County Government of Nandi

State Department for Lands & Physical Planning

KAPSABET MUNICIPALITY LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN



TERM: 2023- 2033

@ August 2023

A PLACE OF LIVELIHOOD

PLAN APPROVAL

Certification

I certify that the plan has been prepared and published as per the requirements of Physical and Land Use planning Act No. 13 of 2019

Name of the Planner……

Signature……

Date……

Prepared by

County Executive Committee Member in charge of Physical and Land Use Planning

Name ……

Signature……

Date……

Adopted by

County Executive Committee

Minute No……

Date……

Approved by

Nandi County Assembly

Hansard No……

Date……

FOREWORD

Local Physical and Land Use Planning is a significant component in ensuring good



utilization of resources to achieve balanced growth in the municipality. Its purpose is to ensure that there is a spatial framework to guide growth and development. This significance is manifested in its catalytic role in ensuring that it provides basis for provision of basic physical and social infrastructure, investment, environmental conservation, tenure regularization and good governance. The outcome of this will be an inclusive and adequately serviced Municipality that is economically vibrant, socially secure and environmentally sound with diverse opportunities for a better and sustainable future for the people.

In line with the benefits that will accrue by having this plan in place, I would like to support the preparation and full implementation of the Kapsabet Local Physical and Land Use Development Plan. The plan will spatially locate all the projects envisioned in the National Development Agenda (BETA PLAN), Manifesto, CIDP, Municipality Integrated Development Plan (IDeP) and provides strategies towards its achievement. It will also provide a basis for sectoral coordination thereby avoiding duplication which usually results in wastage of limited resources. It is also mandatory that any expenditure and budgeting will be based on this plan hence fulfilling the legal requirement as stipulated in the County Government Act. Furthermore, this plan will be a tool to be used by the Municipal Manager to make decisions affecting the municipality. The plan advocates for good governance and will ensure all the principles of good governance including public participation have been promoted.

I therefore, argue to all the sectors, MDAs, Development partners, citizens in the municipality and all other stakeholders to come on board and play their roles to ensure that the vision of the people is realized in the ten-year period.

Stephen K. Araap Sang
Governor, Nandi County

PREFACE

Kapsabet municipality like any other town in Kenya is fast urbanising thus facing



challenges that come with urbanisation, which include pressure on both the social and physical infrastructure and the natural environment. This requires strong spatial planning in order to mitigate these challenges and organize of land use and the linkages between them, to balance demands for sustainable development with the need to protect the environment, and to achieve social and economic objectives. Kapsabet Local Physical and Land Use Development Plan is a ten year plan whose aim is to achieve aims at achieving an organized, integrated, sustainable and balanced development within the municipality. It will inform the future use and distribution of activities by providing a framework for better organization and linkages between different sectors and activities.

The Constitution's guidelines have been followed in the preparation of the Plan. The right to economy, the need for balanced development across the nation, the right to a clean and healthy environment, and the right to property are just a few of the promises Kenyans made to themselves under the new Constitution that it strives to fulfil. It also creates the groundwork for the implementation of Articles 66, which regulates land use and 69, which deals with the environment.

Kapsabet Local Physical and Land Use methodological process began with the preparation of the concept paper that helped identify the key issues to be addressed by the Plan, the delivery approach and the resources required. Benchmarking through computer research has been employed in order to learn from successful international methods. Locally, specialists from various public and private sectors were enlisted to provide their knowledge, experience, and critical technical inputs. Stakeholders from all the county Department gave presentations and later contributed their opinions to

the draft Plan. For the purpose of developing the strategies and policies for all the many relevant sectors, an interpretative synthesis of this data was used.

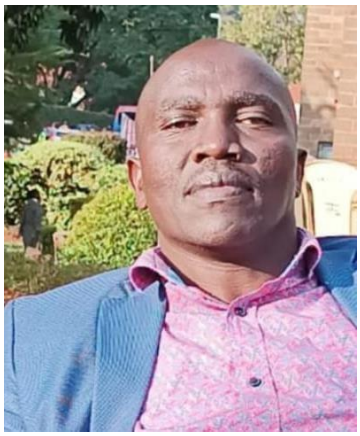
It's a ten-year plan from 2023 to 2033 and covers 162km^2 and addresses land use, infrastructure development socio economic and environmental issues to achieve the vision of the plan. The plan outlines specific strategies and policies to deal with issues of urban development, infrastructure, energy production waste management, mining and industry and sustainable human settlements.

This Plan forms a basis on which action area plans shall be prepared which include Zoning Plans, Urban Renewal Plans and Environmental Management Plans within the Municipality.

Dr. Philemon Bureti (PhD)
County Executive Committee Member in charge of Physical and Land Use Planning
NANDI COUNTY

ACKNOWLEDGEMENTS

I would like to take this opportunity to thank all stakeholders for their collaborative efforts and participation towards successful completion of Kapsabet Municipality Local Physical and Land Use Development Plan. First and foremost, much appreciation goes to the Ministry of Lands, Public Works, Housing and Urban Development specifically the physical planning department staff whose tireless efforts led to the achievement of the desired goal.



Secondly, I would like to appreciate the County Government of Nandi through His Excellency the Governor, Deputy Governor, County Executive Committee Members, Chief Officers and Directors for initiating, funding, hospitality and being part of the planning process. Special recognition goes to the Chief Executive Committee Member for Lands and Physical Planning as the planning authority for ensuring that the whole planning process was followed to the latter. I thank the Chief officer in charge of Lands and Physical Planning for financial facilitation and being part of the team.

I am sincerely grateful to the County Director of Physical Planning madam Veronica for coordinating the whole planning exercise effectively.

The efforts of the County assembly representatives especially those whose jurisdictions are within the planning area are also recognized through their participation in identification of planning issues, determination of planning boundary and public participation.

I acknowledge the full involvement of Kapsabet Municipal Board and staff members in the planning process. The staff members including Senior administrator (Susan), Engineer Purity, Senior Inspector Water and Waste management (Jacklene) and acting administrator (Mr.Melly) for their input and being part of the planning team throughout the exercise.

Finally, I would also like to appreciate all the stakeholders who participated in one way or the other during the planning process.

Richard Ng'eny
Municipal Manager
KAPSABET MUNICIPALITY

EXECUTIVE SUMMARY

The Kapsabet Municipality Local Physical and Land Use Development Plan



(KMLPLUDP) is a strategic vision that establishes the overarching trend and course of Kapsabet Municipality's spatial development. It is a short-term 10-year plan that is set for a 5-year periodic review. The preparation of the Plan is recommended under Part III 45 (1) of the Physical and Land Use Planning Act, 2019.

The Plan's goal is to offer a spatial framework that will direct growth in the municipality for ten years. This is imperative as it will facilitate the achievement of the SDG 11: "Making cities inclusive, safe, resilient and sustainable". The Plan is anticipated to promote the attainment of social, economic and environmental goals and objectives. Further, the Plan provides development strategies to deal with urbanization challenges including environmental degradation, transportation and under-utilization of the massive resources available in the municipality.

The specific objectives of the Plan are: -

i. To guide and coordinate the provision of infrastructure and services
ii. To regulate land use and land development
iii. To form a basis for tenure regularization
iv. To provide a framework for sectoral coordination, planning and programming
v. To provide a framework to guide land management and valuation
vi. To form a basis for environmental conservation and restoration

Further to these objectives, the plan promotes the principle of compact cities which entail delineating urban boundaries, smart and green urban growth to promote health and aesthetics, sustainable development for posterity, livability and efficiency in line with the municipality's motto "a place of livelihood"

The planning report is organized into 5 chapters.

Chapter 1 captures the introduction, the background, problem statement and purpose of the plan. The vision as agreed upon with stakeholders is also captured. The objectives, scope of the plan, justification and the guiding principles to the planning process are also highlighted. The chapter also outlines the methodological approach including how data collection was carried out in order to understand the existing situation; the broad stakeholder consultations that were held with representations drawn from public, private and Non-State Actors and the rationale for preparing the plan.

Chapter 2 focuses on the Planning, Constitutional and Legal Framework. The chapter puts into context the basis under which the plan was prepared, briefly outlining pieces of legislations that support physical and land use planning in the country.

