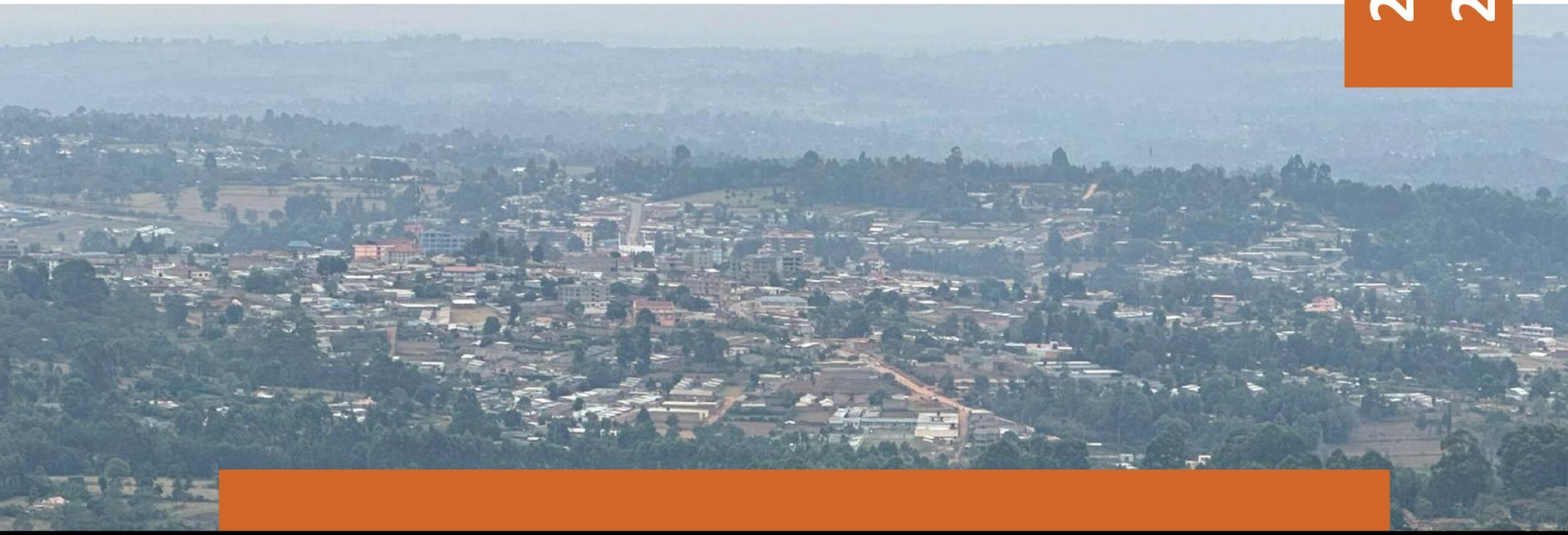
WEST POKOT COUNTY
KAPENGURIA MUNICIPALITY

2025 - 2035



KAPENGURIA MUNICIPALITY ZONING REGULATIONS

Vision:
To be a model Municipality in service delivery in Kenya.

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: 10/02/2025

Dr. Plan Alfred Eshitera

Registered Physical Planner (No.0119)

RECOMMENDED BY:

Signature: ..... Date: 10 Feb, 2025

County Director of Physical Planning (No. 305)

CERTIFIED BY:

Signature: ..... Date: 10/2/2025

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

APPROVED BY:

Hansard No. WPCA/HRD/12-2-2025 ..... Date .....

County Assembly of West Pokot

WEST POKOT COUNTY ASSEMBLY
AD. CLERK
12 FEB 2025
P. O. BOX 6 - 30600,
KAPENGURIA

ENDORSED BY:

Hansard No. ..... Date: 12th February 2025

H.E The Governor of West Pokot

WEST POKOT COUNTY
GOVERNOR
12 FEB 2025
Sign.....
P.O. Box 222-30600, KAPENGURIA

WEST POKOT COUNTY GOVERNMENT
OFFICE OF THE GOVERNOR

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Ag. CLERK
12 FEB 2025
P. O. Box 6 - 30600,
KAPENGURIA

County Assembly of West Pokot

ENDORSED BY:

Hansard No. ..... Date: .....

