



STATE DEPARTMENT FOR LANDS AND
PHYSICAL PLANNING

COUNTY GOVERNMENT OF
KERICHO

CHELIMO LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN 2024 - 2034

A SUSTAINABLE, VIBRANT AND LIVABLE URBAN ECONOMY



MARCH 2024

Handwritten signature

APPROVAL PAGE

CERTIFICATION

Certificate: I certify that the plan has been prepared as per the provisions of the Physical and Land Use Planning Act 2019 and the County Government Act 2012.

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DEPARTMENTAL Plan Ref No: **R22/2024/01** APPROVED PLAN NO.....

FOREWORD

This Local Physical and Land Use Development plan has been prepared by the County Government of Kericho, Department of Land, Housing and Physical Planning in partnership with the National Government, State Department for Lands and Physical Planning. This is within its mandate of capacity building and technical support through preparation OF Local Physical and Land Use plans as provided for under schedule four of the constitution.

The Chelimo Local Physical and Land Use Development Plan (LPLUDP) covers an area of 815.8 acres. The plan defines the general trend and direction of spatial development of the area. It aims at achieving an organized, integrated, sustainable and balanced development. It shall inform the future land use and distribution of activities by providing guidelines for better organization and linkage between different activities within the urban space.

This is an important milestone for the County Government considering the land has remained undeveloped in spite of its prime location within Kericho municipality. The Plan is timely as Kericho municipality is faced with increased demand for land for public purpose and utilities. The plan shall also support the realization of the BETA agenda through the designation of land for various purposes including affordable housing, universal health care and Industrial development.

The approach adopted during the preparation of the Plan was highly participatory, collaborative and consultative and it brought on board participants from diverse backgrounds including the County Government, County Commissioner Kericho, State Department for Lands and Physical Planning, land allottees, squatters among others. This is not only in conformity with the Constitutional requirements on public participation in policy making but it is expected that this will provide the requisite basis for the implementation of the Plan.

The plan shall support the implementation of Kericho County Spatial plan, The Kericho Integrated Urban Strategic Development Plan and the Kericho County Integrated Development Plan. It will provide long-lasting solution to the land ownership conflicts existing in Chelimo. It will henceforth provide a basis for decision making and development control in order to realize the vision of the plan.

The county will support the implementation of this plan in order to achieve optimal land use and provide for expansion of the town.

H.E. Dr. Erick K. Mutai (PhD)
The Governor

PREFACE

Land is a limited resource that has to be properly managed in order to reap maximum benefits thus the need for a spatial framework to guide its utilization. The Local Physical and Land Use Plan is a plan for the area or part thereof of municipality, town or urban centre and includes a plan with reference to any trading or market Centre; The Plan is a project identified under Kericho Integrated Urban strategic plan as one of the areas for expansion of Kericho town into a new city. It aims at achieving a sustainable, vibrant and livable urban economy of the county. The Plan will inform the future use and distribution of activities by providing a spatial framework to guide physical and land use planning and growth within Chelimo Area.

The Plan has been prepared within the framework of the Constitution. It seeks to achieve promises Kenyans furnished themselves under the new Constitution like the right to economy; the need for balanced development, the right to a clean and healthy environment and the right to property among others. It also lays a foundation on which Article 66, on regulation of land uses, Article 68, on maximum and minimum land holding sizes and Article 69 on Environment will be achieved. Other Acts include the Physical and Land Use Planning Act of 2019, the NLC Act 2012 and the Land Act 2012 of the Laws of Kenya. The Plan covers the part of Kericho town and encompasses two sub counties.

The Local Physical Development Plan methodological process commenced with the preparation of a concept paper. Thereafter, reconnaissance, preparation of base map and the draft plan was done. The draft plan was then subjected to the views of stakeholders. Their views and an interpretative synthesis of the data was employed to formulate the proposals, guidelines and standards for the final plan

The Plan, which covers a long-term period of ten years (10) from 2024-2034, addresses land use, socio-economic and environmental issues to achieve balanced and sustainable spatial development and optimal land use in Chelimo. The Plan provides comprehensive spatial framework to guide the growth and development of the urban area to promote the principles of order, safety, environmental conservation and sustainability.

The Plan is also a coordinating framework for various sectors involved in spatial planning and implementation. Last but not least the plan implements the KIUSDP

It is my expectation that the Plan will provide the much-needed land to accommodate the urban land requirements for the expansion of Kericho town and that it will form a basis for which decision will be made to determine the future use of land in Chelimo.

Brian Lang'at

County Executive Committee Member – Lands, Housing and Physical Planning

EXECUTIVE SUMMARY

The Chelimo Local Physical and Land Use Development Plan was an initiative of the County Government of Kericho. The County partnered with the Ministry of Lands, Public Works, Housing and Urban Development, State Department of Physical Planning in the preparation of the plan. The plan is anchored on the vision "A sustainable, vibrant and livable urban economy." Further, it presents strategies for growth and development of the area and seeks to provide land for future expansion of Kericho Municipality. The planning area covers 815 acres entailing five (5) villages namely Koita, Moi Tea, Chepchirik (Simotwet), Showground and Lalanga.

The legal basis for preparing Chelimo Local Physical and Land Use Development Plan (2024-2034) is the Constitution of Kenya 2010, The Physical and Land Use Planning Act of 2019, The County Government Act of 2012 and Urban Areas & Cities Amendment Act of 2019. The Acts outline guidelines on preparing this plan. As per the act, this plan is a GIS-based Spatial Development Plan covering a period of 10 years as a broad framework for organizing and distributing population and activities in the urban area to achieve both National and County.

The main objective of the plan is to act as a comprehensive guide for urban development and also provide a basis for development control. The plan was prepared in a participatory manner involving key stakeholders in decision making. The activities undertaken included transect surveys, review of legal framework, stakeholder analysis, structure mapping and land use designation. The key planning issues noted are squatter settlement, lack of urban infrastructure and utilities viz a viz anticipated national and county government development plans.

The plan proposals address these pertinent planning and development challenges and entails key projects to spur development of Chelimo. Some of the key project proposed include Affordable Housing Programme (AHP) for a minimum of 2000 units, State lodge, National Referral and Teaching Hospital Special Economic Zone (SEZ), Governors and Deputy Governors residences, Showground and Settlement of squatters. The implementation of this plan is expected to provide solutions to most of the concerns that have become critical to the growth and development of Kericho Municipality. It is, therefore, expected that the plan proposals will be a significant step towards achieving the development vision of Chelimo area. Further, it is hoped that the plan will be given appropriate support by the various actors.

Ms. Betsy Chebet
Chief Officer - Land, Housing and Physical Planning

ACKNOWLEDGEMENT

The preparation of Chelimo Physical and land use Development Plan has been a success, which is attributable to the concerted efforts of various actors both National Government, County Government and other stakeholders. I take this opportunity to gratefully acknowledge their roles and contribution towards the completion of this important county initiative.

Deserving special mention is the administration of the Ministry of Lands and Physical Planning particularly the Cabinet Secretary for the unending support in the process of preparing the Plan and for ensuring that adequate resources were availed for the project. In addition, the Principal Secretary provided technical guidance and oversight throughout the process. Many thanks to the various heads of Departments within the Ministry for collaborating with County Government, Department of land housing and physical planning by availing requisite information, maps, statistics and expertise to the planning team. I wish to recognize the efforts of staff of the Department Physical Planning who tirelessly worked to ensure that the Plan was completed.

We acknowledge crucial role played by the National Government Administration in providing security during the whole exercise. The National Land Commission and all stakeholder involved in the process to make it a success.

the diligent efforts by the Planning team to come up with this plan to guide the spatial development of the Chelimo area.

More, importantly the Almighty God in provision of Wisdom, strength and good health in the whole process

Ms. Sylvia Inziani

County Director of Physical Planning – Kericho County

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Acronyms and Abbreviations

AHP	Affordable Housing Programme
BETA	Bottom Up Economic Transformation Agenda
CGK	County Government of Kericho
CIDP	County Integrated Development Plan
CSP	County Spatial Plan
DEM	Digital Elevation Model
EIA	Environmental Impact Assessment
EMCA	Environmental Management and Conservation Act.
FBO	Faith Based Organization
ICT	Information and Communication Technology
ISUDP	Integrated Strategic Urban Development Plan
KEWASCO	Kericho Water and Sanitation Company
KFS	Kenya Forest Services
KNLS	Kenya National Library Services
KTTC	Kericho Teachers Training College
KURA	Kenya Urban Roads Authority
KUSP	Kenya Urban Support Programme
KWS	Kenya Wildlife Services
LPLUDP	Local Physical and Land Use Development Plan
MTP	Medium Term Plan
NEMA	National Environment Management Authority
NGAO	National Government Administration Offices
NGO	Non-Governmental Organization
NLC	National Land Commission
NLP	National Land Policy
NLUP	National Land Use Policy
NMT	Non – Motorized Transport
NPS	National Police Service
NSP	National Spatial Plan
PDP	Part Development Plan
PLUPA	Physical and Land Use Planning Act
POCC	Potentials, Opportunities, Challenges and Constraints
SEZ	Special Economic Zone
UACA	Urban Areas and Cities Act
WWTP	Waste Water Treatment Plant

Table of Contents

FOREWORD	3
PREFACE	4
EXECUTIVE SUMMARY	4
ACKNOWLEDGEMENT	5
1 CHAPTER ONE: INTRODUCTION	12
1.1 Introduction	12
1.1.1 Background Information.....	12
1.2 Vision	12
1.3 Purpose	12
1.4 Objectives	13
1.5 Justification	13
1.6 Scope	13
1.7 Plan Preparation Process.....	13
1.8 Methodology	14
1.9 Planning Principles.....	14
2 CHAPTER TWO: PLANNING CONTEXT.....	16
2.1 Overview	16
2.1.1 Locational Context	16
2.2 Historical and Previous Planning Context	17
2.3 Constitutional, Policy, Legal and Institutional context	17
2.3.1 Constitutional Context	18
2.3.2 Policy Framework	18
2.3.3 Legal Context	19
3 CHAPTER 3: EXISTING SITUATION.....	23
3.1 Overview	23
3.2 Physiography and Environment.....	23
3.2.1 Climate.....	23
3.2.2 Topography	23
3.2.3 Hydrology and Drainage	24
3.2.4 Vegetation.....	25
3.2.5 Geology and Soils.....	26
3.3 Physical Environment	27
3.3.1 Kimugu River	27
3.3.2 Springs.....	27
3.3.3 Environmentally Sensitive Areas.....	28
3.4 Population and Demography.....	29
3.5 Land, Land Use and Land Tenure.....	30
3.5.1 Land use	31
3.5.2 Land cover	32
3.6 Physical Infrastructure	32
3.6.1 Road Network	32
3.6.2 Drainage.....	33
3.6.3 Waste Disposal	33
3.6.4 Water Supply	35
3.6.5 Power Supply	35
3.7 Social Infrastructure	35
3.7.1 Educational Institutions.....	35
3.7.2 Health Facilities	36

3.8	Recreational Facilities	36
3.8.1	Other Public Purpose Facilities	36
3.9	Socio economic activities	36
3.10	Human Settlement.....	37
3.10.1	Overview	37
3.10.2	Description of Human Settlements in Chelimo	37
3.10.3	Urbanization and Development Trends	37
3.10.4	Land Values	38
3.10.5	Housing Typologies and Materials	39
4	CHAPTER FOUR: ANALYSIS AND SYNTHESIS.....	40
4.1	Overview	40
4.2	Physiography and Environment	40
4.3	Land, land use and tenure.....	40
4.4	Population	42
4.4.1	Population Needs analysis	44
4.5	Social Infrastructure/Public Purpose Facilities.....	44
4.5.1	Educational Institutions.....	44
4.5.2	Health Facilities	45
4.6	Physical infrastructure	47
4.6.1	Power Supply	47
4.6.2	Water demand and supply	47
4.6.3	Wastewater disposal.....	49
4.7	Transport integration analysis.....	49
4.8	Other Public Purpose Facilities	50
4.9	Human settlement and Housing	51
4.9.1	Analysis of Rural-Urban Linkages	51
4.9.2	Housing Demand and Supply	52
4.10	SCENARIO BUILDING/ALTERNATIVE DEVELOPMENT MODELS.....	54
4.10.1	Overview	54
4.10.2	Scenario One: Zero Intervention or Business as Usual	54
4.10.3	Scenario Two: Targeted Settlement.....	56
4.10.4	Scenario Three: Optimal Intervention.....	58
5	CHAPTER FIVE: PLAN PROPOSALS	61
5.1	Overview	61
5.2	PROPOSALS	61
5.3	PROPOSED LAND USE PLAN	64
5.3.1	Structure Plan	64
5.3.2	Land suitability criteria use.....	64
5.3.3	Detailed land use design	66
5.3.4	Land Budget	67
5.4	Development Strategies	68
5.5	PLANNING STANDARDS AND GUIDELINES	69
5.5.1	General Standards and Guidelines.....	69
5.5.2	SPECIFIC GUIDELNIES	70
6	CHAPTER 6: IMPLEMENTATION FRAMEWORK.....	82
6.1	Overview	82
6.2	Project Implementation Matrix.....	82
6.3	Performance Evaluation, Monitoring and Review	89

Tables, figures and Maps

Tables

Table 1: Plan preparation process.....	14
Table 8: Estimated persons with land interests in Chelimo	30
Table 2: Kericho town population projectio from 2019 to 2034ANALYSIS	42
Table 3: Anticipated population projection for Chelimo planning area derived from Kericho County	42
Table 4: Population distribution by age for male and female in Ainamoi (Kericho East subcounty),	42
Table 5: Population distribution by age for male and female in Ainmoi (Kericho East Subcounty)	42
Table 6: Percentage ratios for different age brackets in Ainamoi Sub-county	44
Table 9: Analysis of existing situation.....	41
Table 10: Analysis of educational facilities in the area.....	45
Table 11:Analysis of Health facilities in the area.....	46
Table 7: Water demand estimation per consumer category	49
Table 12: Analysis of Public facilities in the area.....	51
Table 13: Planning issues.....	53
Table 14: Analysis of Zero Intervention scenario.....	55
Table 15: Scenario of targeted settlement intervention	57
Table 16:Analysis of the optimal scenario	59
Table 17: Plan proposals	61
Table 18: Project implementation matrix	82

Figures

Figure 1:Vegetation in area	26
Figure 2: River Kimugu.....	27
Figure 3: Springs in the area.....	28
Figure 4: Population pyramid for Ainamoi Sub county.....	43
Figure 5: Percentage of land tenure holdings.....	31
Figure 6: Silage harvesting within the area	37
Figure 7: Schematic illustration of external linkages	52
Figure 8: Housing typology in Chelimo area	39
Figure 9:Scenario of zero intervention	56
Figure 10: Scenario of targeted settlement intervention	58
Figure 11: Scenario of optimal utilization.....	60

Maps

Map 1: Locational context of Chelimo area.....	17
Map 2:Digital Elevation Map of Chelimo.....	24
Map 3: Hydrology of the area.....	25
Map 4: Environmentally sensitive areas	29
Map 5: Existing land use map.....	32
Map 7: Road Network.....	33
Map 8: Availability and neighbouring educational facilities in Chelimo area	36
Map 9: Human Settlement Patterns in Chelimo.....	38
Map 10:Land availability map.....	41
Map 11: Available health facilities.....	46
Map 12: Power lines around Chelimo area	47
Map 13: Water and sewer lines around Chelimo	48
Map 14: Road Integration	50
Map 15: Structure plan	64

1 CHAPTER ONE: INTRODUCTION

1.1 Introduction

1.1.1 Background Information

Chelimo area is public land as designated under Approved Development Plan No. 9 (Ref No. R22/80/11) of 1980. It is located to the South East of Kericho Central Business District. The area was largely designated as deferred land. Other proposed land uses within the zone include; Arboretum, Showground, Extension of Kericho Teachers Training College, Cemetery and Rehabilitation Centre. The defunct Municipal Council of Kericho allocated part of Chelimo land to a number of beneficiaries some of whom have processed ownership documents.

The land has remained uninhabited for a long period due to lack of infrastructure like roads, electricity, sewer line and water to support development. Consequently, the land was invaded and settled by squatters. A further lack of enforcement by the former Municipality and the County Government of Kericho entrenched the stay of squatters on the parcel. Eviction attempts by county officials were met with hostility by the squatters who have continued to grow in number.

The allottees filed a case in court to evict the squatters without success. They then opted to have negotiations with the squatters to reach an amicable solution spear headed by the Principal Secretary – State Department for Lands and Physical Planning. In the negotiations, it was resolved that, there was need for preparation of a physical and land use development plan for provision of infrastructure, public services and other land uses. It is envisaged that this plan will form a basis for settlement of squatters and allottees.

The allottees through their leadership compiled a list of all beneficiaries which included copies of letters of allotment, drawings showing their parcels and payment receipts. Through the office of the County Commissioner, the squatters were also enumerated and a final list was documented.

In view to resolve the conflicts between allottees and squatters, the County Government of Kericho requested the State Department for Lands and Physical Planning for technical assistance in the preparation of the Chelimo Physical and Land Use Plan.

1.2 Vision

A sustainable, vibrant and livable urban economy.

1.3 Purpose

The purpose of Chelimo Local Physical and Land Use Development Plan (LPLUDP) is to provide a planning framework to guide physical and land use planning and growth within Chelimo Area. The plan will also define the desired pattern of land use within the area and its linkage within the neighborhood.

1.4 Objectives

The main objective of the Plan is to provide an overall spatial development framework for Chelimo.

The specific objectives of the Plan include;

1. To provide a basis for development of infrastructure and service delivery;
2. To enhance environmental protection and conservation;
3. To provide a basis for land survey, allocation and registration

1.5 Justification

The Kericho County Spatial Plan, 2017-2027 and Integrated Strategic Urban Development Plan for Kericho has earmarked Chelimo area for expansion of Kericho Municipality. Preparation of this plan is part of implementation of the Kericho Municipality Integrated Strategic Urban Development Plan ISUDP 2017-2037.

Kericho town is facing immense pressure for land for development due to increased population and economic activities. The town is surrounded by rural agricultural land and multinational tea estates, leaving limited space for expansion. This makes Chelimo area the only available space for expansion as it has been already designated as deferred land. The area does not have a physical and land use planning framework to guide and control development thus this necessitates the preparation of a local physical and land use development plan.

There is also an urgent need to resolve the conflict between the land owners and the squatters in Chelimo.

1.6 Scope

The Chelimo LPLUDP will cover a 10-year planning period for the entire plan area which measures approximately 815.8 acres. It comprises of five villages namely Koita, Showground, Moi Tea, Lalanga and Chepchirik.

The plan will also focus on Chelimo's population; physiography and environment; land use and tenure, socio-economic activities, physical and social infrastructure; housing and human settlements and linkages between Chelimo and the neighbouring region. A spatial analysis of these features will lead to strategies, standards and guidelines that will define the plan.

1.7 Plan Preparation Process

The plan preparation process is guided by the provisions of the physical and land use planning act of 2019. Table 1 highlights the planning process showing the phases, the steps in each phase and the activities involved.

