics • Overcrowded schools • Inadequate land for expansion of schools • Municipal governance incapacitated to discharge its mandates e.g., revenue collection, enforcement • Lack of development control (No land use plans) • Poor enforcement on non-compliant development e.g. along riparian lands, Kotorok, cereal, Siyoi rivers

⁸ Africa Renewal. "Security for the Highest Bidder," October 15, 2009.
<https://www.un.org/africarenewal/magazine/october-2009/security-highest-bidder>.

OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Renewable energy <Turkwel hydro-electric plant, Solar energy> • Water from Siyoi-Muruny dam • Growing regional trade • Educational centres • Proximity to industries e.g. cement factory, fertilizer, Nasukuta export abattoir • Irrigation schemes- Weiwei • Mining potentials in areas near municipality • Funds-World bank, agriculture and climate change, world vision, ACF, FBOs, CBOs, private sector • Availability of livestock sale yards that can boost municipality revenue base 	<ul style="list-style-type: none"> • Thuggery -urban crimes • Climate change hazards-lightning, floods, landslides, urban heat • Population pressure on available resources/infrastructure • Rapid urbanization-urban sprawl affecting agricultural land • Encroachment on riparian reserves compromising quality of water and water shortage • Unemployment of literate population leading to increased crimes • Unlicensed traders- Hackers • Increased number of street families • Drug abuse, peddling in informal areas and villages

13. PLAN PROPOSALS

13.1 Structure Plan

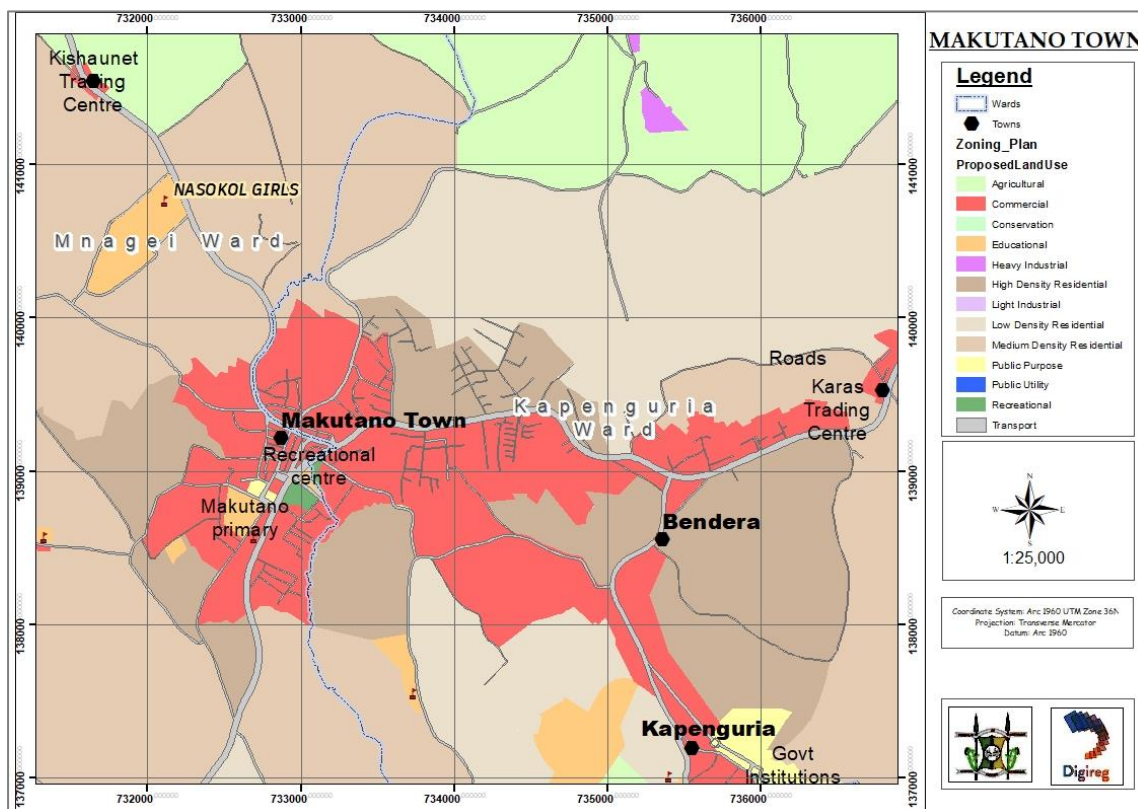
The planning area of Kapenguria municipality is structured by natural system of river-valleys and hills, as well as forests like Kamatira to the East and Kapcherop to the South. Built structuring features include the road network, specifically the A1 Kitale-Lodwar road alongside other roads. The spatial structure is configured within and around the structuring elements. The plan reinforces the ecological footprint of the planning area by conserving the natural system. The built-up areas are constricted and contained to avoid sprawl and haphazard development. The road network system is maintained with improvement of their conditions. The structure plan introduced new zones for growth areas, industrial zones, residential zoning, and expanded CBD.

13.2 Action Areas

13.2.1 Makutano Centre

Makutano is located at the junction of Kitale Lodwar road and Kapenguria -Kacheliba road, as shown in Map 18. It can be termed as the commercial center in Kapenguria Municipality, hosting activities such as retail and trade (shops, markets, supermarkets) as the dominant, services (financial, hospitality, professional and transport), agricultural inputs and produce, real estate, construction, and gateway to tourism activities.

Planning of Makutano town mainly focuses on strategies such as enhancing tenure security, improving infrastructure and services, creating an enabling business environment and youth empowerment.



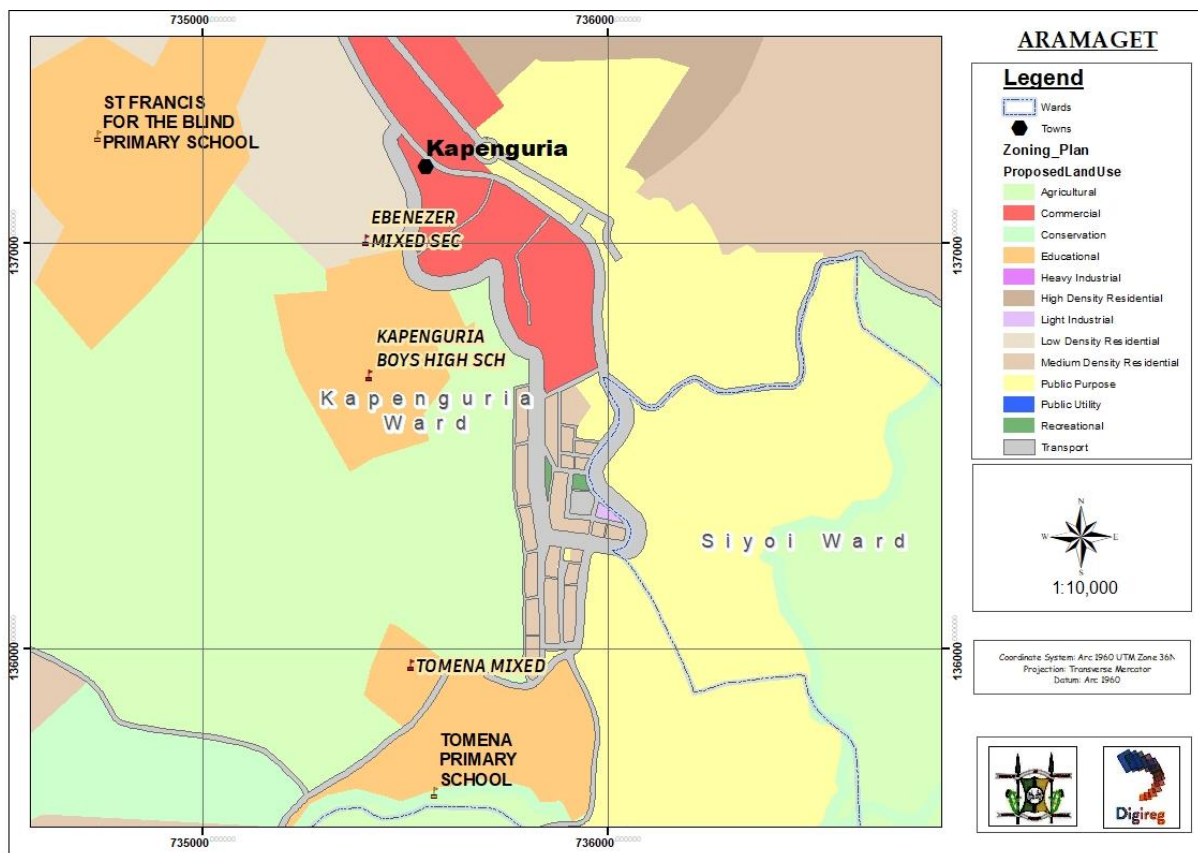
Map 18; Makutano centre action area plan

13.2.2 Aramaget Centre

Aramaget area is located in close proximity to Kapenguria Prisons and Kapenguria County Referral hospital, characterized by old decaying permanent and temporary structures. It used to be a vibrant town before most commercial activities moved to Makutano. It's close proximity to key government institutions provides potential to be a key service and residential centre.

To achieve its potential, the plan proposes the following strategies;

- I. Improvement of transport and support infrastructure, including non-motorized transport features like pedestrian walkways and drainage channels. Road reserve encroachment also needs to be addressed to pave way for infrastructure.
- II. Urban renewal by construction and improvement of conditions of structures, to achieve an orderly and aesthetically attractive settlement.
- III. Tenure regularization to provide a basis for investment especially by the private sector,
- IV. Survey and regularization of public lands especially green spaces, to ensure their rehabilitation and improvement of amenities,
- V. Industrial development by provision of a light industrial park. This is aimed at providing for cottage industry and other related activities to support growth of the centre



Map 19; Aramaget action area plan

13.2.3 Informal Settlements

This plan proposes renewing and upgrading informal settlements in Kapenguria Municipality, such as Kambi Moto, Kambi Samaki and Mathare. Each settlement will have its unique characteristics and challenges, which necessitates interventions such as infrastructure development, planning and regularization of land tenure. The planning process should involve detailed assessments of the specific needs and priorities of each community. For instance, one might be more prone to flooding, while another might have a stronger existing social structure to build upon.

This plan proposes the following for the settlements:

Secure Tenure and Land Regularization:

- **Comprehensive Survey and Mapping:** Conduct detailed surveys to map existing plot boundaries, infrastructure, and housing structures. This is crucial for regularization and planning.
- **Formalization of Land Ownership:** Implement a transparent and participatory process for granting secure tenure to residents, whether through freehold, leasehold, or other appropriate mechanisms. This provides security and incentivizes investment in housing improvements. Consider community land trusts or similar models.
- **Addressing Land Disputes:** Establish a clear and accessible mechanism for resolving land disputes fairly and efficiently.

Infrastructure Upgrading:

- **Road Network Improvement:** Upgrade existing roads and create new access roads where necessary. Prioritize pedestrian and non-motorized transport (NMT) infrastructure (walkways, bicycle paths). Ensure proper drainage to prevent flooding.
- **Water and Sanitation Systems:** Improve piped water supply in the unserved areas, improve sanitation facilities (flush toilets, latrines), and connect to the newly-established wastewater management system.
- **Electricity Supply:** Expand and upgrade the electricity grid to provide reliable power to all households and businesses. Promote energy efficiency and explore renewable energy options.
- **Solid Waste Management:** Implement a comprehensive waste collection and disposal system. Establish designated waste collection points and promote waste recycling and composting initiatives.



Figure 30; Proposed road improvements prioritizing NMT

Housing Improvements:

- **Slum Upgrading Programs:** Implement participatory slum upgrading programs that involve residents in the design and implementation of housing improvements.
- **Housing Finance:** Facilitate access to affordable housing finance for residents to upgrade or rebuild their homes. Explore microfinance options, housing cooperatives, and government subsidies.
- **Building Codes and Standards:** Enforce planning and building codes and standards to ensure the safety and durability of housing structures. Promote the use of locally sourced and sustainable building materials.
- **Relocation where absolutely necessary:** consider relocation as a last resort and ensure it is done in a participatory and sensitive manner, with adequate compensation and alternative housing provided.

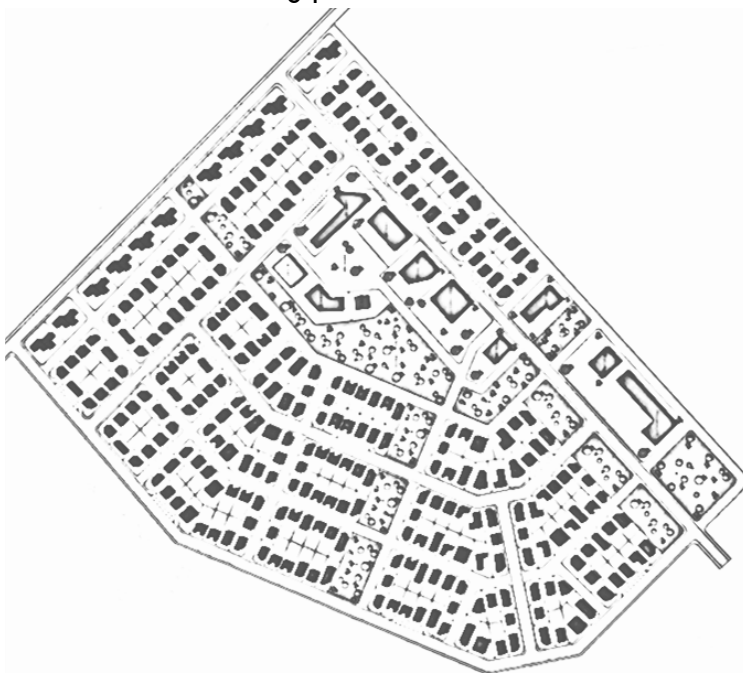


Figure 31; Sketch impression of neighborhood layout

Social and Economic Development:

- **Community Facilities:** Plan and develop community facilities such as schools, health clinics, community centers, and recreational spaces.
- **Skills Development and Job Creation:** Implement programs to provide residents with skills training and job opportunities. Support local businesses and entrepreneurship.
- **Access to Basic Services:** Improve access to education, healthcare, and other essential services.
- **Security and Public Safety:** Improve Street lighting and enhance security measures to create a safer environment.

Environmental Sustainability:

- **Green Spaces:** Create green spaces and parks to improve the environment and provide recreational opportunities.
- **Tree Planting:** Encourage tree planting to provide shade, improve air quality, and reduce the urban heat island effect.
- **Sustainable Building Practices:** Promote the use of sustainable building materials and energy-efficient building designs.
- **Disaster Risk Reduction:** Incorporate disaster risk reduction measures into the planning process, considering flood risks, landslides, and other potential hazards.

Community Participation and Governance:

- **Participatory Planning:** Ensure that residents are actively involved in all stages of the planning and implementation process. Establish community forums and working groups.
- **Strengthening Local Governance:** Strengthen the capacity of local authorities to manage and implement upgrading projects effectively.
- **Transparency and Accountability:** Ensure transparency and accountability in the use of funds and the implementation of projects.

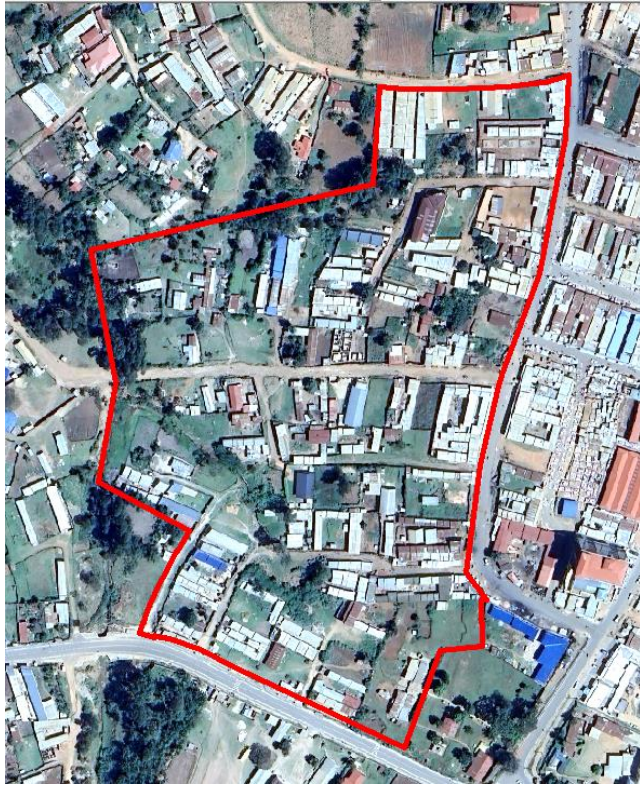


Figure 32; Estimated extent of Mathare informal Settlement

13.3 Transport strategy

13.3.1 Upgrading A1 Road (Kitale – Kapenguria - Morpus)

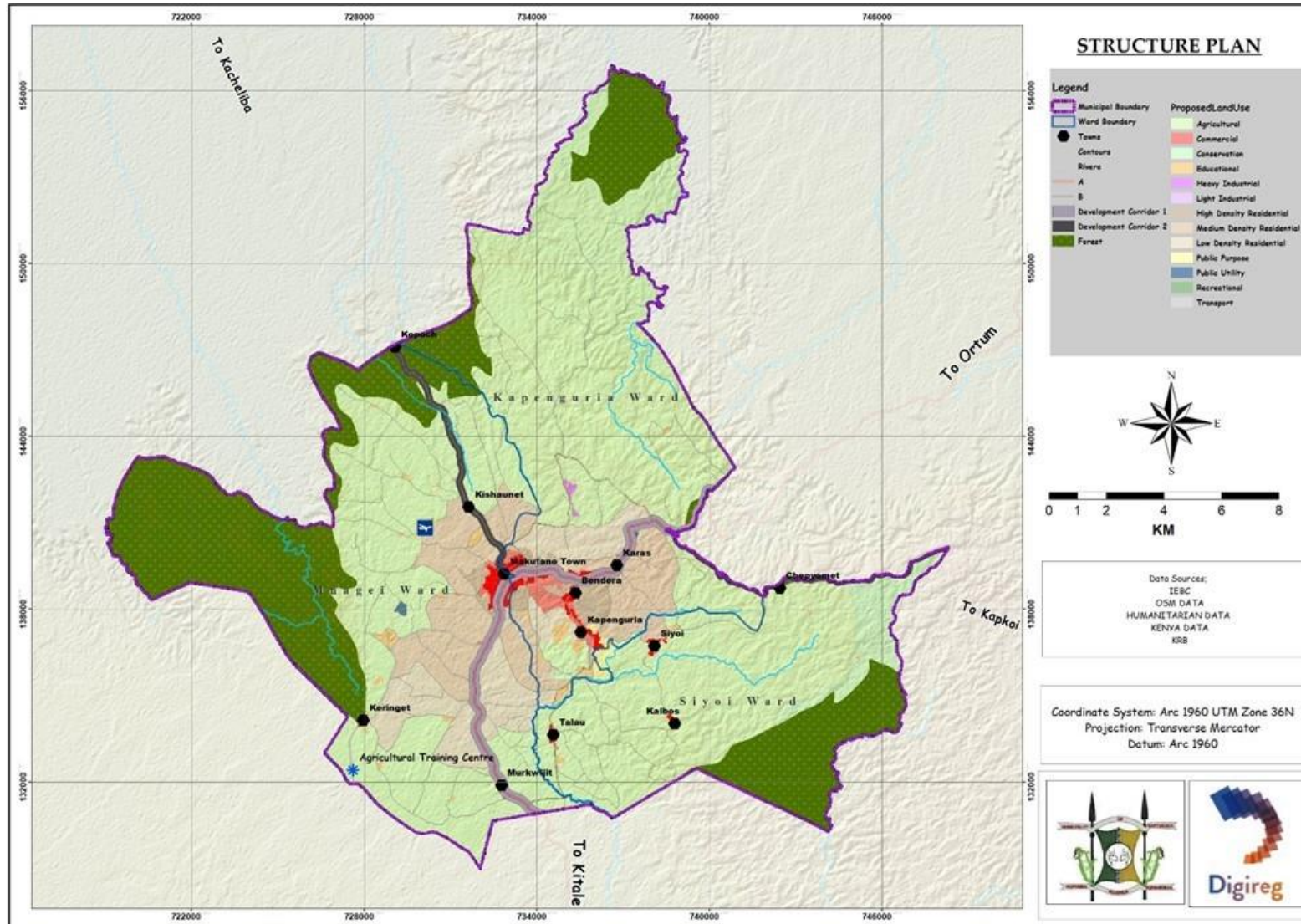
Kapenguria's strategic location along the A1 Road plays a crucial role in its growth, serving as a key connection to the regional economy. The ongoing construction to upgrade the A1 Road into a dual carriageway is expected to enhance accessibility, trade, and economic activities in the region.

This plan prioritizes the completion of the A1 Road upgrade, to improve connectivity and road infrastructure.