Chapter 3 takes a sectoral approach to the situational analysis of Kapsabet Municipality's planning context. It outlines the existing situation and draws the emerging planning issues to be addressed. This chapter outlines a detailed review of the Municipality's geographical position, population dynamics, economic trends, resource endowment and land use patterns and practices.

Proposals to address emerging issues identified under chapter 3 are enlisted in **Chapter 4**. This is in form of planning interventions in specific land uses namely; residential, industrial, recreational, public purpose, commercial, public utilities, transportation and conservation land uses. The chapter highlights the projects identified to address the issues and their location. In order to actualize the proposals identified, relevant strategies for spatial growth and development have also been formulated. The strategies aim at enhancing the Municipality's competitiveness and economic efficiency, diversifying tourism, supporting industrialization, creating functional and livable human settlements, conserving the environment, integrating the transport network and providing quality infrastructure and services. The land use plan presented in this chapter makes proposals which are aimed at leveraging opportunities available in the Municipality. It will also address identified challenges that have hindered growth and development of the Municipality to the desired level.

In order to ensure standardization in the implementation of the plan, **chapter 5** provides the planning standards and guidelines to be employed. Both general and specific guidelines are provided to be adhered to by all implementing agencies.

Implementation framework is provided for in **chapter 6.** Institutions involved in the implementation of the plan and their roles are also stated in this chapter. To ensure a linkage between the proposed projects and the actors, an implementation matrix is provided.

Jonah Biwott
Chief Officer in charge of Physical and Land Use Planning
NANDI COUNTY

Contents

LIST OF TABLES xvi

1.0 INTRODUCTION 2

1.1 Background 2
1.2 Problem Statement 2
1.3 Purpose 2
1.4 Vision 3
1.5 Objectives 3
1.6 Scope 4
1.7 Justification of the Plan 4
1.8 Guiding Principles of the Plan 4
1.9 Approach and Methodology 5
1.9.1 Approach 5
1.9.2 Methodology 5
1.9.3 Planning Area 10

2.0 PLANNING, CONSTITUTIONAL, POLICY AND LEGAL CONTEXT ... 13

2.1 PLANNING CONTEXT 13
2.1.1 The National Spatial Plan (NSP) 2015 - 2045 13
2.1.2 Nandi County Physical and Land Use Development Plan (NCPLUDP) 2023 – 2033 13
2.1.3 Kapsabet Development Plan (DP) of 1981 13
2.1.4 Nandi County Integrated Development Plan (CIDP) 2023-2027 13
2.1.5 Kapsabet Municipality Integrated Development Plan (IDeP) 2020-2024 13
2.2 The Constitution 13
2.3 POLICY CONTEXT 14
2.3.1 Sustainable Development Goals 14
2.3.2 The Kenya Vision 2030 14
2.3.3 Sessional Paper No. 3 of 2009 on National Land Policy 14
2.3.4 Sessional Paper No. 1 of 2017 on National Land Use Policy 14
2.3.5 Nandi County Climate Change Adaptation Policy 14

2.4 LEGAL CONTEXT 15
2.4.1 The Physical and Land Use Planning Act, No. 13 of 2019 15
2.4.2 The County Government Act No. 17 of 2012 15
2.4.3 The Land Act No. 6 of 2012, Amendment 2016 15
2.4.4 The Urban areas and cities Act No. 13 of 2011 Amendment, 2016 15
2.4.5 The Environmental Management and Coordination (Amendment) Act, 2015 15
3.0 SITUATIONAL ANALYSIS **18**
3.1 PHYSIOGRAPHY 18
3.1.1 Natural features 18
3.1.2 Climatic Conditions 23
3.1.3 Land and Land Use 25
3.1.4 Environment 31
3.2 DEMOGRAPHY 33
3.2.1 Overview 33
3.2.2 Population Size and Composition 33
3.2.3 Population Distribution 34
3.2.4 Population Projections 35
3.2.5 Population Structure 37
3.2.6 Implications of Population on Development 38
3.2.7 Planning Issues 38
3.3 ECONOMY 38
3.3.1 Industrial Activities 39
3.3.2 Trade and Commerce 39
3.3.3 Agriculture 40
3.3.4 Tourism and Hospitality 40
3.3.5 Urban Transport 40
3.3.6 Emerging Issues 41
3.4 HUMAN SETTLEMENT 42
3.4.1 Types of human settlement 42
3.4.2 Urbanization trends 43
3.4.3 Informal Settlements 46

3.4.4 Swahili villages 47
3.4.5 Emerging Issues 47
3.5 HOUSING 48
3.5.1 Housing Typology 48
3.5.2 Housing Supply 49
3.5.3 Affordable housing program 50
3.5.4 Emerging Issues 50
3.6 PHYSICAL INFRASTRUCTURE: 50
3.6.1 Roads 50
3.6.3 Non-Motorized Transport (NMT) 52
3.6.4 Parking 52
3.6.5 Street and Mass Lighting 53
3.6.6 Bus Park 53
3.6.7 Drainage Network 53
3.6.8 Energy 53
3.6.9 Water 54
3.6.10 Solid Waste Management 55
3.6.11 Liquid Waste Management 55
3.6.12 Information Communication and Technology Infrastructure 56
3.6.13 Planning Issues 56
3.7 SOCIAL INFRASTRUCTURE 57
3.7.1 Educational facilities 57
3.7.2 Health Facilities 60
3.7.3 Recreation Facilities 62
3.7.4 Community facilities 64
3.7.5 Public facilities 64
3.7.5 Emerging issues 66
4.0 PLANNING PROPOSALS 69
4.1 Overview 69
4.2 Residential 69
4.3 Industrial 70

4.4 Education....70
4.4.1 ECDE and Primary 71
4.4.2 Secondary and Tertiary 71
4.5 Recreational....72
4.6 Public purpose....72
4.7 Commercial....73
4.8 Public utilities....75
4.9 Transportation....76
4.10 Agricultural....77
4.11 Conservation....77
4.12 Proposals on Hierarchy of Urban Centres....78
4.13 General Proposed Land Use Budget Summary....82
4.14 Detailed Land Budget....82
4.15 Land Use Plan....83
4.1.6 Development Strategies....84
4.1.6.1 Economic Improvement Strategy 84
4.6.1.2 Human Settlement and Housing Improvement Strategy.... 85
4.6.1.3 Social infrastructure Improvement Strategy 86
4.6.1.4 Physical Infrastructure Improvement Strategy 86
4.6.1.5 Environmental Conservation Strategy 87
4.6.1.6 Governance Strategy.... 87
5.0 PLANNING STANDARDS AND GUIDELINES 89
5.1 General Standards and Guidelines; 89
5.2 Specific Standards and Guidelines....90
6.0 IMPLEMENTATION FRAMEWORK 107

LIST OF TABLES

Table 2: Land use 25
Table 3: Population distribution per Ward 34
Table 4: Kapsabet Municipality Population projection 36
Table 5: population Structure for Kapsabet Municipality (projection by 2033) 37
Table 6: Existing Functions of the Urban Nodes 43
Table 7: Classes of main roads 51
Table 8: Planning issues 56
Table 9: ECDE, Primary and Secondary schools 57
Table 10: Residential areas around urban nodes 69
Table 11: Industrial zones 70
Table 12: Additional commercial zones 73
Table 13: Proposed hierarchy of urban nodes 79
Table 15: General proposed land use budget Summary 82
Table 16: Detailed land use budget 82
Table 17: Economic improvement strategy 84
Table 18: Human Settlement and Housing Improvement Strategy 85
Table 19: Social infrastructure Improvement Strategy 86
Table 20: Physical Infrastructure Improvement Strategy 86
Table 21: Environmental Conservation Strategy 87
Table 22: Governance Strategy 87
Table 23: Specific Standards and Guidelines 90
Table 24: Implementation Framework 107

LIST OF MAPS

Map 1: Locational Context 11
Map 2: Topography 20
Map 3: Drainage 21
Map 4: Slope 21
Map 5: Land Use and Land Cover 27
Map 6: Slope Suitability (15%) 30
Map 7: Slope Suitability (20%) 31
Map 8: Environmental sensitive areas 32
Map 9: Population density 35