H.E The Governor of West Pokot

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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.

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;

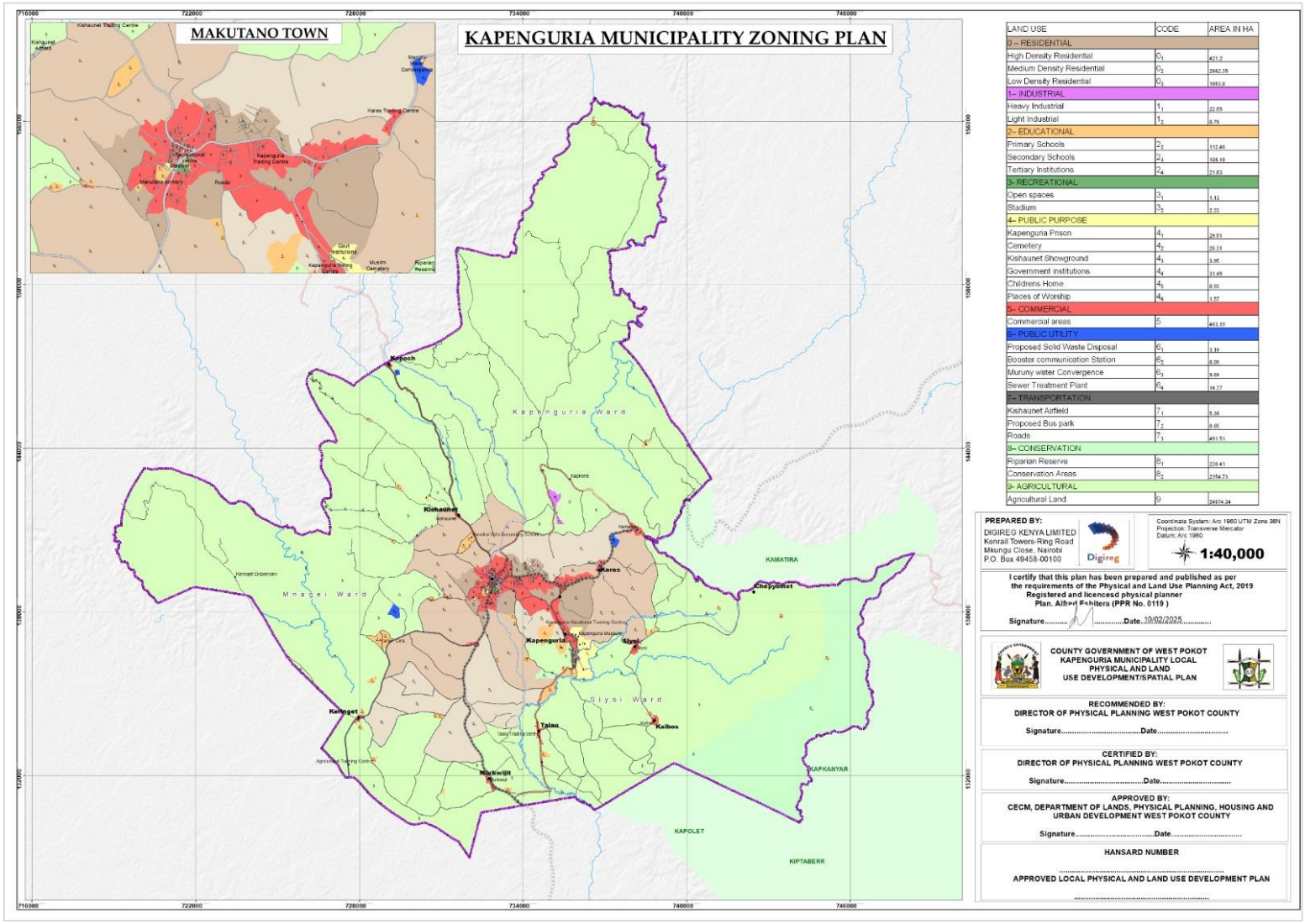
High density residential: multi-storey flats or apartment complexes for the purposes of dwelling, including associated buildings and other structure, on plots measuring 0.05 hectares, with a maximum of four storeys;