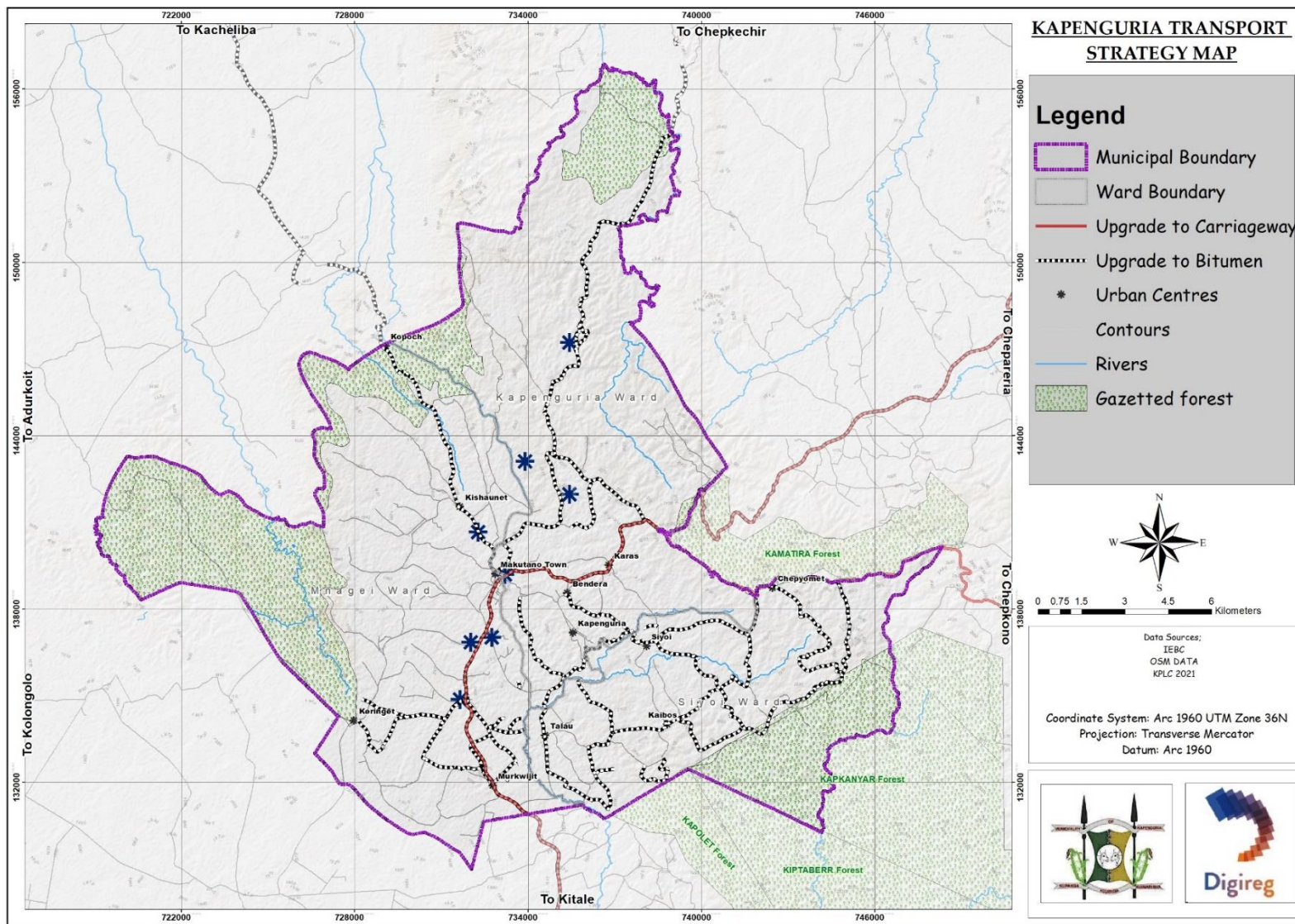
Plate 27: A1 Road



Map 20; Structure Plan



Map 21: Transport Strategy



13.3.2 Improving Local Circulation

One of the major challenges in Kapenguria Municipality is the lack of adequate local road distributors, particularly in rural areas. The existing roads are degraded, poorly maintained, and untarmacked, making them impassable during the rainy season. Many roads have gullies, lack proper paving, and pose safety risks to motorists, hindering both local movement and the transportation of goods. The propose includes the following strategies to improve local road circulation;

- Develop new local routes to improve connectivity.
- Upgrade degraded roads and complete the tarmacking of partially paved roads.
- Improve peri-urban and rural roads by levelling and murraming to enhance accessibility and reduce accident risks.
- Promote pedestrianization to encourage Non-Motorized Transport (NMT) and enhance pedestrian safety.
- Install proper traffic signage to improve navigation and road safety.
- Install and maintain of existing street lights
- Implement site clearance measures to improve visibility.
- Apply appropriate road markings for better traffic flow.
- Redesign hazardous horizontal and vertical curves to enhance safety.
- Construct local bridges in the rural areas especially roads crisscrossed by streams to facilitate safe movement in the area.
- Construct a truck terminal along A1 Road (Lorry Park)
- Construct bodaboda sheds in strategic locations i.e urban areas

13.3.3 Upgrading Kishaunet Airstrip

Urban Areas and Cities Act mandates that municipalities have an airstrip or airport. Currently, Kishaunet Airstrip serves primarily as an emergency landing facility rather than a commercial airstrip. To enhance its usability, the plan proposes paving and extending the runway, constructing a terminal building, installing modern navigation aids, enhancing security infrastructure, and improving road access. These upgrades will strengthen regional connectivity, boost economic activities, and enhance emergency response capabilities.

13.4 Physical infrastructure strategy

13.4.1 Water Supply Strategy

Rift Valley Water Works Development Agency (RVWDA) developed a Water supply Plan for Kapenguria Municipality to address the demand of water owing to increased population growth in the municipality. The implementation is ongoing through construction of Murkokoi dam close to Kapsait Trading Centre and the Muruny Siyoi Water convergence plant at Kamatira area. The convergence point is located at a higher altitude to ease water flow. The plan proposes the completion of the water projects and the following strategies;

- Expand and improve the water supply network to ensure reliable access to clean water for all residents, focusing on underserved areas.

- Upgrade water storage facilities and establish new reservoirs to address seasonal water shortages.
- Develop a comprehensive water management plan, including rainwater harvesting, irrigation system improvements, and water storage solutions.

13.4.2 Sewage and wastewater management strategy

Rift Valley Water Works Development Agency (RVWDA) initiated the Makutano town sewerage project in 2020, currently under construction in Lityei (see Plate 28), to manage liquid waste. This plan proposes expanding the project's scope to include Kapenguria town's administrative area, Bendera, Siyoi, Karas and surrounding trading centers, see Map 22.

Plate 28: Sewerage project in Lityei



a) Ablution block

The municipality mainly relies on pit latrines and septic tanks which are on-plot. The planning area has one public toilet/ablution block in Makutano which is not adequate to serve the large population making it difficult to exhaust considering the current county truck exhauster capacity. To address this issue the plan proposes the establishment of ablution in all market centers including Kapenguria, Keringet, Murkwijit and Cheptuya.

13.4.3 Energy Supply and Distribution

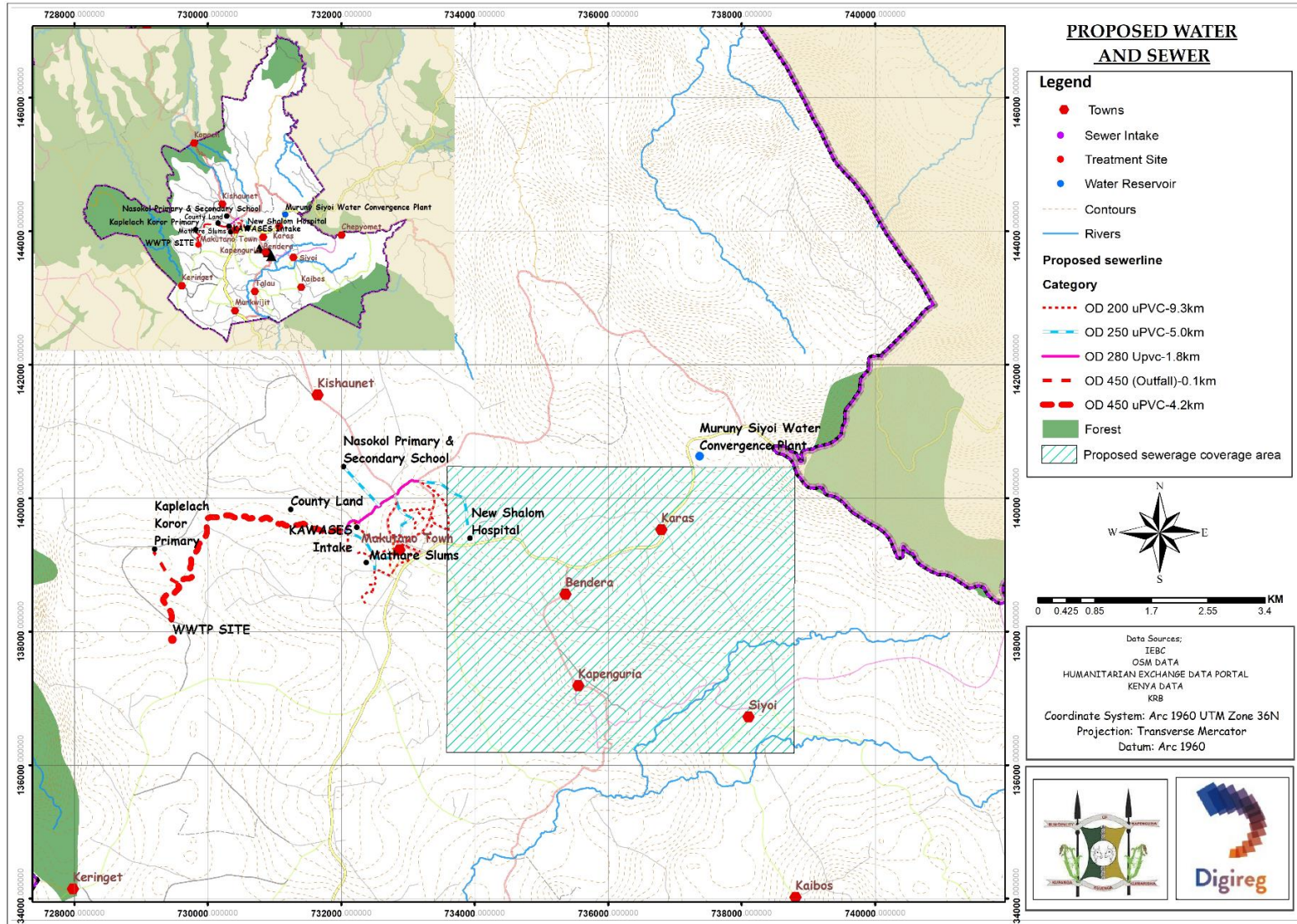
- Invest in renewable energy sources, such as solar power, to reduce energy dependency and promote sustainability.
- Upgrade the electricity distribution network to minimize outages and ensure stable power supply to all areas.
- Develop community-based solar/electricity projects to provide affordable and reliable energy in remote areas.

13.4.4 Telecommunications and Digital Infrastructure

Kapenguria Municipality requires investment in telecommunications and digital infrastructure to enhance connectivity, innovation, and service delivery. This plan proposes expanding broadband internet access (especially in rural areas) to support education, business, and healthcare, alongside digital literacy programs. Key interventions include;

- free internet hotspots, subsidized cyber cafés,
- e-learning systems in schools,
- and advocacy for a digital economy,
- biometric clocking systems are proposed within the municipality to address quorum issues.
- investments in teleconferencing, digital security, and e-registration.
- invest in bulk SMS systems, social media platforms, an integrated health management system, FM radio and TV station, early warning systems, and a security surveillance system

Map 22: Water and Sewerage Strategy



13.5 Housing strategy

- Develop modern housing projects, including affordable housing units, mixed-use developments, and low-cost rental housing.
- Upgrade informal settlements with improved sanitation, water supply, and road networks.
- Construct new residential estates in strategic locations such as Siyoi, Bendera, and Karas.
- Strengthen housing finance options, including subsidized mortgage schemes and rent-to-own models through the County Housing Fund.
- Improve road networks linking residential areas to essential services.
- Ensure the provision of soft and hard infrastructures in residential areas as provided in PLUPA and Kenya Building Code
- Encourage vertical expansion (high-rise apartments) particularly the urban centers.
- Integrate climate-resilient housing designs to withstand floods, landslides, and extreme weather i.e. lightning arrestors.
- Develop hostels and student accommodation.
- Construct emergency housing shelters for disaster-affected populations.

13.6 Social infrastructure strategy

13.6.1 Promoting access to education

- Expand educational infrastructure by constructing educational institutions including ECDEs, village polytechnic in Totum, Mnagei, and a Research and Training/University Research Innovation center for waste management in Keringet (former Kisii University Campus).
- Upgrade existing primary schools i.e., Psigirio Primary
- Equip ECDE classrooms with essential infrastructure such classrooms, toilets, sanitation facilities, playgrounds.
- Recruit qualified teachers, especially for rural areas and underserved ECDE centers.
- Provide professional development opportunities for teachers, focusing on CBC implementation.
- Establish new special schools and improve the existing schools i.e Kiringet Home of Blind and St Francis School of Blind
- Organize and implement community sensitization programs on the importance of education

13.6.2 Promoting access to quality health care

- Recruiting additional healthcare workers in health centres.
- Enhancing professional development opportunities to ensure retention of skilled healthcare workers and improve service delivery.
- Upgrading and expanding key health facilities to meet the increased demand.
- Enhance medical storage and essential infrastructure, such as outpatient rooms, delivery rooms, and laboratories, across health centers.

- Expand ambulance services and train emergency responders to improve emergency response.
- Deploy mobile clinics to reach remote and underserved areas.
- Training more community health workers to offer preventive care, health education, and basic medical services at the grassroots level.

13.6.3 Promoting access to social services, recreational and sporting facilities

- Improvement of stadia facilities in Makutano and establishment of a stadia Siyoi
- Provision of community centres i.e social halls in Siyoi (Kaibos), community library i.e in Makutano and amphitheater
- Provision for and improvement of sports and recreational facilities i.e Green Field in Kipsitot village, Nasokol Sports Complex, Kaibos karandile playfield and in a public land (forest)Near – Kapkoris Primary School
- Establishment of a cemetery/ a memorial park in Kopoch area

13.7 Environmental management and conservation strategy

- Creation of a buffer around wetlands and river valleys to preserve their natural state.
- Greening of urban streets through tree planting (indigenous trees only) and flower lawns.
- Proposals for proper sanitation and clean environment through provision for segregated solid waste collection points, and establishment main solid waste management site in Kopoch Area-County Government Land

13.8 Local economic strategy

Kapenguria's strategic location as the administrative center, with key trade connections to Lodwar, Kitale, and South Sudan, presents significant opportunities for growth in agriculture, industry, and trade. The municipality also has strong potential for developing meat processing and packaging industries, leveraging West Pokot County's leading meat production to add value and expand local markets.

The plan prioritizes investments in agriculture, trade, and tourism to address economic challenges and promote sustainable, inclusive growth.

To transform Kapenguria into a competitive and sustainable commercial hub for industrial and enterprise development, the plan proposes the following strategies;

13.8.1 Agricultural development and Agro-processing

- Establish a maize milling plant and dairy processing facility.
- Support farmers with post-harvest handling equipment and facilitate market access through cooperatives.
- Develop smallholder irrigation projects (e.g., along the Saiwa River) and introduce greenhouse farming for improved horticultural production.

- Upgrade Cheptuya and Kishaunet livestock sale yards and provide animal health extension services and vaccination programs.
- Support urban agriculture projects (e.g., fish hatcheries, poultry units) to improve local food security.
- Enhance sustainable irrigation systems along water harvesting projects
- Upgrade and improve the existing Chepkotii irrigation project to enhance efficiency and reliability.
- Provide subsidies and farm inputs (seeds, fertilizers) to reduce farmer costs.
- Promote sustainable livestock farming through animal husbandry through training and modern technology adoption.
- Purchase and distribute milk cooling plants to key locations.

13.8.2 Strengthening trade and market infrastructure

- Completion of Makutano market
- Provide training on basic entrepreneurship skills.
- Construction of fresh produce market in Siyoi and Bendera
- Establish markets in satellite centres i.e Keringet, Aramaget, Murkwijit, Cheptuya (existing)
- Establish an SME resource hub to support entrepreneurs with training, mentorship, and access to credit i.e Kacheliba trade hub.
- Provide affordable credit through the Biashara Mashinani Fund and County Cooperative Development Fund to support small businesses.
- Strengthen partnerships with the Kenya National Chamber of Commerce and Industry (KNCCI) and the Kenya Investment Authority (KIA) to drive business growth.
- Promote trade exhibitions, conferences, and fairs
- Invest in capacity-building programs for cooperatives to enhance their operational effectiveness.

13.8.3 Promoting tourism and cultural heritage

- Upgrade Improve Kapenguria museum facilities, including signage and accessibility.
- Develop a heritage trail linking the museum to other significant sites.
- Develop eco-tourism initiatives, including eco-lodges and modern hotels
- Establish hiking trails, campsites, and guided tours.
- Establishment of five-star hotels
- Mapping of tourists site within the municipality
- Completion of Kopoch tourist Hotel
- Organize training programs in areas such as handicraft production and tour guides

13.8.4 Promoting mining and quarrying

- Review and operationalize mining policies to improve the governance and sustainability of the sector.
- Form an artisanal mining committee to support miners and traders in the region.

- Promote stakeholder engagement and awareness initiatives in mining operations to address topics such as safety.
- Regulate sand harvesting and timber production to ensure sustainable practices.
- Require investors to fence open quarries and pits and, where feasible and rehabilitate them

13.8.5 Promoting industrial activities and production

- Expand the Family Life Centre cottage industry/(textile) in Kapenguria
- Modernize and expand existing milk processing facilities in Siyoi to increase production capacity and ensure quality control.
- Rehabilitate and equip the coffee factory to enhance processing efficiency and improve coffee quality for local and international markets.
- Establish sunflower processing facilities for oil extraction and other value-added products to boost incomes for local farmers.
- Identify and allocate land for the development of a fully serviced industrial park in Aramaget to attract investors and stimulate local economic growth.
- Promote public-private partnerships (PPPs) to ensure sustainable financing and management of industrial activities.

13.9 Governance and financing

The effective management and development of Kapenguria Municipality require strengthened governance structures, clear regulations, and enhanced institutional capacity. Currently, the municipality lacks by-laws, adequate resources, and adequate human resource capacity a limiting its ability to enforce development control and service delivery effectively.

To ensure effective management and service delivery within the municipality; the plan proposes the following strategies;

13.9.1 Strengthening legal and regulatory framework

- Draft and implement municipal by-laws and zoning regulations to govern development and service delivery.
- Recruit and train staff
- Strengthen municipal enforcement unit and allocate adequate resources to improve regulatory compliance and control of development.
- Foster collaboration between law enforcement agencies and the community to reduce crime and enhance public safety.
- Renovate police stations, and strengthen mobile court services
- Review and update outdated by-laws

13.9.2 Enhancing institutional capacity

- Recruit and train technical staff
- Provide continuous capacity-building programs to strengthen technical expertise.

- Advocate for clearer delegation of functions from the county government and secure direct budgetary allocations to improve operational efficiency.
- Establish a coordination framework to foster stronger collaboration between the municipality and the county government to reduce bottlenecks in service delivery.

13.9.3 Mobilizing resources

- Implement strategies to expand the local revenue base, such as digitizing revenue collection and enforcing compliance.
- Developing partnerships with development agencies, donors, and private sector players to secure funding and technical support for infrastructure and social programs.
- Leverage PPPs to finance projects.

13.9.4 Ensuring gender equality and social justice

- Constructing GBV centres and upgrading GBV centres in CPU kwa police, Nasokol Secondary School, Jitokezee
- Launching community awareness campaign to address gender-based violence, drug abuse and school dropout rates through counselling, rehabilitation, and public education campaigns.
- Upgrading youth empowerment Centre in Makutano and Establishing new ones

ZONING PLAN



14. ZONING REGULATIONS

What is Zoning?

Zoning is defined in the Physical and Land Use Planning Act (PLUPA) 2019 the process of dividing land into zones or districts, each with a specific set of regulations and permitted land uses.

Land uses

The zoning regulations in the case of Kapenguria indicate the land use for a specific zone on different levels, such as:

- **Permitted Uses:** These are the primary activities or functions that a property is designated for
- **Additional Uses:** These are other activities that may be allowed on a property, provided they comply with specified conditions or criteria.
- **Deviated Uses:** These are alternative activities that may be authorized by the relevant authorities upon request, subject to approval based on specific circumstances.

Principles for Development of Zoning Regulations

a) Efficient Infrastructure and Services

Zoning regulations must ensure that land use and development are in harmony with the availability of infrastructure and services, such as roads, water, electricity, and sewage systems.

b) Social and Economic Equity

Zoning regulations should aim to balance social and economic needs by ensuring that development is inclusive and equitable. This includes ensuring access to affordable housing, public spaces, and opportunities for business development across various income groups.

c) Sustainable Design

Developments within environmentally sensitive or protected areas, including buffer zones, must be designed with consideration for environmental sustainability. Such developments should incorporate eco-friendly and sustainable construction practices and must be reviewed and approved by NEMA.

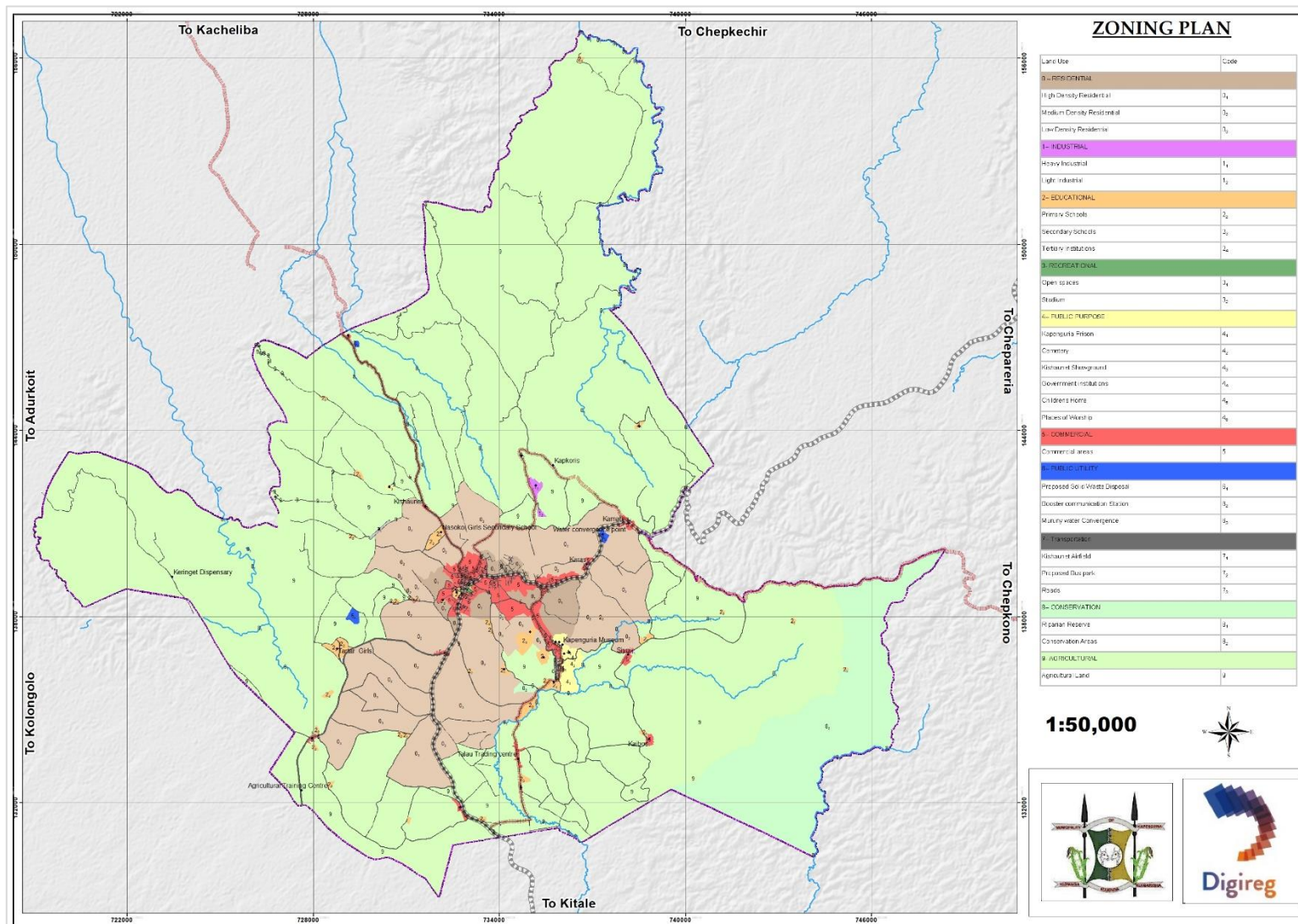
Zoning regulations should protect natural resources, conserve biodiversity and encourage the use of green building technologies and sustainable practices

Objectives of the Zoning Regulations

The objectives of the zoning regulations for Kapenguria Municipality are primarily aimed at promoting efficient land management and ensuring orderly urban growth.