Map 10: Municipality Urban Centres Nodes 46
Map 11: Road networks 52
Map 12: Water reticulation 54
Map 13: Sewer Reticulation 55
Map 14: Distribution of education facilities 58
Map 15: ECDE service area Analysis 59
Map 16: Primary Schools Service area Analysis 59
Map 17: Secondary schools Service area Analysis 60
Map 18: Distribution of health facilities 61
Map 19: Proposals of Educational Facilities 71
Map 20: Proposals educational facilities 72
Map 21: Conservation sites 78
Map 22: Hierarchy of Centres 81
Map 23: Land Use Plan, Municipality 83
Map 24: Land Use Plan, Township 84

LIST OF PLATES

Plate 1: 1st stakeholder meeting, public....8
Plate 2: 1st stakeholder meeting, executive 8
Plate 3 2nd stakeholder meeting, public....9
Plate 4 2nd stakeholder meeting, executive 9
Plate 5: King'wal Wetland.... 18
Plate 6 Vegetation Cover.... 22
Plate 7: 2010 Imagery.... 28
Plate 8: 2022 Imagery.... 28
Plate 9: High rise buildings.... 48
Plate 10: Raw housing units.... 48
Plate 11: Government houses 49
Plate 12: Mud-walled houses.... 49
Plate 13: Kapsabet County Referral Hospital.... 61
Plate 14: Kipchoge Keino Stadium 62
Plate 15: Eliud Kipchoge Modern athletic camp.... 62
Plate 16: Recreational Park near the hospital 63
Plate 17: Encroachment of wetlands by human activities.... 63
Plate 18: Nursery plantation within King'wal swamp riparian reserve.... 64
Plate 19: Nandi County headquarters.... 65
Plate 20: People living with disability empowerment centre in Chemundu.... 65

CHAPTER ONE


GREEN AGRO DISTRIBUTORS
AGRO-VET
WHOLE SALE & RETAIL
CHEPKUMIA
URBAN
Clothing
KIMAO
Boutique
Safaricom
Safaricom
Safaricom

1.0 INTRODUCTION

1.1 Background

The Kapsabet Municipality Physical and Land Use Development Plan (KMPLUDP) is a long-term plan that gives a spatial framework for the growth and development of the municipality in a period of ten years (2023-2033). The plan will be implemented through short, medium and long-term development programs. It shall be subjected to a mid-term review after five years and revised at end of the ten-year period.

1.2 Problem Statement

Kapsabet Municipality is the headquarters of Nandi County. The municipality has been relying on an outdated Development Plan (DP) of 1981 which was prepared to cater for the population of that time. Since then, the population has grown tremendously and put pressure on the limited facilities and services. It has brought challenges including, traffic congestion, unemployment, lack of business spaces and environmental degradation. The lack of an updated Development Plan has resulted into uncoordinated development resulting into duplication and wastage of resources, lack of a spatial framework for provision of physical and social infrastructure, lack of guide for investment purposes, no basis for making development decision and urban sprawl.

The elevation of the municipality to county headquarters has resulted to the expansion of its boundaries. This is likely to worsen the scenario for the lack of a spatial framework to coordinate the already rapidly growing municipality. The challenges enumerated above necessitated the preparation of the Local Physical and Land Use Development Plan to provide interventions.

1.3 Purpose

The purpose of the plan is to provide a spatial framework to guide development in the municipality for a period of ten years.

1.4 Vision

The vision of this plan was derived from the aspirations of the County Government Nandi (CGN), professional disciplines and the municipality residents' representatives identified during the specific stakeholder consultative fora based on the challenges and opportunities that exist. The aspirations majorly focused on;

- A thriving economy with vibrant well-planned centres
- A protected, conserved and clean environment
- Efficient and effective services provision and infrastructure development
- Self-sufficient, secure and livable human settlements
- Preservation of culture and heritage
- Corporation and good governance

The vision of this plan therefore is; -

"An inclusive and adequately serviced Municipality that is economically vibrant, socially secure and environmentally sound with diverse opportunities for a better and sustainable future"

1.5 Objectives

The main objective of the plan is to guide the overall growth and development of the municipality. Specific objectives are to:

i. Guide and coordinate the provision of infrastructure and services
ii. Regulate land use and land development
iii. Form a basis for tenure regularization
iv. Provide a framework for sectoral coordination, planning and programming
v. Provide a framework to guide land valuation
vi. Form a basis for environmental conservation and restoration

1.6 Scope

The KMPLUDP is a 10-year GIS-based plan covering an area of approximately 176 square kilometres. It covers the following thematic areas; human settlements, physical and social infrastructure, land and environment, economy and governance.

1.7 Justification of the plan

Physical and Land Use Planning is an important lever for promoting sustainable utilization of natural resources, balanced growth and development, accessibility and participation, and improving the quality of life. In order to address the challenges that comes with the elevation and expansion of Kapsabet town boundary to a municipality and county headquarters, there is need to revise the 1981 Development Plan to align it with the new developments. This plan will provide a basis for budgeting and spending of public resources as required by the County Government Act, 2012 and facilitate the process of land survey and registration for the purposes of tenure regularization.

1.8 Guiding Principles of the plan

The plan promotes the following principles;

i. Efficiency: Ensuring optimal returns from investment and versatility of proposals
ii. Optimal utilization of land: best use of land for maximum returns
iii. Compatibility: Non conflicting uses
iv. Accessibility: The principle seeks to ensure timely provision of basic services and reduction of costs incurred to access goods and services.
v. Safety: Secure neighborhoods devoid of conflicts and with clear separation of incompatible land uses
vi. Aesthetics: Enhancing beauty
vii. Sustainable development: Ensuring protection of the environment for improved quality of life of the people

1.9 Approach and Methodology

1.9.1 Approach

The preparation of the plan employed participatory, multi-sectoral and integrated approaches as explained below:

Participatory approach: This entailed direct engagement with stakeholders in the entire planning process. Public consultations were conducted to obtain the views of all stakeholders on their expectations for future growth and development of the municipality. Their views and aspirations provided a basis for reviewing the outdated old municipality plan and planning for the extended area.

Multi-sectoral approach: This involved consultative workshops with representatives of the National Government line-ministries, departments and agencies, and the County Government of Nandi. The planning team coordinated the stakeholders in the identification of key planning issues, analysis and formulation of the plan's proposals.

Integrated approach: The assignment was undertaken through regular and close coordination between the National and County planning teams while at the same time actively engaged relevant stakeholders. All the project components such as land use planning, infrastructure planning, housing, institutional arrangements and environment were analyzed and planned in an integrated manner.

Multi-disciplinary: Professionals drawn from different disciplines contributed ideas in the preparation of the Plan

1.9.2 Methodology

The Plan preparation undertook the following process;

Pre - planning: This entailed the initial consultations between the State department of Physical Planning and the County Government of Nandi in developing of work plans and budgets, mobilization of resources, initiation of the plan and formulation of thematic working groups.

Reconnaissance

This involved undertaking a rapid field appraisal of the entire municipality by the planning team guided by key County Government of Nandi staff to appreciate the planning area and its environment. It also enabled the planning team identify fundamental planning issues and establish the proposed boundary while defining the key features, intensity, extent and magnitude of development.

Preparation of the Base Map

Satellite imagery for the entire planning area, the 1981 Kapsabet Development Plan and spatial data captured by the planning team during the reconnaissance was assembled to prepare a base map/framework for analysis of sector specific planning issues. This was the tool for sensitization and engagement in the first stakeholder meeting.

Secondary data collection

This entailed reviewing existing sector specific literature for the planning area including; the Kenya Housing and Population Census 2019, Nandi County Integrated Development Plan 2023-2027, the Integrated Development Plan 2020-2024, Governor's Manifesto and the Draft Nandi County Spatial Plan 2020-2030.

Primary data collection

Primary data relating to various thematic areas such as transport, education, water and sanitation, economy, social services and environment was collected from various Ministry Departments and Agencies (MDAs), County Departments, unstructured interviews with key informants and mapping of key natural and manmade features/developments within the municipality using Global Positioning System (GPS) and taking appropriate photographs for reporting. The data was then synthesized to establish trends and emerging issues for formulation of appropriate planning intervention.

Data analysis

The analysis of data focused on various thematic areas including population and demographic dynamics, economic, housing, social and physical infrastructure and physiography. Spatial data analysis was done using the Geographic Information System (GIS) software and the output presented as thematic maps. The analysis was undertaken to enable rationalization of land use planning proposals.