Table 1: Plan preparation process

	Phase	Step	Activities
1	Pre planning	Initiation	Preparation of the concept paper
		Notice of intention to plan	Publication in two local dailies and Kenya Gazette
2	Planning	Data collection	Scoping of the content
			Delineation of the planning area
			Base map preparation
			Preparation of the survey report
			Identification and analysis of key planning issues
			Preparation of thematic plans
		Visioning	Formulation of an agreed upon vision
		Formulation of proposals	Identification of interventions
			Selection of best intervention
			Formulation of development strategies
			Formulation of guidelines and standards
		Plan validation	Presentation of plan
			Incorporation of comments
			Circulation of plan for comments
		Notice of completion	Publication in two local dailies and Kenya Gazette
3	Approval	Plan approval	Submission of plan to the County for approval
		Notice of approval	Publication in two local dailies and Kenya Gazette

Source: Planning team, 2024

1.8 Methodology

Preparation of Chelimo LPLUDP will employ a multi-disciplinary, multi-sectoral and participatory approach involving stakeholders drawn from the public and private sectors.

Consultations will be carried out around the identified thematic areas which will form the basis of stakeholder engagement and consensus building conducted through stakeholder engagement meetings. This will be in keeping with the Constitutional requirement that stakeholders should be an integral part of policy and plan-making process.

This section describes the methodology to be engaged in the preparation of the plan:

1.9 Planning Principles

For sustainable and coordinated development, Chelimo LPUDP will be prepared based on the following principles:

- Order, Safety and Harmony:** The plan seeks to enhance the principles of order, safety and harmony in land use planning and development
- Livability:** The planning shall enhance the livability index in the area of housing, environment, transportation, health, and social engagement. The settlement will be economically viable, socially inclusive and ecologically sustainable.
- Accessibility:** The plan will promote public transportation over private transport to ensure efficiency and functionality of urban places.

- d) Sustainable development: Balancing social, economic and environmental dimensions of development and catering for current and future generations.
- e) Smart and green urban growth: The plan shall promote sustainable use of energy, creation of green spaces, reduce the need for car travel, and promote use of local materials, support businesses and creation of unique character.
- f) Promotion of ecological integrity: The plan shall promote the protection and conservation of environmentally sensitive areas.
- g) Effective Public participation/engagement: The plan shall be prepared in a participatory and consultative manner with relevant stakeholders and sectoral actors.

2 CHAPTER TWO: PLANNING CONTEXT

2.1 Overview

The context examines in three areas which include; the location of Chelimo area, the history and previous attempts in planning Chelimo and the Constitutional, policy and legal context that enabled the preparation of this plan. The contexts are comprehensively described below

2.1.1 Locational Context

2.1.1.1 National Context

Chelimo is located in Kericho County which is one of the 47 counties in the Republic of Kenya. The county is located in the South Rift of the Great Rift Valley, about 256 km from Nairobi, the capital city of Kenya. The county lies between longitude 35° 02' and 35° 40' East and between the equator and latitude 0° 23' South with an altitude of about 2002 meters above the sea level. The county is bordered by the Uasin Gishu County to the North West, Baringo County to the North, Nandi County to the North-West, Nakuru County to the East and Bomet County to the South. It is bordered to the South West by Nyamira County and to the West by Kisumu County.

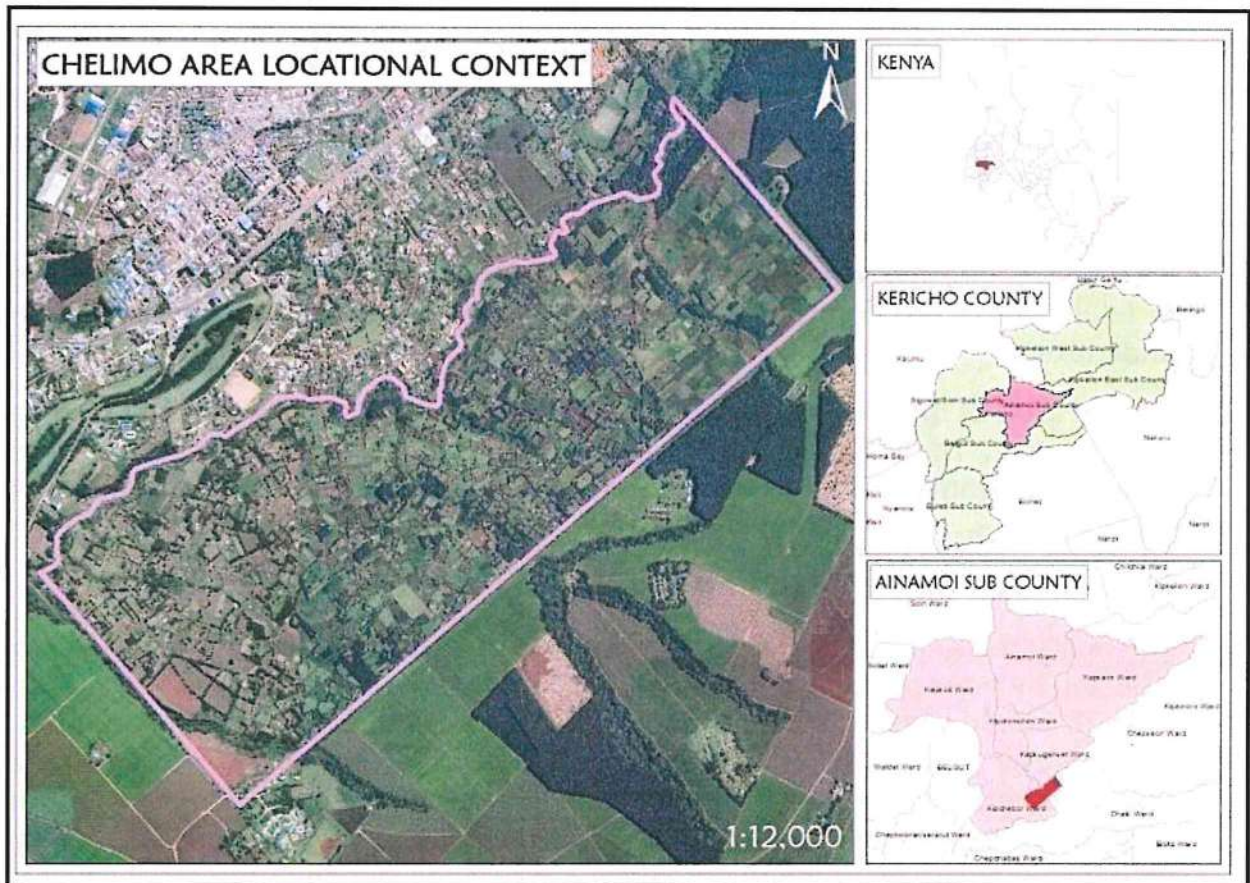
2.1.1.2 County Context

Chelimo is located within Kericho County, Ainamoi Sub-County. It lies within Kipchebor and Kapkugerwet Wards. It is bordered by Kapsuser, Chaik and Kipchimchim Wards. It forms part of the Kericho Municipality.

2.1.1.3 Local Context

Chelimo Planning Area is bound by River Kimugu on the North-Western part and Ekaterra and Browns Limited on the Southern and South-Eastern part respectively. It is approximately 1.5 km from Kericho Municipality Central Business District. Map 1 below shows the locational context for Chelimo area.

Map 1: Locational context of Chelimo area



Source: Planning team, 2024

2.2 Historical and Previous Planning Context

In 1981 a comprehensive Development Plan for Kericho was prepared and approved by the Department of Physical Planning under the then Ministry of Urban Development and Housing. In the plan, Chelimo area was designated as deferred land. PDPs

After the planning, the Council advertised the plots and thereafter allocated them to select individuals. The exercise was undertaken by the District Allocation Committee chaired by the District Commissioner and its Secretary being the then Town Clerk. Further allocations were made on the deferred Chelimo Land without a comprehensive plan for the area.

In the year 2017, a 20-year ISUDP was prepared by the County Government of Kericho. In the plan, Chelimo was identified for urban expansion and proposed as Chelimo New City. Part of the users that were to be accommodated in this parcel include arboretum, showground, governor's residence, county referral hospital.

2.3 Constitutional, Policy, Legal and Institutional context

Preparation of the Chelimo LPLUDP will be undertaken in accordance with the Constitution, the Physical and Land Use Planning Act, 2019 and other legislations.

2.3.1 Constitutional Context

Article 66(1) provides that the State may regulate the use of any land, or any interest in or right over any land, in the interest of land use planning among others.

Principles of land policy such as sustainable and productive management of land resources are enshrined under Article 60. In compliance with this provision, preparation of Chelimo LPDP will be anchored on these articles.

Article 10(2)(c) provides for democracy, participation of the people, inclusiveness, good governance, integrity, transparency, and accountability as principles of good governance. In fulfillment of this constitutional provision, effective stakeholder consultation shall be undertaken.

Under Part II of the Fourth Schedule, the counties are responsible for county planning and development. The National Department of Physical Planning shall collaborate with the County Government of Kericho in preparation of the plan by offering technical support.

2.3.2 Policy Framework

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

The policy recognizes that development of land in urban and peri-urban areas has been inhibited by poor planning and inadequate provision of infrastructure among other issues. It tasks the government to facilitate the preparation and implementation of development plans for all urban and peri-urban areas in the country in a participatory manner. It establishes an effective coordinating mechanism for development control and encourages development of underutilized land within urban areas. The Plan will be prepared in accordance with the provided policy guidelines and promote the realization of this policy.

Sessional Paper No.1 of 2017 on National Land Use Policy (NLUP)

The Policy lays great emphasis on land use planning especially in urban areas. It provides guiding principles on efficient land use management, effective public participation, compatibility of land uses and ecological sustainability. These principles aim to address issues of unsustainable land distribution, physical development planning, environmental conservation and effective provision of infrastructure and services among other in human settlements. The plan will be informed by this policy to attain its main objective of optimal utilization of land.

Bottom- Up Economic Transformation Agenda (BETA)

The bottom-up economic transformation agenda focuses on five key priority areas i.e. Agriculture, affordable housing, digital and creative economy, health and Micro Small Medium Enterprises (MSME). The Chelimo LPDP will seek to increase housing supply through allocation of residential land for affordable housing. Additionally, it will propose areas for micro small medium enterprises (MSME). Therefore, Chelimo LPLUDP is expected to implement the priority areas of the BETA.

National Spatial Plan

This plan addresses land use, socio-economic and environmental issues to achieve balanced and sustainable spatial development and optimal land use across the country. The Plan provides comprehensive strategies and policy guidelines to deal with issues of rural and urban development, modernizing agriculture, infrastructure, energy production, mining and industry, and sustainable human settlements. It provides a spatial framework for anchoring Vision 2030 flagship projects.

The NSP is also a coordinating framework for various sectors involved in spatial planning and implementation. Last but not least, the NSP forms the basis upon which lower level plans in the country shall be prepared which include Regional Plans, County Spatial Plans, Local Physical and Land Use Development Plans and Urban Plans. The planning strategies in this act have to therefore align with the frameworks of the NSP.

County Spatial Plan

The Kericho County Spatial Plan 2017-2027 provides a broad framework for organizing and distributing population and development activities in the county for the achievement of both National and County Development Objectives. It serves the purpose of enabling the County Government to strengthen the coordination of sectoral programs and to mitigate duplication of efforts and the wastage of resources. This report outlines the contents of 2017-2027 plan strategies including planning for settlements within Kericho County. The planning of Chelimo area is therefore key in implementing the spatial plan programmes and sectoral strategies.

County Integrated Development Plan

The Kericho 2023-2027 CIDP forms the basis for budgets for all projects across the departments in the county. In line with the constitution and the applicable statutes, the CIDP provides an outline of projects to be implemented in 5 years including the cost implications in all sectors; including agriculture, healthcare, manufacturing, housing among others. The CIDP proposes plan preparation and survey under the Department of Lands, Housing and Physical Planning hence preparation of Chemilo LPLUDP is in tandem with the current CIDP.

Integrated Strategic Urban Development Plan

Chelimo Was identified as a special planning area in the ISUDP due to the numerous interventions required to optimize the area as part of Kericho Municipality. Further it was identified as node, generating traffic to Kericho CBD. Completion and implementation of the plan will see to a further increase in vehicular and pedestrian traffic.

2.3.3 Legal Context

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

The Physical and Land Use Planning Act is the principal legislation in Kenya. It provides for the planning, use, regulation and development of land and for connected purposes. County Governments are mandated to prepare local physical and land use development plans according to Section 45(1) of PLUPA. The County shall prepare the local physical and

land use development plan (LPLUDP) as a basis for redevelopment and guiding and coordinating the development of infrastructure in Chelimo area.

The County Director shall be responsible for preparing the Chelimo LPLUDP pursuant to section 20(d). Residents of Chelimo area shall be informed of the planning process through notice of intention and completion and their comments shall be considered and incorporated into the plan.

County Governments Act, 2012

This statute mandates County Governments to carry out the planning function at the county level. Section 104 requires that any planning framework ought to be prepared by the county executive and approved by the county assembly and which shall form a basis for appropriating public funding.

UACA 2011

This Act seeks to establish a legislative framework for classification of areas as urban areas or cities, governance and management of urban areas and cities and participation by the residents in the governance of urban areas and cities.

The statute has led to establishment of Kericho Municipality and respective Board to oversee the affairs of the municipality, develop and adopt policies, plans, strategies and programs, formulate and implement an integrated development plan, control land use, land sub-division, land development and zoning by public and private sectors for any purpose within the framework of the spatial and master plans for the municipality, promote and undertake infrastructural development and services within it among other functions.

NLC Act 2012

Section 5 (2) (e) of this Act gives the National Land Commission the responsibility of managing and administering all unregistered trust land and unregistered community land on behalf of the County government. The commission has to ensure that all unregistered land is registered to ensure security of all land rights.

The Commission through the County Land Management Boards is further expected to manage public land within the Counties. This means that the National Land Commission is a key stakeholder in all land-related matters in Chelimo

Survey Act 1999

The Survey Act is an Act of Parliament that makes provision in relation to surveys and geographical names and the licensing of land surveyors and for connected purposes. In preparation of the Chelimo plan, existing survey data will be used to prepare the plans.

Land Registration Act No. 3 of 2012

This Act gives the process of land registration for the different land categories. It gives the process for the establishment of land registration units and for the establishment of land registries. Though the survey output of this project will not be regarded as an authority on boundaries, it will yield important data for the community land register.

Land Act No. 6 of 2012 (amended 2016)

This Act gives effect to Article 68 of the Constitution of Kenya, to provide for the sustainable administration and management of land and land-based resources including the methods of acquisition of title to land. Section 12(7) stipulates that every public land should be planned and surveyed. Section 8(a). Stipulates the procedure for formation of the land database through evaluation and geo-referencing for potential land use planning. The plan shall provide a basis for survey, land administration and subsequent issuance of ownership document.

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

Part II gives effect to Article 42 of the Kenyan Constitution, which states that every person in Kenya is entitled to a clean and healthy environment and has a duty to safeguard and enhance the environment. Preparation of the plan shall take cognizance of environmentally fragile areas and key natural resources. These shall be mapped, surveyed and documented, for protection and conservation.

2.3.4 Governance and Institutional Context

This section highlights the role of the various institutions during the preparation and implementation of the Chelimo LPLUDP.

National Government

Ministry of Lands, Public Works, Housing and Urban Development

The National Director of Physical Planning shall provide capacity building and technical support to Kericho County planning authority during the preparation of Chelimo LPLUDP as provided for under section 13(e) of the Physical and Land Use Planning Act, (PLUPA) 2019.

Ministry of Interior and National Administration

The ministry will provide an enabling environment for the preparation of the Chelimo LPLUDP through coordination and provision of security and safety to the people and property. The Ministry through the National Government Administrative Officers (NGAOS) is instrumental in dispute resolution and arbitration among the key stakeholders.

County Government of Kericho

County Executive Committee Member (CECM) in charge of physical planning is the planning authority charged with the responsibility to prepare the Chelimo LPLUDP. The County Assembly shall consider and approve the draft Chelimo LPLUDP. Further, the

CECM shall control the use and development of land within Chelimo area. The County Government of Kericho shall collect land rates from land owners.

The County Government of Kericho in collaboration with Kericho Municipality and other State agencies shall promote and undertake infrastructural development and delivery of services within the Chelimo area.

Local Administration

The settlement is organized into 5 villages namely Koita, Moitea, Chepchirik (Simotwet), Showground and Lalanga each headed by a village elder. The village elders provide liaison between the Chelimo residents and the government administration.

National Land Commission (NLC)

The Commission is responsible for managing public land on behalf of the national and county government. The Commission will monitor and have oversight responsibilities over land use planning throughout the county.

3 CHAPTER 3: EXISTING SITUATION

3.1 Overview

This chapter describes the planning areas as it is currently. It examines the physiography, environment, demography, land, land use and tenure, social and physical infrastructure and the roads. The existing situation informs the analysis and synthesis chapter.

3.2 Physiography and Environment

3.2.1 Climate

Rainfall- The area receives high amounts of rainfall, with the annual average amounting up to 2200mm. The rains are experienced in two seasons; long rains and short rains. The long rains occur between April and June whereas the short rains between October and December every year. The least amounts of rains are experienced in February while the highest amount of rainfall is experienced in April. The rainfall variations are mainly determined by the altitude. Rainfall is relatively well distributed throughout the year except for the short dry season in January and February

Temperature- The area has moderate temperatures averaging to about 17°C, with the temperature ranges between 10°C and 24°C. The moderate temperatures in this area results in low evapotranspiration rates.

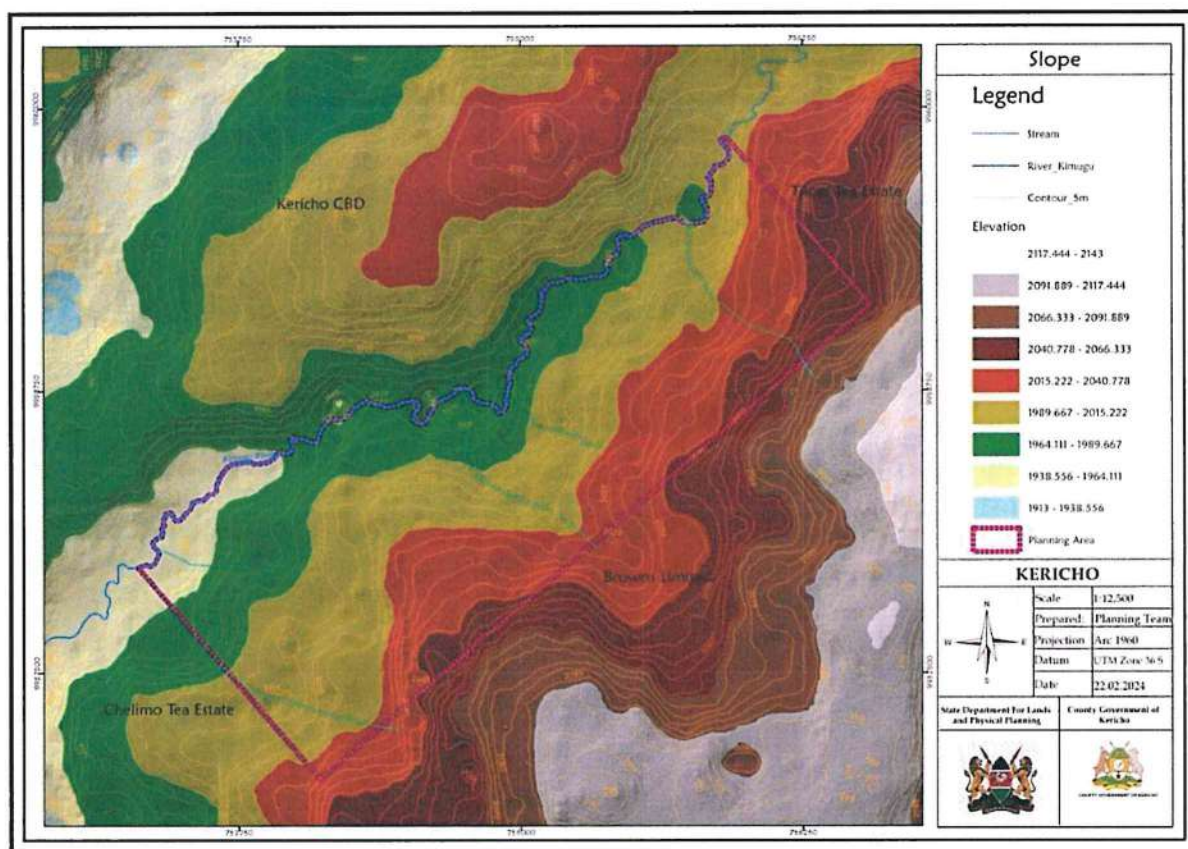
Wind- the area experiences mainly trade winds due to its proximity to the equator, with the average wind speed of 16km/hour.