The zoning regulations are designed to guide urban development, ensuring that infrastructure such as roads, drainage systems, and public amenities are built in a way that meets the needs of the growing population while preventing haphazard expansion.

Map 23: Zoning Plan



DEFINITIONS

Agriculture: cultivation of land and the use of land (whether or not covered by water) for any purpose of husbandry and includes horticulture, fruit growing and seed growing;

Agroforestry: a dynamic, ecologically based, natural resource management system that, through the integration of trees in farm-and rangeland, diversifies and sustains smallholder production for increased social, economic and environmental benefits as per the [Kenya National Agroforestry Strategy 2021 - 2030](#)

Building plan: drawings, details, diagrams, calculations, structural details, and structural calculations showing or relating to the building works ([Kenya National building Code 2024](#));

Catchment area: any land area drained by a river, stream, or fixed body of water and its tributaries having a common source of surface run-off ([Forest Act 2005](#))

Change of user: any alteration in the use, purpose or level of activity within any land or building that involves a material change that results in a use that is completely different from the previous use and which will require development permission ([PLUPA](#));

Deforestation: negative reduction of forest cover from the original status ([Kenya Forest ACT, 2005](#));

Demolition: to destroy, pull down, reduce to ruin by disintegration ([Kenya national building code 2024](#));

Landscape: vegetation cover and includes ground cover;

Main building: a building, or part thereof, that is necessary for the realization of the current or future purpose of a plot of land and, if there are more buildings on the plot, is the most important in view of that purpose;

Low density residential: only detached single-family dwelling houses are allowed with associated buildings on plots measuring 0.1 ha, and with a maximum of two storeys;

Medium density residential: detached, and semi-detached dwellings, and flats are with associated buildings on plots measuring 0.08 ha, and with a maximum of 3 storeys;

High density residential: multi-storey flats or apartment complexes for the purposes of dwelling, including associated buildings and other structure, on plots measuring 0.05 hectares, with a maximum of four storeys;

Timber poaching: destruction or theft of timber;

Building height: the vertical distance from the level to the highest point of a building or other structure, with the exception of subordinate building components such as chimneys, antennas and building components that are similar in nature;

Building coverage: percentage of the plot that can be used for construction;

AGRICULTURE

Permitted uses include;

- cultivation of crops;
- livestock keeping;
- tree lines, woodland;
- grazing land;

General Regulations

- Farming within 30m buffer requires planning authority, agricultural department, and NEMA approval.
- Only organic fertilizers allowed; synthetic requires written advice.
- No fertilizer application or grazing within 30m buffer.
- Slopes <12% need contour farming, 12 to 55% need a soil conservation plan (e.g., bench terraces).
- Above 55% slope, used for perennial/permanent crops/forest
- Maintain 10% vegetative ground cover.
- Fences limited to live hedges or trees only.

Building regulations

Building Function	
Farmland	
Building Configuration	
Main building	Ground + 1
Ancillary building	Building height 3m
Plot Configuration	
Min. lot size	0.4ha
Ground coverage	20% max

Plot ratio	20%
Set back	
Front setback	6m
Side setback	4m
Rear setback	6m
Farmland size	
Vegetable farming	0.06ha
Dairy keeping, chicken rearing	0.1ha
Apiculture in peri-urban areas	0.2ha
Ranching	Min land size 50ha
greenhouses	
gutter height	2.5 m
building height	4 m max.
distance from the neighboring residence	25m min.
total surface area	500 m ²
material	non-invasive materials such as treated wood or eco-friendly material

Deviation

The planning authority may permit conversion of agricultural land to non-agricultural use if:

- The use does not exceed 200 m².
- The use supports the primary agricultural use (retail, commercial, and residential uses are prohibited).

EDUCATION

Permitted uses

- Educational blocks

Additional uses

- Agriculture

Associated facilities include

- Gardens, yards, paths, roads, access, and parking.
- Staff/student housing, water management, energy, internet, sewerage, and waste disposal systems.

Regulations

- Establish tree lines as boundary buffers from conflicting uses.
- Maintain or plant trees for at least 15% tree canopy
- Provide on-site parking without disrupting public traffic
- Schools near residential area must adhere to noise limits

- Reconstruction/extensions must not exceed the maximum building height

Building regulations

Provisions	Min.	Max.
Pre-primary or ECDEs	n/a	1 Storey
Primary and secondary	1 Storey	6 Storey
Universities and tertiary learning institutions	3 Storey	10 Storey
Distance from the road	3m (ECDEs 10m away from the road)	20 m
Plot Configuration		
Min. lot size	0.05ha	
Ground coverage	60% max	
Plot ratio	100%	
Set back		
Front setback	6m	
Side setback	3m	
Rear setback	6m	

PUBLIC PURPOSE

Permitted uses

Public purposes including;

- Prison
- Community Centre
- Health Centre
- Museum
- Church, Mosque, Shrine
- Fire Stations
- Government Offices

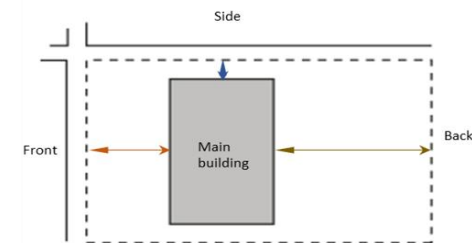
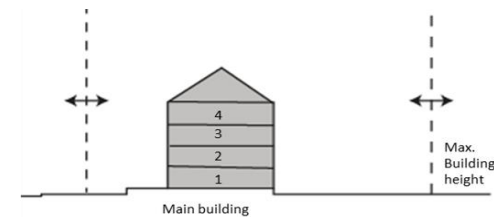
Regulations

- construct only structures supporting the intended social use.
- build within the designated area on the zoning map.
- company homes for staff (e.g., healthcare) allowed in designated areas with a set residential unit limit.
- ancillary structures must comply with building and zoning regulations.

Building regulations

Building Configuration

Main building	Ground + 3
Ancillary building	-
Plot Configuration	
Min. lot size	0.05ha
Ground coverage	75% max
Plot ratio	100%
Set back	
Front setback	6m
Side setback	3m
Rear setback	6m



LOW DENSITY RESIDENTIAL

Permitted uses

- low density residential;

Additional uses

- shops not exceeding 50m²
- residential hotel
- groceries
- barber shops/hair saloons

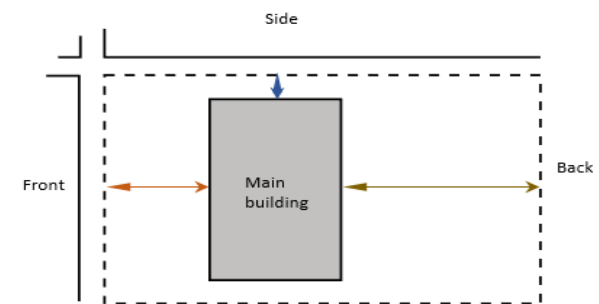
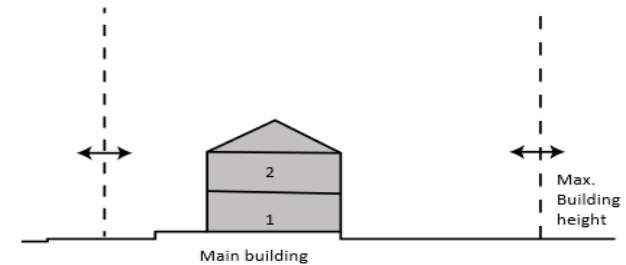
with the associated:

- back yards, and green areas;
- paths, roads, access, and parking facilities;
- public utility facility;
- water and water management facilities;
- and landscape elements.

Building regulations

Building Configuration	
Main building	Ground + 1
Ancillary building	-
Plot Configuration	
Min. lot size	0.2ha

Ground coverage	35% max
Plot ratio	35%
Set back	
Front setback	6m
Side setback	3m
Rear setback	3m



MEDIUM DENSITY RESIDENTIAL

Permitted uses

- medium density residential;

Additional uses

- shops not exceeding 50m²
- residential hotel
- groceries
- barber shops/hair saloons

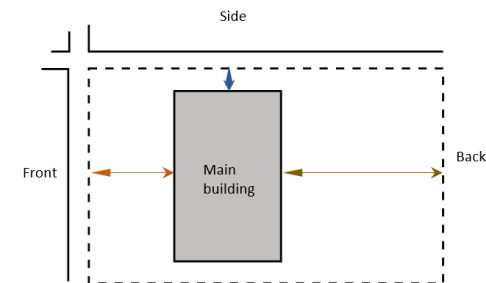
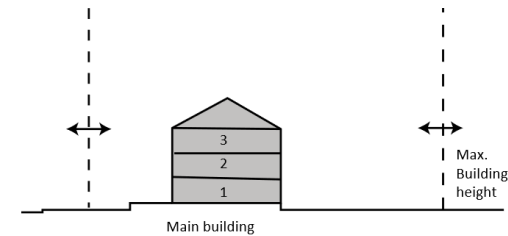
with the associated:

- back yards, and green areas;
- paths, roads, access, and parking facilities;
- public utility facility;
- water and water management facilities;
- and landscape elements.

Building regulations

Building Configuration	
Main building	Ground + 2
Ancillary building	Ground + 1
Plot Configuration	
Min. lot size	0.05ha
Ground coverage	50% max

Plot ratio	150%
Set back	
Front setback	3m
Side setback	3m
Rear setback	3m



HIGH DENSITY RESIDENTIAL

Permitted uses

- high density residential;

Additional uses

- shops not exceeding 50m² floor area
- residential hotel
- public facilities
- groceries
- barber shops/hair saloons

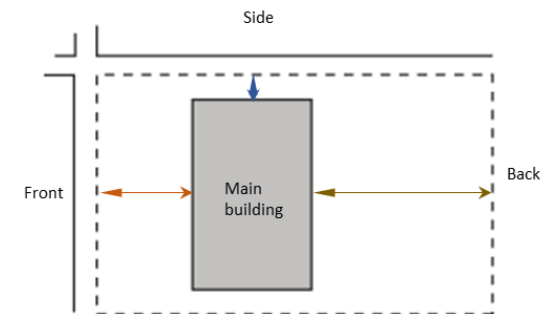
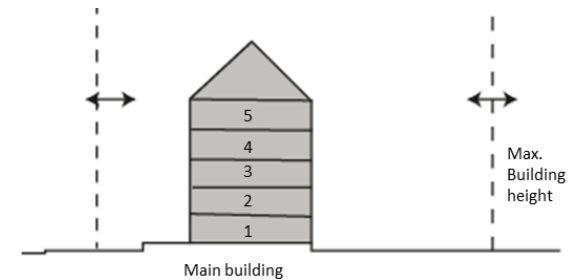
with the associated:

- back yards, and green areas;
- paths, roads, access, and parking facilities;
- public utility facility;
- water and water management facilities;
- and landscape elements.

Building regulations

Building Configuration	
Main building	Ground + 4
Ancillary building	Ground + 2
Plot Configuration	
Min. lot size	0.03 – 0.05ha
Ground coverage	75% max

Plot ratio	200%
Set back	
Front setback	3m
Side setback	3m
Rear setback	3m



INDUSTRIAL

Permitted uses

- industrial
- mining and value addition industries

Additional uses

- clean industries
- light industries
- food processing
- fashion industry
- ICT industry
- Jua kali, industrial park

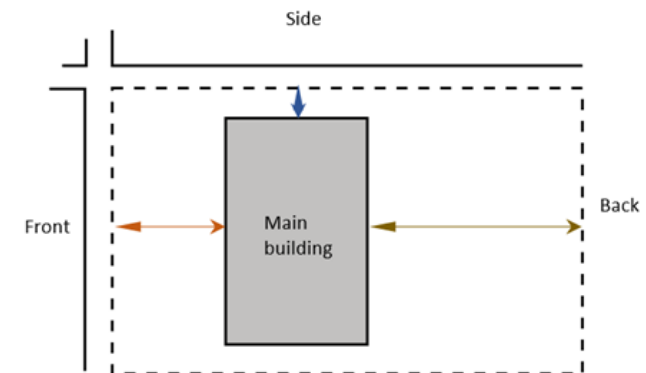
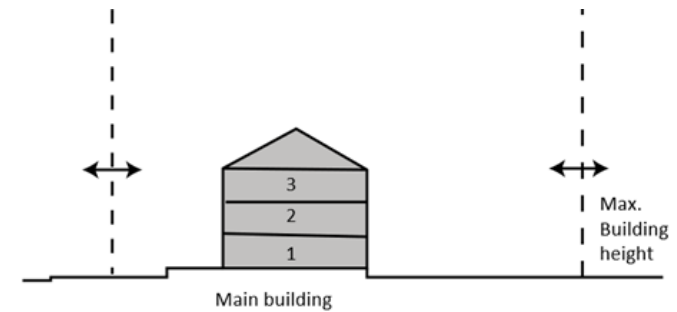
Other uses

- petrol stations
- car wash
- repair shops
- dry cleaning
- fast food outlet

Building regulations

Building Configuration	
Main building	Ground + 2
Ancillary building	-
Plot Configuration	
Min. lot size	0.5ha
Ground coverage	50% max
Plot ratio	70%

Set back	
Front setback	6m
Side setback	4m
Rear setback	4m



COMMERCIAL

Permitted uses

- shopping centers
- general and professional offices
- financial services

Additional uses

- hotels and restaurants
- leisure and entertainment centers
- galleries, pubs, theaters
- petrol station
- residential apartment with commercial at ground floor

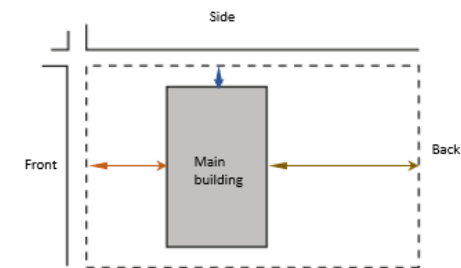
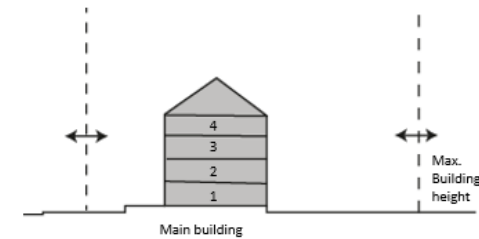
Other uses

- places of worship
- petty traders stall
- eateries

Building regulations

Building Configuration	
Main building	Ground floor+ 3
Ancillary building	-
Plot Configuration	
Min. lot size	0.05ha
Ground coverage	80% max
Plot ratio	300%
Set back	
Front setback	0m

Side setback	0m
Rear setback	2m



CONSERVATION

Permitted uses

- recreation, parks, open spaces
- eco-tourism, research, roads, water
- conservation of biodiversity;
- protection of water catchment areas;
- no development is allowed

Prohibited activities

- deforestation, excavation, new settlements, industrial use, large-scale farming with chemicals, waste disposal, and mining.
- low-impact farming, agroforestry, horticulture, and controlled woodlot management.

Deviation rules

The planning authority may allow agricultural expansion (agro forestry) (up to 0.08 ha) with a special permit if:

- the area is not designated 'forest.'
- ecological balance remains undisturbed.
- an Environmental Impact Assessment (EIA) is conducted and approved.

Building regulations

Building Configuration	
Main building	-
Ancillary building	-

Plot Configuration	
Min. lot size	-
Ground coverage	-
Plot ratio	-
Set back	
Front setback	-
Side setback	-
Rear setback	-
Buffer	
Streams	6m min.
Rivers/swamp	30m min.
Forest	30m min.

TRANSPORTATION - ROAD

Permitted uses

- traffic-related purposes
- the protection, preservation, development, and restoration of road reserve

Additionally uses

- road island, and traffic regulation infrastructure;
- roadside vegetation and plantings;
- walking and cycling paths;
- public utility infrastructure;
- water and water management systems.

Building Regulations

Non-building structures		
light poles	8 m	18 m
other non-building structures	n/a	15 m

Conflicting Uses

- expanding the number of lanes;
- commercial building development such as kiosk on the road reserve;

GENERAL REGULATIONS

General Building Regulations

- All new buildings within urban area i.e Makutano, Kapenguria must include fiber optic infrastructure per the Kenya Building Code 2024.
- Buildings must comply with designated setback and height limits; deviations require prior approval.
- Canopies must follow Kenya Building Code 2024 (Section 24), ensuring proper structure, drainage, and no obstruction of pedestrian/vehicle movement.

GENERAL RULES OF USE

Infrastructure Requirements

- Developments require both soft and hard infrastructure. Exceptions are allowed if the developer provides on-site services or secures a service provider, per PLUPA Section 32.

Environmental Compliance for Sensitive Areas

- Non-building activities near forests, water catchment zones, or sensitive areas must conduct an Environmental Impact Assessment (EIA).
- Mining rules:
 - ✓ prohibited in forested areas.
 - ✓ EIA, license, and reclamation plan with financial security required.
 - ✓ Large-scale projects near protected areas must conduct a comprehensive EIA and comply with the Forest Conservation and Management Act, 2016.

PROCEDURAL RULES

Change of User Regulations

Approval is granted only if:

- the change aligns with zoning requirements; deviations must include justification and may have additional conditions.
- existing infrastructure can support the new use without excessive strain.
- environmental standards on water, waste management, and biodiversity are met.
- cultural, historical, and architectural values are preserved.
- the landscape and natural features remain minimally affected.

Demolition rules

Demolition must follow PLUPA Section 39 guidelines. A permit is required before demolition, including:

- building details
- justification for demolition
- demolition plan with methods and material disposal, per PLUPA guidelines
- for redevelopment, a new development application must comply with zoning and land use regulations.