Timber poaching: destruction or theft of timber;

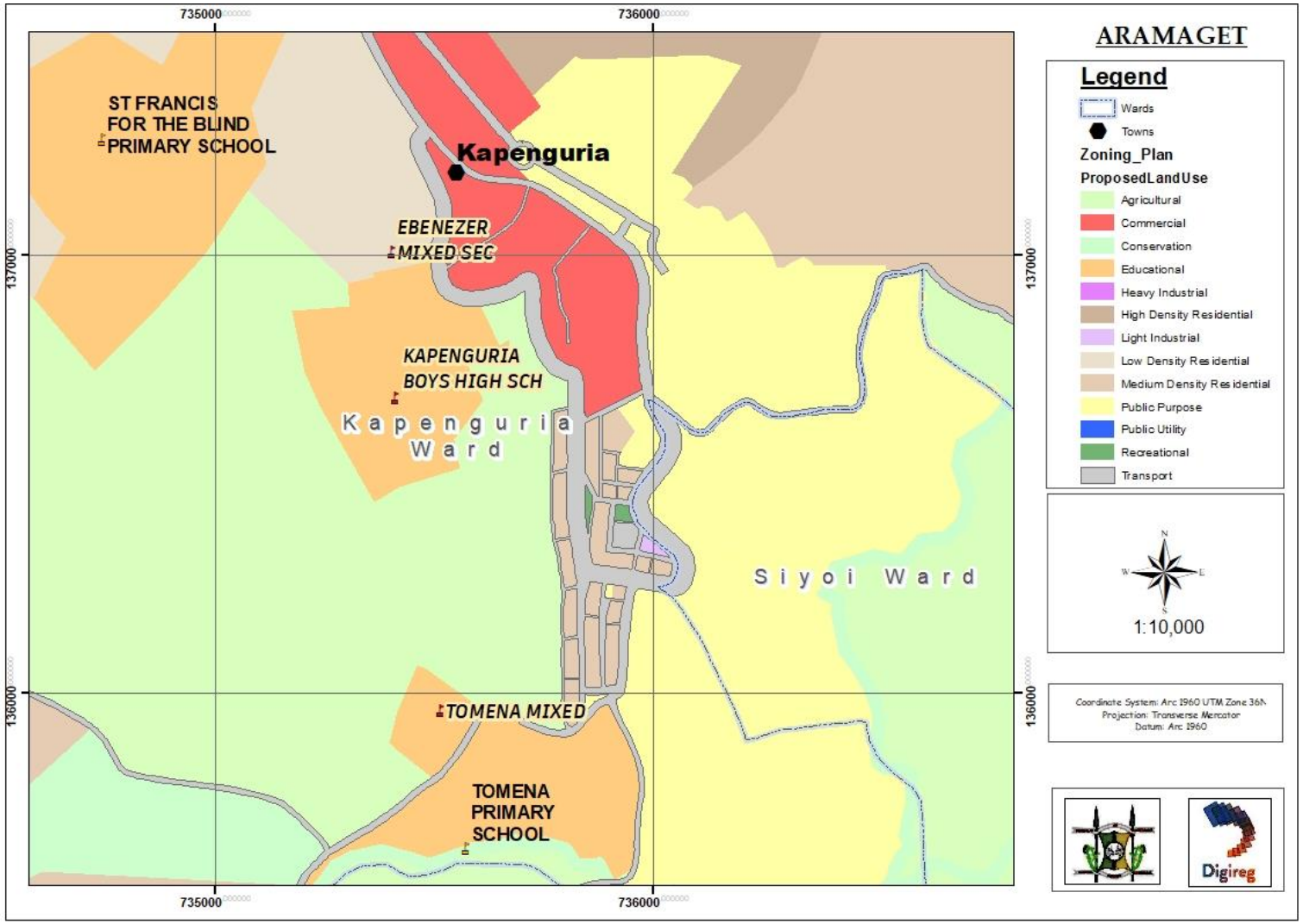
Building height: the vertical distance from the level to the highest point of a building or other structure, with the exception of subordinate building components such as chimneys, antennas and building components that are similar in nature;