1st Stakeholders' engagement

The meeting was undertaken to sensitize the residents on the need, content and process for preparation of the plan, establish a shared vision and gather additional information on the challenges and opportunities of the municipality to help build priority areas for intervention.

Plate 1: 1st stakeholder meeting, public



Source: Planning Team, 2023

Plate 2: 1st stakeholder meeting, executive



Source: Planning Team, 2023

Plate 3 2nd stakeholder meeting, public



Source: Planning Team, 2023

Plate 4 2nd stakeholder meeting, executive



Source: Planning Team, 2023

Preparation of the Draft Plan

This entailed the formulation a draft plan consisting of sector specific proposed projects and their location as interventions to address the identified challenges by both the planning team and stakeholders. Proposals were derived from the Problems, Opportunities and Constraints (POC) analysis.

2nd Stakeholders' engagement

The meeting entailed validation of the plan. It allowed the stakeholders to affirm that their aspirations/concerns as submitted in the first meeting were captured in the draft plan as presented and if there are any key concerns missing in the draft plan, be presented for consideration in the final plan.

Preparation of the Final Plan

This phase entailed amendments of the draft plan and plan finalization where, additional concerns that emerged from the second stakeholders' engagement were incorporated. The final plan was presented in two formats comprising a report and GIS graphic maps of various thematic issues and the proposed interventions.

Plan approval

The plan was submitted to the County Executive Committee Member responsible for physical planning for onward submission to the Nandi County Assembly for adoption and approval.

1.9.3 Planning Area

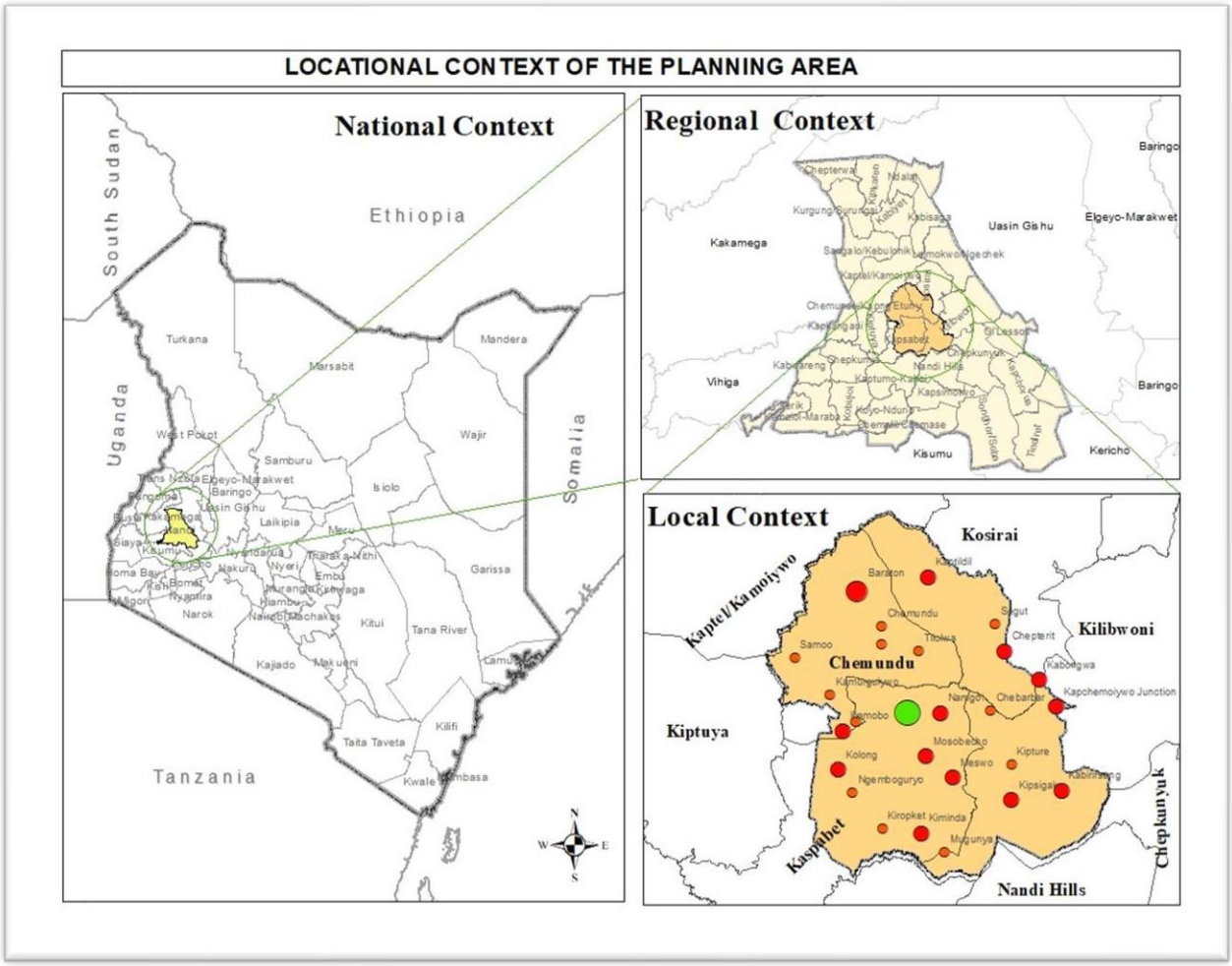
History of Kapsabet Town

The name Kapsabet is derived from two words, "kap" meaning "area of" and 'sabet or sobet' meaning, live'. thus 'place of life'. Kapsabet municipality began as an Urban Council in 1984. It was elevated to a Town Council in 1998 and bestowed the Municipal Council in 1992. Currently Kapsabet town serves both as a municipality and the County Headquarters.

The planning area is located in Kenya, Rift valley. It falls within Emgwen and Chesumei sub counties, covering the whole of Kapsabet Town, Chemundu and partly Kosirai and Kilibwoni Wards. It borders King'wal swamp to the East and River Kimondi to the North, South Nandi Forest (Kimondi Forest) to the West and River Mokong to the South and measures approximate 176 square Kilometres. It can be accessed through

C39- Eldoret-Kisumu road, C37 Namgoi-Nandi Hills road and the C37 Kaiboi-Chepterit road.

Map 1: Locational Context



Source: Planning Team, 2023

CHAPTER TWO



2.0 PLANNING, CONSTITUTIONAL, POLICY AND LEGAL CONTEXT

2.1 PLANNING CONTEXT

2.1.1 The National Spatial Plan (NSP) 2015 - 2045

The NSP provides a framework on which all plans prepared at Regional, County and Local Level are anchored. Kapsabet Municipality Local Physical and Land Use Development Plan therefore fulfils broad National Spatial Plan policies on enhancing National competitiveness, managing human settlements, promoting urbanization, diversifying tourism, conserving the environment and integrating the National transport network.

2.1.2 Nandi County Physical and Land Use Development Plan (NCPLUDP) 2023 – 2033

This plan mainstreams the aspirations of the County Physical and Land Use Development Plan into the Municipality.

2.1.3 Kapsabet Development Plan (DP) of 1981

The preparation of this plan was informed by the Kapsabet Development Plan of 1981

2.1.4 Nandi County Integrated Development Plan (CIDP) 2023-2027

This plan integrates projects proposed in the CIDP and gives them a spatial orientation. Subsequent CIDPs prepared by the County will draw projects and programs from this plan.

2.1.5 Kapsabet Municipality Integrated Development Plan (IDeP) 2020-2024

This plan spatially distributes the projects proposed in the IDeP.

2.2 The Constitution

This plan is prepared in compliance with various Articles of the constitution on regulation of use of land to achieve safety, public order, public health, public morality and land use, utilization of land and land-based resources. It takes cognizance of roles played by both levels of Government as outlined in the fourth schedule.

2.3 POLICY CONTEXT

2.3.1 Sustainable Development Goals

The plan implements the SDG 11 on making cities safe, inclusive, resilient and sustainable.

2.3.2 The Kenya Vision 2030

This plan seeks to actualize the aspirations of the Kenya Vision, 2030 that aims to transform the Country into a newly industrializing middle-income Country providing high quality of life to Kenyan citizen. The plan under the economic pillar intends to promote tourism, agriculture, wholesale and retail businesses, manufacturing and financial services by creating conducive zones for these activities. The plan, to support the social pillar shall form a basis for provision of social and physical infrastructure. Further, the plan promotes good governance.