15. PLAN IMPLEMENTATION MATRIX

	Programs	Program description	Project Frame			Indicators	Actors
			Short term (1-3 years)	Medium term (4-7)	Long term (8-10 years)		
Human Settlements	Land resource optimization and management	<ul style="list-style-type: none"> -Development of detailed zoning plan -Implementation of approved plans (Aramaget Settlement and Makutano Settlement LPLUDP) -Civic education on land regulations -Recruit enforcement officers 				-Efficient land management	Kapenguria Municipal Board
	Promote access to affordable housing	<ul style="list-style-type: none"> -Collaborate with financiers and PPPs to provide affordable housing -Development of low-cost housing schemes -Develop hostels and student accommodation. -Construct emergency housing shelters 				-No. of affordable housing, hostels -Soft and hard infrastructure in residential areas	Private, Kapenguria Municipal Board, Public, County Government, National Government
	Infrastructure development in residential areas	<ul style="list-style-type: none"> -Ensure provision of soft and hard infrastructures -Encourage vertical development in urban areas -Integrate climate-resilient housing 					
	Informal settlement renewal and regeneration	<ul style="list-style-type: none"> -Renew and upgrade informal settlements through KISIP/KENSUP Kambi Moto, Kambi Samaki, Aramaget, and Mathare 				-No. of settlement upgraded	Kapenguria Municipal Board, KISIP/KENSUP, Public
Economy	Promote agricultural development	<ul style="list-style-type: none"> -Establishment of Research and Training centre in Keringet (former Kisii University Campus) -Provision of extension services -Develop smallholder irrigation projects, upgrade the Cheptotii irrigation system, and promote greenhouse farming. -Upgrade Cheptuya and Kishaunet livestock sale yards 				-Increase in agricultural production -Research and Training Centre -No. of irrigation projects	Kapenguria Municipal Board, County Government, National Government, Private

	Promoting industrial development	-Expansion of Family life centre (cottage industry/textile) in Kapenguria -Revive of Siyoi – milk processing and animal feeds, Coffee factory in Keringet, and Sunflower in Keringet				-Increased industrial activities and production -Established Industrial Park	Kapenguria Municipal Board, County Government, National Government, Private
		Feasibility study to establishment proposed industrial park in Aramaget					
	Promote trade and access to markets	-Urban infrastructure i.e container stalls, street lighting and sanitation facilities -Completion of Makutano market and Construction of fresh produce market in Siyoi and Bendera -Establish markets in satellite centres i.e Keringet, Aramaget, Murkwijit, Cheptuya (existing) and upgrading of cheptuya and kishaunet livestock market				-No. of established markets -Improved urban and market infrastructure	Kapenguria Municipal board, County Government, Private, National Government
	Mapping and rehabilitation of tourist sites	-Map and rehabilitate tourist centers such as tartar falls, Kapkoris Hill, Chepyomet Viewpoint, Kapenguria Museum -Identify and develop eco-tourism sites				-No. of tourist sites mapped and rehabilitated	Kapenguria Municipality Board, National and County Government
Transport		Upgrading of A1 road to double carriageway (Kitale - Kapenguria – Morpus)				-Double Carriageway Road	KENHA
	Improvement of roads to bitumen standard	Siyoi: Talau – Kaibos -- Kaprech – Kapchila- Paraywa (Priority 1); Chepyomet – Kapkecha – Kronget – Mtoni Mbili –Kapchila (Priority 2); Siyoi – Kaprech (Priority 3); Talau – Kaibos -Siyoi – Chepyomet; Kapenguria-Siyoi (KERRA Ongoing); & Talau-Chewoyet-Makutano (Ongoing/stalled) Mnagei: Kishaunet- Tartar; Factory – Kwa Chief – Kamuino – Chewoyet – Kapenguria (new road_section (kamuino-Chewoyet); & Keringet – Kangulikwan – Murkwijit Kapenguria: Mawingo Rd – Tilak – Kapkoris – Roponywo ; Siyoi – Cheptapesha – Safari Hotel; & Bendera – Kakrout – Kaa – Tukoo – Siyoi				-Km of tarmacked road	KENHA, Kenya Urban Roads Authority
	Improvement of roads to murram standard	Siyoi: Talau- Chepkotit – Kasitot – Kipkorinya – Kibaiko – Kaibos; Kapkecha- Loshakomoi – Kapchila Dip – Stotwo ; & Paraywa- Stotwo				-Km of murramed road	Kenya Rural Roads Authority (KURRA),

Physical infrastructure		<p>Mnagei: Kambi Ndege – Kodong’oi thro’ Kamito boys & girls; & Water supply – airstrip – kamito Murkwijit – Moseswo - Keringet</p> <p>Kapenguria: Kapkoris – Tukumo – Centre K; St. Marys – Makutano; Bloodbank – Chewoyet; Kapkoris – Roponywo ; & Chemwochoi- Kapkoris – Ngoleyo- Emboasis</p>					County Government, Municipal Board
	Establishment of street and security lighting	<p>Mnagei: Lityei - Nasokol; Kamuino – Kamarkech centre; Tartar junction- Tartar centre; & Makutano pri sch - Lityei</p> <p>Kapenguria: Kapkoris, Ngoleyo, Tilak, Sirikwo Village, Bendera</p>				<p>-Roads with street and security lighting</p> <p>-Roads with NMT</p> <p>-Truck terminal along A1 Road</p>	Kapenguria Municipality Board, KENGEN, KENHA, KURRA, KURA, County Government, Private
	Provision of road infrastructure	<p>-NMT and drainage infrastructure in all urban roads</p> <p>-Construct truck terminal along A1 Road (Lorry Park)</p> <p>-Construct boda-boda sheds in strategic locations i.e urban areas</p>				-No. of boda-boda sheds	
	Develop infrastructure for air transport	-Upgrading of Kishaunet Airstrip				-No. of improved amenities	Kenya Airport Authority (KAA)
	Water Supply Network, water storage, water management plan	<p>-Expand and improve the water supply network in underserved areas</p> <p>-Develop a comprehensive water management plan, including rainwater harvesting, irrigation system improvements, and water storage solutions</p>				<p>-No. of people with access to water</p> <p>-Water Management Plan</p>	KAWASES, RIWWDA, Private, Kapenguria Municipality Board, County Government. Public
	Urban Sanitation and Waste Management	<p>-Feasibility study, and construct sewerage system in Bendera, Karas, Siyoi, and Kapenguria area (Suggested sites include Tomkoo, Kayla)</p> <p>-Build ablution blocks in key locations such as markets, and recreational areas</p> <p>-Establish a dumpsite/recycling waste point in Kopoch</p> <p>-Installation of additional skips in all urban centers and the residential zones (50)</p>				<p>-No. Sewerage systems</p> <p>-No. of ablution blocks</p> <p>-Dumpsite</p>	
	Enhance digital infrastructure	<p>-Increase fiber coverage</p> <p>-ICT Hubs (establish, equip and expand the resource centres)</p>				<p>-% Fiber coverage</p> <p>-No. of ICT hubs equipped</p>	Kapenguria Municipality Board, National
		-Use of solar panel systems for street lighting					

	Promote access to clean and efficient energy	-Addition of transformers in unserved areas such as Chepyomet				-Installed solar panels (street lighting) -No. of transformer	Government, County Government, Private
Social infrastructure	Promoting access to education for all -Needs assessment, establishment and equipping	-Establish ECDE centres in Siyoi (Simat – Kwa Tuwot, Kahawa Factory); Mnagei (Lopalal ECDE, Komole ECDE); and Kapenguria (Chelowo ECDE, Lokwamuke ECDE, Kapenguria – Alimaris pry school) -Sensitize caregivers and teens mothers on ECDE -Employ qualified ECD teachers -Renovate/improve schools i.e Psigirio primary -Establish new special schools and improve the existing schools i.e Kiringet Home of Blind and St Francis				-No of established ECDE -No. of pupils -No. of ECDE teachers -Totum Polytechnic completed. -Feasibility study for a university conducted	Kapenguria Municipality Board, County Government, Private, Public, National Government
	Promote skill development	-Completion of Totum village polytechnic -Establishment of a University in Mnagei					
	Promoting access to quality health - Needs assessment	-Establish dispensaries in Kapchila, and Kamaketoi, Chemwochoi, Ngoleyo and Katiporot -Provide health facility infrastructure and services				-No. of dispensaries -No of recruited staff	Kapenguria Municipality Board, County Government, Private
	Enhance emergency services	-Fire Engine (small size) in Makutano -Water hydrants points (Makutano) -Ambulance/Motorcycle, safety equipment and PPEs -Disaster policy				-No. of fire engine, water hydrants, Ambulance	County Government, Kapenguria Municipality Board
	Enhance and provide social, sporting and recreational facilities	-Establishment of the following playfield: Green Field in Kipsitot village, Nasokol Sports Complex, In a public land (forest)Near – Kapkoris Primary School -Construct Stadium in Siyoi; Library in Makutano; Social Hall in Siyoi; and Upgrade Makutano Stadium -Cemetery/Memorial Park in Kopoch				-No. of playfield -No. of stadium, social hall, Cemetary	Kapenguria Municipality Board, County Government, Private
Environment	Promote conservation, enforcement of environmental laws and policies	-The municipal board to ban livestock in town and enforce buffers around water bodies -Train the community on conservation education				-No. of buffer zones established and enforced	Kapenguria Municipality Board, County Government, National Government, NEMA,
		-Require investors to fence open quarries and pits and, where feasible, and rehabilitate				-No. of quarries rehabilitated and fenced	

	Greening urban and rural space	-Plant trees (indigeneous trees) along road reserves.				-%Tree/Forest Coverage	Public, Private, Kenya Forest Service
	Conservation of environmentally sensitive areas	-Reafforestation in Mnagei (Tartar Falls, Kopoch waterfall), Siyoi (Talau Hills, Chepyomet), Kapenguria (Chewoyet, Kamatira, Roponywo) and All water springs -Conservation of hill, steep slopes and forest i.e Kapkoris					
Governance	Strengthen legal and regulatory framework	-Draft and implement municipal by-laws -Recruit and train staff -Allocate resources to improve regulatory compliance -Renovate police stations -Strengthen mobile court services				-No. of approved municipal by laws Rate of compliance -No or revenue streams digitized	Kapenguria Municipality Board, County Government, Private, National Government
	Mobilize resources	-Digitize revenue collection -Leverage PPPs to finance projects.				-No. of PPPs -No. of GBV centres	
	Ensuring gender equality and social justice	-Construct GBV centres and upgrade GBV centres in CPU kwa police, Nasokol Secondary School, Jitokezee -Launch community campaign to address gender-based violence, drug abuse and school dropout rates -Upgrade youth empowerment Centre in Makutano and Establishing new ones				No. of reported GBV cases	

16. CAPITAL INVESTMENT PLAN (CIP)

A Capital Investment Plan (CIP) is a financial document that outlines the estimated costs of proposed projects necessary for implementing a plan. In this case, the CIP outlines the estimated capital investments required for proposed projects in implementing the Kapenguria Municipality Local Physical and Land Use Development/Spatial Plan 2025–2035. The CIP is derived from the projects identified in the implementation matrix of the plan. It identifies potential funding sources enabling the municipality to mobilize external resources and secure the necessary financing for project implementation.

Sector	Project	Total Cost Estimate (Millions Ksh)	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035
Human Settlements	Detailed zoning plan	13										
	Implementation Aramaget and Makutano Settlement plan											
	Subsidized mortgage schemes and Emergency housing shelters	200										
	Renovate 4 informal settlements (Kambi Moto, Kambi Samaki, Aramaget, and Mathare)	**										
Economy and commerce	Establishment of a Research and Training Centre in Keringet	10										
	Develop smallholder irrigation projects	20										
	Upgrade Chepkotii irrigation project	5										
	Expansion of Family Life Centre (cottage industry//textile) in Kapenguria	5										
	Revival of Siyoi – milk processing and animal feeds, Coffee factory in Keringet, and Sunflower in Keringet	10										
	Construct proposed industrial park in Aramaget	20										
	Establish market i.e Keringet, Aramaget, Murkwijit, Cheptuya (existing) & fresh produce market in Siyoi and Bendera	10										
Transport	Upgrade AI Road to double carriageway	***										
	13 bitumen	3087										
	11 murram	567										
	Truck Terminal	1										

17. RESOURCE MOBILIZATION

Resource mobilization in Kapenguria Municipality is governed by the Urban Areas and Cities Act 2011, which provides the framework for revenue generation and management. Under the leadership of the municipal manager and board, the municipality focuses on several key financial areas: revenue generation, asset and financial management, debt management, capital financing, and maintaining fiscal accountability.

The municipality ensures sustainable development through a diversified revenue strategy encompassing own-source revenue, national allocations, conditional grants, and public-private partnerships.

- **Equitable Share:** While relying on the County Government of West Pokot for funding, the municipality will explore alternative sources to supplement its allocations.
- **Borrowing:** The municipality will explore borrowing options from the County Government or through bank overdrafts, subject to County Assembly approval.
- **Grants:** The municipality will actively pursue conditional and unconditional grants from national and international partners.
- **Own Source Revenue (OSR):** The municipality will generate revenue through property taxes, entertainment taxes, service charges, licenses, and permits, subject to public participation and County Assembly approval.

17.1 Resource mobilization strategies

Kapenguria Municipality's resource mobilization focuses on addressing key challenges identified during the board meeting (see annexes) to enhance revenue collection, expand funding sources, and foster partnerships. Table 1 describes challenges relating to revenue generation within the municipality and possible solutions.

Table 13: Resource mobilization Strategy

Challenge	Strategy
Limited data on existing and potential revenue streams, affecting revenue collection efficiency	Map existing and potential revenue streams, and challenges against optimal revenue collection
Low access to investment information for potential investors	Provide information including social and print media, website postings on viable programs and projects to attract potential investors;
Minimal adoption of Public-Private Partnerships (PPPs) for development projects	Leverage PPPs
Dormant or unexploited revenue sources within the municipality.	Diversify revenue through service provision, partnerships, grants, loans, trade, tourism, and infrastructure investment
Manual and semi-automated revenue collection systems leading to revenue leakages	Develop an integrated digital revenue management system
Tax evasion and low compliance among resident	Enhance public participation and conduct civic education
Inadequate skills and expertise in revenue forecasting, collection, and management	Implement capacity-building programs and recruit skilled staff

18. MONITORING AND EVALUATION

M&E ensures orderly development in Kapenguria by enforcing planning regulations, improving service delivery, and protecting social and environmental welfare. To achieve its vision as “A model municipality in service delivery,” the municipality will apply the following tools:

a) Enforcement

Enforcement ensures developments align with approved planning guidelines for sustainable growth. All land subdivisions, change of use, lease extensions, and building plans must be approved by the Department of Lands and Physical Planning and align with the zoning plan.

b) Levies and development contributions

Development control generates revenue through application fees, land leases, business permits, parking fees, advertisements, and hiring of public spaces, supporting regulated urban growth.

c) Environmental Impact Assessment and Social Impact Assessment (EIA & SIA)

EIA ensures projects are environmentally sustainable by assessing potential impacts and recommending mitigation measures. Key projects requiring EIA include industries, recreational areas, major roads, and waste disposal sites, sewerage systems.

All significant projects undergoing EIA will also require SIA to assess their social impact.

d) Digitized Planning Applications

The provision of a GIS-based digital database (including spatial data along with cadaster information) will improve development control by digitizing planning applications. Submitted plans must include details such as development type, plot number, location and ownership for easier integration into the system.

18.1 Monitoring and Evaluation Framework

A proposed committee, along with the relevant departments will monitor project implementation and progress based on set indicators.

Sector	Current Status	Program description	Indicators	Actors
Human Settlements				
Development control	Lack of municipal by laws Unimplemented Plans Lack of civic education	-Develop of zoning plan, Revise outdated laws and Develop of municipal bylaws -Implementation of approved plans -Civic education	-Efficient land management -Compliance with legal requirements	Department of Lands, Housing and Physical Planning
Affordable housing	Supply of housing does not meet the demand	-Subsidized mortgage schemes /PPPs -Low-cost housing schemes /Hostels -Promote climate-resilient housing	-Adequate housing -Land banking for Housing schemes	
Slum upgrading	Proliferation of slums	-KISIP/KENSUP projects in Kambi Moto, Kambi Samaki, Aramaget, and Mathare	Neighborhood renewal	
Economy and markets				
Agriculture	Limited extension services 20% is arable Rainfed agriculture	-Research and Training centre -Extension services, irrigation projects and greenhouses and Livestock marketing	Increased agricultural productivity	Department of Agriculture, Livestock and Fisheries Department of Trade, Cooperative and tourism,
Industry	Non-operational factories Lack of mining laws	-Revive existing agro-processing industries and establish Industrial Park	Increased value addition	
Trade	1 market (under construction) 20% groups registered (SMEs)	-Provide urban infrastructure -Provide market infrastructure	Improved economic opportunities	
Tourism Development	Underdeveloped tourism potential	-Map and rehabilitate tourist centres & develop eco-tourism sites		
Transport				
Road supporting infrastructure	45 km asphalt	-A1 road (Kitale - Kapenguria – Morpus)	-Improved connectivity and accessibility -Enhanced economic development -Increased safety and quality of life	Department of Roads, Public works and infrastructure
	337.5km earth and gravel	-13 roads -bitumen and -11 - murrum		
	30% coverage (streetlighting)	-Street lighting in 6 locations and 4 roads		
	Limited NMT	-NMT in all urban roads		
	Lack of a truck terminal	-Truck terminal (Lorry Park) along A1 Road		
	44 stages & 6000 (members)	-Boda-boda sheds in urban areas		
Air transport	1 airfield with unpaved runway	-1 upgrading of Kishaunet Airstrip		
Physical infrastructure				

Water supply and sanitation	Lack of water reticulation plan 4 water schemes (capacity of 14,421m3) 30% water coverage	-Water management plan -Sewerage system covering 4 urban area -Ablution blocks in urban centers Dumpsite/recycling waste point & 50 skips	-Improved public health and sanitation -Enhanced connectivity and access to information	Department of Water Environment and Natural Resources
ICT and Energy	60% electricity coverage Low adoption of renewable energy	-Increase fibre coverage ICT Hubs, Use of solar panel systems for street lighting & Addition of transformers		
Social infrastructure				
ECDE	Inadequate staff Poor community perception of ECDE	-Establish 9 ECDE centres -Adequate for the planning period (primary, secondary) -Upgrade schools & Secure land for expansion	-Enhanced healthcare access and quality -Improved access to education Human capital development	Department of Education, Social Services, Youth and Culture
VTCs	One Polytechnic	-Completion of Totum village polytechnic -University in Mnagei		Department of Health Services
Health	Insufficient healthcare facilities	-Establish 5 dispensaries & -Recruit staff -Provide health facility infrastructure		
Emergency services and Disaster management	1 fire engine	-Disaster polic, Disaster Response and Emergency Preparedness & Safety infrastructure	Improved emergency response capacity	
Other social facilities	1 existing stadium, 1 social hall 0 library & 1 cemetery (full)	-Establish of 3 playfields, 1 cemetery -Construct 1 Stadium, 1 library (Makutano) & 1 social hall, Upgrade Makutano Stadium	Enhanced community well-being and social cohesion	
Environment and Conservation				
Forest, Mining areas, Natural	Law enforcement of environmental laws Deforestation, Charcoal burning and Encroachment	Environmental protection through law enforcement, urban greening, reforestation/conservation, and reclamation plans	Improved environmental sustainability and resilience	NEMA, Kenya Forest Service Dpt. of environment
Governance				
Laws, regulations, resources, and social issues	30% Crime rate, Police-population ratio is 1: 551 (standard is 1:400), Low citizen engagement in governance	-Draft and implement municipal by-laws -Recruit and train staff -Allocate resources to improve regulatory compliance, Digitize revenue collection -Construct GBV centres upgrade GBV centres	-Improved governance and service delivery -Enhanced revenue collection	Kapenguria Municipality Board

19. ANNEXES

19.1 Need Assessment

Table 14: Kapenguria Needs Assessment as per the Urban Areas and Cities Act

Item	Tick	Description	Item	Tick	Description
Planning and Development Control	√		Child Care Facilities and ECDE	√	
Traffic Control and Parking	√	In Makutano area	Religious Institution	√	
Water and Sanitation		Sewer and water systems under construction	Local Distributor Roads	√	
Street Lighting	√	Mainly in Makutano	Conference Facilities	√	
Outdoor Advertising	√		Community Centres	√	
Cemeteries and Crematoria	√	Crematorium lacking	Hotel Homestays	√	
Public Transport	√	Operated by private sector	Guest Houses	√	
Libraries	x		County Hospital	√	
Storm Drainage	√	Constructed along few roads	Constituent University Campuses	x	Closed
Ambulance Services	√		Polytechnic	√	Inadequate
Health Facilities	√	Lack level IV	Training Institution	√	Inadequate
Fire Fighting and Disaster Management	√	Inadequate	National School	x	
Control of Drugs			County School	√	
Sports and Cultural Activities	√		Stadium	√	Not to standard
Electricity and Gas Reticulation	√	Electricity only, not fully covered	Airport		
Abattoirs	√		Airstrip	√	Not to standard
Refuse Collection	√	Not adequate	Theatre	x	
Solid waste management	√	Inadequate	Library Service	x	
Air noise	x		National TV station	x	
Administrative Seat	√	County HQ and Municipal Management	National Radio Station	x	
Financial Hub	√	At least 4 major banks (Tier 1 and 2), and agents	Regional Radio Station	x	
Museum	√		Casinos	x	
Historical Monument	√	Kapenguria Museum	Community Radio	√	
Fire Station	√	Not adequate	Funeral Parlour	√	Private
Postal services	√		Management of Markets	√	
Emergency Preparedness	x	Policy in draft	Animal control and welfare	√	By enforcement team, inadequate
Recreational Parks	√	Only 1 rehabilitated in Makutano	Organised Public Transport	√	By private sector

19.2 Data Collection

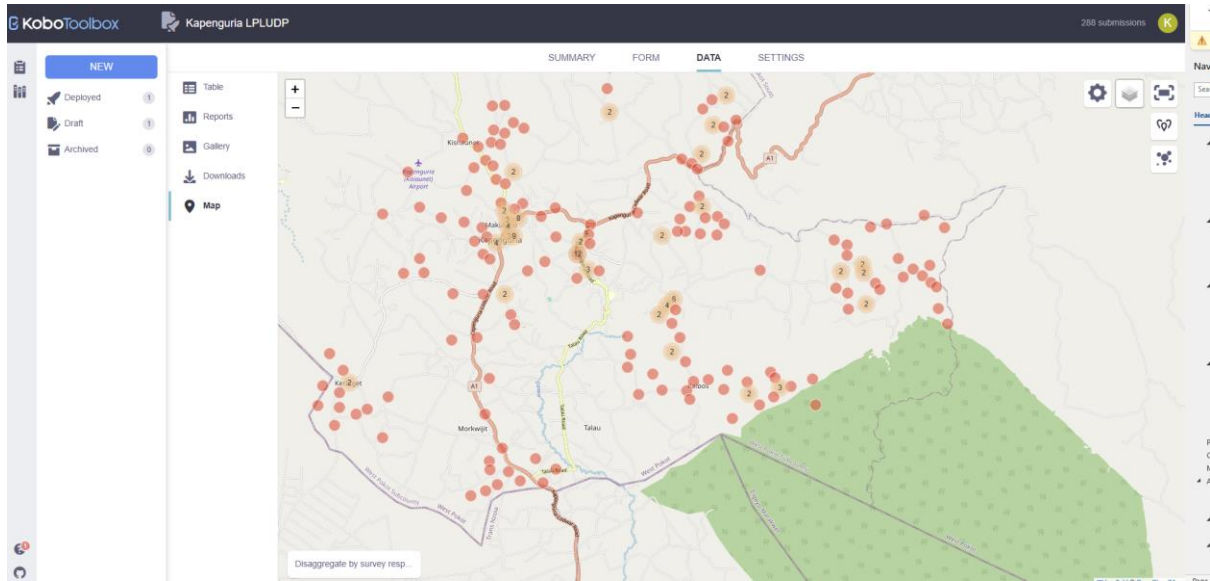


Figure 33; Distribution of household survey respondents



Plate 29; Key informant interviews



National News

Probe Detectives say the suspects were placed at the same location on the day of attack

Five suspects in 'Molo president' murder case to be held for 21 days

Magistrate agrees with prosecution that the police require more time to conclude investigations

BY JOSEPH OPENDA

A Nakuru court has allowed police to detain five suspects linked to the murder of Molo activist Richard Haga Otieno for 21 days.

The five—Geoffrey Mavado, John Ndegwa, Jorim Ngong'a, Clinton Simantia and Peter Mwaniki—were arrested over the weekend and arraigned yesterday.

Principal Magistrate Kipkurui Kibelion allowed police to detain the five at the Kaptenwo Police Station pending completion of investigations.

"I acknowledge that police have a lot of ground to cover in the case in terms of investigations and the court hereby grants them 21 days to conclude the probe," stated Mr Kibelion. "The case under investigation has elicited public outcry and anger and therefore the safety of the suspects is also paramount to ensure justice."

The prosecution, through Inspector Peter Wachira from the Directorate of Criminal Investigations' Homicide Department, had sought to have the police allowed to detain the suspects for 30 days.