Sunshine: the hourly average sunlight received in the area 11 hours per day which is experienced throughout the year

3.2.2 Topography

The planning area is generally sloping from north-east to south west, with an altitude range of between 2070 and 1950m above sea level. The highest point is to the north of the planning area, with an altitude of 2064 m above sea level, while the lowest point is in the south west at the banks of Kimugu river, with an altitude of 2048 m above sea level.

Map 2: Digital Elevation Map of Chelimo



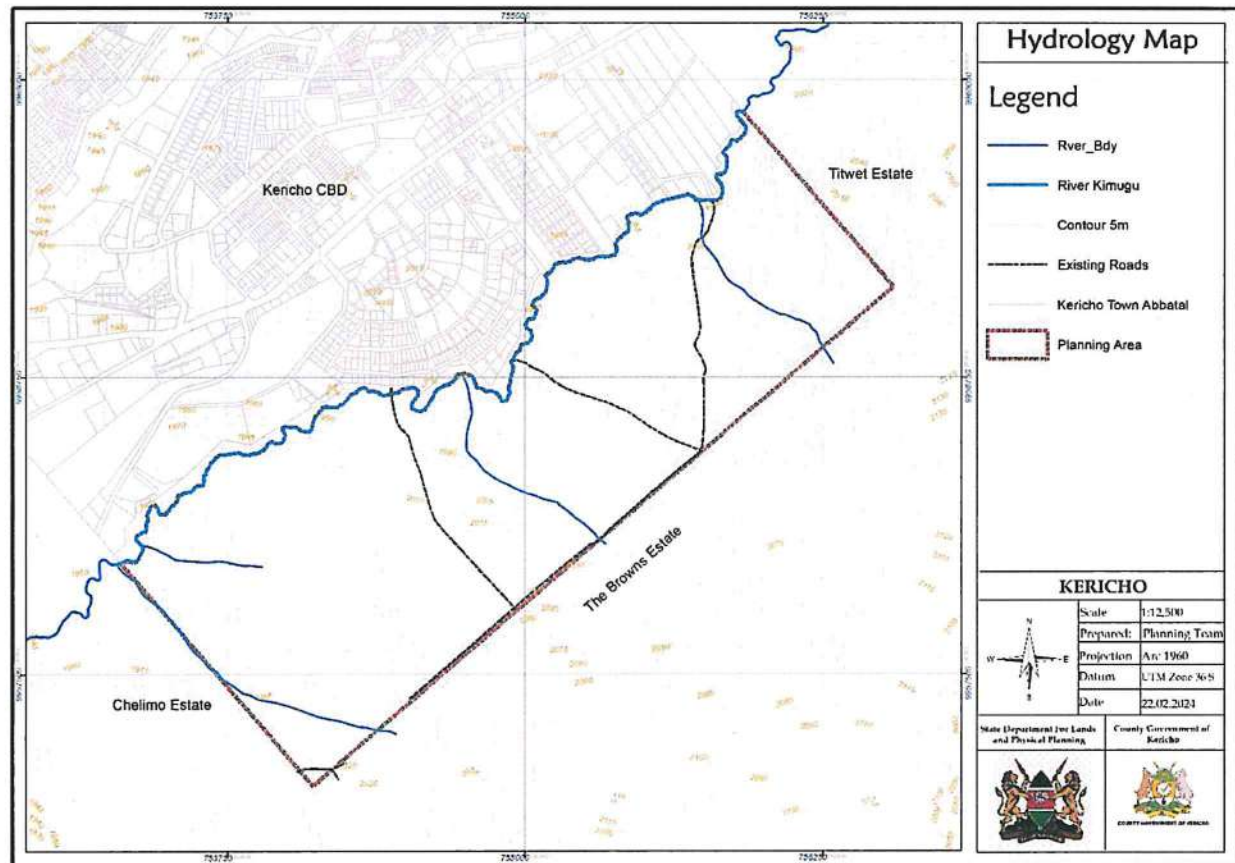
Source: Planning team, 2024

3.2.3 Hydrology and Drainage

The area has one major river- River Kimugu which flows from north east to south east of Chelimo, forming boundary of the planning area on the west, with several streams draining into it. There are four main streams which drains into river Kimugu.

The area is well drained with, with the natural drainage influenced by its slope, declining to the west towards Kimugu river which acts as the area's main drainage basin.

Map 3: Hydrology of the area



Source: Planning team, 2024

3.2.4 Vegetation

The vegetation cover mainly comprises of trees, grass, shrubs and tea plants. The trees which are mainly the eucalyptus were planted and covers most of the planning area. The natural vegetation mainly based along the riverine. The tea plants are for the small-scale farming activities practiced.

Figure 1: Planted forest and natural vegetation



Source: Planning team, 2024

3.2.5 Geology and Soils

The area is predominantly underlain by tertiary lavas (phonolites) and intermediate igneous rocks. A small part is dominated by undifferentiated basement system rock (granites), volcanic ash admixture, and other prolific rocks. The soils in the area are fertile and well-drained and with the soil PH ranging between 4.5 and 7.5

3.3 Physical Environment

3.3.1 Kimugu River

Kimugu river forms the border that runs from north-east to south west of the Planning area. its source is in the Mau forest.the river is a source of water for within the planning areas and downstream of Kericho Town. There are three main streams originating from the east of the planning area, draining into river Kimugu.

Figure 2: River Kimugu



Source: Planning team 2024

3.3.2 Springs

Chelimo area has two springs that are spread across the area. The springs have natural freshwater that the community relies on as their main source of water for domestic use.

Figure 3: Springs in the area



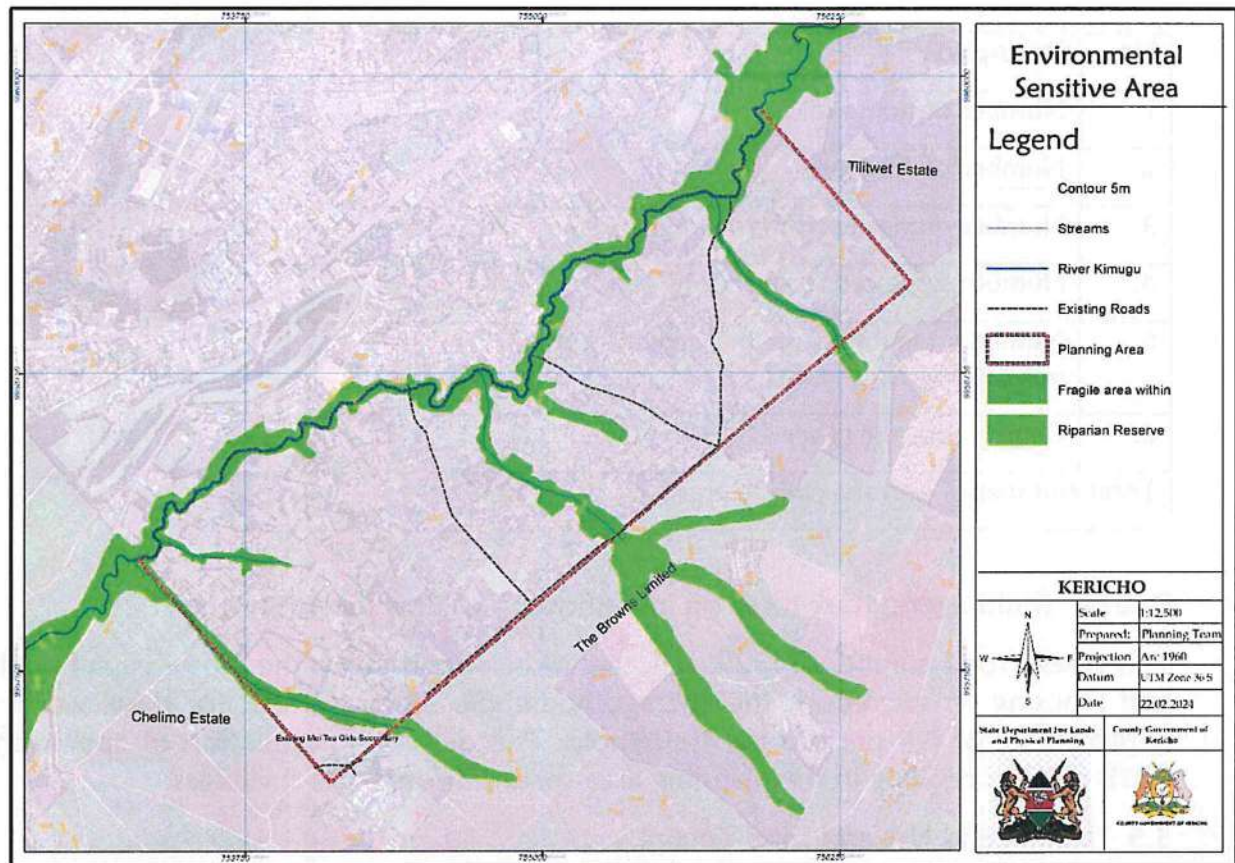
Source: Planning team 2024

3.3.3 Environmentally Sensitive Areas

These are areas which are vital to the long-term maintenance of biological diversity, soil, water or other natural resource. These areas include the riparian, forests, vulnerable aquifers. In Chelimo the ecological sensitive areas that include forests, steep slopes, and riparian reserves.

The riparian areas are however experiencing some threats such as farming and planting of eucalyptus trees within the riparian reserve. The farming results in both contaminations of water and pollution, while the eucalyptus trees which have been planted in large numbers results in depletion of the water from the sources.

Map 4: Environmentally sensitive areas



Source: Planning team 2024

3.4 Population and Demography

The area falls within Kapkugerwet and Kipchebor wards and holds an approximate of 1056 households captured by the previous field visits by the multi-agency task force on identification of Chelimo squatters in August 2023. The taskforce also went ahead to propose for the accommodation of displaced households from Majengo – Talai, squatters from showground, those identified but not captured in the enumeration exercise and other two beneficiaries. The statistics for the settlement of all categories is as indicated in table 8 below.

Table 2: Estimated persons with land interests in Chelimo

No.	Description	Number
1	Number of households	1056
2.	Number of Allottees	600
3.	Number displaced from Majengo Talai	32
4.	Number displaced from Showground	20
5.	Numbers identified on the ground but not captured in the list	227
6.	Church and one other	2
Total Number of persons with interests		1937

Source: Multi-agency task force on identification of Chelimo squatters, 2023.

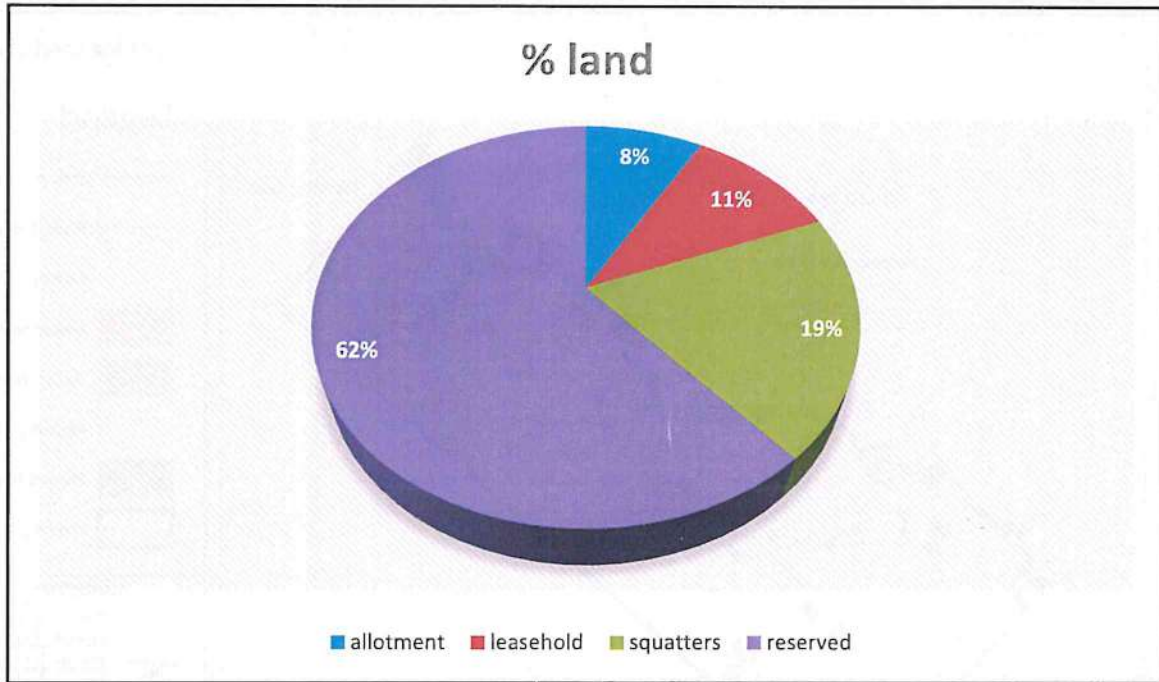
This gives a total number of 1327 of households. According to the 2019 Kenya Population and Housing census report, the average household size generated for these wards is an approximate of 4.4 persons per household. This derives a population of approximately 5838 persons residing in the planning area spread through the 5 villages.

3.5 Land, Land Use and Land Tenure

The land in which the planning area falls is a government land, covering a total area is 330.14 Ha. This comprises of 165.8 Ha of parcels with Part Development Plans, 22.98 Ha and 141.6 Ha of surveyed and unsurveyed parcels respectively. The users of the parcels consist of those with lease titles, ones with allotments and those without any ownership documents. Those without ownership documents are squatters who currently occupy the land.

Figure 4 gives the percentages of various users of the land, including the reserved land for public purpose and utilities, the ones under leasehold and allotment; and the percentage under squatters

Figure 5: Percentage of land tenure holdings

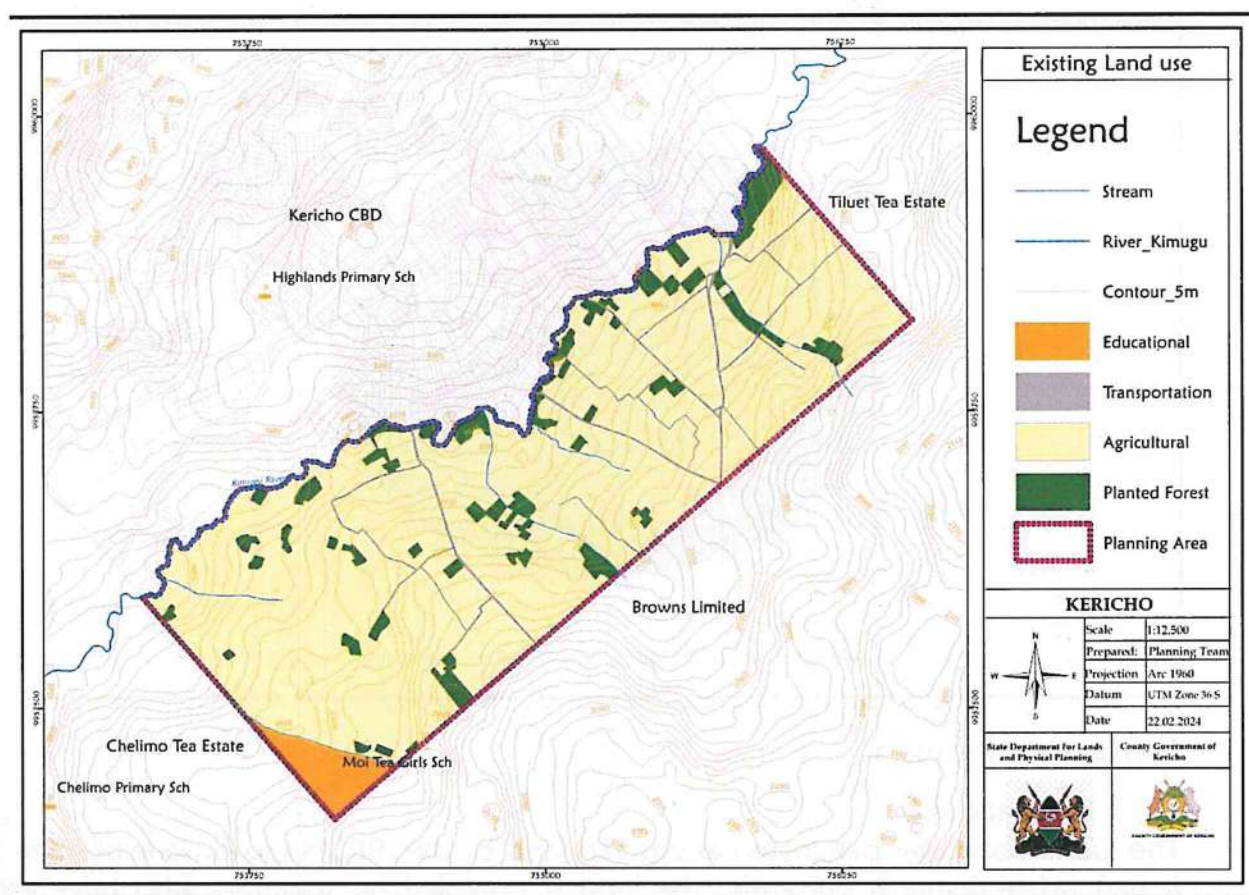


Source: Planning team

3.5.1 Land use

The subject land was designated as differed land by the 1980 Kericho Development Plan. It had no settlement. Currently, the land is occupied by squatters who have erected temporary housing structures serving as their residential places. They have subjected the land mainly to agricultural use in which subsistence farming of crops such as maize, beans, bananas, tea, dairy farming, and avocados is practiced. There is also Moi Tea School at the rear corner. The above existing land use can be broadly classified as educational, transportation, planted forest and agricultural shown in Map 5.

Map 5: Existing land use map



Source: Planning team 2024

3.5.2 Land cover

The planning area covers approximately 3.3 Km², with the key composition of land cover being cropland, water bodies, built-up land, natural vegetation and bare land. The vegetation cover mainly consists of planted forest, grass and shrubs. The built-up area consists of the temporary structures mainly occupied by squatters. Water body comprises of river Kimugu, streams and springs.