2.3.3 Sessional Paper No. 3 of 2009 on National Land Policy

The National Land Policy guides the Country towards a sustainable and equitable use of land by providing a framework for land use planning and development control. Preparation of this plan closely follows principles set out, measures and guidelines to be adopted for effective utilization of land in Kapsabet Municipality.

2.3.4 Sessional Paper No. 1 of 2017 on National Land Use Policy

The overall goal of this policy is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at National, County and Community levels through land use planning. The plan is geared towards achieving the aspirations of this policy.

2.3.5 Nandi County Climate Change Adaptation Policy

One of the key focus areas of the policy is mainstreaming climate change adaptation options across all climate sensitive sectors like livestock production, crop farming,

urban planning, water and sanitation thus by preparing this plan, the County is able to spatially locate key areas to implement its projects and programs to combat effects of climate change.

2.4 LEGAL CONTEXT

2.4.1 The Physical and Land Use Planning Act, No. 13 of 2019

This is the principal Act on matters physical and land use planning. It makes provision for planning, use, regulation and development of land for connected purposes. It provides a basis and a guiding framework for planning at National, Inter-County, County and Local levels. The preparation of the Kapsabet Municipality Local Physical and Land Use Development Plan is guided by the provisions of this Act.

2.4.2 The County Government Act No. 17 of 2012

The Act Mandates County Governments to prepare, approve and implement various plans at the County level. This plan gives the County Government of Nandi the mandate to prepare this plan.

2.4.3 The Land Act No. 6 of 2012, Amendment 2016

The Act provides for revision, consolidation, rationalization and registration of titles to land, to give effect to the principles and objects of devolved government in land registration, and for connected purposes. The Act requires that registration of any land must be based on an approved development plan.

2.4.4 The Urban Areas and Cities Act No. 13 of 2011 Amendment, 2016

The Act provides for the classification, governance and management of urban areas and cities. The classification of Kapsabet municipality falls under Section 9(4) by virtue of it being the County headquarters of Nandi County.

2.4.5 The Environmental Management and Coordination (Amendment) Act, 2015

The Act prescribes measures and standards, issues and guidelines for environmental management and conservation. It offers preliminary provisions for the regulation of

solid waste, industrial and hazardous wastes. This plan has identified, mapped and created buffer zones around environmentally sensitive areas within the Municipality and thus achievement of the objectives of this Act.

CHAPTER THREE



3.0 SITUATIONAL ANALYSIS

This section describes and examines the situation as it is within the Municipality under the thematic areas; Physiographic Characteristics, Land and Land uses, Demography, Economy, Human Settlements, Physical and Social Infrastructure with an aim of establishing land use opportunities and constraints that will inform development of appropriate proposals, strategies, policies, standards and guidelines that will regulate and ensure proper and sustainable development of the Kapsabet Municipality.

3.1 PHYSIOGRAPHY

3.1.1 Natural features

Natural features in Kapsabet Municipality include forests, wetlands, springs, rivers, valleys and hills. The Municipality has eight (8) wetlands; King'wal, Kamatargui, Kaptildil, Tilalwo, Amai, Iruru/Kiminda, Kabutie, Kipture (Chebirir). King'wal swamp is a gazetted water tower and a home for marsh buck (Sitatunga) which is a rare brown antelope species. It is a source for River Kimondi. Encroachments by human activities were observed on these wet lands.

Plate 5: King'wal Wetland



Source: Planning Team, 2023

There exists Iruru forest which is gazetted, private forests and pockets of plantations within the Municipality. These forests comprise a mixture of indigenous and exotic trees and are a host to a diverse species of flora and fauna. The Municipality consists 307.1Ha of Nyayo Tea Zone. These forests influence the micro-climate of the Municipality making it cool and suitable for the rain fed agricultural production.

There exist rivers Kimondi, Mokong, Kabutie and several streams in the Municipality that drain into river Yala. Kimondi river flows around the planning area from the North to the East and connects with River Mokong to the South. River Kabutie traverses the Municipality draining into King'wal swamp to the West. Kimondi River is joined by other tributaries downstream to form River Yala which drains into Lake Victoria. There was observed pollution of these rivers within the Municipality.

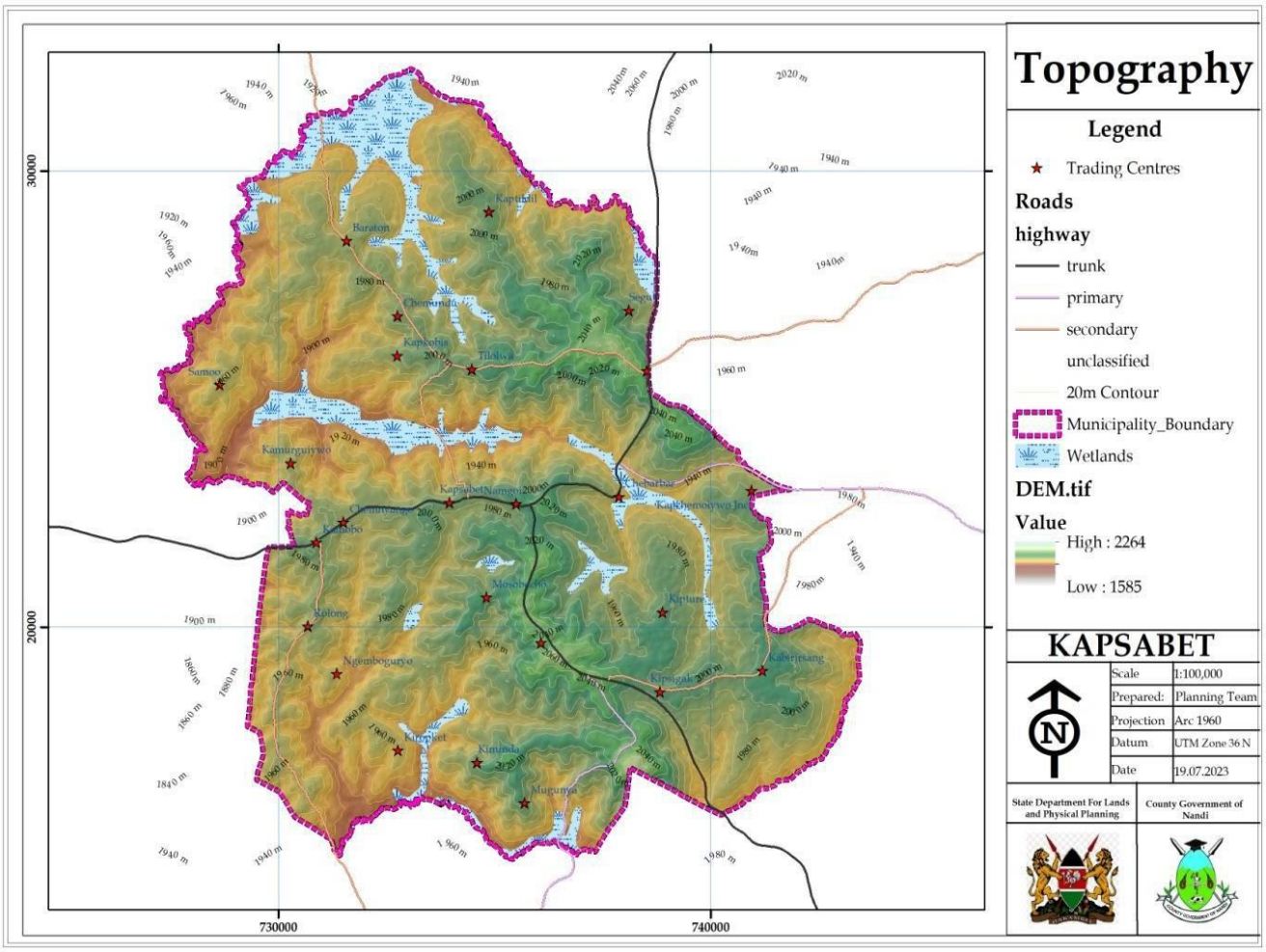
3.1.1.1 Terrain and Drainage

Kapsabet Municipality is part of the Lake Victoria drainage basin. It consists of undulating land surface with distinct topographic features; the Kapsabet plateau and the King'wal Swamp which are traversed by various rivers.