According to Mr Wachira, police need more time to investigate two motorcycles recovered and



The five suspects linked to the killing of Molo activist Richard Otieno in court yesterday. Nakuru Principal Magistrate Kipkurui Kibelion allowed the police to detain them for 21 days to conclude their investigations. BONIFACE MWANGI/NATION

AT A GLANCE
Victim was fierce critic of State, MP

Richard Otieno, a youth leader and a fierce critic of the government and Molo MP Kuria Kimani, was hacked to death on January 18, a few metres from Elburgon Police Station.

to conduct DNA tests as they pursue the mastermind of the murder plot, who is still at large. He also said they have vital information that might likely lead to the arrest of more suspects and accomplices.

Detectives believe the five are hitmen who were paid to eliminate Otieno. Mavado, Ndegwa and Ngong'a are believed to have been directly involved in the killing. The other two are boda boda operators believed to have fer-

ried the hitmen to and from the scene of crime.

During the hearing, it emerged that on November 8, 2024, Mavado and Ndegwa were arrested and charged for assaulting Otieno and were sentenced to one year probation. Detectives told the Nation that the two had been forensically placed at the scene of crime.

Investigations revealed that the five suspects were geolocated at the same location on the day the

victim was attacked and killed.

Otieno, a youth leader and a fierce critic of the government and Molo MP Kuria Kimani, was hacked to death on January 18, a few metres from Elburgon Police Station.

Mr Otieno, popularly known as Molo president, was found murdered two days after he complained that he was being trailed by three unknown persons. He had also reported receiving threats from unknown individuals.

According to a post-mortem examination conducted a week ago by government pathologist Johansen Oduor at the Kericho Referral Hospital, Otieno succumbed to severe head injuries caused by a sharp object, likely a panga or an axe.

The examination further revealed that the body had multiple slash wounds on the back and front of the skull, which fractured the skull and led to excessive bleeding in the brain.

Otieno's death sparked public outrage and led to protests that rocked Elburgon town and its environs as residents demanded answers over the murder. At one point, the residents stormed Elburgon sub-county hospital mortuary where the body had been preserved, took it and dumped it outside Elburgon Police Station.

Due to the protests, the body was later taken to the Kericho Referral Hospital mortuary.

Otieno met his death just outside his gate as he returned home after watching an English Premier League football match at a club in Elburgon town.

The case will be mention on February 24.

Joseph@ke.nationmedia.com

Crime

Cohen kin opposes widow's release

BY RICHARD MUNGUTI

The family of the late Dutch tycoon Tob Cohen wants the High Court to stop his widow Sarah Wairimu from residing in their house since it is a scene of crime.

Opposing the release of Ms Wairimu on bond, Director of Public Prosecutions (DPP) Renson Ingonga and Cohen family lawyer Pearline Onamo yesterday said it would be a miscarriage of justice for the widow to continue living in the same house where his body was discovered.

"She should stay away from it during the pendency of the prosecution to give the court a perspective of how and where the body of Tob Cohen was discovered during police investigations," the DPP said through investigating officer Maxwell Otieno.

Ms Onamo expressed shock upon learning that during the administration of the victims' estate, Ms Wairimu managed to return to the house where Cohen's body was discovered. The court was informed that in 2019, Justice Stella Mutuku had directed that Ms Wairimu should not return to the house pending the determination of the case.

The DPP also opposed Ms Wairimu's release on bail at this stage citing two witnesses who are under protection.

Mr Vincent Monda, a senior assistant director of public prosecutions, told the court that they were ready and willing to avail the witnesses to testify as soon as possible and thereafter Ms Wairimu could renew her bail application.

"Some of the prosecution witnesses have expressed having been intimidated, threatened by the accused and her proxies, leading to them being placed under witness protection program," said Mr Monda.

In response, the defence, through advocate Conrad Maloba, said none of the reasons advanced by the prosecution and family were compelling enough to deny her bail. He also pointed out that Sarah had been living in the home since 2022, having provided ample time for the State to assess it from 2019.

Justice Diana Kavedza said she will deliver the ruling on February 18. In the meantime, Ms Wairimu will remain at the Langata Women's Prison.

Consolidated Bank
Growing with you

TENDER NOTICE

Consolidated Bank of Kenya Ltd invites bids from competent firms as specified below:-

No.	Serial Number	Service Name	Availability
1.	TENDER NO. CEKL/07/02/2025	PROVISION OF PROPRIETARY CARDS AND AUTOMATED TELLER MACHINE (ATM) SWITCHING SERVICES FOR A PERIOD OF THREE (3) YEARS (RE-TENDER)	Open
2.	TENDER NO. CEKL/07/01/2025	PURCHASE OF ICT INFRASTRUCTURE STORAGE SERVICES TO SUPPORT CENTRAL BANK, EDI, MIDDLEWARE AND INTERNET BANKING PROJECTS	Open
3.	TENDER NO. CEKL/07/02/2025	THE SUPPLY OF INTERNET BANKING SOLUTION	Open

Interested and eligible candidates may obtain further information from and inspect the tender document at Consolidated Bank of Kenya Ltd, Kenanga Street, 9th Floor Procurement Office during normal office working hours. A complete set of tender documents may be downloaded for free from the bank's website www.consolidatedbank.com. Bidders who download the tender documents from the website must forward their particulars in sealed copy to procurement@consolidatedbank.com email address.

Completed tender documents are to be enclosed in a plain sealed envelope, marked with the tender number and name and deposited in the Tender Box located at the reception area of Consolidated Bank House - 9th Floor, Kenanga Street on or before Tuesday 18th February, 2025 at 10:30 AM (East African Time) and be addressed to:-

The Chief Executive Officer,
Consolidated Bank of Kenya Limited,
P.O. Box 51193 - 00500,
Nairobi, Kenya.

The bids will be opened immediately thereafter in the presence of the candidate's representatives who choose to attend at the Boardroom located on 6th Floor of Consolidated Bank House along Kenanga Street.

Consolidated Bank of Kenya Ltd is regulated by the Central Bank of Kenya

FORM PLUPA-C-2

REPUBLIC OF KENYA

COUNTY GOVERNMENT OF WEST POKOT
THE PHYSICAL AND LAND USE PLANNING ACT (No.13 OF 2019)

NOTICE OF COMPLETION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

Title of Development Plan: Kapenguria Municipality Physical and Land Use Development Plan (2024-2034); Plan Ref No: WPC/DPP/18/1/2025

Pursuant to the provisions of section 48(1) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that the preparation of the above draft plan was on the 13th January 2025 completed.

The plan relates to land situated within Kapenguria Municipality in West Pokot County.

Copies of the draft Kapenguria Municipality Physical and Land Use Development/Spatial Plan (2025-2035) have been deposited for public inspection, free of charge at the Office of the CECM, Land, Physical Planning, Housing and Urban Development (Arifi House, Kapenguria), Kapenguria Municipal Offices (Arifi House, Kapenguria) and Shyol, Kapenguria and Mingeji Ward Administration Offices between the hours of 8.00am and 5.00pm Monday to Friday

Any interested person who wishes to make any representation in connection with or objection to the above plan may send the same to County Executive Committee Member, Land, Housing, Physical Planning and Urban Development, P.O. Box 222-20000 Kapenguria within Sixty (60 days) and such representations or comments shall state the grounds upon which they are made.

Dated the 20th January, 2025

HON. Esther Chailno Lelelathim
CECM - Land, Physical Planning, Housing and Urban Development
WEST POKOT COUNTY

MASAIBU | Wanachekecha hutumia madarasa ya zamani yaliyoachwa bila mapaa huku baadhi yao wakifunzwa hata chini ya miti

Miradi hewa yaacha watoto wakisomea mazingira duni

Shule nyingi za chekechea huwa zimetelekezwa huku viongozi wa kisiasa wakipendelea ujenzi wa shule mpya ambazo huishia kutokamilika

NA MAUREEN ONGALA

NAMIA ya wanafunzi wa chekechea katika Kaunti ya Kilifi wanasomea katika mazingira duni kwa sababu ya ukosefu wa madarasa.

Imebainika kuwa, shule nyingi za chekechea zilizounganishwa na shule za msingi huwa zimetelekezwa huku viongozi wa kisiasa hasa madiwani wakipendelea zaidi ujenzi wa shule mpya ambazo huishia kutotumika ipasavyo kwa kukosa rasimili za kutosha.

Wazazi walio na watoto katika shule ya chekechea ya Muryachakwe iliyo Wadi ya Soko, eneobunge la Ganze, walilalamikia ahadi nyingi kutoka kwa serikali ya kaunti ambazo hukosa kutimuzwa.

Watoto hapo walihamishwa kutoka kwa jengo lililokuwa hatari kwa maisha yao na sasa hawana darasa. Katika shule ya Forodhoyo, ujenzi wa darasa la chekechea ulikwama miaka mitatu iliyopita. Watoto hutegemea darasa lililojengwa kwa udongo bila madawati wali walimu wa kutosha.

"Inasikitisha kuwa watoto wa PPI na PPZ ambao umri wao ni tofauti, wanajazwa pamoja ndani ya darasa moja kwa vile ujenzi ulikwama,"



Diwani wa Soko, Thaura Mweni, alipokuwa akizungumza na wanahabari katika afisi yake eno la Matano-Manne, Viten-ge ni mnamo Januari 27, 2025. Alikiri kwamba kuna shule nyingi ambazo madarasa yalifaa kujengwa lakini miradi hiyo ikakwama. Picha: MAUREEN ONGALA

akasema Bi Rachael Kahaso, mwanachama wa kamati ya chekechea katika shule hiyo.

Kabla wapeleke katika darasa la sasa ambalo kita zake za udongo zina mashimo, watoto walikuwa wakifunzwa katika darasa jingine ambalo liliporomoka.

"Wakati mwingi watoto wetu huugua mafua kwa sababu ya vumbi," akasema Bi Christine Sidi, mzazi. Hali sawa na hii hushuhudiwa katika shule ya Bogamachuko.

Kulingana na wazazi, uzinduzi wa kujenga madarasa mawili ya chekechea ulifanywa mwaka uliopita ila hakuna ujenzi wowote uliofanywa hadi sasa.

"Diwani na mkandarasi hawajawahi kurudi na hakuna kazi yoyote imefanyika kufikia sasa," akasema.

Wanafunzi wa chekechea hutumia madarasa ya zamani ambayo yaliachwa na wanafunzi wa shule ya msingi, baadhi yakiwa bila paa. Wengine wao hufunzwa chini ya miti.

Diwani wa Soko, Thaura Mweni, alikiri kwamba kuna shule nyingi ambazo madarasa yalifaa kujengwa lakini miradi hiyo ikakwama.

"Tulianza kujenga madarasa mawili Migumoni lakini mkandarasi hajaanza, madarasa mawili Kahingoni ambapo mkandarasi aliandoka na kuna mradi uliokwama Forodhoyo ambapo hatuna mkandarasi hadi sasa," akasema.

Alisema miradi hiyo mingi iliyachwa nje katika bajeti ya ziada.

Kulingana na Waziri wa Elimu katika Kaunti, Felkin Kaingu, kumekuwa na changamoto katika idara ya ununuzi wa mali za umma.

Bw Kaingu alisema karibu asilimia 75 ya shule za chekechea zilizounganishwa na shule za msingi ziko katika hali duni inayohatarisha maisha ya watoto.

Bw Kaingu alisema madiwani walianzisha shule nyingi za chekechea bila kuzingatia kuwa, kulikuwa tayari kuna madarasa ya chekechea ndani ya shule za msingi.

Alieleza kuwa, idara ya elimu ilitenga Sh156 milioni kukamilisha ujenzi wa madarasa uliokwama.

Baadhi ya miradi ilikwama kwa sababu ya mizozo ya ardhi au kwa vile wanakandarasi walikuwa hawajalipwa na kaunti.

"Kuna miradi zaidi za 150 iliyokwama ya shule za chekechea. Tumeweka uzito kwa suala la kukarabati shule hizo zilizo ndani ya shule za msingi ili kuhakikisha watoto wetu wanasoma katika mazingira mazuri," akasema.

Afueni wakazi visiwani wakipata mawimbi ya kuwasiliana kwa simu

NA KALUME KAZUNGU

MAISHA ya wakazi wa visiwa vya Mkokoni, Siyu na Shanga, katika Kaunti ya Lamu yanerabishwa baada ya serikali kujenga minara ya kuwzesha mawasiliano kwa simu kwa mara ya kwanza katika maeneo hayo.

Kwa miaka mingi, wakazi wa vijiji hivyo vitatu wamekuwa wakihangaika kwa kukosa mawimbi ya mawasiliano ya simu za mkononi.

Watu wachache waliomiliki simu walizimika kupanda miti, ikiwemo minazi mirefu wanapotaka kuwasiliana kwa simu.

Mwezi uliopita, serikali ilishirikiana na kampuni za mawasiliano nchini, ambapo walijenga minara mivili Mkokoni na Siyu.

Vijiji vya Siyu na Shanga vinapatikana kwenye kisiwa kimoja kikubwa cha Pate, hivyo mnara mmoja uliojengwa Siyu utatumika na wakazi wa pande zote.

Najim Athman, mkazi wa Siyu, anasema angalau wataweza kushiriki mijadala ya kitaifa na wenzao walioko mbali kupita mitandao ya kijamii.

"Hatujaacha nyuma tena kama miaka ya zamani. Angalau tunaweza kufuatilia mijadala muhimu ya maendeleo ya kitaifa mitandaoni kupitia simu zetu za rununu," akasema Bw Athman.

Wakazi pia sasa wataweza kupokea fedha kupitia kwa simu. Bi Maryam Bakari, mkazi wa Siyu, alisema zamani akina mama wawazaito na watoto walijipata pabaya, hasa wakati dharuru inapotokea na kunapokosekana mawasiliano kuwafikisha hospitalini.

MOMBASA

Tabibu akanusha kubaka mgonjwa akiwa hospitalini

NA BRIAN OCHARO--> AFISA wa kliniki katika Hospitali ya Pandya, Kaunti ya Mombasa, ameshitakiwa kwa madai ya kumbaka mgonjwa.

Bw Dias Juma Wabwile hata hivyo alikanusha mashaka hayo mbele ya Hakimu Mkuu Alex Ithuku, akaachiliwa kwa dhamana ya Sh500,000 na madhamini wa kiasi sawa na hicho.

Mahakama alielezwa kuwa, mshukiwa alimdhulumu mgonjwa huyo mnamo Januari 31, katika hospitali hiyo.

TANA RIVER

Mungatana ataka sheria zizingatiwe ili kukabili mizozo

NA STEPHEN ODUUR--> VIONGOZI wa Kaunti ya Tana River wametoa wito kwa utawala wa Kaunti ya Garissa ukome kutumia ardhi yao kwa kuwahamishia wakazi au kwa ajili ya maendeleo.

Seneta wa Tana River, Danson Mungatana, alisema kuwa ni vyeema viongozi wafuata sheria ili kukabili mizozo ya ardhi badala ya kuongozwa na hisia na kugonganisha jamii.

Kiongozi huyo alisema kuwa kuna asasi mbalimbali kama vile mahakama, bunge na hata seneti ambazo zipo kwa ajili ya kusuluhisha mgogoro ya ardhi lakini kwa kutafuta sheria.

FOMU FLUPA C-2

JAMHURI YA KENYA
SERIKALI YA KAUNTI YA POKOTI MAGHARIBI
SHERIA YA MPANGO WA MIJI NA MATUMIZI YA ARDHI
(Nambari 13 ya 2019)

ILANI KUHUSU KUKAMILISHWA KWA MPANGO WA MIJI NA MPANGO WA USTAWISHAJI WA ARDHI

Kichewa cha Mpango wa Ustawishaji: Mpango wa Miji na Mpango wa Ustawishaji wa Ardhi wa Manispaa ya Kapenguria (2024-2034); Nambari ya Ukambalishaji: WFC/PPP/018/1/2025

Kwa majibu wa hitaji la sahani ya 4B (1) ya Sheria ya Mpango wa Miji na Matumbi ya Ardhi, 2019, ILANI inatolewa kwamba utayarishaji wa kilelezo cha mpango uliotajwa hapo juu ulikamilika mnamo Januari 13, 2025.

Mpango huo unahusu kipanda cha ardhi kilichoko ndani ya Manispaa ya Kapenguria katika Kaunti ya Pokot Magharibi.

Nakala za rasmi ya Mpango wa Miji na Mpango wa Ustawishaji wa Ardhi wa Manispaa ya Kapenguria wa (2025-2035) zimehifadhiwa kwa ukaguzi na umma, bila malipo, katika Afisi ya WAZIRI WA KAUNTI, Anayesimamia Idara ya Ardhi, Mpango wa Miji, Nyumba na Ustawi wa Miji (Jumba la Ardhi, Kapenguria), Afisi za Manispaa ya Kapenguria (Jumba la Ardhi, Kapenguria) na Siyu, Kapenguria na Afisi za Malmambali wa Wadi ya Mng'ali kati ya saa mbili asubuhi (8:00am) na saa kumi na moja jioni (5:00pm) Jumatatu hadi Juma.

Mtu yeyote ambaye angetaka kutaa maoni yoyote au pingemizi kuhusu mpango huo anaweza kuyatumia kwa Waziri wa Kaunti Anayesimamia Idara ya Ardhi, Nyumba, Mpango wa Miji na Ustawi wa Miji, S.L.P. 222-20000 Kapenguria ndani ya aliku shteti (60). Na maoni au pingemizi hito sharti yaandamane na sababu zilizochangia kutolewa kwaayo.

Tarehe: Januari 20, 2025

MHE Esther Chelimo Luolatum
WAZIRI WA KAUNTI - Anayesimamia Idara ya Ardhi, Mpango wa Miji, Nyumba na Ustawi wa Miji
KAUNTI YA POKOTI MAGHARIBI

19.4 Stakeholder workshops

19.4.1 Community Stakeholders

19.4.1.1 Minutes

Date: 29/01/2025.

Time: 9:00 a.m. - 1:00 p.m.

Location: The Horizon Resort.

Agenda

1. Introduction
2. Welcoming Remarks
3. Presentation
4. Proposal Session
5. Questions and Answers
6. Way Forward
7. Conclusion

Introduction

The meeting began at 9 a.m. with a warm welcome by the Municipal Manager followed by a word of Prayer

The Municipal Manager, who served as the moderator, guided the introduction, following this order: community members, county officials, and consultants.

Welcoming Remarks

Municipal Manager

The Municipal Manager acknowledged and appreciated the consultants for the progress made on the plan. He highlighted key challenges within the municipality, including:

- Land conflicts, particularly road encroachment.
- Demolitions due to a lack of planning awareness and regulations.
- The importance of planning to prevent disorderly development and facilitate service provision such as security, emergency response, road infrastructure, water piping, sewage, and density regulation.

Physical Planner

He commended the broad representation of participants from various sectors, including bodaboda operators, traders, road officials, business owners, professionals, and real estate developers. He emphasized:

- The significance of public participation in planning, as per the Urban Areas and Cities Act (UACA) and the Constitution of Kenya.
- The role of the spatial plan in defining and allocating land use.
- The unregulated nature of current subdivisions, including irregular plot sizes and shapes.
- The need for planning to ensure infrastructure provision and approval processes.

- The municipality’s 1994 plan which was well-structured, yet current conditions do not reflect its intended framework due to unregulated subdivisions.

Director of Urban Development – Eritom Joseph Limu

Limu stressed the negative consequences of unplanned urban development, such as insecurity, narrow roads due to encroachment, lack of street lighting, and unregulated land use. He emphasized:

- The need for a structured plan that serves as a model for future development.
- The importance of integrating essential facilities and utilities as outlined in the UACA.

Presentation by Alfred Eshitera

The discussion, guided by the presenter, used a football analogy to explain the key roles in plan implementation. Municipal board members and officials were compared to referees and coaches, responsible for ensuring compliance and monitoring the implementation of the plan. The public was likened to players, relying on infrastructure and services to function effectively and achieve the plan's goals.

Key discussion points included:

1. Understanding the Plan
2. Objectives and Regulations, including policies, institutional frameworks, and county laws.
3. Current Situation Analysis, covering:
 - Physiography
 - Physical infrastructure (water, roads, social amenities)
 - Governance structures and their efficiency among others

Proposal Session

Sectoral proposals included;

Sector	Proposal
Water and Sewerage	<ul style="list-style-type: none"> • Water supply should leverage gravity-based distribution, utilizing existing basins. • A section of the municipality’s sewerage system is under construction.
Waste Management	<ul style="list-style-type: none"> • Establishment of a waste collection and recycling point in Kopoch. • Designation of a cemetery in Kopoch. • Improved solid waste management strategies.
Sectoral Regulations (Water Bodies)	<ul style="list-style-type: none"> • Rivers/swamps: 30m buffer from the highest water point. • Streams: 6m buffer from the highest water mark. • Indigenous trees (not eucalyptus) should be planted along water body boundaries. • Swamps: Allowed activities include fish ponds, fencing, and tree planting.
Open Spaces	<ul style="list-style-type: none"> • Greenfield in Talau • Kaibos Karandile • Nasoko Sports Complex • Playfield near Kapkoris Primary School

<i>Infrastructure & Conservation</i>	<ul style="list-style-type: none"> • Upgrading of Kishaunet Airstrip • Forest Preservation and Conservation: <ul style="list-style-type: none"> • Talau Hills in Siyoi • Chepyomet in Siyoi • Tartar Falls in Mnagei • Kopoch Waterfall in Mnagei • Chewoyet, Kamatira, and Raponywo forests
<i>Land Subdivision Guidelines</i>	<ul style="list-style-type: none"> • Urban areas: Minimum subdivision size of 50 by 100 feet. • Rural areas: Subdivision size to be confirmed based on current plot sizes. • Stalls/Kiosks: Minimum size of 1/4 acre. • Road sizes: Minimum width of 9 meters. • Mixed/high-density development: Allowed in urban core areas.
<i>Street Lighting</i>	<ul style="list-style-type: none"> • Maintenance of existing street lights. • Installation of new street lighting on roads lacking illumination.