3.6 Physical Infrastructure

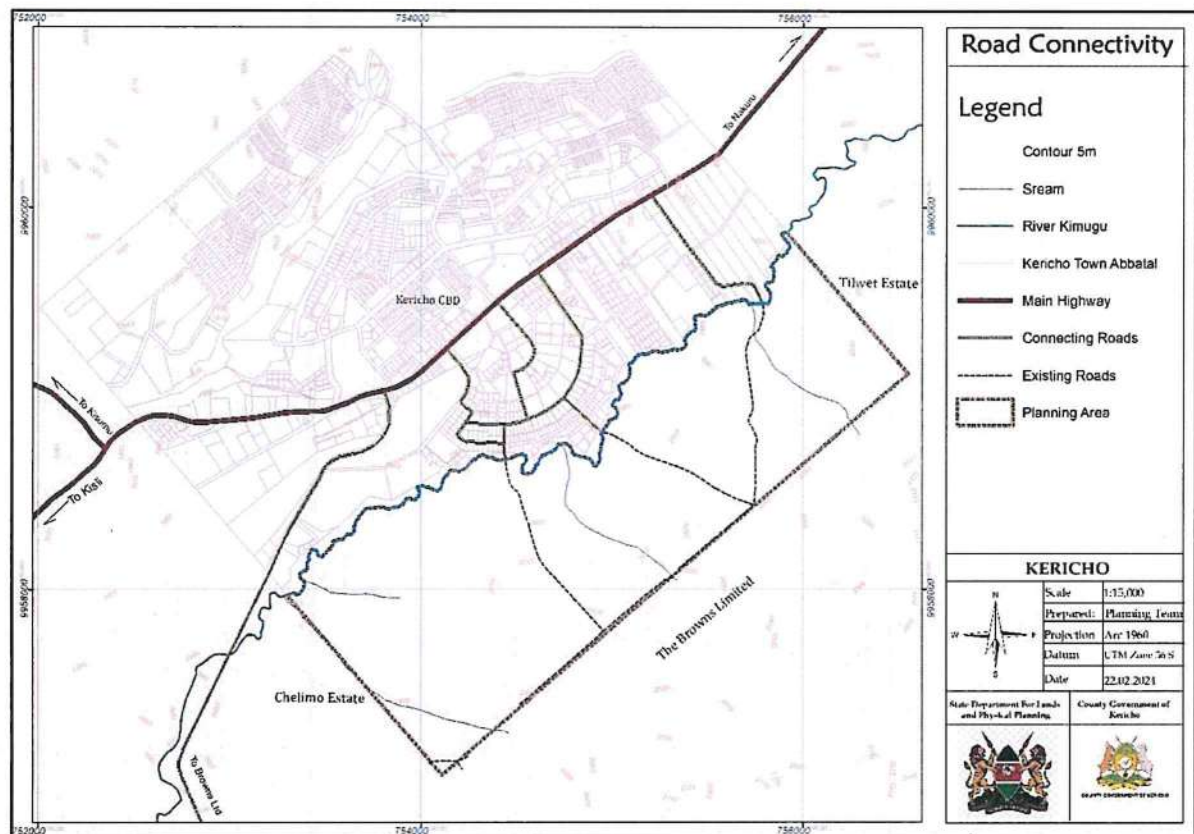
3.6.1 Road Network

The planning area is accessed from Kericho town by two main roads across Kimugu River measuring 20 meters and 9 meters respectively. Within the settlement, there are two main categories of access road: earth roads and smaller, untarmacked footpaths. There exist various access roads but are impassable by vehicular traffic during wet seasons. The road network is largely affected by the terrain of the planning area which exhibits steep slopes. Access to the planning area is majorly by foot, motorbikes and tractors. The roads Chelimo need revamping of the surface in order to ease transit especially during rainy seasons considering the area experiences high amounts of rainfall most times of the year.

Given the anticipated intensity of development expected at Chelimo, it is important to prioritize improving access to infrastructure and services, and control traffic routes through community areas. Establishing a clear hierarchy of roads within the settlement is also crucial for their development and maintenance.

Map 7 shows the existing road network and connectivity.

Map 6: Road Network



Source: Planning Team 2024

3.6.2 Drainage

The area lacks storm water drainage facilities, so the water drains through the few roads and footpaths. This therefore leads to damage in the access routes and renders them impassable during rainy seasons.

3.6.3 Waste Disposal

Solid waste generated from the site consists mainly of domestic waste. There is no designated area for solid waste management within the planning area, in part due to its undeveloped nature. The main method of human waste disposal is by use of pit latrines with select cases of open/bush defecation.

With a denser development expected at Chelimo, it will be crucial for the garbage collection system to be enhanced by the county government to prevent pollution. Properly designated refuse collection points and bins or containers within the settlement are crucial.



a) Wastewater management

Wastewater disposal is still a major challenge within the county. Chelimo area lacks facility for waste water disposal.

3.6.4 Water Supply

The site is not connected to the main water supply line. The main water sources within Chelimo are rainfall, shallow wells, while residents draw water directly from the streams and rivers traversing the planning area. There is one spring in the area that has been set aside as a source of clean drinking water. Shallow wells and springs, which are the main source of water, are unsafe though attempts are being made through devolved funds for instance CDF and county government funds to protect the springs and provide convenient watering point and sanitation facilities.

3.6.5 Power Supply

Adequate and reliable energy provision is critical for the efficient functioning of human settlements. Currently, the planning area does not have any power connectivity to the national grid. The commonly used sources of energy for cooking and lighting include Solar, firewood and charcoal.

3.7 Social Infrastructure

Investing in social infrastructure is crucial in creating resilient and vibrant communities, as it enhances the overall quality of life and promotes a sense of belonging among the residents of Chelimo. Existing social infrastructure within the planning include;

3.7.1 Educational Institutions

a). Pre-primary and Primary

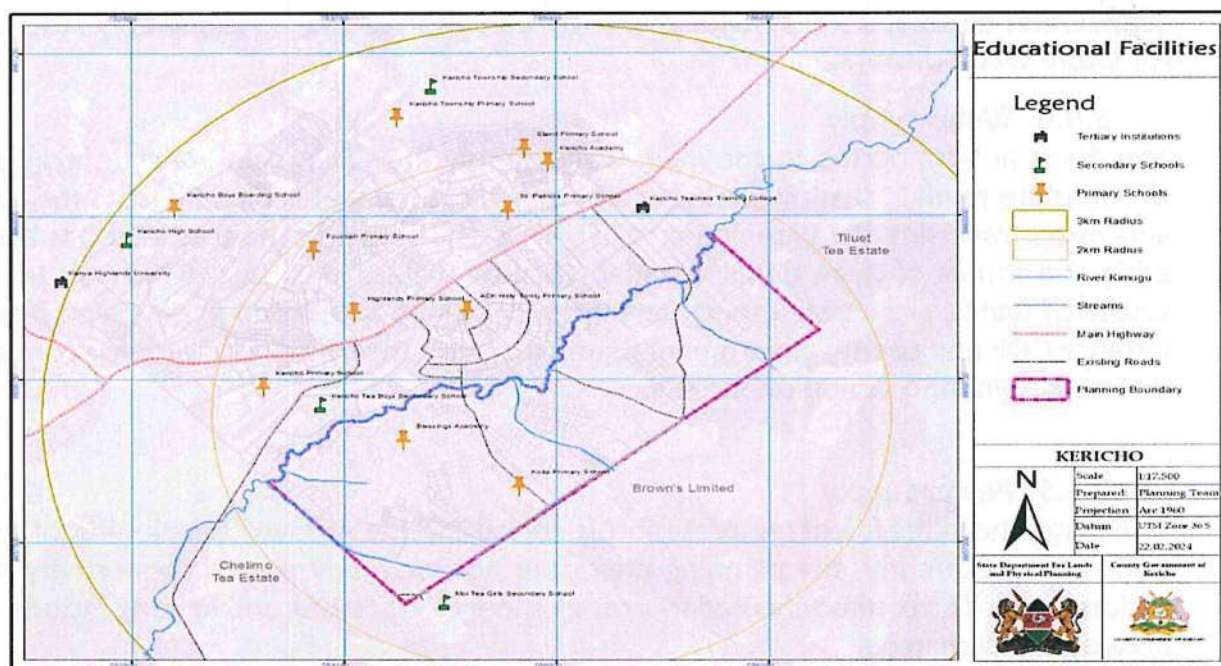
Chelimo area has one public primary school (Koita primary and ECDE Center, Blessing Academy which is a private school) serving the catchment population of 25,057 persons. There are quite a substantive number of private and public primary schools in the neighboring area which include Highlands primary school, St. Patrick's primary school which are within a 2 kilometer radius of from the planning area. Formal schools owned by local organizations and churches, also located 2km away from the planning area.

b). Secondary and Tertiary Education Facilities

In spite of the population density, it was noted that there was no public secondary or tertiary institution in Chelimo. Residents are served by facilities in the neighboring area. For instance, Moi Tea Girls Secondary School, Kericho Tea Boys Secondary School, Kericho Township Secondary School which are located within to 3km radius from the planning area. According to the Physical Planning handbook, Distance between two schools of the same category should be 6 km at a maximum and a walking distance of 3km.

Kericho Teachers Training College which is located within a 2km radius from the planning area that also serves the residents in the Chelimo area.

Map 7: Availability and neighbouring educational facilities in Chelimo area



Source: Planning Team 2024

3.7.2 Health Facilities

Chelimo area has no designated health facility.

3.8 Recreational Facilities

Chelimo has no recreational facility.

3.8.1 Other Public Purpose Facilities

Chelimo area lacks critical administrative and community facilities; Libraries, Social Halls, Police Posts, community centers.

3.9 Socio economic activities

Most people living in Chelimo area are casual laborers at the neighboring tea estate, and others within Kericho town.

The main economic activity in the area is mainly subsistence farming. The agricultural activities done include maize, beans, fruit and vegetable farming. Some of these produces are transported to the nearby urban markets.

Cattle rearing is also practiced for dairy and meat products. Some residents grow animal forage to support their livestock feeds.

Other economic activities practiced include temporary kiosks for retail business, and logging done from the planted forests within the site.

Figure 6: Cultivation of cabbage in the area and dairy farming



Source: Planning team, 2024

3.10 Human Settlement

3.10.1 Overview

Human settlements refer to habitations where people create houses and other structures to support their daily lives. Human settlement in this context refers to places where people in Chelimo live, organize and undertake their socio-economic activities. They can be defined in terms of their size, location, function, form and structure. Several factors influence human settlements among them, physiography, land/soils, climate and water supply.

The planning objective is to understand and evaluate the existing human settlements in terms of their nature and form, functions and level of service and infrastructure provision.

This chapter outlines the type of human settlement in the planning area. Further, housing typologies and the predominant building materials are assessed. The housing demand and supply as well as the housing delivery systems are reviewed. Synthesis of the emerging issues in the sector is undertaken culminating in the formulation of proposals to realize a sustainable human settlement with equitable housing

3.10.2 Description of Human Settlements in Chelimo

Human settlements fall under two broad categories, namely; Urban and Rural Settlements. The Planning area has almost zero levels of urbanization with no major urban node or centre, no commercial activities and rudimentary levels of infrastructure. It cannot be labeled an urban settlement in its current form. There is therefore no recognized hierarchy of centres in the planning area. The planning area is characterized by dispersed rural settlement spread all through. Whereas dispersed in the general area, there are pockets of concentrated settlements featuring as villages. There is a total count of five (5) villages named as Moi tea, Showground, Koita, Lalangaa and Chepchirik.

3.10.3 Urbanization and Development Trends

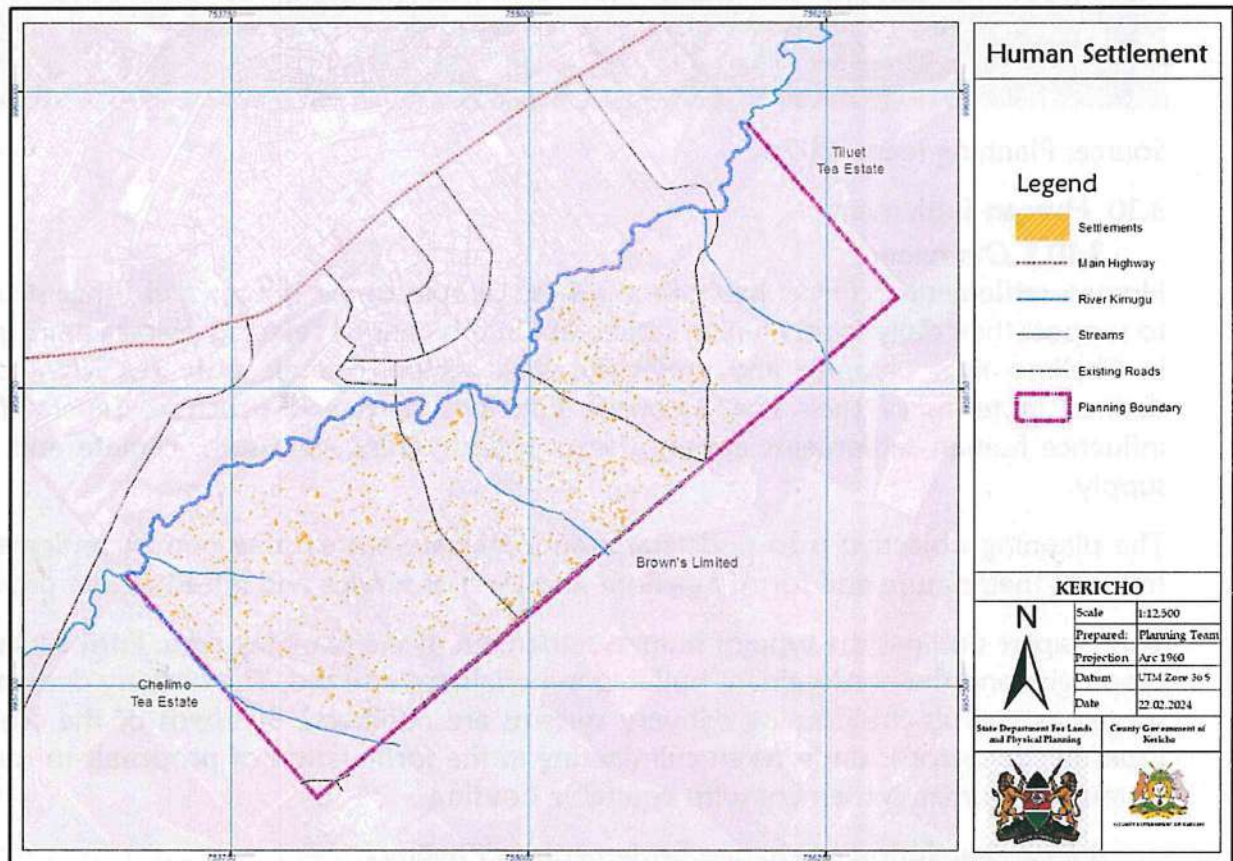
The urbanization rate in the country stands at 4.1% per annum while the rate for Kericho County is at 2.2% lower than the national rate. Chelimo area being within Kericho Municipality and less than two (2) kilometres from the Central Business District (CBD)

qualifies as an urban settlement though it lacks the necessary facilities and services found in an urban settlement. Most parts of the land are still undeveloped with agricultural activities being predominant Settlements

There are several undeveloped parcels found within the plan area and this is attributed to the lack of ownership documents. The settlement falls in the category of informal because it lacks planning and basic infrastructure and services have not been provided.

The map below shows the type of settlement within the planning area.

Map 8: Human Settlement Patterns in Chelimo



Source: Planning Team, 2024

3.10.4 Land Values

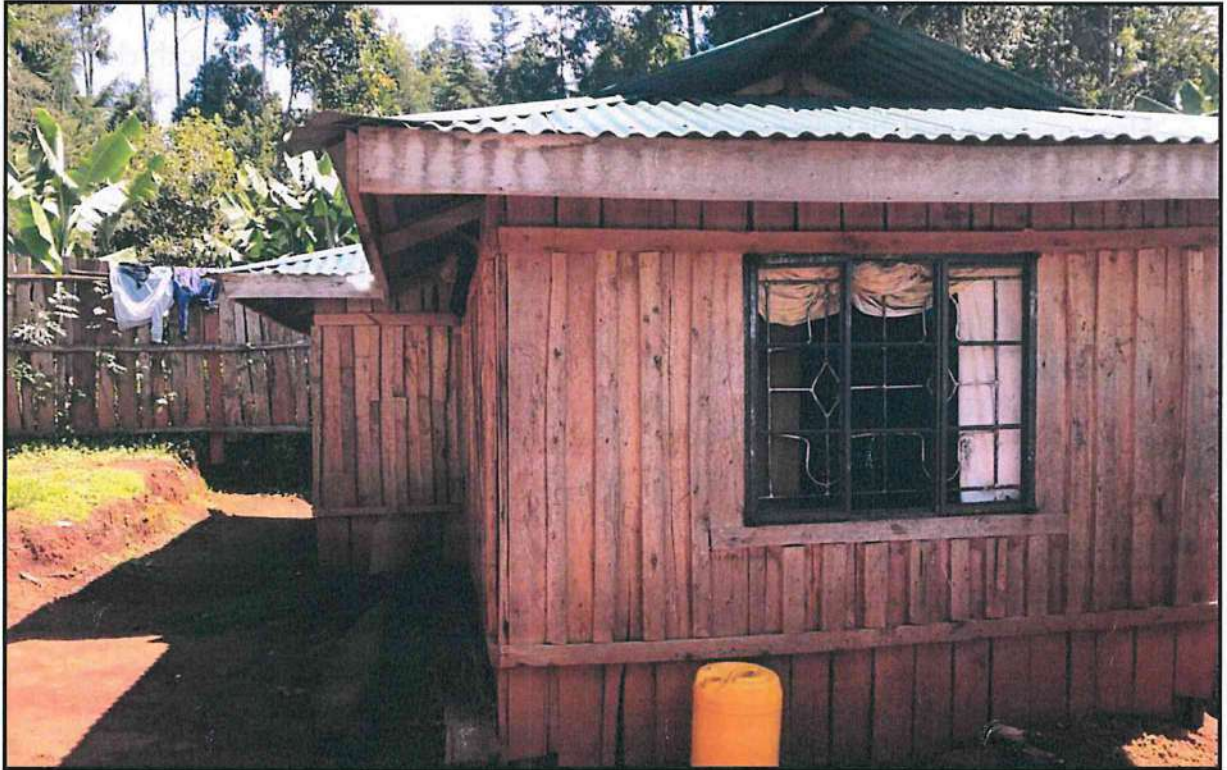
Land values are a reflection of existing land markets and influenced by forces of demand and supply. Transactions or sales in land create a viable land market which in turn affects land values. It is noted that the plan area may not have current sales as it is deferred government land and recorded transactions are non-existent. However, sales around plan area exist and will be adopted for planning purposes and even projections.

3.10.5 Housing Typologies and Materials

The common roofing materials are iron sheets while the dominant type of floor material is concrete and mud. Majority of the residents within the area use mainly iron sheets and timber to build their walls.

The planning area is characterized by detached single family homes with private gardens. The photo below shows a homestead within the planning area.