The Municipality as indicated in Map 2 below consists two distinct ridges; The Chepterit – Tilolwa – Baraton ridge which has its highest point at 2,040m above sea level. It slopes in two directions towards Kimondi river to the North and towards Amai River to the South. The Kapsabet plateau has the highest point at 2,060m above sea level. It slopes to the South towards River Mokong and to the East towards River Amai/Chebarbar.

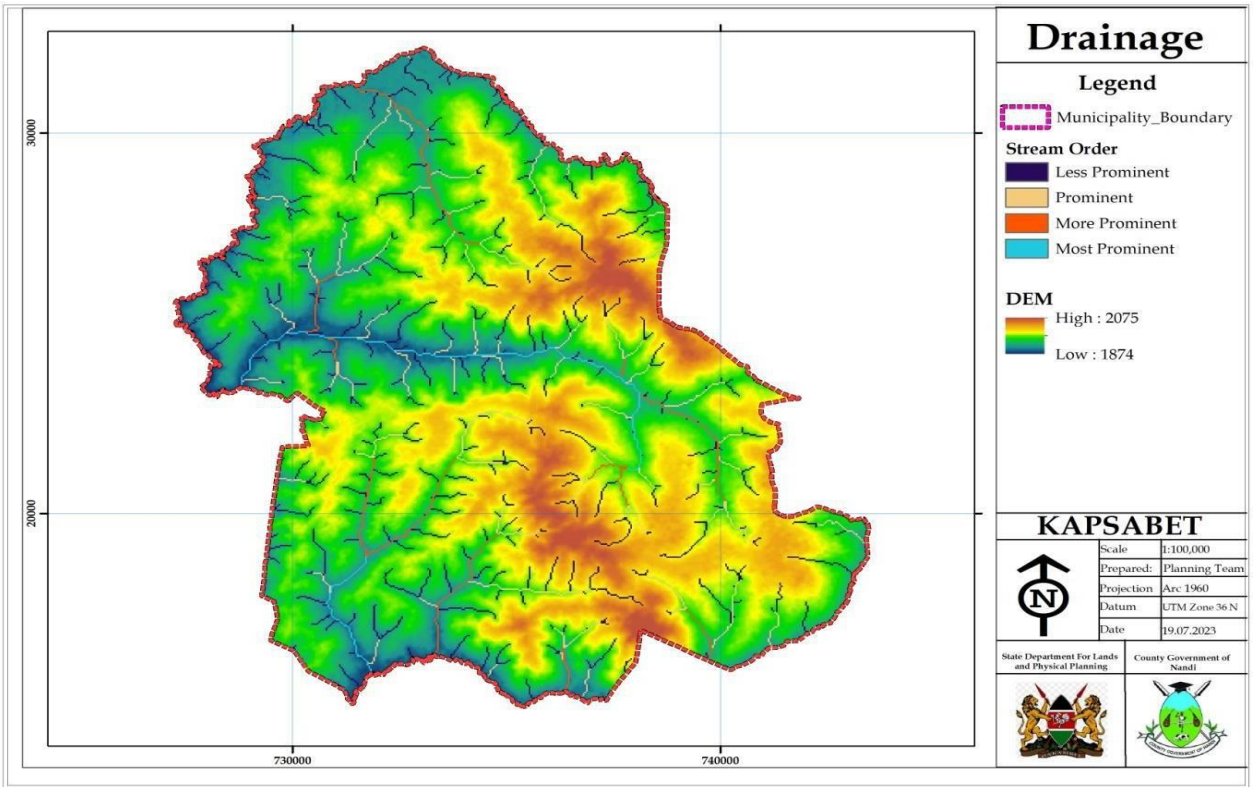
The highest point in the Municipality is at 2,060m above sea level located at Kipsigak along the Namgoi – Nandi Hills Road and at Chepterit off the Kapsabet - Eldoret Road. The lowest points within the Municipality are at 1880m above sea level and are located along River Mokong and at Kamurguiywo near Kipsinende primary school.

Map 2: Topography



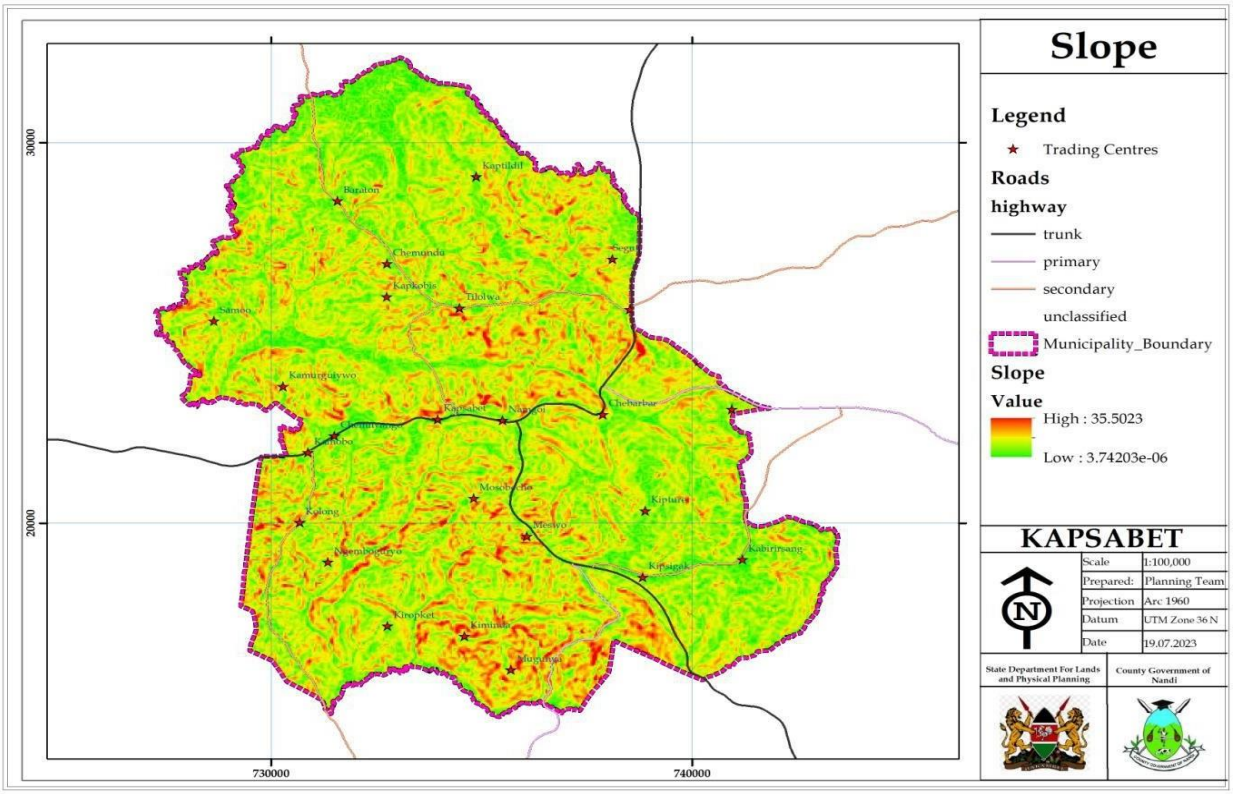
Source: Planning Team, 2023

Map 3: Drainage



Source: Planning Team, 2023

Map 4: Slope



Source: Planning Team, 2023

3.1.1.2 Geology and Soils

The Municipality and its hinterland are endowed with clay and loam soils. These soils are rich for agricultural production and favor the Municipality in production of variety of crops and animal products. The wet lands comprise alluvial soil which is formed from sediments deposited by moving water along the wetlands.

3.1.1.3 Vegetation Cover

The Municipality lies in the highland savannah zone comprised of cropland, trees and expansive grass cover.