Plenary Session

1. Josiah (Siyoi Ward): Raised concerns about unplanned land subdivision and inquired about the way forward for regulation.
2. Mark: Complained about surveyors failing to advise clients, leading to road encroachment. Proposed stronger collaboration to ensure compliance with laws.
3. Respondent 1: Highlighted implementation challenges, including illegal charcoal burning leading to deforestation.
4. Former Mayor: Expressed gratitude for the meeting. Noted the previous plan allocated land for a stadium but raised issues like encroaching shops and lack of a VIP gate for tournaments.
5. Naomi Chemutayi (Siyoi Ward): Addressed concerns about blue gum trees affecting the water table and urged NEMA to regulate their planting.
6. Priscilla: Raised concerns about mosquito infestations caused by poor liquid waste disposal by Chinese contractors.
7. Augustine (Bodaboda Chairman): Highlighted inadequate motorcycle parking, with only 44 designated stages serving 6,000 riders. Raised security concerns over frequent nighttime theft.
8. Peter (Siyoi): Questioned procedures for reclaiming encroached land in Siyoi, a key water catchment area.
9. James Wafula (Makutano Market Chairman): Reported that the road behind Keringet had become a dumpsite. Also raised concerns about overcrowding and unwillingness of large landowners to release space.
10. Juliet: Raised security concerns and inadequate sanitation around flats, leading to indiscriminate waste disposal.
11. Dorcas (Kapenguria Chief): Reported liquid waste being redirected to farms and roads. Proposed new road openings and playgrounds in Bendera and Kapelo.

12. Respondent 3: Asked about the timeline for road expansions and highlighted compromised enforcement by some surveyors.
13. Forester: Proposed community sensitization on conservation, school-based tree planting, and alternative livelihoods like beekeeping and agroforestry.
14. Respondent 4: Requested water supply for livestock and irrigation, proposing water pumping from Muruny and Cherangany.
15. Emily: Stressed the need for individual responsibility in environmental conservation and waste management.
16. Mary Lucy Okello (Makutano Secondary School Board Member): Highlighted issues of shops encroaching school fences and proposed enforcement of livestock regulations to keep animals out of urban areas.

Answers

Physical Planner (Bett) – The plan will address land issues and encroachment through zoning. Programs will be proposed to sensitize the public on proper planning and the importance of conservation. The plan will also allocate spaces to fill existing gaps in facilities such as parking and cemeteries. The planner, along with the municipality's environment representative, urged participants to act as ambassadors of the plan and assist in monitoring its implementation.

Way Forward

- Integration of Stakeholders Feedback
- Submission of draft plan

Conclusion

The presenter expressed gratitude for the strong sectoral representation. Municipal Manager emphasized land management issues and urged community collaboration with leaders to ensure successful plan implementation. The meeting ended with a word of prayer.

19.4.1.2 Attendance List



REPUBLIC OF KENYA
 COUNTY GOVERNMENT OF WEST POKOT
 P.O. Box 222-
 30600
 KAPENGURIA
 Email: lands@westpokot.go.ke
 Website: www.westpokot.go.ke



Activity: Stakeholder workshop: Municipal Spatial Plan and DEP.
 Venue: Horizon Resort, Kapenguria. Date: 29th Jan 2025

NO.	NAME	WARD	ID No.	PHONE NO.	SIGN
1	JOHN KAKUKO	KAPENGURIA	22936985	0728368244	[Signature]
2	KORII WILLIAM	KAPENGURIA	11714535	0711258612	[Signature]
3	ELIZABETH KENISO	KAPENGURIA	20991695	072955606	[Signature]
4	ISAIAH CHEMONO	SITOI	26222619	0712438323	[Signature]
5	Michael Kiplimo	SITOI	9516467	0710815990	[Signature]
6	NAOMI CHEWTHI	SITOI	11757298	0718084071	[Signature]
7	TERESA ABEL	KAPENGURIA	33932425	0717249399	[Signature]
8	JOHN PUSIA	MNAGEI	12594402	0115723666	[Signature]
9	MUSA ROICH	MNAGEI	24094208	0726929301	[Signature]
10	ASMAN LOMONGO	MNAGEI	5203844 0700758124	0700758124	[Signature]
11	Langat Jonathan	MNAGEI	39230700	0793483284	[Signature]
12	Josphat Pritch	Mnagei	31354118	0715114000	[Signature]
13	Paul Mutoni	Kapenguria	36539548	0716487097	[Signature]
14	PETER ROMUKE	KAPENGURIA	35084787	0740496354	[Signature]
15	HAMILTON BATT	KAPENGURIA	30209269	0723134268	[Signature]
16	ERION JOSEPH LIMO	MNAGEI	2637032	071861146	[Signature]
17	Emry Chetch	Mnagei	29320986	0714330969	[Signature]
18	Scholar Charop	Kapenguria	27006196	0720262187	[Signature]
19	Andiana Nany	Kapenguria	23353285	0726291494	[Signature]
20	Jacob Ruto	Kapenguria	21906770	0728617895	[Signature]
21	Paul Plego	Kapenguria	29372464	0722660165	[Signature]



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LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT

Activity:

Venue: Date:

NO.	NAME	WARD	ID No.	PHONE NO.	SIGN
1	KOSGEI P. KIPLIMO	SIYOI	7103579	0722597058	
2	MICHAEL LIMAN	KAPENGURIA	13259012	0792750775	
3	VINCENT BERII	MNAROI	20458977	0722866985	
4	JOHN P. KAPENGAT	KAPENGURIA	23956193	0727855003	
5	EMMANUEL SINGAR	KAPENGURIA	23727769	0711436205	
6	PAULINE W. LORIONO	MNAROI	20340735	072958144	
7	LILIAN LIMASIA	MNAROI	13260195	0717538238	
8	SAMSON MUA	KAPENGURIA	9761122	0722835406	
9	Magdalene C. PKEMOI	Kapenguria	12819514	0714550865	
10	Rev. Muriungu Jacob	Kapenguria	11713657	0728733775	
11	TINKA WOFFREY	Siyo ward	9516324	0706365962	
12	Dennis K cherito	Siyo ward	33035300	070462474	
13	Augustine Strongo	psigirio	11281917	0790840143	
14	DORCAS ALIEMUN	KAPENGURIA	13260130	0729834905	
15	Richard Topalla	Siyo	8279680	072249992	
16	William Chemkenyang	Kapenguria	21777852	0729988282	
17	SAMUEL TORAITICH	SIYOI	23739835	0729377514	
18	PETER TUWOT	SIYOI	21768684	072871087	
19	SIMON K. KENETIANG	KAPENGURIA	26370369	071928588	
20	Balan Tuone	Digireg Ltd	37161968	074834730	
21	LIMESTON MBINJI	DIGIREG LTD	35702408	079831066	



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LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT

Activity:

Venue: Date:

NO.	NAME	WARD	ID No.	PHONE NO.	SIGN
1	SOLOMON PHEMOI SINYA	SIYOI	11280418	0926729375	[Signature]
2	MARIA TORISO	MNAGEI	123431467	0725986466	[Signature]
3	JOSEPH R. BARBARA	SIYOI	9763593	072255074	[Signature]
4	SAMUEL NDEGE	SIYOI	113007691	-	[Signature]
5	DICKSON K. ROTICH	SIYOI	3473918	0726230883	[Signature]
6	LAWRENCE KASIM	MNAGEI	33033246	0701178263	[Signature]
7	JOSHUA CHERUIYOT	SIYOI	6420227	0727640086	[Signature]
8	LEINA KILESI	DIGIBEG	2442682	0729037112	[Signature]
9	EDWARD KAKAMDI	MNAGEI	4093917	0716977688	[Signature]
10	Benjamin Ruto	Mnagei	38006681	0725388814	[Signature]
11	SAMSON KAMURICH	Mnagei	22320979	0729681234	[Signature]
12	JACKSON CHEPKOS	Kapenguria	20025157	0701326288	[Signature]
13	LODONGOL TOPOLOU	KAPENGURIA	7694527	0718207141	[Signature]
14	JOHN LOKOPI	KAPENGURIA	7704561	0703017552	[Signature]
15	LIDIA C TABOT	Deputy M. Member	25121965	0727848711	[Signature]
16	Donato Longal	Managen	11757084	0725454882	[Signature]
17	FRED P. LOREMA	SIYOI	11281597	0728228251	[Signature]
18	Collins Rutto nsima	KAPENGURIA	33478517	0719198852	[Signature]
19	GODFREY RUTO KAMOKOL	SIYOI	28955190	0724475101	[Signature]
20	JOAQUIM KAPELO	MNAGEI	11281175	0728766781	[Signature]
21	JULIUS OSALA	KAPENGURIA	23236387	0728938893	[Signature]



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LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT

Activity: Date:
 Venue:

NO.	NAME	WARD	ID No.	PHONE NO.	SIGN
1	JOSEPH RENKATUM	KAPENGURIA	4093671	0705143956	[Signature]
2	PHILIP KAPELILUK	SITOI	23683151	0723917890	[Signature]
3	ANDREKI SIMIKU	SITOI	28886260	0707705896 07597058	[Signature]
4	BRAMWEL KAPATET	MNAGEI	0877297	96 0725346550	[Signature]
5	JOYCE C. LONYANGOKA	MNAGEI	20653714	0714408818	[Signature]
6	LOOERO NICKSON	KAPENGURIA	32419360	0704233690	[Signature]
7	MONICAH C. NAREHA	SITOI	11280103	0746719123	[Signature]
8	AUGUSTINE TOMUNTO	SITOI	31701799	0706072402	[Signature]
9	MAURICE K. MAKET	KAPENGURIA	0276399	0725294212	[Signature]
10	JACKSON LOITARENA	KAPENGURIA	22682763	071551876	[Signature]
11	JULIUS LOMUKELE	KAPENGURIA	23808089	0791582878	[Signature]
12	EGLA PHIROR	SITOI	36372288	0726592848	[Signature]
13	DEVONIS WAFULA	MNAGEI	9169922	0710201183	[Signature]
14	MARILYN DREMO DUDU	MNAGEI	28061921	0719645350	[Signature]
15	Klementina chelator	MNAGEI	21442529	0719688812	[Signature]
16	BONICE CHEENGET	NNAGAI	26716448	0725093575	[Signature]
17	JULIET Jebet	MNAGEI	35541807	0757842861	[Signature]
18	Jonathan Toko	MNAGEI	33090639	07192550	[Signature]
19	Alfred Esutera	DIGING			
20	KIPYAKO Letlie	SITOI	27071152	0711490732	[Signature]
21	Emmanuel Marete	DIGING			

19.4.1.3 Stakeholders Engagement Pictures







19.4.2 Municipal Board Meeting

19.4.2.1 Minutes

Date: 30/01/2025.

Time: 9:00 a.m. - 1:00 p.m.

Location: The Horizon Resort.

Agenda

8. Introduction
9. Welcoming Remarks
10. Presentation
11. Discussion
12. Way Forward
13. Conclusion

Introduction

The meeting commenced at 9.00 a.m. with a warm welcome from the Manager, followed by an opening prayer.

Welcoming Remarks

The manager welcomed the chairman who gave his remarks. The Chairman addressed the audience, extending apologies on behalf of the County Commissioner (C.C) and the Chief Officer, who could not attend the meeting.

Presentation by Plan Alfred Eshitera

The session began with an overview of planning levels, outlining the key frameworks guiding spatial and sectoral planning:

- National Spatial Planning – National Spatial Plan (2015–2045)
- Sectoral Planning – Integrated Development Plans
- County Planning Frameworks:
 - ✓ County Spatial Plan (CSP)
 - ✓ County Integrated Development Plan (CIDP)
- Urban Area Plans – Hierarchical categorization:
 - ✓ City
 - ✓ Municipality
 - ✓ Town
 - ✓ Market and Centers

The presenter introduced the Integrated Development Plan (IDEP), explaining its significance for Kapenguria Municipality. He stated that IDEP will serve as a budget plan for the period 2025–2029.

The Manager was then invited to elaborate on the municipal boundaries, noting that Kapenguria Municipality encompasses Siyoi, Kapenguria, and Mnagei Wards. He highlighted key landmarks to provide geographical context and encouraged active participation from attendees throughout the planning process.

The presenter sought input from participants regarding stakeholder involvement, including NGOs, FAO, and other relevant entities. Participants noted that urban forums are held quarterly within the municipality.

Planning Tools and Stakeholder Roles

The following analytical tools were identified for use in the planning process:

- PESTEL Analysis (Political, Economic, Social, Technological, Environmental, and Legal factors)
- SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats)
- Venn Diagram (Stakeholder relationships and influence)

Key stakeholders and funding agencies were identified, including:

- NGOs and Donors
- National and County Governments

Discussion

The discussion, facilitated by Madam Dorcas and Mr. Kilesi, focused on:

1. Identification of key issues and projects using the identified planning tools.
2. Prioritization of projects based on feasibility and impact.

SWOT Analysis

STRENGTH	WEAKNESSES
<ul style="list-style-type: none"> • <i>Qualified technical officers (competent manpower)</i> • <i>Available land for town expansion</i> • <i>Strategic location along the Kitale–Lodwar Highway</i> • <i>Rich cultural assets (e.g., museums, festivals)</i> • <i>Fertile agricultural lands (Siyoi and Kapenguria Wards – maize, coffee, dairy)</i> • <i>Land available for recreation, parks, urban gardens, conservation, and forestry</i> • <i>Good educational and healthcare facilities</i> • <i>Well-connected road network</i> • <i>County headquarters presence</i> 	<ul style="list-style-type: none"> • Poor education infrastructure • Inadequate health facilities • Insufficient tertiary institutions (universities, TVETs, polytechnics) • Overcrowded schools • Limited land for school expansion due to population growth • Weak municipal governance, affecting revenue collection and enforcement • Lack of development control (absence of land use plans) • Poor enforcement of regulations, leading to illegal developments along riparian areas (Kotorok, Cereal, Siyoi Rivers)
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • <i>Renewable energy sources (Turkwel Hydro-Electric Plant, solar energy)</i> • <i>Water resources (Siyoi-Muruny Dam)</i> • <i>Growing regional trade</i> • <i>Expansion of educational institutions</i> • <i>Proximity to industries (cement factories, fertilizer plants, Nasukuta export abattoir)</i> • <i>Irrigation schemes (Weiwei)</i> 	<ul style="list-style-type: none"> • Rising urban crime (thuggery) • Climate change hazards (lightning, floods, landslides, urban heat) • Population pressure on infrastructure and resources • Rapid urbanization causing urban sprawl, affecting agricultural land

<ul style="list-style-type: none"> • Untapped mining potential near the municipality • Funding opportunities (World Bank, climate change initiatives, agriculture funds, NGOs, private sector investments) • Livestock sale yards that can enhance municipal revenue 	<ul style="list-style-type: none"> • Encroachment on riparian reserves, leading to water shortages and pollution • High unemployment rates among educated youth, contributing to crime • Proliferation of unlicensed traders (hawkers) • Growing number of street families • Increased drug abuse and trafficking in informal settlements
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Vision and Project Prioritization

VISION					
A model Municipality in Service Delivery					
SECTOR	SUB-SECTOR	STRATEGY	PROJECT	Ward	Exact location
TRANSPORTATION <small>MUNICIPAL INFRASTRUCTURE</small>			1. Kishaunet Airstrip (Upgrading)		
	Roads	Tarmacking of roads	1. Talau – Kaibos – Kaprech – Kapchila-Paraywa (Priority 1) 2. Chepyomet – Kapkecha – Kronget – Mtoni Mbili – Kapchila (Priority 2) 3. Siyoi – Kaprech (Priority 3) 4. Talau – Kaibos -Siyoi – Chepyomet 5. Kapenguria-Siyoi (KERRA Ongoing) 6. Talau-Chewoyet-Makutano (Ongoing/stalled) 7. Chepyomet – Kapkecha – Sokomoko – Korpun – Lotepa – Paraywa 8. Kronget – Kamarich B& A- Kapkatet –	Siyoi	

		AIC Junction – Kapenguria		
		1. Kishaunet- Tartar 2. Factory – Kwa Chief – Kamuino – Chewoyet – Kapenguria (new road_section (kamuino-Chewoyet) 3. Keringet – Kangulikwan – Murkwijit	Mnagei	
		1. Mawingo Rd – Tilak – Kapkoris – Roponywo 2. Siyoi – Cheptapesha – Safari Hotel 3. Bendera – Kakrout – Kaa – Tukoo – Siyoi	Kapenguria	
	Murramin g of roads	1. Talau- Chepkotit – Kasitot – Kipkorinya – Kibaiko – Kaibos 2. Kapkecha- Loshakomoi – Kapchila Dip – Stotwo 3. Paraywa- Stotwo	Siyoi	
		1. Mnagei; Kambi Ndege – Kodong’oi thro’ Kamito boys & girls 2. Water supply – airstrip – kamito 3. Murkwijit – Moseswo - Keringet	Mnagei	
		1. Kapenguria; Kapkoris – Tukumo – Centre K 2. St. Marys – Makutano 3. Bloodbank – Chewoyet 4. Kapkoris – Roponywo	Kapenguria	

			5. Chemwochoi- Kapkoris – Ngoleyo- Emboasis		
	Street Lighting		<ul style="list-style-type: none"> • Lityei - Nasokol • Kamuino – Kamarkech centre • Tartar junction- Tartar centre • Makutano pri sch - Lityei 	Mnagei	
			1. Kapkoris, Ngoleyo, Tilak, Sirikwo Village, Bendera	Kapenguria	
	Water		<ul style="list-style-type: none"> • Kapkoris pri school • Tomena pri school 	Kapenguria	
	Liquid waste		1. Sewerage System in Kapenguria side (Tomkoo Kayla_proposed location)		
	Energy				
	ICT		Increase fibre coverage ICT Hubs (equip and expand the centre)		
SOCIAL INFRASTRUCTURE	Health		<ul style="list-style-type: none"> • Kapchila Dispensary • Kamaketo Dispensary 	Siyoi	
			<ul style="list-style-type: none"> • Chemwochoi Dispensary • Ngoleyo Dispensary • Katiporot Dispensary 	Kapenguria	
	Education	ECDE	Simat – Kwa Tuwot Kahawa Factory	Siyoi	
			Lopalal ECDE Komole ECDE	Mnagei	
			Psigirio pry upgrade	Mnagei	
			Totum village polytechnic	Mnagei	
			Chelowo ECDE Lokwamuke ECDE	Kapenguria	
			Kapenguria – Alimaris pry school	Kapenguria	
	Emergency services		Fire Engine (small size) Water hydrants points (Makutano) Ambulance/Motorcycle PPEs	Makutano Town	

	Disaster management		Safety Officers and equipment(s) Disaster policy		
	Cemetery/Memorial Park		Alternative site identification	Kopoch	
	Recreation		Green Field	Kipsitot Village	Talau
			Nasokol Sports Complex		Nasokol
			Kaibos karandile playfield		
			In a public land (forest)Near – Kapkoris Primary School		
			Kapkoris forest (Conservation)	Kapenguria	
		Library		Makutano	
		Stadium	Stadium	Siyoi	
			Makutano Stadium (funding)		
			Social Hall	Siyoi (Kaibos)	
	Solid waste		Landfill in Kopoch		Kopoch
CONSERVATION	Climate change		Riparian areas, road reserves Flood management (drainage system_Makutano area)		
			Reafforestation in Tartar Falls, Kopoch waterfall – (Mnagei), Talau Hills, Chepyomet – (Siyoi), Chewoyet, Kamatira, Roponywo – (Kapenguria) All water springs		
LAND			Awareness programs (governance, sub-division) Planning Alternative dispute resolutions		
ECONOMY	Tourism		Tartar, Kapkoris, Kopoch Develop a tourist Circuit		
	Trade		Urban infra i.e container stalls, street lighting Sanitation facilities Expansion of markets		

			Market in satellite centres i.e Siyoi, Keringet, Murkwijit, Cheptuya (existing)		
			Aramaget_Market	Kapenguria	
	Agriculture		Research and Training centre/University Research Innovation for waste management	Keringet (former Kisii University Campus	
	Industry		Family life centre (cottage industry/textile) _expansion	Kapenguria	
			Siyoi – milk processing and animal feeds Coffee in Keringet Sunflower in Keringet	Siyoi and Mnagei	

Way Forward

- Integration of Stakeholders Feedback
- Submission of IDEP

Closing Remarks

The Manager expressed gratitude to all participants and consultants for their engagement in the planning process. He reassured attendees of the Municipal Board's and County Government's commitment to supporting the successful implementation of the identified projects.

19.4.2.2 Attendance List

MEETING ATTENDANCE SHEET-BOARD MEETING						
KAPENGURIA MUNICIPALITY INTEGRATED DEVELOPMENT PLAN 2025-2030: CGWP/MIK/RF/003/2024-2025						
Prepared By		Emmanuel Murele		Designation		Project Coordinator
Date		30 th January, 2025		Venue		The Horizon Resort
Project Activity		MUNICIPAL BOARD MEETING-KAPENGURIA				
S/No	Full Name	Cell Phone Number	ID No.	Gender M/F	Designation	Signature
1	Emily Chech	0714330969	2932086	F	Environment officer	
2	Carmyne Chebet	0792157145	26103224	F	Secretary	
3	Scholar Chebet	0780262189	28046296	F	Summary plain management officer	
4	Egline Rotich	07223561526	34072201	F	physical planner	
5	MARIA KODWA	0710494417	9945030	M	MEMBER DEBATS	
6	EMMA O. AROD	0723023749	892195	F	Deputy Municipal Manager	
7	JULIUS H. KURU	0716573321	8762395	M	BOARD MEMBER	
8	Emmanuel Murele	0710730826	29880292	M	Chairman	
9	Livingstone Mburji	0798310086	35702408	M	Director	
10	Baland Yvone	0748341033	31161968	F	Director	
11	EMMA KURESI	072513712	2440288	M	Director	
12	HAMILTON K. BETI	0723134268	30209269	M	Planner - Kapenguria Municipality	
13	DAMARY OKUZAKO	0720862617	22138376	F	Strategic Planner	
14	ATTAK EDILORA	0721445434	21214578	M	Urban Planner	
15	FATHA K. MUSA	0748501101	28200369	M	Senior Geomatics Data Manager	
16	JACO KURO	0788617895	21906770	M	Administrator - Municipality	
17	Emmanuel Murele	0714781179	25868380	M	Administrator	
18	Silas Himo	07255822146	20995768	M	Administrator	
19	Geoffrey Linyo	0720449269	20995168	M	Acting Director - Accounts	
20	Prithvi J. LIMO	0713611146	26370312	M	Acting Director - Urban Dev	

19.4.2.3 Stakeholders Meeting Pictures



Figure 34; Presentation to Municipal Board



REPUBLIC OF KENYA
WEST POKOT COUNTY ASSEMBLY
OFFICE OF THE CLERK



P.O. Box 6-30600
KAPENGURIA
TEL: 0532015000
Email: info@westpokotassembly.go.ke
Website: www.westpokotassembly.go.ke

Our ref: **WPCA/ADM/CECM-LHPP&UD/002/25**

Your ref: CGWP/MK/RFP/002/2024-25

12th February 2025

Ms. Esther Chelimo Loukotum
CECM Lands, Housing Physical Planning & Urban Development
West Pokot County Government
Ardhi House
P.O. Box 222-30600

KAPENGURIA

Dear

Waziri,

RE: APPROVAL OF KAPENGURIA MUNICIPALITY LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN/SPATIAL PLAN (2025 – 2035), ZONING PLAN, ZONING STANDARDS AND ZONING REGULATIONS

The above Subject refers:

Reference is made to your letter dated 10th February 2025 Ref No. CGWP/MK/RFP/002/2024-25, forwarding the Draft Kapenguria Municipality Local Physical and Land Use Development Plan/Spatial Plan (2025 – 2035) and the Draft Kapenguria Municipality Zoning plan, zoning standards and zoning regulations for County Assembly Approval Consideration.