Figure 7: Housing typology in Chelimo area



Source: Planning Team, 2024

4 CHAPTER FOUR: ANALYSIS AND SYNTHESIS

4.1 Overview

This chapter examines the existing situation and identifies potentials, challenges and opportunities in the planning area. The potentials determine capability of the area, while the challenges are the issues that prevents the area from developing. The opportunities provide a chance to solve the challenges in the area. The examination in this chapter is done per each thematic area. The analysis and synthesis together with public participation views inform the proposals to be made in the area

4.2 Physiography and Environment

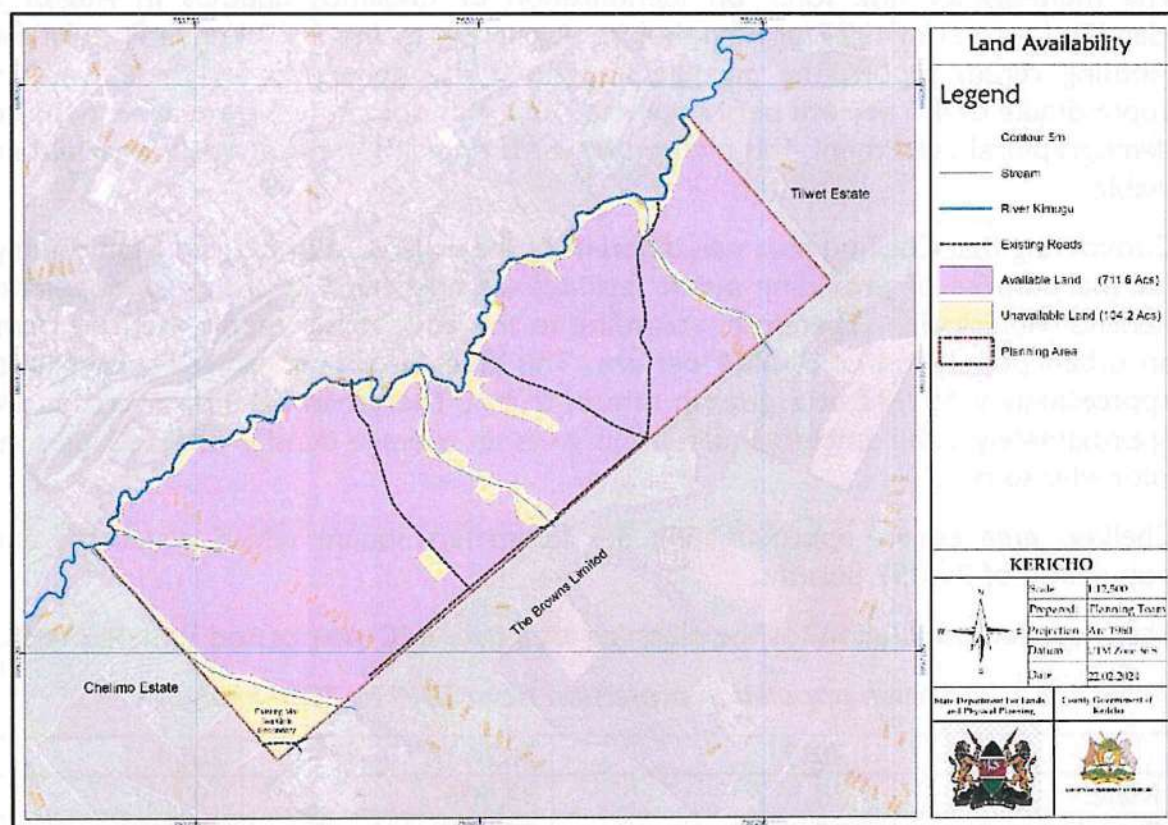
The physiography and environment of the planning area provides both challenges and a variety of opportunities. The opportunities can be tapped to ell aviate the challenges and also to improve development of the area. The challenges and opportunities are analyzed and synthesized as in the table 10.

Land, land use and land tenure challenges have been analyzed and opportunities identified to improve the planning area as indicated also in the table 10.

4.3 Land, land use and tenure

The total land size in the planning area is approximately 815.8 acres. This land comprises of land that is developable that consists of the steep slope land, the environmental sensitive areas like where the springs, rivers and streams are located and the land that is developable which is that land that remain after subtracting total land available from that which is not developable. Available land 711.6 acres and the land not available for development is 104.2 acres. The land not available for development will be used for conservation purposes. The map and table below indicates land availability assessment in the planning area.

Map 9: Land availability map



Source: Planning team, 2024

Table 3: Analysis of existing situation

Sector	Issues	opportunity
Physiography and Environment	Supply of water	Area receive high amount of rainfall Presence of river, streams and springs
	Demand of energy	Long hours of sunshine
	Undulating topography pose challenge in construction of roads and other trunk services	Highest point and lowest point. The difference creates free flow of liquids by gravity like water and sewer. The contours will guide the construction of the roads
	Environmental degradation and water pollution	Presence of ecologically sensitive areas like river Kimugu, streams and the springs
	Wind direction	
Land	Underutilization of the vast land	No major developments on the land
Land use	Un organized uses	Existing uses, proposals from the ISUDP and proposals from the stakeholder engagement
Tenure	Claim of ownership by the squatters, lease holders and allottees on	Goodwill for public participation in reaching a consensus

Source: Planning team, 2024

4.4 Population

The multi-agency task force on identification of Chelimo squatters in August 2023 identified a total of 1327 of households. According to the 2019 Kenya Population and Housing census report, the average household size generated for these wards is an approximate of 4.4 persons per household. Since this does not give a reliable depiction of demographical assessment, this method towards population needs analysis would not be viable.

Considering that Chelimo area was differed for the expansion of Kericho Municipality and for the purpose of providing public facilities we adopted the projected population of Kericho Municipality. Therefore, according to the 2019 census report, Kericho town has an urban population of 53,804 persons. This gives a current projected population of approximately 59,983 at a growth rate of 2.2%. The urban extend covers an area of approximately 7.9kilometers square. This gives an average density of 7,593 persons per kilometer square.

Chelimo area covers approximately 3.3 kilometers square which equals an average population of 25,057 persons.

The projected population for the planning area over a 10-year period is therefore 31,148.

Table 4: Kericho town population projection from 2019 to 2034 analysis

	2019	2024	2034
Male	28,169	31,406	39,041
Female	25,631	28,582	35,530
Total	53,804	59,988	74,571

Source: Planning team 2024

Table 5: Anticipated population projection for Chelimo planning area derived from Kericho County

Chelimo	2034
Male	16,307
Female	14,841
Total	31,148

Source: Planning team 2024

Table 6: Population distribution by age for male and female in Ainamoi (Kericho East sub county),

Table 7: Population distribution by age for male and female in Ainmoi (Kericho East Sub county)

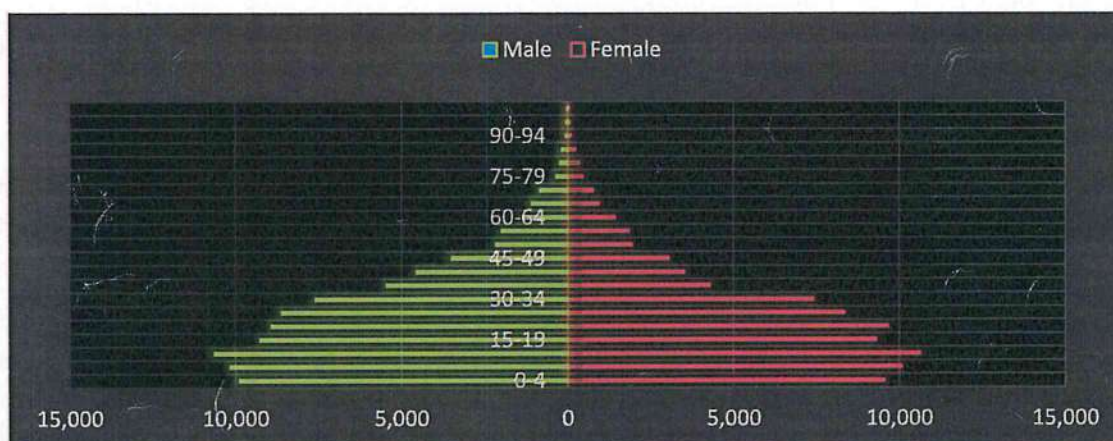
Age group	Male	Female
0-4	9,878	9,557
5~9	10,150	10,080
10~14	10,631	10,626
15-19	9,250	9,301

20-24	8,907	9,664
25-29	8,600	8,347
30-34	7,581	7,409
35-39	5,436	4,289
40-44	4,540	3,518
45-49	3,488	3,052
50-54	2,156	1,935
55-59	1,974	1,832
60-64	1,338	1,420
65-69	1,077	938
70-74	831	759
75-79	339	441
80-84	224	345
85-89	163	235
90-94	54	100
95-99	37	57
100+	11	40

Source; KNBS census report 2019

The planning area falls within Ainamoi sub-county, which is identified as Kericho East in the census report, 2019. The population setting for this region depicts that the child population is more than the youth population. The age population setting declines more as the population pyramid climbs to older age groups. There are more males than females in the employable bracket, between ages 25 – 65 years.

Figure 8: Population pyramid for Ainamoi Sub county



Source KNBS CENSUS, 2019.

The pyramid above thus informs the classification of age groups as tabulated below;

Table 8: Percentage ratios for different age brackets in Ainamoi Sub-county

Age classification	Age bracket (years)	Percentage of the total population
Infant population	0-4	11.3%
Schooling population	5-19	35.3%
Youthful population	20-34	29.4%
Middle adulthood	35-59	18.8%
Ageing population	60 and above	4.7%
Labor force	20-59	47%

Source: Planning team 2024

Therefore, relating the percentage ratios to the projected total population figure of Chelimo for the planning period would be translated respectively.

This shows that there is a high percentage of the working population (20-59 years), followed by the schooling population (5-19years). The least population is the aging (60 and above) followed by the infant population (0-4 years). The youthful population (20-34 years) forms a larger percentage of the working population (20-59 years).

4.4.1 Population Needs analysis

Chelimo area was differed for future expansion for Kericho town. The area is expected to accommodate a population of 31,148 by the year 2034. This is a projected population using the growth rate of 2.2 per cent as per the Census of 2019 with a base population of (25,057). The population increase will demand for road network to enhance accessibility and connectivity through a hierarchical network of roads and Non-motorized transport network. The other demands will be for water and related infrastructure, liquid wastes disposal, health facilities and related infrastructure, housing, energy, physical Infrastructure and social infrastructure.

To determine this demand and their land requirement's an analysis and synthesis was done based on various factors as described below;

4.5 Social Infrastructure/Public Purpose Facilities

The analysis for demand of social infrastructure was based on the catchment population, existing facilities in the neighborhood and the guidelines and standards for its provision.

4.5.1 Educational Institutions

Provision of educational facilities was based on education category, catchment population, existing facilities within the neighborhood, distant and standards. An ECD is required to serve a population of 2,500 people with a minimum walking distance of 0.5 Km. Primary school is required to be served with a catchment population of 3,500 people with a minimum walking distance of 3K while a secondary school serves a population of 5,000 people with a minimum walking distance of 5Km. This analysis is described in table 10 below.

Table 9: Analysis of educational facilities in the area

Category	Catchment population	Existing	No. Required	Ideal number	Land size (Ha)
ECDE	2500	1 ECDE	12	11	0.15
Primary school	3500	4 Public primary schools	8	4 (1 in the proposed education center)	3.9
Secondary School	6000	4 Public Secondary Schools	5	1 In the proposed education center	4.5
Tertiary		1 KTTC		1KMTC	

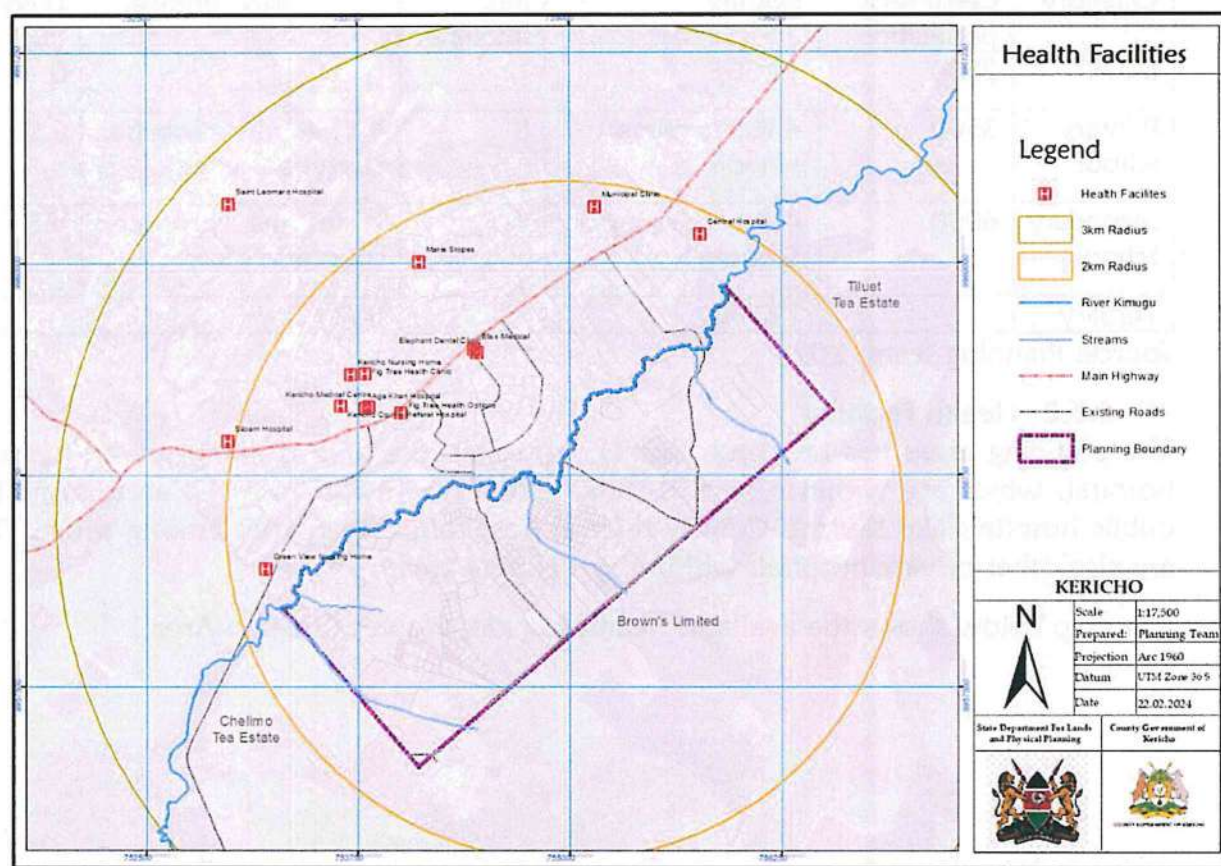
Source: Planning team, 2024

4.5.2 Health Facilities

The planning areas has no health facility; however, the area is being served by several hospitals which are within a two to three kilometers radius from the area, some being public hospitals like Kericho County referral hospitals, dispensaries among others. There are also other private hospitals within the planning area.

The map below shows the available health facilities around Chelimo Area.

Map 10: Available health facilities



Source: Planning team 2024

The planning population will require additional facilities in the next ten years. From the available existing health facilities, the Population threshold for provision of health facilities and their land requirement's is as indicated in the table 11.

Table 10: Analysis of Health facilities in the area

Category	Catchment population	Existing	No. Required	ideal	Land size (Ha)
National Teaching and Referral Hospital	1,000,000	0	1	1 National Teaching and Referral Hospital	20
Health center	25,000	0	1	1 health center Level 3	3

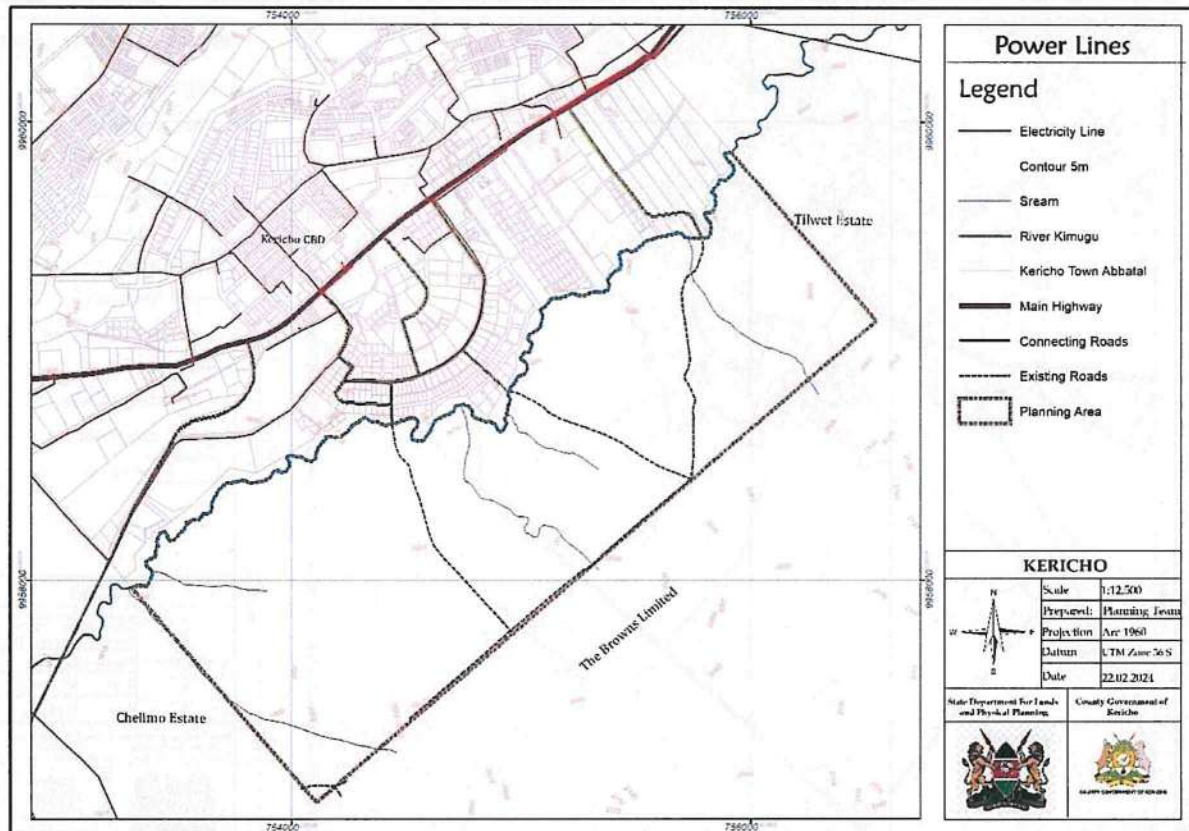
Source: Planning team, 2024

4.6 Physical infrastructure

4.6.1 Power Supply

Kericho town is connected to the national power Grid with 74.4% of households, commercial and residential houses connected to the KPLC. Solar power use, kerosene and other sources of energy account for the remaining percentages.