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

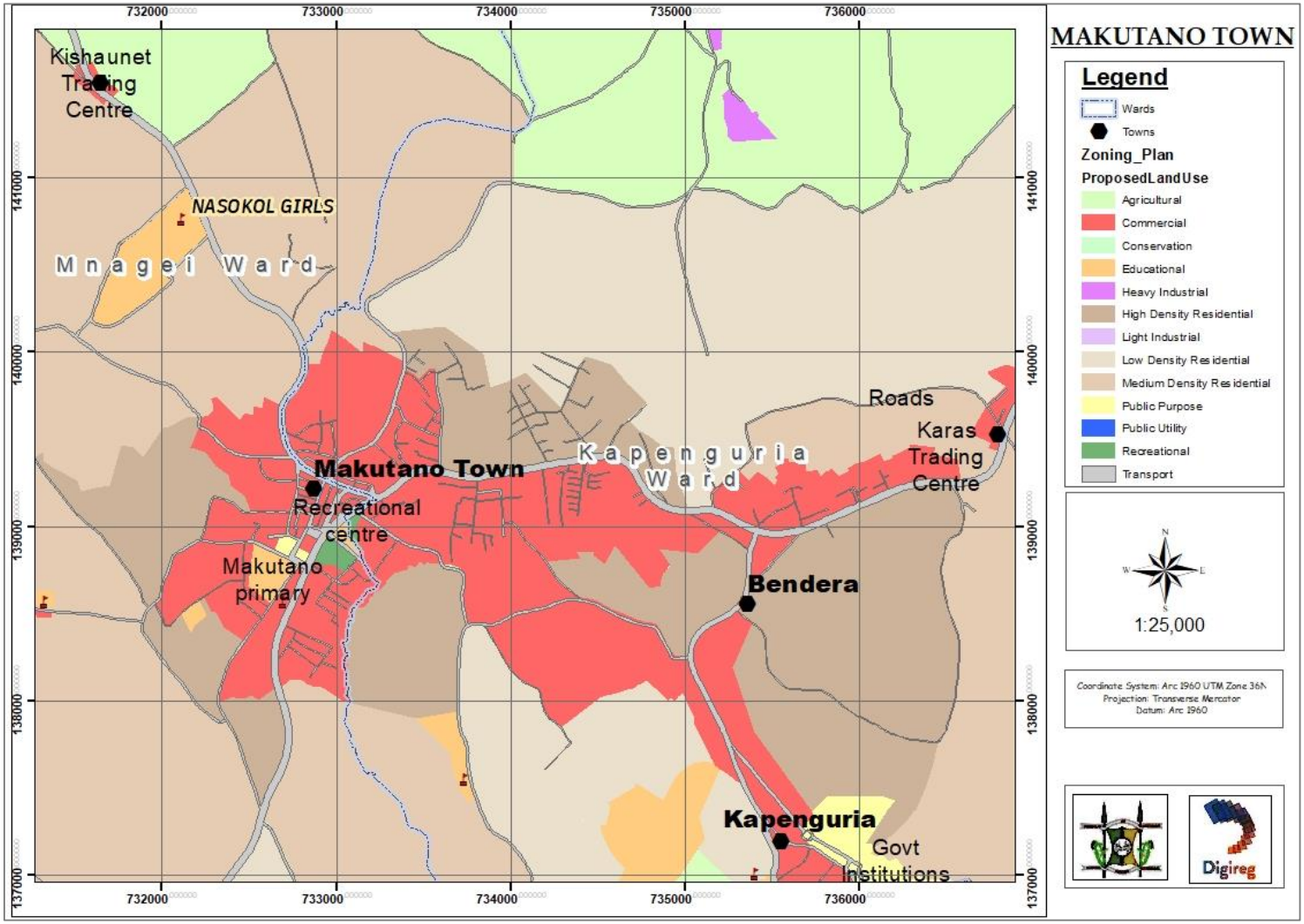
Map 1: Zoning Plan



Map 2: : Section 1_Zoning Plan_Aramaget Urban Area



Map 3: Section 2_Zoning Plan_Makutano Urban Area



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 m2
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 m^2.
- 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;