The County Assembly Sitting held on 12th February, 2025 at 9.30 am Adopted the House Lands Committee Report and **approved** the following Plans.

- Kapenguria Municipality Local Physical and Land Use Development Plan/Spatial Plan (2025 – 2035)
- Kapenguria Municipality Zoning plan, zoning standards and zoning regulations

Enclosed is the hansard report.

Yours

Sincerely,

Leonard Ngiron Limareng

A.g CLERK WEST POKOT COUNTY ASSEMBLY



Encl.

REPUBLIC OF KENYA

WEST POKOT COUNTY ASSEMBLY

THE HANSARD

Tuesday, 12th February, 2025

(The County Assembly Members met at the Assembly Chambers at 9:30 AM)

Third Assembly, Fourth Session

[The Speaker (Hon. Kaptui) in the Chair]

PRAYERS

QUORUM CALL AT THE COMMENCEMENT OF SITTING

The Speaker (Hon. Kaptui): Honourable Members, due to a technical issue in the office, we are suspending the sitting for around 20 to 30 minutes, kindly bear with us.

(Sitting suspended for 30 minutes)

Clerk confirm if we have Quorum

(The clerk- at- the-table confirmed the availability of quorum)

Proceed with order paper

Honourable Todosia

PAPERS

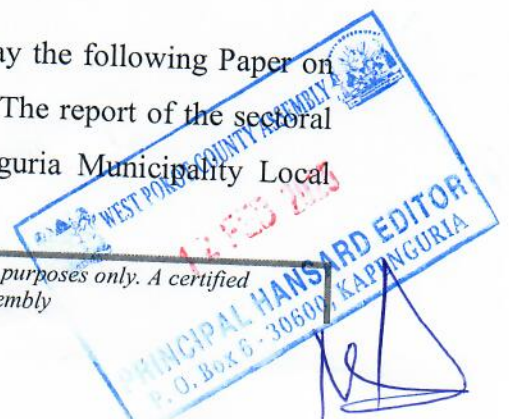
THE REPORT OF THE SECTORAL COMMITTEE ON LANDS, HOUSING AND PHYSICAL PLANNING ON KAPENGURIA MUNICIPALITY LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

THE REPORT OF THE SECTORAL COMMITTEE ON LANDS, HOUSING AND PHYSICAL PLANNING ON KAPENGURIA MUNICIPALITY INTEGRATED DEVELOPMENT PLAN (2025-2030).

Hon. Todosia: Thank you Honorable Speaker, I wish to lay the following Paper on the table of this Assembly today Wednesday 12th February, 2025: The report of the sectoral committee on Lands, Housing and Physical Planning on Kapenguria Municipality Local Physical and Land Use Development Plan.

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Once again I wish to lay the following Paper on the table of this Assembly today Wednesday 12th February, 2025 the report of the sectoral committee on Lands, Housing and Physical Planning on Kapenguria Municipality Integrated Development Plan (2025-2030).

NOTICES OF MOTION

The Speaker (Hon. Kaptui): Honourable Todosia

Hon. Todosia: Honourable Speaker, I wish to give the following notices of motion today Wednesday 12th February that this County Assembly approves the report of the sectoral committee on Lands, Housing and Physical Planning on Kapenguria Municipality (LPLUDP).

I also wish to give the following notice of motion today Wednesday 12th February, 2025 that this County Assembly approves the report of the sectoral committee on Lands, Housing and Physical Planning on Kapenguria Municipality (IDP). Thank you

MOTION

**ADOPTION OF COMMITTEE REPORT ON SECTORAL COMMITTEE ON LANDS, HOUSING
AND PHYSICAL PLANNING ON KAPENGURIA MUNICIPALITY INTERGRATED
DEVELOPMENT PLAN (2025-2030)**

The Speaker (Hon. Kaptui): Honorable Todosia

Hon. Todosia: Mr. Speaker, I will proceed that this County Assembly adopts the report of the sectoral committee on Lands, Housing and Physical Planning on the Kapenguria Municipality Integrated Development Plan (2025-2030).

Under the powers conferred by the County Assembly S.O. and in particular 191(1) read together with section 111 of the County Governments Act, 2012, I hereby present the report of the sectoral committee on Lands, Housing and Physical Planning on the Kapenguria Municipality Integrated Development Plan (2025-2030)

Hon. Speaker, the department of Lands, Housing and Physical Planning is well guided by its sector Vision, Mission and Sector goals which are captured as can be seen.

I will go to the background of this municipality that; Kapenguria municipality is divided into several administrative units, including wards, locations, and sub-locations, to facilitate governance and local service delivery. The main wards include Kapenguria, Mnagei

and Siyoi. In Kapenguria Ward, there are Kapenguria and Siyoi locations, with sub-locations including Kapenguria, Sondany, Siyoi, and Kaibos. Mnagei Ward includes Mnagei and Sook locations, further divided into... I think there is a typo error members will go through that.

The Kapenguria Integrated Development Plan (IDEP) 2025-2030 is a strategic document aimed at guiding development in Kapenguria Municipality. It focuses on infrastructure development, economic growth, social services, and environmental sustainability, with the goal of transforming Kapenguria into a modern and efficient urban center.

Hon. Speaker, the committee members agreed that the plan addresses major challenges, including:

- Unregulated land use and urban sprawl
- Inadequate infrastructure (roads, drainage, water, and sanitation)
- Limited economic opportunities and high unemployment
- Environmental degradation and poor waste management
- The legal framework

Hon. Speaker, the Members of the committee noted that the Kapenguria IDEP aligns with national and county laws, including:

- The Constitution of Kenya (2010)
- Physical and Land Use Planning Act (2019)
- Urban Areas and Cities Act (2019)
- County Governments Act (2012)

West Pokot County Integrated Development Plan (CIDP) 2023-2027 has demographic & Spatial Analysis and Population Trends

Hon. Speaker, the committee noted that demographic analysis not only provides insights into population dynamics but also helps identify future growth patterns and inform infrastructure planning. The population trends identified includes; -

- 2019 Census: 166,349 residents
- 2025 Projection: 183,420 residents
- 2035 Projection: 207,195 residents
- Youth (15-49 years): 38% of the population



Urbanization rate: 65% urban, 35% peri-urban/rural

LAND USE AND SPATIAL PLANNING, ENVIRONMENTAL AND TOPOGRAPHICAL FACTORS

Hon. Todosia: Hon. Speaker, Kapenguria Municipality falls within the Cherangani Hills, which forms part of the greater Rift valley. Its diverse topography includes notable hills such as Kopoch Hills, Chemwochoi, and Kamatira Hills, as well as rocky outcrops.

A breakdown of environmental and topographical factors include:-

Rainfall: 1,500mm annually, supporting agriculture

Temperature: Average 21.6°C, favorable for settlement

Water Resources: Rivers Kapenguria and Kotoruk, but encroachment is a concern

Soil Type: Primarily loamy, with rocky terrain in 54 hilly areas.

PHYSICAL INFRASTRUCTURE DEVELOPMENT

Hon. Speaker, the committee noted that infrastructure development is a key component of the IDEP, focusing on improving transportation, water supply, sanitation, street lighting, and ICT connectivity. These investments will enhance mobility, public service delivery, and economic growth within the municipality.

ROADS AND TRANSPORTATION

Hon. Speaker, efficient road and transportation systems are crucial for urban development. The plan prioritizes the improvement of road networks and the upgrading of key transport hubs.

Road Expansion and Upgrading

Several key roads within the municipality will be tarmacked to improve accessibility and economic activity. A total of 89 kilometers of roads will be paved (e.g. Siyoi-Kaprech, Talau-Chewoyet-Makutano), while 131 kilometers will be upgraded to gravel/murram standards.

Non-Motorized Transport (NMT) infrastructure, including pedestrian walkways and bicycle lanes, will be integrated into urban roads.

The Kishaunet Airstrip will be upgraded to improve regional connectivity and attract investment in the area.

WATER AND SANITATION

Hon. Speaker, access to clean water and proper sanitation is critical for public health and urban sustainability hence the committee agreed with the plans resolutions of:

Expanding water supply systems to underserved areas such as Kapkoris and Tomena.

Developing comprehensive sewerage system in Kapenguria,
including the construction of a modern treatment plant.

Regulating septic tank management to prevent environmental pollution.

STREET LIGHTING AND ICT

Hon. Speaker, public lighting and digital connectivity are essential for security, commerce, and service delivery. The IDEP prioritizes:

Installation of new streetlights in urban centers such as Lityei, Kamuino, and Kapkoris.

Expansion of fiber optic infrastructure to improve internet connectivity for businesses and educational institutions.

Establishment of ICT hubs to promote digital literacy and entrepreneurship.

The members of the committee noted that there is a need to enhance street lights in urban centres as this will boost trading activities. Additionally, ICT hubs will greatly reduce unemployment among the youths.

SOCIAL SERVICES IMPROVEMENT

Hon. Speaker, the committee resolved that the development of social services, including healthcare, education, emergency response, and recreation, is essential for improving the quality of life in Kapenguria Municipality.

HEALTH SERVICES

Hon. Speaker, health is wealth and healthcare services play a crucial role in reducing the mortality rates. The members of the committee agreed with the IDEP resolutions of enhancing healthcare delivery, which includes:

Construction of new dispensaries in areas such as Kapchila,
Kamaketo, Chemwochoi, and Ngoleyo.

Upgrading of existing healthcare facilities with modern medical equipment and additional personnel.



Expansion of ambulance services to improve emergency response times.

EDUCATION AND TRAINING

Hon. Speaker, we are all aware that education is the greatest equalizer hence the members resolved that there is a need to adopt the plan initiatives which include:

Construction of new Early Childhood Development Education (ECDE) centers in Simat, Kahawa Factory, Lopalal, and Komole.

Expansion of primary schools, including Psigirio Primary School.

Completion of Totum Village Polytechnic to provide vocational training opportunities.

DISASTER AND EMERGENCY SERVICES

Hon. Speaker, disaster preparedness is crucial as it reduces the losses which could have been incurred. The committee agreed with the plan's initiatives of:

Acquisition of a small-sized fire engine to enhance firefighting capacity in urban centers.

Establishment of fire hydrant points in Makutano to support firefighting operations.

Procurement of emergency response equipment, including personal protective equipment (PPE) for disaster management teams.

Recruitment and training of safety officers to improve response to emergencies such as fires and floods.

RECREATION AND PUBLIC SPACES

Hon. Speaker, the committee noted that in order to promote physical well-being and social cohesion, there is a need of adopting the plans key initiatives which entails developing and improving recreational facilities. The key initiatives include:

Expansion of Makutano Sports Complex to accommodate more sporting activities.

Development of community playfields in areas such as Kaibos Karandile and Kapkoris.

Establishment of a public library in Makutano to promote literacy and access to information.

Rehabilitation of green spaces to improve the aesthetic and environmental quality of the municipality.

ECONOMIC GROWTH AND TRADE DEVELOPMENT

Hon. Speaker, economic development initiatives in the IDEP focus on improving trade, promoting industrialization, and enhancing agricultural productivity.

MARKET AND BUSINESS SUPPORT

Hon. Speaker, to strengthen local trade and business opportunities, the municipality plans to:

Expand and modernize market infrastructure in Makutano and other satellite trading centers such as Siyoi, Keringet, and Mnagei.

Establish new trading stalls and container shops to support small businesses.

Implement tax incentives to attract investors and encourage entrepreneurship.

AGRICULTURE AND AGRO-PROCESSING

Hon. Speaker, agriculture remains a key economic activity in Kapenguria Municipality. The plan seeks to enhance productivity and value addition by:

Establishing an agricultural research and training center in Keringet.

Developing coffee processing plants in Keringet to boost coffee farming and exports.

Reviving the sunflower oil processing plant in Mnagei to enhance value addition.

Supporting dairy farmers through the construction of a milk processing plant in Siyoi.

INDUSTRIAL DEVELOPMENT

Hon. Speaker, to promote industrialization, the plan includes:

Expansion of the Family Life Center for textile and cottage industries to support local manufacturing.

Development of industrial zones with proper infrastructure to attract investors.

TOURISM DEVELOPMENT

Hon. Speaker, tourism is an emerging economic driver for Kapenguria Municipality. Key projects include:

Rehabilitation of historical and natural tourist sites, including Tartar Falls, Kapkoris Hill, and Kopoch Viewpoint.

Development of a tourism circuit to promote eco-tourism and cultural heritage.

ENVIRONMENTAL SUSTAINABILITY AND CONSERVATION

Hon. Speaker, Sustainable environmental management is crucial for the long-term growth of the municipality. The IDEP includes initiatives to enhance waste management, conservation, and climate resilience.

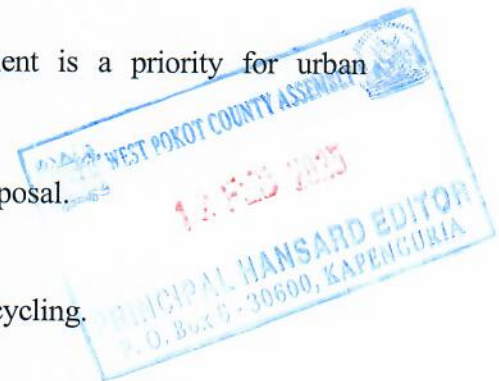
WASTE MANAGEMENT

Hon. Speaker, efficient solid and liquid waste management is a priority for urban sustainability. The plan includes:

Construction of a landfill in Kopoch to improve waste disposal.

Expansion of sewerage systems to prevent pollution.

Public awareness campaigns on waste management and recycling.



CLIMATE CHANGE MITIGATION AND CONSERVATION

Hon. Speaker, the municipality will implement projects aimed at environmental conservation, including:

Reforestation in degraded areas such as Tartar Falls, Kopoch Waterfall, Talau Hills, and Chewoyet.

➤ Protection of riparian

Areas to conserve water resource and flood control measures, including drainage system upgrades and erosion prevention. 7.0 Governance and Implementation Framework

Hon. Speaker, effective governance structures and proper resource management will be key to achieving the IDEP's goals.

INSTITUTIONAL STRENGTHENING

Hon. Speaker, the committee noted that in order to improve service delivery, the municipality should:

Develop and enforce municipal by-laws to regulate land use and development.

Recruit additional municipal staff to enhance administrative efficiency.

Enhance citizen participation in decision-making processes.

MONITORING AND EVALUATION

The IDEP implementation will be monitored and evaluated through:

Annual progress reviews to track project implementation.

Performance-based budgeting to ensure accountability.

Community engagement forums to receive feedback on development projects.

CONCLUSION

The Kapenguria IDEP 2025-2030 provides a roadmap for transforming the municipality into a modern, sustainable, and economically vibrant urban center. It prioritizes infrastructure development, social service enhancement, economic growth, and environmental sustainability.

Through effective governance, community participation, and strategic investments, the municipality aims to create a livable and prosperous urban environment for all residents.

RECOMMENDATION

The committee proposes that all the planned initiatives of the IDEP be adopted and implemented. Additionally, performance metrics be set in order to determine the municipality performance over time. Hon. Speaker, as a sign of ownership of this report being a true product of their own, the committee unanimously accepted to adopt this report through appending their signatures. I want to conclude by saying that should be the members approve this report, as I have plead with them, the county assembly approval will open a room for implementation as we are planning with a guide for the next five years. Therefore I request a speedy approval otherwise your continual signing, finally I appreciate. This is the work from the CEC on land physical planning and housing development. I rest my case there and I wish to call on Honorable member from Chepareria, Honorable Lokomol to second this motion thank you.

The Speaker (Hon. Kaptui); Honorable Patrick Lokomol.

Hon. Lokomol; Thank you Mr. Speaker for giving me this opportunity to second this motion. Therefore, I stand to second the report of the sectoral committee on the lands,

housing and physical planning on the Kapenguria municipality and land development plan of 2025-2035. As we have seen the chair has taken us through this document, the document has come at a very important stage, where west Pokot County had not heard such a document to guide in the progress of the county and especially the municipality. As you look at the select oral missions, we are being told that it will facilitate the mission, land management, urban development accessed to adequate and affordable housing, Social and physical infrastructure and the sustainable development of the county. It has alighted on several issues, especially when we look at the intergraded land use and urban sport. Inadequate infrastructure and especially in the most situations, we are being told where we don't plough, we plough in faith. Especially in most situations, and specifically in land use. This is a situation where the population is growing; we need land for growing schools and infrastructure in the county and for the municipality. We realize that when you look at the municipalities in Kenya, we can take one like Edoret, Uasin Gishu, Limuru and other areas including Nairobi that have grown from municipality to a city. This is one way we can take simultaneously and pass it. It could mean that in the near future we could be having a city. I think it is a high time for members to take it seriously and pass it more quickly so that whatever plans that has been made a head of us, can succeed. More so, they have looked around the population since 2019-2025. Which has grown from 166, 349 and in 2025 it has gone to 189, 420. Looking at that, and when you look at the youths from 15 years and 49years have grown to 38%. Meaning such growth needs a proper planning. This is the right document that will put this people in the right direction. For the organization rates is moving at 65% and 35 % urban and rural. What I most highlighted is the issue of roads infrastructure, where efficient roads and transformation systems are crucial for urban development plan prioritizes the improvement of road networks. Upgrading of key house to house on this issue as the population grows, we need proper roads and well managed so that the movement of people from one way to another will be easier on the way. We require water and sanitation. In this situation, we require adequate water, safe for the community. On the other again, the capability of the water, meaning the water must have been treated so that the community cannot be affected by any communicable diseases like diarrhea and others. On the same issue, why we need this document is that on the street lighting, ICT. It is very crucial when there is a lot of lighting because there will be security to those doing the businesses up to late hours and there will be no cases that when you go there, they hide in places, they snatch money from people . We need the ICT hubs for jeopardy and job creation. Other issue also we require social service improvement and especially what we are

being told here. We need healthcare, education, emergency response services and also creation for improving Kapenguria municipality so in this Mr. Speaker, when we plan well we will have better facilities like hospitals, schools among others that will improve livelihood of our people on the other hand I will highlight a few so that other members can add their input on

Hon. Kaseuseu: Point of order! I don't know if my colleague is seconding the motion. I see he is reading the report and the chamber has already read. Thank you Mr. Speaker.

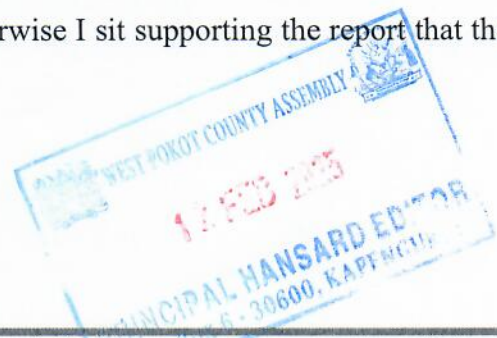
Hon. Lokomol: Among the issues highlighted is what I'm putting across. otherwise I will sit down seconding the motion.

The Speaker (Hon. Kaptui); Thank you Honorable Members I want to propose; That this county Assembly adopts the report of the Sectoral committee on land housing and physical planning on Kapenguria municipality 2025 to 2030. I wish to ask for member's contribution. Hon; Francis Krop

Hon. Francis Krop: Thank you very much Mr. Speaker for giving me this opportunity. I am a teacher by profession. I was trying to follow some English statements where you can bring in accountability with the areas to get clear point. I stand to support the report of the committee but I have some observation over the report. The other part of the report is okay but the introductory part. I think nobody knew some names because I can imagine in the background page 6 if at all I use the knowledge that I have. The municipality it l contain names like sook, sondany, Murpus, Akach.

Mr. Speaker how those names shall get into Kapenguria municipality? As we go throw the report I suggest that we add some value so that at the end of it all it becomes very accurate. I was following to see what entails or what is expected to be done or what the municipality has in it, physical infrastructures, social services improvement recreation and public space those ones are okay probably that I will request Honorable members as we say something about the report we add value to it. Otherwise I sit supporting the report that there are some corrections. Thank you.

The Speaker (Hon. Kaptui): Hon. Timtim



Hon. Tintim: Mr. Speaker I raise in support of the motion which is county assembly adopts the report of the Sectoral committee on land housing and physical planning on Kapenguria municipality 2025 to 2030.

For any urban area to grow well it should have proper planning because urban area consist of very many aspects, road network, land use and waste management. I think it's high time we have a working document in our urban area of our county which is the Kapenguria municipality. We need that document urgently so that we talk of growth of our municipality and quality growth when it comes to service delivery, land utilization, waste management and provision of water security. I want to say in most African organization we are good in planning but implementation is a problem. The challenge we do not know how to address the issue of implementation, very many proposals, policies have been drafted but no implementation. Currently Kapenguria is growing at a high rate but we need to control in terms of road network, land use and very many aspects, so I want to say timing of the motion or adoption of the document is very important and I sit to support it.

The Speaker (Hon. Kaptui):Hon. Bosco

Hon. Bosco: Thank you, Mr. Speaker, I also join my colleagues in supporting the report of the lands committee on this important document for being an eye opener for Kapenguria municipality. As my colleagues have just spoken the planning of a town is very important and it should be well planned and implemented. It will help the residence of this municipality and also our people achieve of what is required of a town, so many things have been said by the speakers who have just concluded their speeches about the report and also have highlighted some areas and emphasized on some points.