Map 11: Power lines around Chelimo area



Source: Planning Team 2024

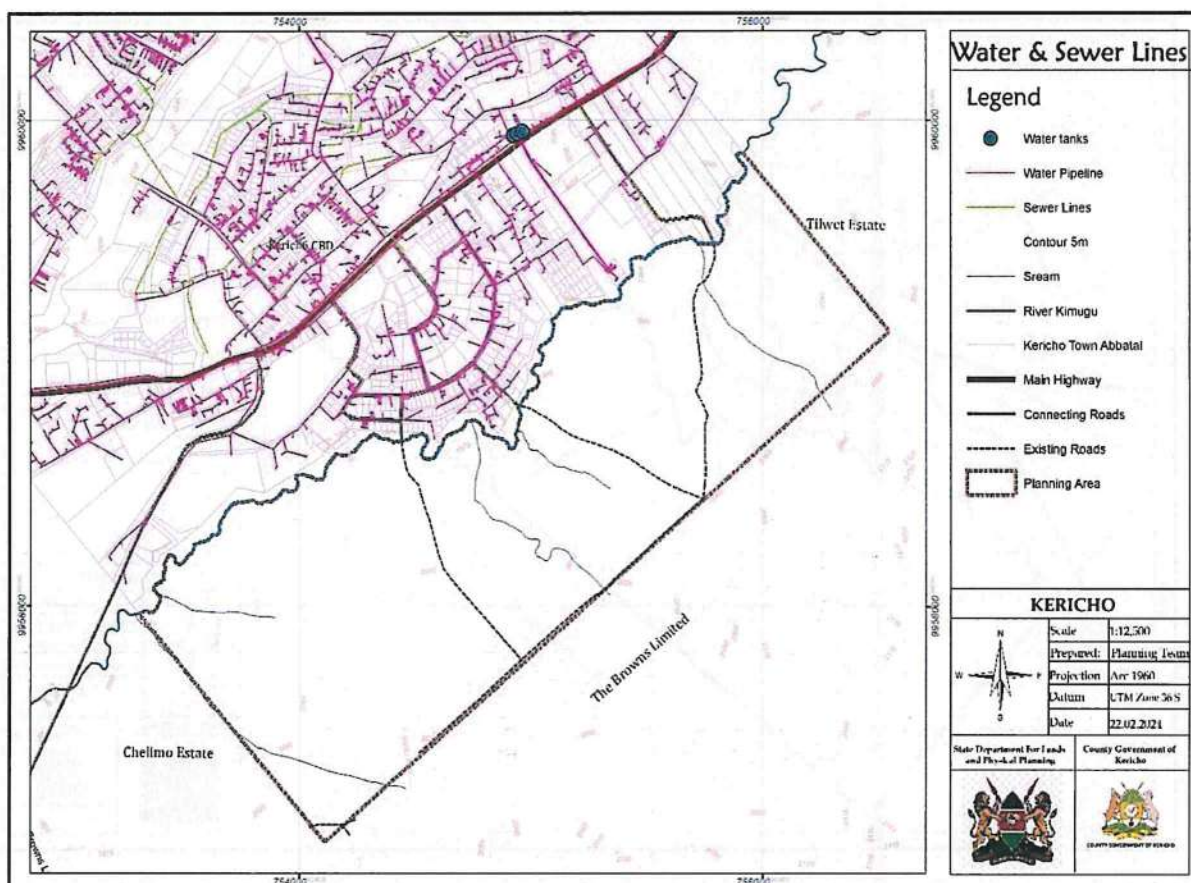
This presents an opportunity for the Chelimo area to be connected due to its proximity to electrical infrastructure. Kericho town and environs is major load center within Kericho County. It constitutes 60% of total power consumed within the County.

4.6.2 Water demand and supply

Kericho Water and Sanitation Company is the main supplier of water in Kericho Municipality and surrounding peri-urban area. It serves 18,000 registered water connections with 12,000 active connections, and 4,000 sewerage connections. It draws 68.2% (8,640m³/day) of its water from Timbilil River, 30.2 % (3,000m³/day) from Kimugu River and 1.6% (1,200m³/day) from Ngecherok springs. KEWASCO's water reticulation network covers an area of approximately 144 km² comprising of Kericho town and adjoining peri-urban areas. The total combined design capacity of the water supply infrastructure for KEWASCO is 12,900 m³/d which is marginally adequate for the entire Kericho Municipality being the main supply area though not fully exploited now. The

water distribution system itself comprises a total of approximately 115 km network of primary, secondary, and tertiary pipelines. An average consumption per household is 200 litres per day. With a projected population of up to 200,000 residents within the supply area by 2027, this translates to a projected water demand of up to 10,000 m³/d. However, KEWASCO intends to expand its supply capacity to 19,521 m³/d by 2030.

Map 12: Water and sewer lines around Chelimo



Source: Planning team 2024

Water Demand estimation for each consumer category has been carried out based on Criteria and Per Capita Consumption Rates adopted from the MWI (Ministry of Water & Irrigation) Design Practice Manual (2005) given in the table below, and other relevant publications as summarized in the subsequent sections.

Table 11: Water demand estimation per consumer category

CONSUMER	UNIT	RURAL AREAS			URBAN AREAS		
		High Potential	Medium Potential	Low Potential	High Class Housing	Medium Class Housing	Low Class Housing
People with individual connections	l/head/day	60	50	40	250	150	75
People without connections	l/head/day	20	15	10	-	-	20
Livestock unit	l/head/day	50					
Boarding schools	l/head/day	50					
Day schools with WC	l/head/day	25					
Day schools without WC		5					
Hospitals Regional District Other	l/bed/day	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 400 200 100 </div> <div style="font-size: 2em;">}</div> <div> + 20 litres per outpatient per day (minimum 5000 l/day) </div> </div>					
Dispensary and Health Centre		5000					
Hotels High Class Medium Class Low Class	l/bed/day	600 300 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)					

Source: Ministry of Water & Irrigation Design Practice Manual (2005)

4.6.3 Wastewater Disposal

Approximately 2.5km² of the former Kericho municipality is served by a water-borne sewerage system comprising of sewer lines and a combined treatment plant. The sewer network comprises of approximately 12km of sewer lines of diameter varying in size from OD 315mm to OD 160mm. The sewerage system covers only the CBD and a few residential estates.

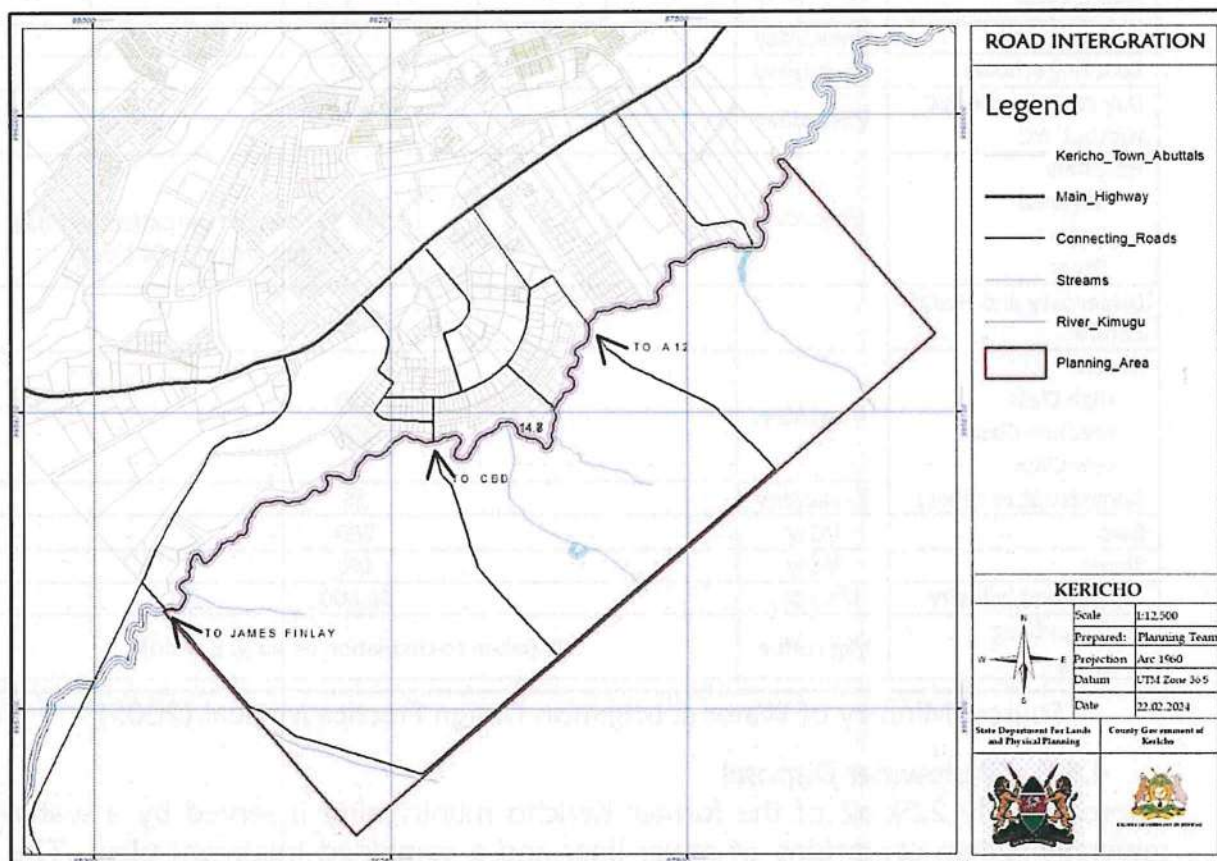
Kericho Town Sewer comprises a piped reticulation network and a centralized Wastewater Treatment Plant (WWTP) located within Kericho town. Approximately 5,000 connections are served by the network which has a design capacity of 990m³ per day, but the current average inflow is approximately 450m³/d. This alludes that the system is currently underutilized in the areas already served, presenting an opportunity for the Chelimo area. The Kericho County ISUDP proposes the construction of a parallel sewer line along Kimuguriver. This will involve construction of large wastewater conventional treatment system to serve the Milimani area and area around Chelimo.

4.7 Transport Integration Analysis

Chelimo is between river Kimugu and surrounded by Tilwet, Brown and Chelimo teaestates. This makes it stand out as an island. To access Chelimo therefore one has to

cross river Kimugu. Currently the area is accessed by two roads one has a motorable bridge while the other is a footbridge. The two entries cannot be able to serve the anticipated population therefore more accesses have to be proposed in the plan. The access should also be able to form a major primary road that will link Chelimo to the A12 Highway and the James Finley road (18M). Establishing this major road will be able to link Chelimo to other parts and make movement into and out of Chelimo efficiently.

Map 13: Road Integration



Source: Planning Team, 2024

4.8 Other Public Purpose Facilities

Provision of other public facilities was based also on the population and existing facilities while land requirements was based on the physical planning handbook and other recognized international standards as described in table 12.

Table 12: Analysis of Public facilities in the area

Category	Catchment population	Existing	No. Required	Justification	Land size (Ha)
Administrative offices	-	0	-	Space I town is limited in provision of more offices	0.8
Community center/Social hall/Innovation/Resource center	-	0	1	None exists in the area.	1
Library	-		1	Exist non in the area	0.4
Sub fire station	-	0	1		0.2
Police station	-	0	1	Existing one is located in town and will not be able to serve the increased population	2
Rehabilitation center		0	1		
Judiciary	-	0	1	One in town is condemned, they are currently using a private one	0.4
Cemetery	-	0	1	One in town is almost full	2
Recreational facilities	-	0	1	There exist non in the area	

Source: Planning team, 2024

4.9 Human Settlement and Housing

Whereas Kericho County has a reasonably well-balanced spatial structure with a hierarchical structure of the main town, smaller towns, market centres, all linked by established network of infrastructure, the plan area is a 'stand-alone' rural area within Kericho Municipality. The landscape has remained more or less the same in the last thirty (30) years.

The planning challenge is how to inject some vitality into this dormant rural space and integrate it fully with the largely urban municipality of Kericho, while retaining its aesthetic and rural elements.

There is also the challenge of planning a greenfield for urban expansion introducing ecological footprints that are alien to the space,

4.9.1 Analysis of Rural-Urban Linkages

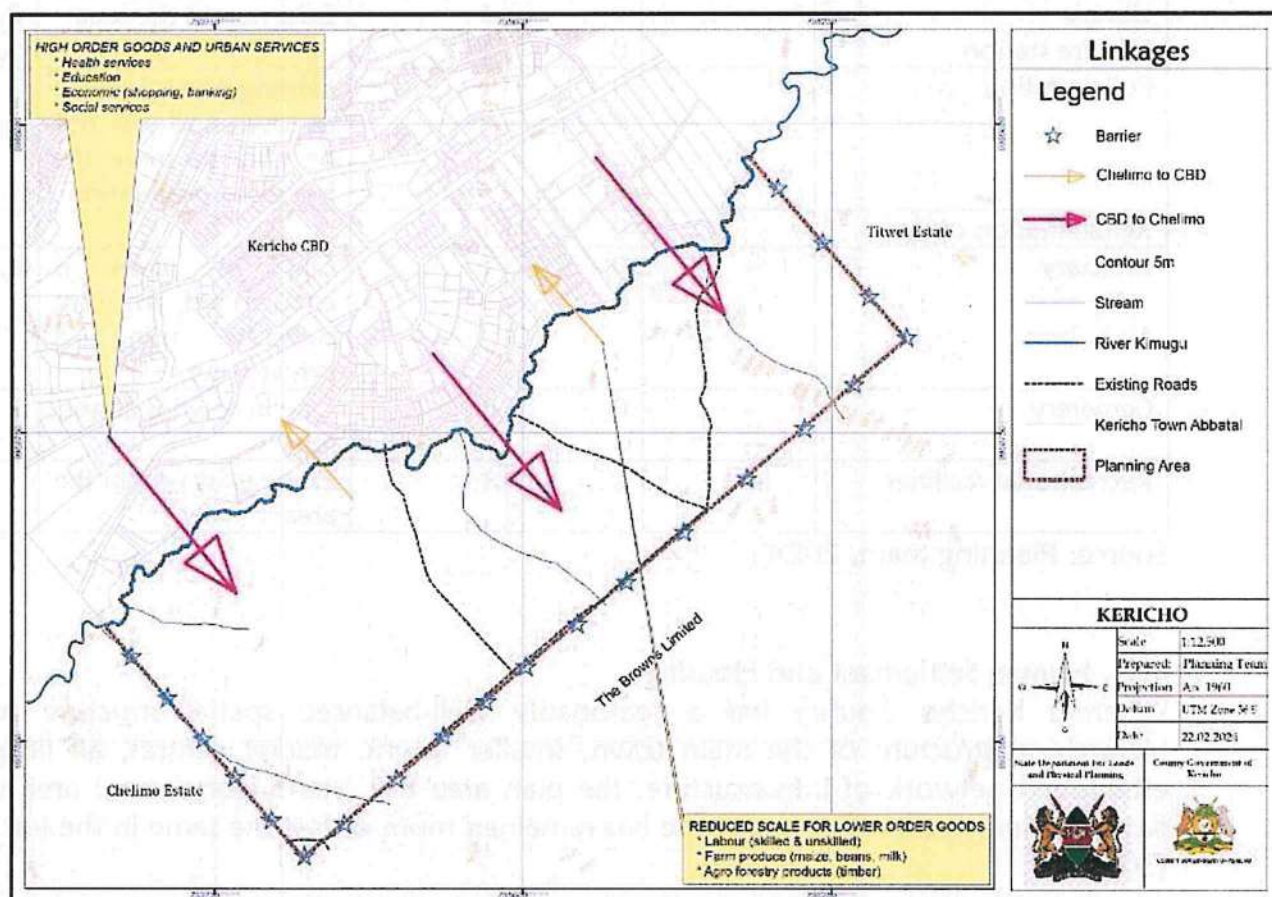
Rural-urban linkages within plan area are strong in the north west and south west which is closest to Kericho CBD and the Nakuru-Kericho Highway. A total of three transport nodes connect the plan area to Kericho CBD despite the physical barrier of River Kimugu in the

same direction. This is an indicator that the town is a major magnet to the growth of this area.

Rural to rural linkages in plan area are brick walled in the south east and north east by the Browns Tea Plantation which forms a formidable barrier to linkages with the rural areas of Kericho.

There are weak linkages within the plan area in the nucleated villages and established random footpaths are the main transport links within the plan area.

Figure 9: Schematic illustration of external linkages



Source: Planning team, 2024

4.9.2 Housing Demand and Supply

Housing being a fundamental human right is expected to be safe, secure, habitable and affordable. As a key element in the urbanization process, it offers an opportunity for better lives and future.

The 10-year population projection demand for plan area is 31,148 with an average household size of 4.4. It is anticipated therefore that the demand for housing will be 7079 units at the end of the plan period. This means the projected demand for houses will have

to be increased by over 6,000 housing units hence the need to provide interventions to enable the future demand to be met.

It is also anticipated that the land use proposals may, in the long term generate demand and supply for housing beyond the projected population. This demand, it is expected will be neutralized by the Affordable Housing Programme (identified as a major land use)

Analysis and synthesis of key Planning Issues in Human Settlement. Table 13 below shows the Planning Issues and Proposals

Table 13: Planning issues

Sector	Issue	Causes
Human settlement and Housing	Inadequate differentiate housing stock for low, medium, and high-income groups	<ul style="list-style-type: none"> • Lack of requisite infrastructure in some settlements such • Insecurity of tenure • Lack of requisite infrastructure to support housing
	Low quality housing stock	<ul style="list-style-type: none"> • Insecurity of tenure • Inadequate research and dissemination of information on the appropriate and locally available building materials and technology • Lack of standards guide the development of houses
	Inadequate transport networks	
	Nonexistent hierarchy of centres /urban nodes	

Source: Planning team, 2024

4.10 SCENARIO BUILDING/ALTERNATIVE DEVELOPMENT MODELS

4.10.1 Overview

The scenario building process analyses how the urban situation in Chelimo planning area could develop over the next ten (10) years in relation to the built environment. The underlying planning principles in scenario building will be integration, urban economy and transformation

Scenario building will consider the possible events, or “variables”, that would result in large changes to the built environment, and the expected impacts and probabilities of these developments.

The variables assessed are: population growth, urban infrastructure, squatter settlement, anticipated national and county government land uses.

To build these scenarios, detailed data on the current state of the Chelimo Plan area was collected using a combination of methods, namely GIS mapping and on-site surveying and observation. This data was then thoroughly analysed in relation to the five selected variables to determine how Chelimo could be spatially and functionally configured in 2034.

Two scenarios were developed;

1. Zero intervention or "Business As Usual" scenario visualized Chelimo in 2034 if no or minimal measures are implemented.
2. The "Optimal" scenario rethinks the mosaic of Chelimo Planning Area to establish a clear link between what should be done to transform the area into 'a vibrant, livable, and sustainable neighborhood' based on the formulated vision.

Three assumptions embed these scenarios

- That there will be continued political stability in the plan area and the country at large
- There is continued support from both national and county government to seek for durable solutions to the revitalization of the area
- There will be no further squatter invasion

4.10.2 Scenario One: Zero Intervention or Business as Usual

The outcome from this scenario based on the five variables is most likely to lead to sub optimal use of the land in the next ten years. It is expected that squatter population will increase exponentially and associated hostility will also increase, there will be no basic infrastructure and the plan area will degenerate into an urban slum on prime land. This therefore is not the desired outcome of the planning exercise and such a scenario is thus not considered. The analysis of such an intervention is outlined in Table 14 below:

Table 14: Analysis of Zero Intervention scenario

Population Growth	Basic Infrastructure	National Government Projects implementation	County Government Projects	Squatter Settlement	Probability	Impact
Low growth	Zero intervention	Not implemented	Minimal	Remains a constant	Highly unlikely	
Remains as projected	Zero intervention	Not implemented		Continues to grow as expected	Likely	Negative
High Growth rate than projected	Zero intervention	Not implemented	minimal	Grows faster than anticipated	Likely	Extremely negative
Spike or influx	Zero intervention	Minimal	Minimal	Reaches critical mass	Likely	Extremely negative
Declines	Zero intervention		Zero intervention	Unlikely	Highly unlikely	-
OVERALL IMPACT	SIGNIFICANT DETERIORATION AND NOT A PLANNING INTERVENTION					

Source: Planning team, 2024

The likely scenario in the ten years to come if no intervention is done and squatter population increases exponentially will be congestion, poor quality housing developed in unorganized manner and littering of garbage with polluted rivers as indicated in fig... below.