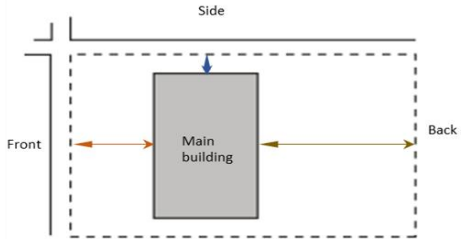
- Prison
- Community Centre
- Health Centre
- Museum
- Church, Mosque, Shrine
- Fire Stations
- Government Offices

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

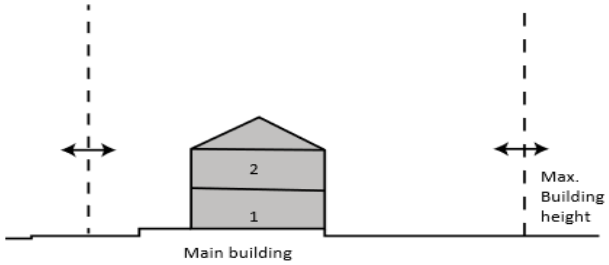
- shops not exceeding 50m2
- residential hotel
- groceries
- barber shops/hair saloons

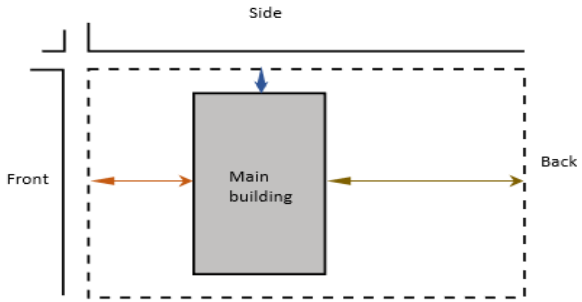
with the associated:

- 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

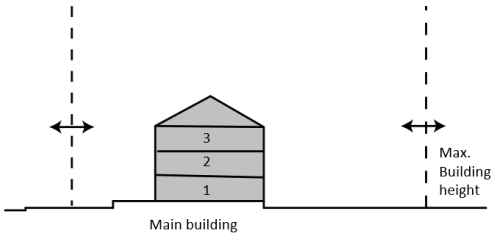
- shops not exceeding 50m2
- residential hotel
- groceries
- barber shops/hair saloons

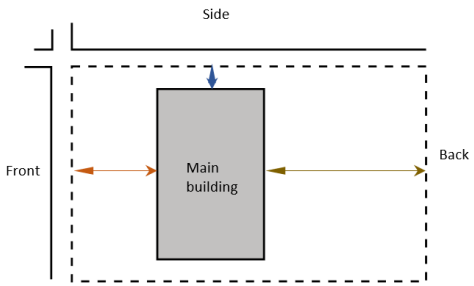
with the associated:

- 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

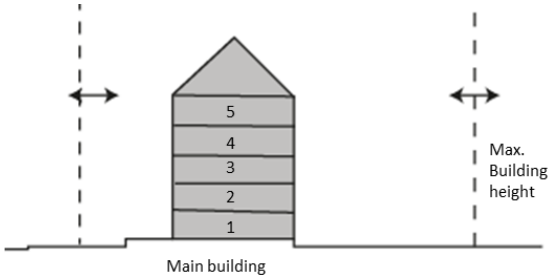
with the associated:

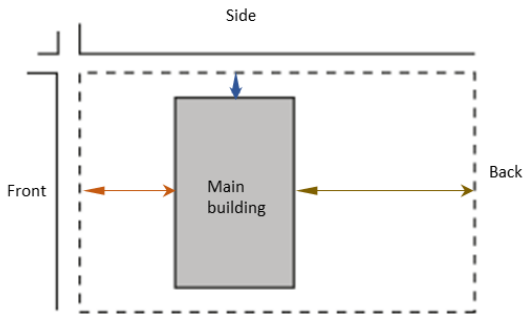
- back yards, and green areas;
- paths, roads, access, and parking facilities;
- public utility facility;
- water and water management facilities;
- and landscape elements.