In Kapenguria, if you see the issue of roads, it is really a requirement for this town to be planned well because we only have some few areas which are accessible in the if the document is well followed, we need to borrow more in this town so that it can be easily accessible because in a town there are so many things which can happen including fires and even planning for other important things for our residents and so roads are very important. I remember the other time when devolution started in our counties, in the first term of our governor, it opened so many roads in the town and later it was interrupted by some people leaving them in bad conditions that one cannot even go round the town. Roads also helps us in issues of security, because anything can happen anywhere but when it cannot be accessed easily it becomes a problem. t so it is very important for this document to come so that it can

solve some issues and for those that are supposed to implement should be faster on doing that. For the issue of water, Kapenguria still seriously, the few rivers we have most of residents use water from this rivers and people living from the sources all the way to the lower parts of the river lacks water throwing even waste materials in the river including even things you cannot imagine. That one goes also to how we manage our wastes, it is not well managed. You will find that outside your building there is a dumpsite outside your door and at night you find that dogs spread all the wastes everywhere even taking to the river and if this document will be adopted the implementation must take fast speed so that we can rescue this issues because our people are living in bad conditions.

When it comes to that issue of water, it should be well planned so that we get clean water for our residence and also find places where we can take waste materials especially garbage and other things in town. I remember the other time the issue of Kopoch was proposed although later there were some politics which disrupted everything, but this time I hope everything will go on well so that we will be able to manage this town well.

Issue of street light to be well followed for it to provide security to all of us because the only place you can pass in this town is just the central part of it but by entering outside town people are insecure yet you know that this town is growing and it has repercussions because all walks of people with different intentions are walking in town. So it will not be well thus if not lighted, we cannot live in a good town. Otherwise, I wish this document be passed well so that implementation team take their part.

Thank you.

The Speaker (Hon. Kaptui): Honourable Serem.

Hon. Serem: Thank you Mr. Speaker Sir, for allowing me time to also contribute towards this very important motion on lands, housing and physical planning on the Kapenguria municipality where I happen to come from. Am not only certain that we are really talking about Kapenguria given that the background has a lot of exotic names which are not associated with Kapenguria because if someone tells me there is a Murpus or Tapach in Siyoi I will start doubting myself that am I talking about the real Siyoi I know or could it be different but I am happy that the person who spoke ahead of me has also highlighted that.

However, let me go to the report. I want to say it is important to plan a town because when planned it becomes beautiful. When you talk of a municipality that is going to be

planned then the aesthetic appeal of that area impresses you am saying this because the other day we had gone out and looking at a town for example like the first world countries where we went in Dubai the beautification of that town is as a result of planning. There are areas which has been highlighted for flowers, there are areas which are highlighted for green residential areas and we also know there are also those areas which has been put aside in relation for example health facility, schools and the like. So when we start planning our town as people of west Pokot County, then we are really looking ahead and also we are developing a future to be able to assign the many facilities that we have in our municipality.

For example let us look at the land use, planning of town will emphasize that we have residential areas highlighted and we have also areas where farming will be done highlighted, for that reasons we will not have encroachment; people encroaching to either residential areas or lands specified for farming. So for that reason, I think we shall be an organized community. Planning also will also help us in disaster preparation in relation for example to floods. When floods come and the roads have been planned well then it means drainage would be taken care of so cases of flooding may not be a problem if we do planning. We remember we have areas in this municipality which are referred to as historic areas for example Chewoyet. We know Chewoyet is a very historic area in relationship to the arrest and judging of the people who were involved in fighting for this country during the pre-colonial time. Kapenguria 6 is also another area that we need really to have it planned, so when we do this planning those areas will be highlighted and therefore we shall also have preserved those historic sites which are very important areas for history of this community.

I want to emphasize the issue of schools, it is important to know and because population is growing then we should be able to highlight where we have got schools and those hospitals. For example, I have seen in my area there is a place called Kamaketo which has been highlighted in this report. It is towards the forest but the population towards that forest is also very much growing and for that reason if that health centre is put there it will be very appropriate because it will help people who are near that forest.

Traffic is another thing, when roads are planned then issues of traffic congestion will be eradicated because we will likely may be think about roads which has fly overs, round-about that are appropriate for this municipality and for that reason, issues of congestion in towns like the case we have in Eldoret for example will not be there and this will only be

through if the planning is put into the place. I think on that note, I want to support this report and if possible let us hurry up, thank you.

The Speaker (Hon. Kaptui): Honorable Marishana.

Hon. Marishana: Thank you Mr. Speaker. I rise to support the motion of transforming Kapenguria municipality into a modern one through creation of good infrastructure, having good sewerage and also expansion of other markets within the municipality like Keringet. This report has touched all fields including youths through creation of good fields. My suggestion also is we must find a way of naming our streets, we should name other streets for example Mtelo for easy identification. I support the motion. Thank you.

The Speaker (Hon. Kaptui): I now call upon the mover of the motion to reply

Hon. Todosia: Mr. Speaker I have only one single point to the members, that despite the typos that you have seen in the report especially on page 6 which we have corrected them, I plead to the members that let us adopt this report to enable the department and implementation arm of government and all of us to start experiencing the good product of good planning. So, I rest my case and ask the members that let us adopt the report please. Thank you

The Speaker (Hon. Kaptui): Thank you honourable members. I want now to put the question that;

This County Assembly adopts the report of the Sectoral Committee on lands, Housing and physical planning on the Kapenguria Municipality Integrated Development Plan (2025-2035).

(Question put: Agreed to)

The Mover.

Hon. Todosia: Thank you Hon. Speaker once again I beg to move that this County Assembly adopts the report of Sectoral Committee on lands, housing and physical planning on Kapenguria municipality Local Physical Planning and Land use Development Plan (2025-2035).

Hon Speaker, pursuant to the provisions of section 111 of the County Government Act 2012, the CECM Lands, Housing and Physical planning, vide an official letter dated 10th

February 2025 forwarded to the Clerk of the West Pokot County Assembly, the Kapenguria Municipality Integrated Development Plan (2025-2035) for approval by the County Assembly. Here is the letter:

Hon. Speaker, the following objectives guided the exercise.

- Undertake an assessment of the current development condition of the municipality with regards to baseline information such demographic, infrastructure, land, utilities, social facilities/amenities, growth patterns, economy, environment, governance.
- Assess existing policies, plans, and by-laws in the municipality pertaining to spatial planning.
- Identify major structuring elements, urbanization trends and their spatial implication
- Indicate strategic roads and transportation networks highlighting areas for interventions
- Location and trends of basic services and infrastructure showing gaps and areas requiring actions
- Identify resource potential which could be leveraged on to boost the local economy
- Identify environmental concerns and provide measures to conserve and preserve the municipal environment
- Determine the social amenities needs of the municipality and propose strategies areas for interventions.
- Provide the spatial expression of the coordination, alignment and integration of sectorial policies of all municipal departments
- Undertake a land use analysis of the municipality and propose a land use zoning framework based on land potential.
- Undertake stakeholder engagement to capture their interests and vision in the municipal spatial plan Map municipal-wide spatial issues in relation to the needs identified and projects including their locality
- Define urban core for purposes of containing urban sprawl and foster compact urban areas
- Prepare an integrated development plan providing the spatial expression of the coordination, alignment and integration of sectorial policies of all municipal departments
- Determine a capital expenditure framework for the municipality's development.

METHODOLOGY

Hon. Speaker, the Committee on lands housing and physical planning sat on 11/02/2025 and after lengthy deliberations on the report of Kapenguria municipality plan of 2025-2035.

Hon. Speaker, I wish to report that the adoption of the Kapenguria municipality (LPLUPDP) report was conducted on 11th February 2025 by the committee on lands housing and physical planning members and its secretariat.

Hon Speaker, I will jump to page 7 and wish the Hon. Members to read the left part.

PHYSICAL INFRASTRUCTURE DEVELOPMENT

Hon. Speaker, Infrastructure plays a crucial role in driving economic development. Inadequate infrastructure, including poor roads and lack of storm water drainage may hinder area's economic development. Members of the committee agreed with the report that 89kilometers of the roads need to be paved, 131 kilometres of the roads to be gravelled and Kishaunet Airstrip needs upgraded to enhance regional connectivity.

WATER AND SANITATION

Hon. Speaker, The municipality currently lacks water reticulation plan, resulting in limited water coverage, which stands at only 30% and the household survey shows disparities in access to water sources within the region. A majority of households, 53% rely on rivers and streams for their domestic water needs, members of the committee after going through the report members of the committee agreed that there is need for expansion of water system within the municipality , construction of a major sewerage treatment plant and regulation septic tank to prevent pollution.

WASTE MANAGEMENT

Hon. Speaker, Solid waste primarily consists of household garbage, commercial waste from businesses, agricultural by-products from markets and farms, glass, metal scrap from garages and fabricators, and plastic and polythene bags from bars, hotels, and restaurants. The waste stream is largely composed of inorganic materials such as bottles, paper, plastic containers, polythene bags, and old clothes, as well as organic waste like food scraps, and vegetable peels. After going the report members of the committee adopt the idea of Kapenguria municipality plan that new landfill site need to be constructed at Kopoch for solid waste disposal, improved drainage systems to curb flooding and there is need to expand sewer systems for better liquid waste management.

ENERGY AND ICT

Hon. Speaker, Energy is a key driver of economic growth in towns, with urban areas consuming significant amounts of fuel. In the municipality, the primary energy sources are electricity (60% coverage, petroleum fuels, solar and biogas, the members of the committee after taken through the report by legal officer agreed with the plan on the report that there is need increased electricity coverage in informal settlement, street light to be expanded to enhance security and ICT expansion in the town by connecting fibre optic networks and ICT hubs.

SOCIAL SERVICES DEVELOPMENT

Hon. Speaker, Social infrastructure plays a critical role in shaping the quality of life. As the municipal grows, the demand for essential services such as education, healthcare, public amenities and recreational spaces has increase. This chapter examines the current state of social infrastructure in Kapenguria, identifying key strengths and opportunities for improvement. It explores the distribution and accessibility of health services, education facilities and critical community facilities while assessing their capacity to meet the needs of growing population. Members of the committee after going through the report with guide of legal officer agreed with the plan that there is need to construct new dispensaries in Kapchila, Kamaketoi, Chemwochoi, and Ngoleyoy, equipping existing hospital with modern facilities and procurement of more ambulences.

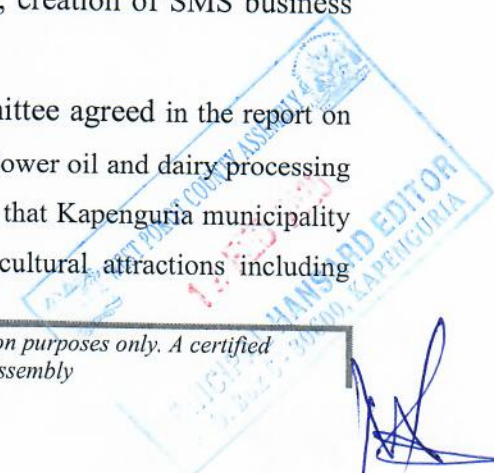
Hon. Speaker, members agreed with report of education that new early childhood development centres in Simat, Kahawa factory and Lopalal need urgently constructed, completion of Totum village polytechnic for technical skills training.

Hon. Speaker, Members of the committee adopt the idea of disaster management that there is need to procure more fire engine and installation of hydrants within the municipality.

ECONOMIC DEVELOPMENT STRATEGIES

Hon. Speaker, members of the committee agreed with municipality plan that their need to construct market to expand trade in Makutano and Siyoi, creation of SMS business incubation hubs, tax incentive of encourage business investment.

On agriculture and agro processing members of the committee agreed in the report on the establishment of an agricultural research in keringet, revival of sunflower oil and dairy processing industries. Members of the committee learnt and agreed with the report that Kapenguria municipality possesses significant untapped tourism potential. It has natural and cultural attractions including



Tartar and Kopoch waterfalls, Kapkoris, Kaisagat, Chepyomot viewpoints and Kapenguria Museum which offers promising opportunities for economic and cultural tourism. Members agreed with the idea of rehabilitating cultural sites like Kapenguria museum and tartar falls.

On governance and implementation framework, the preparation, approval and implementation of Kapenguria Town Physical and Land Use Development Plan will comply with the governance provisions made in the various regulations. Members of the committee agreed with plan of strengthening municipal governance, development of new urban by-laws.

On monitoring and evaluation members, of the committee agreed with the plan of annual performance reviews to track project implementation and use of GIS mapping for data-driven urban planning and resource mobilization members agreed the idea of public private (PPPs) to funds development projects apart allocation s from allocation budget county and national government. In Conclusion, the Kapenguria LPLUDP 2025-2035 provides a comprehensive roadmap for urban transformation. Its implementation will lead to improved infrastructure, economic growth, enhanced social services, and environmental sustainability. The Lands Committee and other stakeholders must ensure efficient execution, monitoring, and policy support for the realization of this vision.

On the part of recommendation the committee made on lands and physical planning;

- Prioritizing community engagement to understand local needs,
- focusing on sustainable development,
- integrating land use planning with infrastructure development,
- addressing climate change resilience,
- promoting economic diversification, ensuring equitable access to services,
- Establishing clear performance indicators for monitoring progress; all while considering the specific context and challenges of the municipality.

On the Committee's adoption of the report;

As assign of ownership of this report as being a true product of their own, the committee unanimously accepted to adopt this report through appending their signatures. As I has said this report was accompanied by the letter from the CEC. And also the booklet from the MP, i want to conclude by saying that I plea to the honourable members of this house to adopt the report to other members in our municipality. With that few remarks, thank you Mr Speaker. Once again I request honourable Lokomol to second.

The Speaker (Hon. Kaptui): Honourable Patrick Lokomol.

Hon. Lokomol: Thank you Mr Speaker for giving me this opportunity once again and also to stand to second the motion on the adoption of the Kapenguria municipality report on the lands, physical planning and urban development plan of 2025-2035. As it has been put by the chair, I want

to congratulate your offices together with the clerk's office and the committee for coming up with such a report. After getting the report from the executive, this report is duly with the road maps on the plans that the municipality has ridden to reach its goals. On this issue we realised that the report looks at the demography to Kapenguria municipality particularly if you look at the demography and population that will live over this period that has been put across 2025-2035, closely ten years. The population will have grown. Currently some of the roads are squeezed, have not been improved among other factors. On such an issue is on the environmental where we need to improve on it. Counting on the them seeing where there are given areas to protect. On the issue of public participation, we need to do proper management within the Kapenguria municipality. We will have to participate and give their views on their development. On the issue of demography, this one will show where there are a lot of people, there are places where people are more especially in town centres among other areas. This will give the persons who are going to improve the area to look at the demography and see where the community people are more or where the community people have settled, facilities like schools and hospitals should be increased and some improve so that the people can get better services. Otherwise I am certain that members have looked into this document and so the community will be able to get their services. So I sit seconding the motion.

The Speaker (Hon. Kaptui): Thank you Honourable Members, I now propose the question;

That, this County Assembly adopts the report of the sectoral committee on lands, Housing and physical planning on Kapenguria Municipality local physical and land use development plan (2025-2035). Members may contribute.

Honourable Wilson Chekeruk.

Hon. Chekeruk: Thank you honourable speaker for giving me this opportunity. I rise in support of the on motion on report on the Kapenguria municipality report on local physical and land development plan 2025-2035. First and foremost I want to appreciate and congratulate the committee who came up with this very good report on the road map pertaining to the Kapenguria municipality and physical land development plan. This report has been written very well by the committee and I want to say that they really have done a very good job because in it we have the objectives of the road map and more so on the issue of Kapenguria municipality, they have actually come up with/ talked about infrastructural development, the water and sanitation and waste management, they have also given their recommendations and moreso touching on the community engagement on the local needs. I also want to say municipality grows to become big cities and it is high time that when we have this road map it will assist in promoting land issues and planning. Where we have a lot of issues, this road map will also promote investors management; people coming from outside to invest in our county through the municipality.

Hon. Speaker, I also want to say that for us who are triple height with my fellow Honourable Alukulem we find it hard many times bending I wish the size of these gadgets be lengthened. Otherwise I sit in support of the motion.

The Speaker (Hon. Kaptui): Hon. Mastaluk.

Hon. Mastaluk: Thank you Mr. Speaker I stand in support of the board. First and foremost let me thank the committee for coming up with this report. number 1, Kapenguria municipality started as a trading center it graduated to be a town and now it's a municipality and now the aspiration of this house is to make sure we have a seat that is well planned. So I want to echo the architects of this spatial planning. This document is just an eye opener to the leaders of this county. The spatial plan is to pinpoint the grey areas that we need to address. We do our solving and I think this document is solving where we need to put our resources so that we create a town or city that will not be challenged by anyone. I just put here one point on the issue of unregulated land use.

The spatial planning has already seen a mess which is already within us that we are in a municipality that development is taking place but without people regulating them so that one calls for a policy. I want to ask the chair to move with speed and come up with a policy to regulate our land policy that is going to be prosecuted by those who are meant to enforce. Number 2, we need to revisit the plan. In Kapenguria there was a plan for this town but now the aggressors have already damaged the plan. For example, if you visit the land for our Kapenguria museum, the land which was planned for Kapenguria museum was more than 10 acres but now our museum today sits in less than 2 acres of land and we are still calling it an area for tourism. It cannot work and so we need the committee for land to visit that place, kindly so that we challenge those who have already taken the land so that they return the land back so that we get our rightful share of Kapenguria Museum. So those are the areas we must pinpoint and inform the chair and his committee to address this. Thank you.

The Speaker (Hon. Kaptui): Hon. Akasile Emmanuel

Hon. Akasile: Thank you Hon. Speaker, this issue of our municipal spatial plan is of great importance to our county because it is a guide that will enable our municipality grow into a city in the years to come and this is to see to it that the municipal grows without problems because as the municipal grows, challenges comes with the growth and one of which is the population. On demography, when the number of people increase then it comes

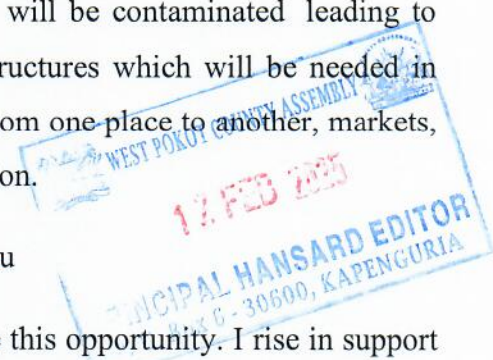
with challenges like waste management in terms of provision of clean drinking water and housing. On the part of housing, the housing needs to be planned well so that in times to come those houses should not be removed and condemned because of being cited wrongly so the time is now to see to it that all those factors be put in the correct places in the correct sides which will not be challenged in the times to come.

Secondly, the growth of the municipality should not take the natural resource such as forest, water and rivers, it should be in agreement with other natural resources around them. For the municipality to flourish, then it should have sufficient supply of clean drinking water which means we should have the Muruny water reaching our municipality as at now. What is really wasting our municipality is insufficient supply of drinking water, so that is one of the biggest challenges within municipality. Then also, when the population is growing, we should also see to it that we should have sufficient supply of food, for food security of the municipality so that one's needs are planned and as well the social amenities because we have our youths with us so we should have many areas where our youth take many of their time like hubs so that they can be busy engaged in various things like whatsApps and many other social communications, and also the stadium. We should have more fields for various activities in terms of athletics, football, volleyball, badminton and many other games which our youths should be engaging.

Another threat is on erosion, when there is poor use of land then that will go a long way to encourage erosion to take place and that will also lower the quality of water that our people will get because when a lot of erosion occurs then water will be contaminated leading to sickness. So it is this plan that will put in several infrastructures which will be needed in place to facilitate ease of movement of activity of people from one place to another, markets, schools, hospitals and so forth so I sit in support of the motion.

The Speaker (Hon. Kaptui): Lastly Honorable Kaseuseu

Hon. Kaseuseu: Thank you Mr. Speaker for giving me this opportunity. I rise in support of the approval of spatial plan for Kapenguria municipality. If this development plan will be approved it will help our municipality to grow and also in terms of development I can see it has captured priority and key projects that if implemented it will help the growth of this Kapenguria municipality and it can also help it to ascend to a level of city. We are aware that our municipality as at now people are developing their commercial plots within Makutano. Some structures have not been approved by county and in future when this municipal will



grow it will cause a major problem for developers and if approved it will help us as county government, ministry and assembly to come up with policies that will help us so that those who owns plots in Makutano. when they want to develop for example in Nairobi if you have a development plan you must take it to the relevant ministry so that it can be approved and you have to surrender some lands for roads same to Nakuru and Eldoret so if this is going to be approved it will help our town. It has captured also some roads that needs attention from county government so that when we do this planning it will help us categorize some sectors for example you can find in Makutano you will meet people are doing residential in a place where it is commercial. So this one it will help us run our town and it will grow to that level of municipality thank you I sit in support of this motion

The Speaker (Hon. Kaptui): I now call the mover of the motion honorable Todosia to reply

Hon. Todosia: Ok thank you Mr. Speaker. First of all, I want to thank the honorable members for the contributions and support for the report. I agree with the members to approve the Kapenguria municipality spatial plan 2025/ 2035. I wish to inform that this spatial plan development framework for the municipality as developed through conducting a thorough assessment of the geographical, social, economic and environmental aspects of the whole areas covered by the municipality and in particular 3 wards that is Kapenguria, Mnagei and Siyoi. They also contain projects that will steward development of municipality in the next 10 years hence ensuring the realization of sustainable growth, resilience, economic viability and with environmental consideration. The plan also entails capital investment plan act by monitoring and evaluation framework of all the projects that has been identified to steer the municipality forward for the greater benefit of the citizens. There is also something very unique called zoning that is still within the partial plan, it regulates types of uses, the development intensity, the setting and heights of buildings in all plots as such it serves as an effective planning tool to guide development in a logical and orderly version. These regulations are meant to provide land owners and developers a clear picture of what can and what cannot be developed on any plot. I want to thank honorable for this assembly for the wonderful support. Finally still wish we all adopt this report to pave way for future development of our municipality

The Speaker (Hon. Kaptui): Thank you Honorable Members I want now to put the question that;



(Question put: Agreed to)

Honorable Members let us rise up for adjournment

ADJOURNMENT

Having concluded the business before us today the house adjourns until tomorrow 13th February at 2:30PM

The House rose at 1:30 p.m.