Figure 10: Scenario of zero intervention



Source: Planning team, 2024

4.10.3 Scenario Two: Targeted Settlement

This scenario targets the planning for squatters and allottees by provision of standardized land parcels. Provision of basic infrastructure such as access roads, water, health facilities and educational facilities would be necessary. This scenario in the long run would hamper positive urban growth in the area and an influx of population led by speculative sales would be a dominant feature, Runaway and distorted land markets leading to subdivisions without serious planning would eventually make Chelimo an urban slum. An analysis of the outcomes is highlighted in the Table 15 below.

Table 15: Scenario of targeted settlement intervention

Population Growth	Basic Infrastructure	National Government Projects implementation	County Government Projects	Squatter Settlement	Probability	Impact
Low growth	Minimal intervention	Not implemented	None	Minimal growth	Highly unlikely	-
Remains as projected	Minimal intervention	Not implemented	Not implemented	Continues to grow as expected	Likely	Negative
High Growth rate than projected	Minimal intervention	Not implemented	Not implemented	Grows faster than anticipated	Likely	Urban sprawl and slums
Spike or influx	Minimal intervention	Not implemented	Not implemented	Reaches critical mass	Likely	Extremely negative
Declines	Minimal intervention	Not implemented	Not implemented	Unlikely	Highly unlikely	-
OVERALL IMPACT	URBAN SLUMS & SPRAWL AND NOT A PLANNING INTERVENTION					

Source: Planning team 2024

The Chelimo landscape in the coming 10 years will likely to be built with permanent houses. This will be as a result of allottees enjoying security of tenure. Though there will be less greenery and less public facilities. This scenario is when the all the land is allocated to squatters and allottees without considering planning of other land uses. This scenario is likely to be like the one in fig 10.

(Signature)

Figure 11: Scenario of targeted settlement intervention



Source: Planning team, 2024

4.10.4 Scenario Three: Optimal Intervention

This optimal scenario assumes there will be optimal intervention in the plan area by working on the five variables identified earlier. In this scenario, the effect of optimizing the identified variables is a direct result of planning intervention and will result in optimal land use utilization as analyzed below:

Population Growth

A projected growth rate of 2.2 per cent as per the Census of 2019 (25,057) will lead to a population of to 31,148 in 2034. This figure is projected from the base population of 25,057 at the current time and will determine the resultant need for basic services.

Basic infrastructure

A projected demand and supply analysis of basic infrastructure will entail provision of the same for the projected population. This will include, a road network to enhance accessibility and connectivity through a hierarchical network of roads, footpaths and sidewalks. This will take twenty (20) percent of land use; demand for water and related infrastructure for plan area, demand for sewerage, demand for health facilities and related infrastructure, demand for social infrastructure and generation of solid wastes

National government needs

- Affordable Housing Programme (AHP) for a minimum of 2000 units generating a further 8000 persons
- State lodge increasing land values and a further population surge on state visits. Also spurring need for good roads and services

- National Referral and Teaching hospital providing services to residents beyond Kericho county and increasing both day and night population, with provision of critical services such as electricity and water at uncompromised levels
- Special Economic Zone (SEZ) projected to revive the urban economy and integrate with international needs with emphasis on technology transfer, innovation and incubation
- Relocation of key offices to Chelimo such as the Judiciary, nema, NTSA, KMTC, thereby creating a further demand on services

County Government needs

The County Government needs include Governors and Deputy Governors residences, showground,

Settlement of Squatters

The settlement for squatters into zoned high density and medium density residential areas is the main impetus of the plan as well as the stabilizing factor. It is anticipated that over 2000 squatters will be settled in the two neighborhoods mentioned. The need for basic services for this population will once again be the main concern of this plan.

Table 16: Analysis of the optimal scenario

Population Growth	Basic Infrastructure	National Government Projects implementation	County Government Projects	Squatter Settlement	Probability	Impact
Low growth	Minimal intervention	Partially Implemented	Partially Implemented	Remains a constant	Highly unlikely	-
Remains as projected	Provided as projected	Implemented	Partially Implemented	Continues to grow as expected	Likely	Slight Improvement
High Growth rate than projected	Provided as projected	Extensively implemented	Extensively Implemented	Grows faster than anticipated	Likely	Great Improvement
Spike or influx	Provided as projected	Implemented as projected	Partially Implemented	Reaches critical mass	Likely	Urban stress
Declines	Provided as projected		Partially Implemented	Unlikely	Highly unlikely	-
OVERALL IMPACT	Significant Improvement and Best Planning Intervention					

Source: Planning team, 2024

Chelimo is likely to be aesthetic with green and varying skyline. The scene is likely to have Quality and permanent houses of different typologies ranging from bungalows, Maisonettes and story buildings. Adequate supply of public facilities and zonation of different compatible land uses. This scenario is likely to happen if OPTIMAL INTERVENTION is done and the landscape will be as indicated in fig 11below

Figure 12: Scenario of optimal utilization



Source: Planning team, 2024

5 CHAPTER FIVE: PLAN PROPOSALS

5.1 Overview

The situational analysis of Chelimo planning area depicts a dysfunctional urban area devoid of basic infrastructure and a community that depends totally on surrounding environment for water and fuel needs. The transport networks are a few non-motorable roads and foot paths, yet Kericho Town is barely two kilometers away. Bold measures are needed to reshape this area into a dynamic urban area that would in the long run integrate fully with the rest of the municipality. Interconnected interventions will be needed to tackle the issues aforementioned.

The proposals have been formulated from the analysis and synthesis of the existing situation and also from stakeholder participation. The proposals seek to actualize the vision of transforming Chelimo into a sustainable, vibrant and livable urban economy.

The proposals and their justifications are described in the tables below:

5.2 PROPOSALS

Table 17: Plan proposals

SECTOR	PROPOSALS	JUSTIFICATION
Physiography and environment	Harvest rain water	The need to meet the rising demand for water
	Tap and supply water from the main river	
	Tap solar energy	Meet increasing demand for energy
	Identify and demarcate highest point for construction of water storage tanks Identify and demarcate lowest point for construction of sewerage treatment works	Placing storage at the highest point enables water to flow by gravity minimizing pumping costs Placing sewer treatment at the lowest point enables sewer to flow by gravity eliminating pumping costs
	Roads to be constructed along contour lines	Construction of roads along contour lines minimize erosion of the roads
Land, Land use and Tenure	Map all environmental sensitive areas and Prepare action area plans for them Providing a 30-meter and 10 meter buffers for Kimugu river and the streams respectively in order to protect the riparian land in addition to protecting the water resources from degradation.	Environmental sensitive areas are prone to degradation and pollution by human activities. The Chelimo area will accommodate a large number of humans and therefore need for protection of these areas
	Prepare a plan that will promote optimal use of the land	All the land needs to be optimally used
	Designate land uses to include commercial, residential, public purpose, public utility, recreational, transportation	Chelimo is part of urban expansion and should include all urban land uses
	Stakeholder engagement and validation	The stakeholder needs to give views on how their land needs to be used in a sustainable manner
	Plan to form basis for guiding process of land documentation	Access land rights to the people as envisioned in the constitution
Human settlement	Designate zones and standards and guidelines for different residential categories	Creation of order and harmony
	Surveying and Titling of all land within the planning area	Provision of security of tenure
	Establish partnerships targeting the improvement of the housing infrastructure	Improvement of the area
	Investment in housing support infrastructure	
	Carry out research and dissemination of information on the appropriate and locally available building materials and technology	Provide low cost construction materials
	Zoning and formulation of standards and guidelines for enforcement within the planning area,	Adhere to approved plan
	Affordable housing programme	Increasing housing supply
Physical Infrastructure	Roads-Hierarchy roads. Primary road being 20m, 18m, 15m, Residential 12m, 9m road.	The area has no physical infrastructure
	Power sub station	
	Water storage site	
	Sewer treatment plant	
	Waste collection points	
	Power wayleaves	

	Sewer wayleaves	
Social Infrastructure		
Education	11 ECDE schools	The area has no social infrastructure save for only one existing education facility in the area The schools will serve the catchment population of 31,148 Most of the existing neighboring schools are private.
	3 Primary schools	
	Education center which will have a primary, junior secondary and secondary school	
	Kenya Medical Training College (KMTC)	
Health	A National Teaching and Referral Hospital	Serve the catchment population of 31,148
Administrative and other community facilities	Kericho county government offices NGAO	
	Arboretum	
	Police headquarters	
	Recreational park	
	State Lodge	
	Judiciary	
	Administrative headquarters	
	Cemetery	
	Governor's residence	
	Deputy governor's residence	
	Library	
	Community centre with a resource centre, social hall, community hall.	
	NTSA offices	
	NEMA Offices	

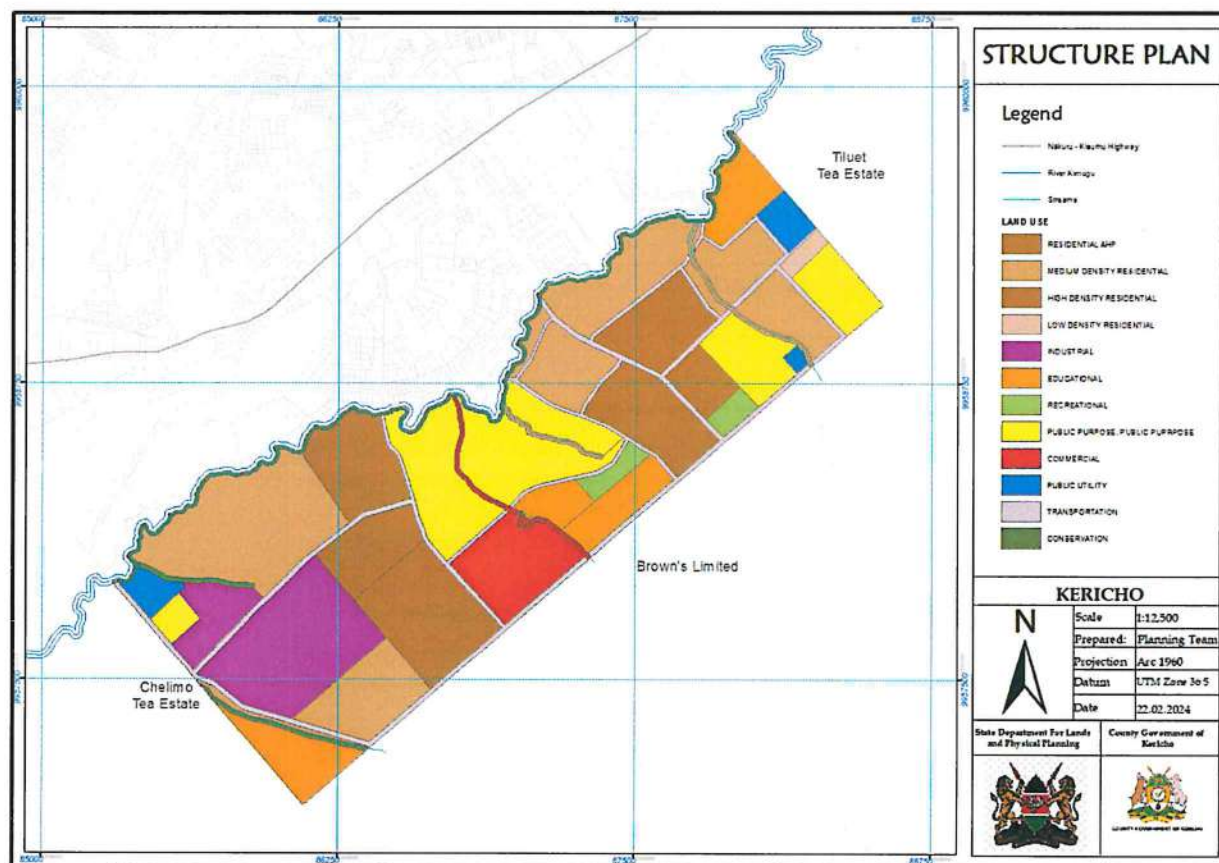
Source: Planning Team, 2024

5.3 PROPOSED LAND USE PLAN

5.3.1 Structure Plan

The Chelimo structure consists of Broad land uses, Major roads, rivers and streams that traverse the area Chelimo has two major roads that connects it to the A 12 road and James Finley road. The broad land uses in Chelimo include; Residential which include high, residential AFP, Medium and low densities, public utilities, educational, public purposes, commercial, conservation, and recreational. Map indicates the broad land uses.

Map 14: Structure plan



Source: Planning team 2024

5.3.2 Land suitability criteria use

The aim of this analysis is to identify areas where the proposed land uses are most likely to succeed with minimal negative impact on the environment and surrounding communities. This will help in making informed land use and development decisions.

Transport

Transportation plan focuses on easing transport congestion by introducing a robust public transit system that encourages bicycle cycling, pedestrian paths and connector roads to enhance movement in and out of the neighborhood/planning area.

Social Economic Zones

Flat terrain or gentle slopes, natural drainage pattern have been preferred for the construction of socio-economic zones such as commercial or residential areas. This is because it facilitates easy accessibility and visibility, making it more attractive for businesses and residents.

Sewer Treatment Plant

Topography is crucial for designing gravity-flow sewer systems. These systems rely on gravity to move wastewater from higher to lower elevations. The slope of the land helps determine the feasibility and efficiency of such systems. Steep slopes or areas with environmentally sensitive topography might require special attention to avoid soil erosion, habitat disruption, or other ecological impacts during sewer system construction.

Medium Density Residential

Medium density residential have been located in the areas with lower environmental sensitivity and within existing or planned infrastructure support.

The market demand and demographic trends will cater for a diverse range of residents.

The other medium residential have been allocated between high-density and low-density area to act as buffers or transitions to the Governor's residence, Deputy Governor's residence and the state lodge.

CHELIMO LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

LEGEND

Landuse

- Residential
- Industrial
- Educational
- Recreational
- Public purpose
- Commercial
- Public utility
- Transportation
- Conservation
- Natural use

Planning Team

NOTE

1. This plan is not an authority on boundaries.

2. All boundaries shown are approximate and are subject to aerial ground survey.

CERTIFICATE

I hereby declare that the plan has been prepared and published as per the provisions of the Land Use Planning Act No. 17 of 2015 and the Land Use Planning Regulations No. 101 of 2016.

Signature _____ **Date** _____

APPROVED BY _____ **Date** _____

DEPARTMENT OF LANDS, HOUSING AND PHYSICAL PLANNING - KERICHIO

PHYSICAL PLANNING - KERICHIO

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

CHERIKO (CHELIMO)

Scale 1:5,000

Date 18/03/2024

Prepared by Planning Team

Drawn by Planning Team

DEPARTMENTAL REFERENCE NO. R22/2024/01

RECOMMENDED

Signature _____ **Date** _____

APPROVED BY _____

Signature _____

Approved by _____

Approved Development Plan No. _____

5.3.4 Land Budget

ZONE	USER NAME	AREA (HA)	TOTAL
RESIDENTIAL	Residentials	117.18	127.69
	Affordable Housing development	9.31	
	Governor Residence	0.80	
	Deputy Governor Residence	0.40	
INDUSTRIAL	Special Economic Zone	33.85	33.85
EDUCATIONAL	ECDEs	0.58	27.62
	Educational Centre	7.12	
	KMTC	4.0	
	KTTC Extension	7.21	
	Moi Tea Girls	8.71	
RECREATIONAL	Arboretum	2.52	6.14
	Greening	0.92	
	Neighborhood Park	0.3	
	Playground	0.12	
	Recreational Garden	0.19	
	Recreational Park	2.09	
PUBLIC PURPOSE	Cemetery	2.25	50.29
	Community Centre	1.22	
	County Offices	0.49	
	Kericho County Hospital	10.88	
	Kericho County Government Land	7.94	
	Fire Station	0.41	
	Health Centre	0.41	
	Judiciary	0.61	
	NEMA	0.51	
	NGAO	0.49	
	NTSA	0.61	
	City Square	0.29	
	Police Headquarters	0.42	
	Public purpose	1.01	
	Public purpose (KNUT, Lions Club)	9.51	
	Showground	8.50	
	State Lodge	4.74	
COMMERCIAL	Commercial Node	5.64	6.19
	Market	0.55	
PUBLIC UTILITY	KPLC Substation	3.12	7.06
	Sewer Treatment Plant	2.93	
	Spring	0.36	
	Water Reservoir	0.65	
TRANSPORTATION	Bus Park	0.37	53.3
	Roads	52.93	
CONSERVATION	Conservation Areas	15.5	15.5
MIXED USE	Mixed Use Development	2.44	2.44
TOTAL			330.08

5.4 Development Strategies

The following strategies will be adopted to realize the vision of Chelimo area;

5.4.1 Transport Development Strategy

Transportation is key in linking places and facilitating movement of goods and services. The primary roads shall be opened first to link Chelimo to A12 road by a 20m road. It will also be linked to Brookside road through a 20 m road. The 20m road will be the highest hierarchy in Chelimo area. Other secondary roads of 18m and 15m will link the settlement to the 20m road. Access roads of 12m and 9m to settlement shall be provided. NMT shall also be provided to along roads in commercial areas and residential areas.

5.4.2 Economy Development Strategy

The Special Economic Zone should spur economic growth through provision of employment, production of goods and services. A commercial area shall be provided with commercial plots, bus park and market to facilitate trade and commerce.

The Special Economic Zone shall consider utilizing the local materials including coffee, tea, maize and other agricultural produce. It should also embrace technology through ICT innovation

5.4.3 Environmental Conservation Strategy

Environmental conservation is key to a healthy living environment. The environmental sensitive areas should be mapped and demarcated for conservation and preservation. Action area plan should be prepared and implemented for these areas. Compatible activities should be promoted in this area. A water front should be designed along river Kimugu to promote tourism.

5.4.4 Housing Development Strategy

This will be done by private developers and also through the affordable housing programme. The program should consider providing social and physical infrastructure to include ECDE center, playground, a health center, a shopping mall a social hall.