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

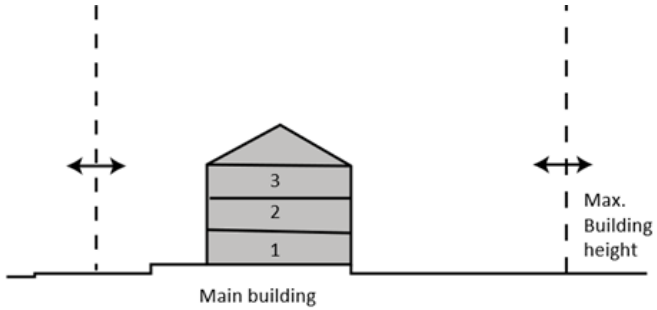
Other uses

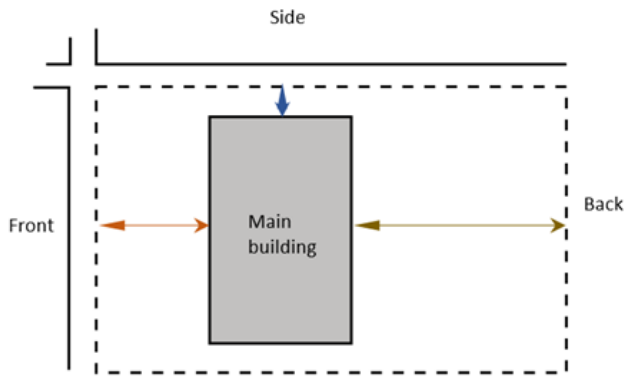
- petrol stations
- car wash
- repair shops
- dry cleaning
- fast food outlet

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

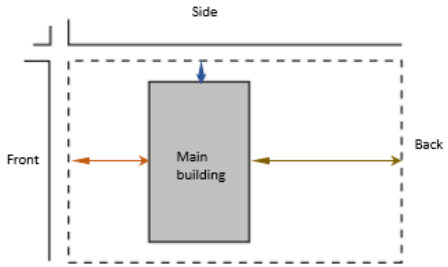
- hotels and restaurants
- leisure and entertainment centers
- galleries, pubs, theaters
- petrol station
- residential apartment with commercial at ground floor

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 regulation

WEST POKOT

KAPENGURIA MUNICIPALITY

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (LPLUDP)

ZONING REGULATIONS

TO BE A MODEL MUNICIPALITY IN SERVICE DELIVERY IN KENYA.

WEST POKOT

kapemall

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.

a) Kapenguria Municipality Local Physical and Land Use Development Plan/Spatial Plan (2025 – 2035)
b) 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

WEST POKOT COUNTY ASSEMBLY
Ag.CLERK
12 FEB 2025
P.O. Box 6 - 30600,
KAPENGURIA

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.

Disclaimer: The electronic version of the Hansard Report is for information purposes only. A certified version of this report can be obtained from the Clerk West Pokot county Assembly

WEST POKOT COUNTY ASSEMBLY PRINCIPAL HANSARD EDITOR P. O. Box 6 - 30600 KAPENGURIA

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)

WEST POKOT COUNTY ASSEMBLY
PRINCIPAL HANSARD EDITOR
P. O. Box 5 - 30600, KAPENGURIA

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

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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

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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 in54 hilly areas.

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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

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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.

STEET 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.

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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, Kamaketoi, Chemwochoi, and Ngoleyo.

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

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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.

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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.

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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.

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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:

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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.

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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:

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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,

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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

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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

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Hon. Timtim: 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.

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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

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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.

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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

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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 Kamaketoi 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

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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)

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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

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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.

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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.

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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 Ngoleyo, 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

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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

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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.

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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.

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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

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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.

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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

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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;

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(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.

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