Plate 6 Vegetation Cover:







Source: Planning Team, 2023

3.1.1.4 Emerging Issues

a) The undulating nature of the landscape presents challenges in road construction and utility provision (trunk water and sewer system)

b) The existing natural features including wetlands, valleys, hills, rivers and forest present a potential for eco-tourism and recreation

c) Land tenure system where land on and around the wetlands is privately owned hindering its proper management

d) Planting of eucalyptus trees which are not compatible with wetland ecosystems poses a threat to their degradation

e) Pollution of rivers and streams by raw sewer discharge

f) The undulating land surface, if well planned and managed supports different land uses including commercial, industrial, residential activities among others

g) The vegetation cover plays a role in maintaining the ecological and social value of the planning area.

h) Inadequate enforcement of the National Environment Management Authority (NEMA) restoration order that requires the enhanced conservation of the wetlands and the attendant streams.

3.1.2 Climatic Conditions

3.1.2.1 Temperature

The Municipality experiences an average temperature ranging between 18°C to 22^{0}C during the rainy season. During the dry months of December and January the temperatures are as high as 23^{0}C while in the cold spell the night temperatures drop to as low as 14^{0}C in the months of July and August. The Municipality therefore consist moderate to warm temperatures with no cold and hot extremes throughout the year. The warmest month (with the highest average high temperature) is February (29.8°C) while the coldest month (with the lowest average low temperature) is June (13.7°C).

3.1.2.2 Rainfall

The Municipality receives an average rainfall ranging from 1200mm to 2000mm per annum. The area has two rainy seasons; the long rains start early in March and continue to end of June while the short rains start from mid-September to November. The wettest month with the highest rainfall is May while the driest month with the least rainfall is February. The reliability of the rainfall within the areas around the Municipality implies that it has high potential for a wide range of agricultural crops and potential for rainwater roof catchment.

3.1.2.3 Wind

The average wind speed is 7.6km/h. The windiest month (with the highest average wind speed) is February (9.8km/h). The calmest month (with the lowest average wind speed) is June (5.4km/h). On average a typical wind turbine requires a steady and consistent wind speed of approximately 15Km/h to start.

3.1.2.4 Sunlight

The month with the most sunshine is February (Average sunshine: 9h and 48min) and the month with the least sunshine is May (Average sunshine: 8h and 48min). The brightest months are between the months of January and March and the darkest months are between July and August. Solar panels need to receive approximately 4 - 5 hours of direct sunlight to produce solar energy.

3.1.2.5 Emerging Issues/Implications

a) The cool and wet climate within the Municipality implies that it has high potential for tea cultivation, a wide range of agricultural crops and rainwater roof catchment
b) The Municipality consist moderate to warm temperatures with no cold and hot extremes throughout the year and thus is a livable place
c) The Municipality does not present potential for harnessing wind energy

d) The amount of sunlight hours received in the Municipality indicates the potential for solar energy

3.1.3 Land and Land Use

3.1.3.1 Existing Land Use

The land use within the Municipality is influenced by urbanization, topographical features including rivers, gullies, plateaus, wetlands and infrastructural services. The main land uses within the municipality are vegetation, agriculture and urban land uses as indicated in table 1 below.

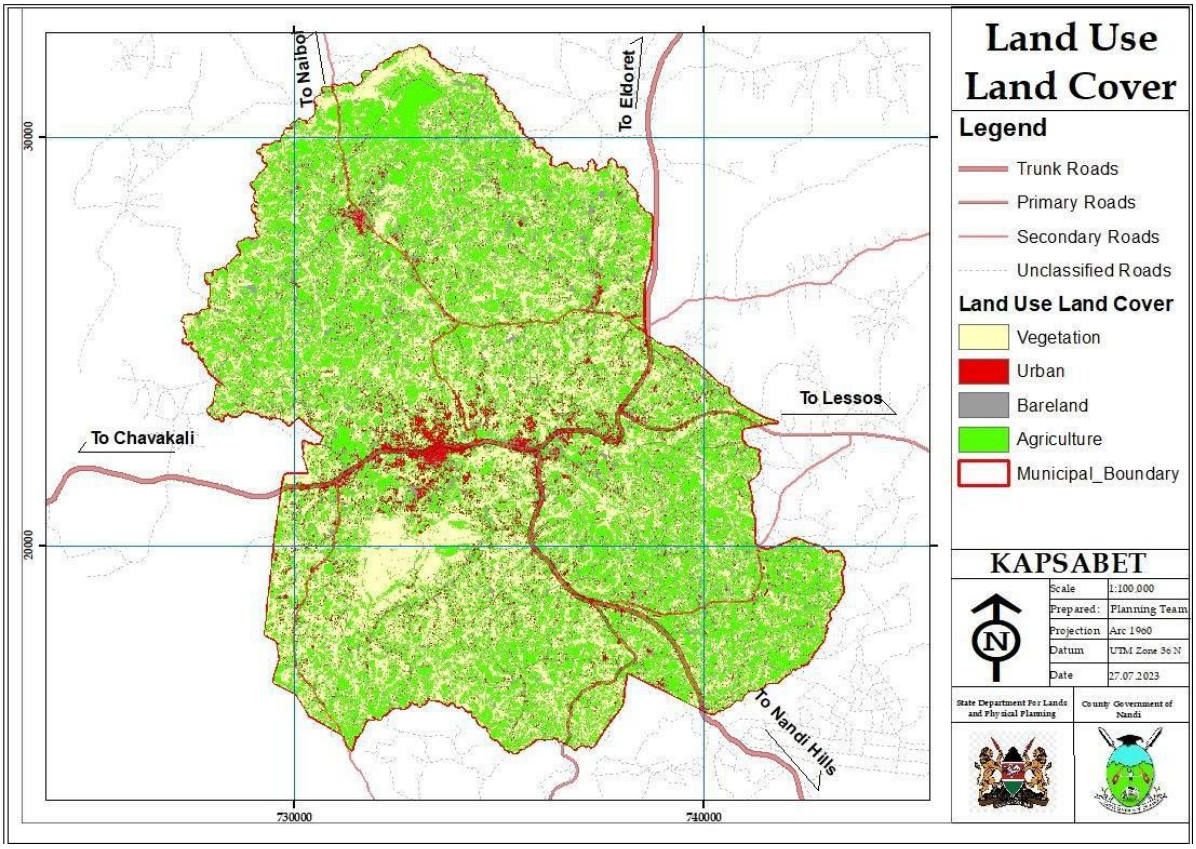
Table 1: Land use

Land Use	Type
Residential	○ Low, Medium and high Density Housing
Industrial	○ Light Industrial activities (Jua Kali Areas) ○ Tea Factory ○ Mining; Kaptildil (Murram) & Kipture (Hardcore) ○ Food processing ○ Milk cooling plant ○ Abattoirs/Slaughter Houses
Educational	○ ECDE ○ Primary ○ Secondary schools ○ Tertiary institutions/TVET
Recreation	○ Stadium ○ Open Spaces
Public purpose	○ Government Offices (County & National) ○ Health facilities ○ Law Courts ○ Police Station ○ Prisons

	○ Religious Institutions ○ Disaster Management Station ○ Library ○ Public Toilet
Commercial	○ Trading centres ○ Kiosks and shops ○ Market (Fresh Produce and Open-Air Market) ○ Hotels ○ Financial institutions
Public utilities	○ Water reticulation system ○ Sewer network ○ Power lines ○ ICT infrastructure ○ Dump site ○ cemetery
Transportation	○ Road (Primary, Secondary and Minor Roads) ○ Bus /car Park ○ Walk-way
Agriculture	○ Cash and Food Crops and Livestock Keeping
Conservation	○ Forests ○ Rivers and Riparian reserves ○ Springs ○ Valleys and Hills ○ Wetlands

Source: Planning Team, 2023

Map 5: Land Use and Land Cover



Source: Planning Team, 2023

3.1.3.2 Land Sizes

The minimum land size within the municipality is 0.05Ha.

3.1.3.3 Land Use Change Analysis

The transformation of land uses within the general Municipality is gradual. However, there has been a vast transformation in the built-up area owing to the fact that Kapsabet town is the Headquarter for Nandi County. See Plate 7 and 8 below.

Plate 7: 2010 Imagery



Source: Google Earth

Plate 8: 2022 Imagery



Source: Google Earth

3.1.3.4 Land Tenure

The Kapsabet Municipality has two types of land; public and private which is held under freehold and leasehold tenure. Freehold tenure applies to adjudicated land which is mainly under agricultural use. Leasehold form of ownership is predominant within the core of the Municipality. Public land has been allocated for various public purpose, public residential, educational, utilities and transportation which were observed to depict decay and issues of land use conflicts.