5.5 PLANNING STANDARDS AND GUIDELINES

5.5.1 General Standards and Guidelines

1. All developments are subject to approval by the relevant authorities
2. All developments to observe building lines of;
 - a) 20 m road building line shall be 6m
 - b) Roads 15m-18m building line shall be 3m
 - c) Roads 9m-12m building line shall be 3m
 - d) Setbacks of 1.5m
3. All corner plots to be provided with truncations as required
4. All developments to achieve at least 10% tree cover/landscaping
5. Enhancement of aesthetics is encouraged
6. Developers to take responsibility on aesthetics of their frontages
7. No back-to-back dwellings
8. Provision of adequate prerequisite infrastructure like Wet risers, dry risers, fire equipment, fire sprinklers, fire escape exits & assembly, solid waste management, enough water reservoirs, public parks eateries, toilets
9. All buildings shall be designed with provisions for rain water & solar energy harvesting infrastructure Provision of Staircase of minimum width 1.5m for low and medium residential buildings and 3m for all other developments
10. Provisions for sewer connections is a prerequisite
11. Developments above 4 levels to provide for adequate elevators
12. Provision of ramps 1:5 slope maximum width of 1800mm smooth and non-slip
13. Prepare site plans indicating the location and provisions for all necessary infrastructure and services

5.5.2 SPECIFIC GUIDELINES AND STANDARDS

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
Residential	Low Density Residential	Single Family Bungalows	0.2	50	1 floor	<ul style="list-style-type: none"> Subdivision of parcels below 0.2 Ha is prohibited Provide sufficient parking spaces for at least 2 vehicles
	Medium Density Residential	<ul style="list-style-type: none"> Detached Maisonettes Multi – storey flats 	0.1	65	Ground + 4	<ul style="list-style-type: none"> Subdivision of parcels below 0.1 Ha is prohibited Provide sufficient parking spaces for at least 2 vehicle for every one unit
	High Residential	<ul style="list-style-type: none"> Multi – dwelling units Apartments, flats semi-detached 	0.045	70	Ground + 9	<ul style="list-style-type: none"> Subdivision of parcels below 0.045Ha is prohibited Common Housing design if on sharing parcels Provide 1 parking slot for every one housing unit
	Mixed use	<ul style="list-style-type: none"> Multi dwelling units Apartment flats Retail shops of general convenience, small scale businesses, 	0.045-0.1	70	Ground +4 and ground + 9	<ul style="list-style-type: none"> Provide ample parking for business establishment Sale of alcoholic drinks within the zones is prohibited

Industrial	Light Industrial	SEZ	40	75	Ground Floor	<ul style="list-style-type: none"> • Developments to be separated from other users by a buffer zone • Provision of adequate Loading and off-loading bays • Provision of adequate parking space • Subjected to Environmental Regulations
	Jua Kali Sheds	Workshops, Printing, Packaging, Food industries, Light assembly	0.25ha	75	Ground Floor	<ul style="list-style-type: none"> • The structures should be properly roofed to protect the traders • Provide inbuilt sanitation blocks in the shed. • Provide proper wiring and electricity. • Fire extinguishers should be installed strategically and serviced annually • Provide sheds with separate entry and exits points • Provide exhibition spaces in large sheds • Provide industrial waste collection points
	Petrol Station	Petrol Station	0.2	60	Ground Floor+2	<ul style="list-style-type: none"> • Provision of adequate and clear acceleration and deceleration lanes • Provision of adequate parking space • Subject to Environmental Regulation • Locate away from any public institutions • Minimum Distance from one petrol station to the other is 200m

Educational						<ul style="list-style-type: none"> Petrol pumps should be located at least 30m from any residential buildings The minimum frontage to a primary street should be at least 9m
	ECDEs	Nursery Schools Play Schools	0.15	50-70%	Ground floor only	<ul style="list-style-type: none"> Ensure entry is not direct to a busy road Ensure provision of all support facilities; All facilities shall provide requisite infrastructure to accommodate PWD
	Primary Schools	Boys/girls/mixed Primary schools Junior Secondary schools	3.9	50-70%	Maximum - floors 4	<ul style="list-style-type: none"> Ensure provision of all support facilities; Provision of infrastructure for PWD Encourage vertical development up to 4 levels Provide 1 toilet facility and urinals for every 20 boys Provide 1 toilet facility for every 10 girls including a shower room No commercial activity within the proximity
	Secondary Schools	<ul style="list-style-type: none"> Mixed day/boarding high schools Girls day/boarding schools Boys day/boarding schools 	4.5	50-70%	Maximum - floors 6	<ul style="list-style-type: none"> Provision of all support facilities; Encourage vertical development up to 4 levels Developments above 4 levels to provide for adequate elevators Provision of infrastructure for Persons with Disabilities Reserve 1 Parking space for the PWD for every 10 parking slots

							<ul style="list-style-type: none">• Provide 1 sanitary facility and urinals for every 20 boys• Provide 1 sanitary facility for every 8 girls including a shower room
Tertiary Colleges	<ul style="list-style-type: none">• KTTC• KMTC	10.2	60-70%	Maximum - floors 10			<ul style="list-style-type: none">• Provide adequate prerequisite support facilities and infrastructure;• Provide accommodation for staff and students• Provide infrastructure for PWD• Reserve 1 Parking space for the PWD for every 10 parking slots• No sale of alcohol within 3Km radius
Recreational	Stadium	<ul style="list-style-type: none">• Play areas/fields,• Restaurants,• Tree planting• Seating areas					<ul style="list-style-type: none">• Play structures provided must be fun, interactive, safe, and accessible for a range of ages and groups• Separate equipment for children in ages 2 to 5 and ages 5 to 12 years' old• Provide a range of exercise, coordination, and confidence building opportunities• Use of durable, easy to repair equipment and safety surfacing• Keep sight lines open to maintain good visibility for supervision• Soft surface play areas such as sand or mulch• Ensure safety standards for play areas
	Arboretum	<ul style="list-style-type: none">• Recreation and Sporting activities• Tree planting,	-	-	-		<ul style="list-style-type: none">• Maintain, enhance and restore the quality of the existing natural resources

		<ul style="list-style-type: none"> • Research, Restaurants, Group games and Boot camps • Weddings, Exhibitions • Jogging, Team building and Workshops 				<ul style="list-style-type: none"> • Encourage local initiatives and cooperation planning and development for mutually beneficial uses • Ensure the activities allowed in this zone are passive and that they do not damage the environment • Ensure provision of requisite Social/public facilities
Green Parks/ Open Spaces	Landscaping with acceptable tree species, gardens, flower shrub displays and nature trails					
Churches	<ul style="list-style-type: none"> • Church house, • Social centers, • Basic schools, • Playgrounds, • Open spaces, • Bookshops • Canteens. 	10	-	-		<ul style="list-style-type: none"> • 1 car parking space of 8m² of public floor area for every 10 worshippers • Use sound proof materials during construction of religious institutions. • Mosques and temples may be located within the central business district to cater for the business community • Adhere to the set building lines and setbacks.
Administration Offices	National and County Government offices	-	-	-		<ul style="list-style-type: none"> • Vertical developments are encouraged for optimization • Provision of adequate prerequisite social and public infrastructure • Provision of adequate parking space
Referral hospital	Level 6 Hospital	8	60	6		
Police Station	Offices for the staff,	3	60	6		
Public Purpose						

	Community Centre	<ul style="list-style-type: none"> • parks for parades, messes/canteens, 	0.25	50	4	<ul style="list-style-type: none"> • Provide comprehensive solid and liquid waste management systems • Locate in areas with adequate access. • Locate away from playgrounds, industrial and disposal sites. • Locate In pollution free areas such as air, noise, water and land pollution.
	Cultural Centre	-	0.25	50	4	
	Disaster Management Centre	<ul style="list-style-type: none"> • Disaster management offices • Fire sub station 	0.4	50	4	
	Health Centre		3	50	3	
	Judiciary					<ul style="list-style-type: none"> • Provide public utilities such as Water supply, sewerage system, approved waste disposal, incinerator, electricity, parking space, optic fiber telephone. • Provide 1 car park for every 200m² of office space. • Provide basic site utilities such as; water, sanitation, electricity,
	NTSA	Office blocks	3	50	3	

	Resource Centre/Library		0.4 ha			<ul style="list-style-type: none"> • telephone, fibre optic and passenger drop off points. • Ensure that the site offers maximum silence while conveniently situated in relation to the population it serves. • Ensure that the site has good lighting and ample surrounding air space. • Provide facilities such as parking, meeting rooms, electricity, water, waste disposal points, sewerage system among others.
	Cemetery					<ul style="list-style-type: none"> • Provide a minimum setback of 3m from the right-of- way for plots fronting roads where no above ground structure may be constructed. • Observe a maximum height of 0.6m for structures above ground. • Ensure a minimum height of 1.5m for a perimeter fence • Provide a buffer of 100m which shall be vegetated with trees • Require an EIA. • Prohibit direct access through major highways
	Commercial CBD	<ul style="list-style-type: none"> • Shops for General Convenience Goods, • Bakeries, • Commercial Offices, 	-	75	-	<ul style="list-style-type: none"> • Parking facilities should be related to the level of commercial activities created • Minimum parking space of one and half meters' car park space per every 100 m² plinth

		<ul style="list-style-type: none"> • Small Scale Businesses 				<ul style="list-style-type: none"> • Observe a minimum lot size of 0.045 Ha • Observe maximum plot coverage of 80% to allow for verandas and pedestrian walkways. • Locate in the CBD and the commercial nodes designated as commercial user • Integrate the commercial developments with open squares at designated places throughout the area, interconnected with walkways to act as recreation and carbon sinks • Ensure that all infrastructure facilities and services are laid underground to optimize use of space • Provide on-site parking
	Market	-				<ul style="list-style-type: none"> • Provision of enclosed walled area • Provision of disaggregated grouped refuse collection points, water points and water closets • Hard standing surface • Fixed stalls and divisions
	Public Utility Power Sub – Station	-	-	-	-	<ul style="list-style-type: none"> • Ensure a minimum of 5% of the exterior spaces are reserved for landscape • Provide buffer zones in between sub-stations and other land uses (about 20m) • Should have a perimeter fence

Sewer Treatment Plant	-	-	-	-	-	<ul style="list-style-type: none"> • A surrounding 15m tree belt to be provided both as protection against blows and for environmental safety. • Land requirement for Buffer is 30m • To be located at the lowest point of the planning area • Provide a distance of 3km to 5km between built-up areas and a sewer treatment plant. • Provide a minimum distance of 0.3km between rivers and a sewer treatment plant. • The location of the final discharge point should be adjacent or close to the treatment works
	Solid Waste Receptacles	-	-	-	-	<ul style="list-style-type: none"> • Sites must be environmentally friendly • Promotion of 4R concept Recycle, reuse, reduce, repair
	Water storage point	-	-	-	-	<ul style="list-style-type: none"> • No developments are permitted under the water tank • Elevated storage tanks are recommended for all water supply utilities. In particular, hospitals, institutions and industrial plants should be provided with separate elevated storage tanks with a minimum space of 0.1 ha

Transportation	Road Reserves	<ul style="list-style-type: none"> Primary, urban collector, local access and residential access roads Public utilities such as water and sewer way leaves, electricity way leaves and fiber optic cables. Bus lay bys. Street furniture, Street landscaping, water points, street toilets, street lighting, waste recycle bins among others. Non- Motorized Transport. Advertisements and signage. Parking facilities. 	-	-	-	<ul style="list-style-type: none"> Primary Roads –20m, urban collector – 15-18m, local access roads – 12m, residential access – 9m Primary and urban collector road reserves shall be designated with pedestrian walk ways and cycling paths No physical development is permitted on the designated road reserves Greening is encouraged in form of green belts on either side of the transport routes which should be landscaped Consider safety, functionality and environmental sustainability during planning and designing for roads. Provide standard way leaves for electricity supply, storm water, fibre optic cables and sewer. Restrict direct access to individual plots from arterial roads. Provide waste recycle bins within given intervals on pedestrian walkways.
	Bus Park					<ul style="list-style-type: none"> Provide furniture including benches, signage, shelters, waste bins and lighting Provide spaces for bicycle parking, restaurant, police booth, sanitation services and ticketing office

							<ul style="list-style-type: none"> • Ensure accessibility to Special need group • Ensure separation of traffic to minimize accidents
	NMT					Cyclists lane	<ul style="list-style-type: none"> • Provide a minimum of 3m for a combined cycle lane and walkways. • Provide a minimum of 2m for a separate cycle lane
						Foot path	<ul style="list-style-type: none"> • Designate a minimum width of 2m for dedicated walkways. • Encourage landscaping, planting of ornamental trees and provision of benches along walkways
Agricultural	Urban Agriculture		-	-	-	Kitchen Garden in backyards and on institutions grounds	<ul style="list-style-type: none"> • Should establish an adequate waste management system • Should be restricted within enclosed boundaries • Should not be practiced in ecologically fragile areas; riparian reserves, sewerage lines or ponds, cemeteries.
			-	-	-	<ul style="list-style-type: none"> • Wildlife conservation • Eco-tourism • Research • Open spaces • Greenways • Wildlife habitat 	<ul style="list-style-type: none"> • Natural vegetation shall be protected to support regeneration • Afforestation, reforestation clearance of forests and introduction of alien species should be subjected to legal notice 31 and 32 of EMCA • Protection of the riparian reserve • Reclamation of the encroached riparian reserves
Conservation	Along river Kimugu		-	-	-		
	Conservation areas		-	-	-		<ul style="list-style-type: none"> • Greening and conservation

6 CHAPTER 6: IMPLEMENTATION FRAMEWORK

6.1 Overview

This chapter outlines the key projects to be undertaken by various implementing agencies during the 10-year planning period for the realization of Chelimo Local Physical and Land Use Development Plan. The matrix is as indicate below

6.2 Project Implementation Matrix

Table 18: Project implementation matrix

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
Land Tenure	Issuance of ownership documents to squatters and allottees	Planning area	<ul style="list-style-type: none"> Survey and registration of land for squatters and allottees Enforcement of lease special conditions 	<ul style="list-style-type: none"> CGK NLC Cabinet Secretary, MoLPW/HUD Allottees 			
	Secure public land	Planning area	Register public purpose and public utility land within the planning area	<ul style="list-style-type: none"> CGK NLC Cabinet Secretary, MoLPW/HUD 			
Physical Infrastructure	Provide main transport network	Planning area	Construction of main roads	<ul style="list-style-type: none"> KURA CGK 			
	Provision of service roads	Planning area	Construction of service roads	<ul style="list-style-type: none"> KURA CGK 			
	Expansion of main access roads	At Outside the planning area	<ul style="list-style-type: none"> Acquisition of land for expansion Construction of access road and bridge 	<ul style="list-style-type: none"> KURA CGK NLC 			

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
Water and Sanitation	Provide adequate NMT Infrastructure	All roads in within the planning area	Pave pedestrian walk ways and cycle lanes	<ul style="list-style-type: none"> CGK KURA Development Partners (KUSP) 			
	Provide water reticulation and sewerage system	Planning area	<ul style="list-style-type: none"> Construct water storage tank Provide water reticulation network Construct a modern sewerage treatment and recycling system Construct adequate public toilets at the commercial node and public purpose zone 	<ul style="list-style-type: none"> CGK KEWASCO NG-CDF Development partners 			
	Provide waste management system	Planning area	<ul style="list-style-type: none"> Place litter bins and receptacles at strategic points Acquire waste collection vehicles Provide skips at strategic locations 	<ul style="list-style-type: none"> CGK Private Investors Neighborhood/ Residents Associations 			
ICT	Improvement of ICT infrastructure	Planning area	<ul style="list-style-type: none"> Install fibre optic within the planning area Install Base Transceivers Construct an ICT Centre 	<ul style="list-style-type: none"> CGK Local Mobile Service Providers MoICT Private Investors 			

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
Social Infrastructure	Disaster Management	Planning area	<ul style="list-style-type: none"> Construct and equip a disaster management center Sensitize the public on disaster management 	<ul style="list-style-type: none"> CGK Development Partners Redcross 			
	Energy	Planning area	<ul style="list-style-type: none"> Tap solar energy from all buildings Construct Kenya Power Sub station Provide electricity distribution network 	<ul style="list-style-type: none"> CGK NG-CDF, Private Investors Kenya Power Neighborhood/ Residents Associations 			
	Market	Within the commercial centre	<ul style="list-style-type: none"> Construct an open air market on the designated site Construct market stalls 	<ul style="list-style-type: none"> CGK MoLPW/ HUD-UDD NG-CDF Private Investors 			
	Education	Planning area	<ul style="list-style-type: none"> Construct 1 No. additional primary and secondary schools Construct 3 No. Nursery schools Construct KMTC 	<ul style="list-style-type: none"> CGK MoE NG-CDF Private Investors FBOs NGOs MoH 			
	Health	Within the planning area	Construct and equip a level 6 hospital	<ul style="list-style-type: none"> CGK NG-CDF, FBOs NGOs 			

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
				<ul style="list-style-type: none"> Private Investors 			
Security and Administration	Provide requisite security installations	Within the planning area	<ul style="list-style-type: none"> Construct a Police Station Construct a Chief's Office Install mass lights at public spaces Install street lights along major roads 	<ul style="list-style-type: none"> CGK NG-CDF Private Investors NGOs Neighborhood/Residents Association 			
Recreation	Provide adequate recreation facilities	Designated area	<ul style="list-style-type: none"> Furnish the open spaces with requisite furniture Establish playgrounds within residential areas Develop the proposed arboretum Develop the proposed waterfront park 	<ul style="list-style-type: none"> CGK NG-CDF Private Investors NGOs 			
Cemetery	Provide a cemetery for the projected population	Within the planning area	Fencing and provision of requisite infrastructure	<ul style="list-style-type: none"> CGK FBO 			
Community amenities	Provide a public Library, Social Hall and Innovation Centre	Within the planning area	<ul style="list-style-type: none"> Construct a modern complex to accommodate the social hall and innovation centre Construct a library 	<ul style="list-style-type: none"> CGK NG-CDF KNLS Neighborhood/Residents Association 			
Trade and Commerce				<ul style="list-style-type: none"> CGK 			

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
Tourism	Development of a commercial node	Central location within the planning area and the residential neighborhoods	<ul style="list-style-type: none"> Develop adequate infrastructure in the commercial centre and provide facilities to include bus park, market, loading bay and Chelimo square. Enforce the set development standards for the nodes 	<ul style="list-style-type: none"> Private Investors Neighborhood/Residents Association 			
Tourism	Exploit the tourism potential	Planning area and in the hinterland	<ul style="list-style-type: none"> Map tourism sites and products Construct tourism information center Market tourism sites and products 	<ul style="list-style-type: none"> CGK KWS KFS MoT Local Community 			
Industry	Develop sites for industrial activities	Within the SEZ	<ul style="list-style-type: none"> Identify suitable products for value addition and propose different facilities in the zone Construct Jua Kali site Construct milk cooling plant Construct agro-processing plants (SEZ) 	<ul style="list-style-type: none"> CGK MITI MoA MoLF NG-CDF Private Investors Local Community SEZA 			
Residential	Develop well-structured residential neighborhoods	Within the residential zones	<ul style="list-style-type: none"> Construct residential houses as per the proposed zones 	<ul style="list-style-type: none"> MoLPW/HUD CGK KURA KEW/ASCO Private 			

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
Environment	Protect and conserve the environment	Along both sides of river Kimugu and its tributaries within the planning area. A round the springs Along steep slopes	<ul style="list-style-type: none"> Develop the proposed support infrastructural facilities Enforce the development standards and regulations 	<ul style="list-style-type: none"> Neighborhood/Residents Associations Private investors 			
			Construction of Governor and Deputy Governor's Residences <ul style="list-style-type: none"> Prepare action area plans on improvement of these areas. Undertake individual and collective greening Sensitize the public on environmental conservation Enforce rain and storm water harvesting Construct drainage channels Control activities on riparian reserves Enact and enforce legislation on conservation of thus areas 	<ul style="list-style-type: none"> CGK Water Resources Authority MoEF NEMA Schools Neighborhood/Residents Associations 			
Public purpose	Development of public		Construction of Judiciary offices	Judiciary			

Sector	Proposal	Location	Action	Actors	Timeframe (Years)		
					1-2	3-5	6-10
	purpose facilities	Within the Public purpose zone	Construction of NEMA Offices	NEMA			
			NGAO - Offices	Ministry of Interior			
			Police Station	NPS			
			NTSA Offices	NTSA			
			County Government Offices	CGK			
			Show ground	ASK			
			State lodge	Ministry of Interior			