3.1.3.5 Urban Land Suitability

The Municipality has huge potential for various land uses ranging from Residential, Commercial, Public Purpose, Education and Industrial. The recommended slope for urban development is 0-15%. As indicated in Maps 6 and 7 below, a large area of the Municipality is suitable for urban development. The following uses are thus recommended for development within the Municipality.

a) Agriculture

The planning area is classified under Lower Highland Agro-Ecological Zone (LH 1). This area has potential for tea cultivation, a variety of food crops and dairy farming. Tea growing and urban agriculture can be practiced in the peri-urban and residential areas that hold land of a quarter of an acre and above.

b) Human Settlement

The availability of services such as administrative facilities and infrastructural services play a major role in attraction of human settlement within the Municipality. The entire area is suitable for human settlement except the hilly areas, forests, rivers and subsequent riparian areas and wetlands.

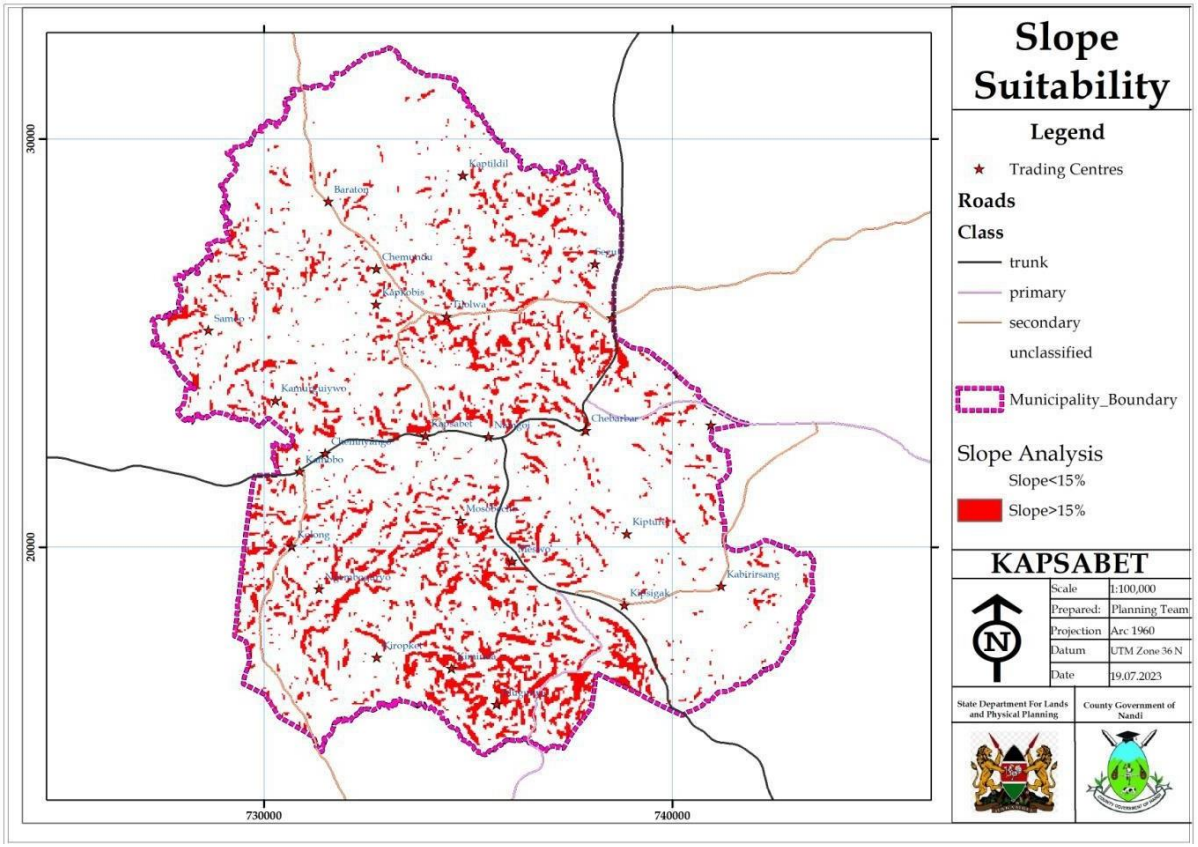
c) Industrial Potential

Availability of tea, dairy and agricultural raw materials, human labor, markets and reliable electricity within the Municipality and its hinterlands present potential for development of industries for value addition. Limited mining of rocks for building and road construction is evident at Kaptildil (Murram) & Kipture (Hardcore) areas within the Municipality.

d) Tourism Potential

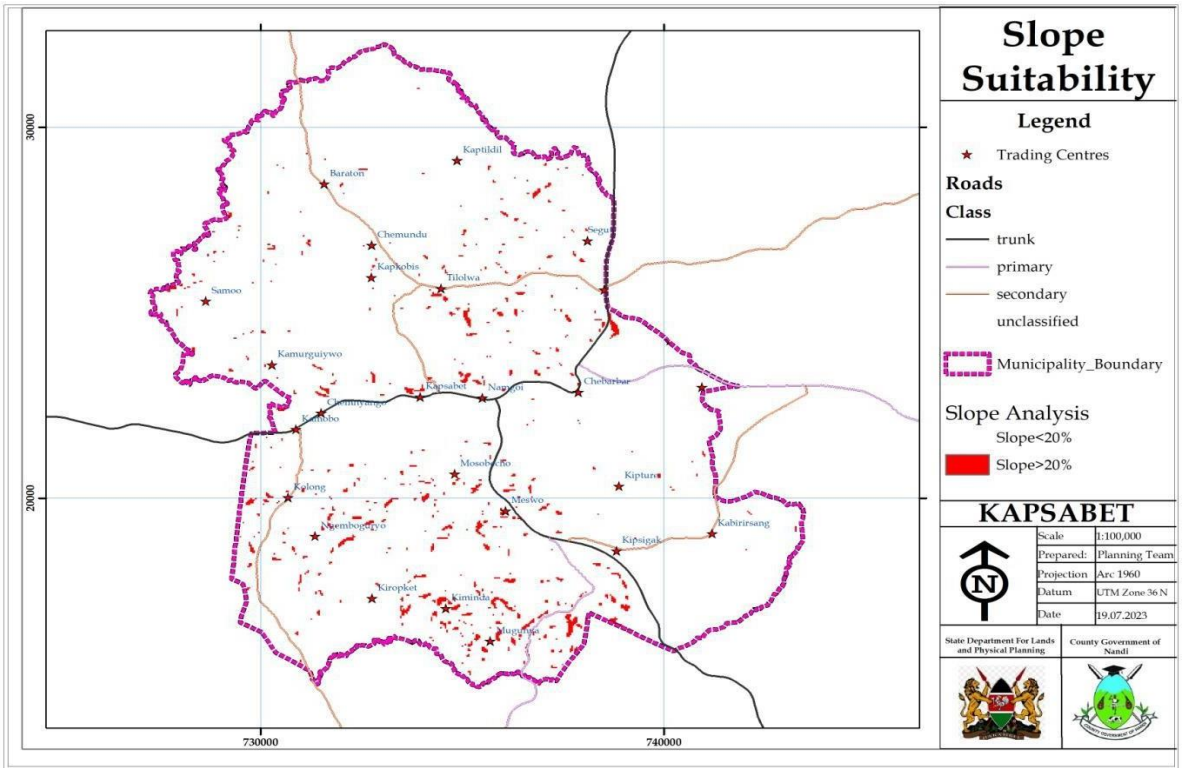
The planning area is endowed with rivers, valleys, forests and wetlands providing potential for eco-tourism, agro-tourism and recreational tourism.

Map 6: Slope Suitability (15%)



Source: Planning Team, 2023

Map 7: Slope Suitability (20%)



Source: Planning Team, 2023

3.1.3. 6 Emerging Issues

a) Suitable industries include tea factories, dairy storage/cooling plant, murram and hardcore mining and light industries/Jua Kali
b) Urban sprawl as a result of linear developments along the main roads
c) Urban decay and dilapidated unfinished structures in the urban centres, Government quarters and NHC houses
d) Encroachment on roads reserves
e) Conflicting land uses
f) Inter - Governmental conflicts on land ownership

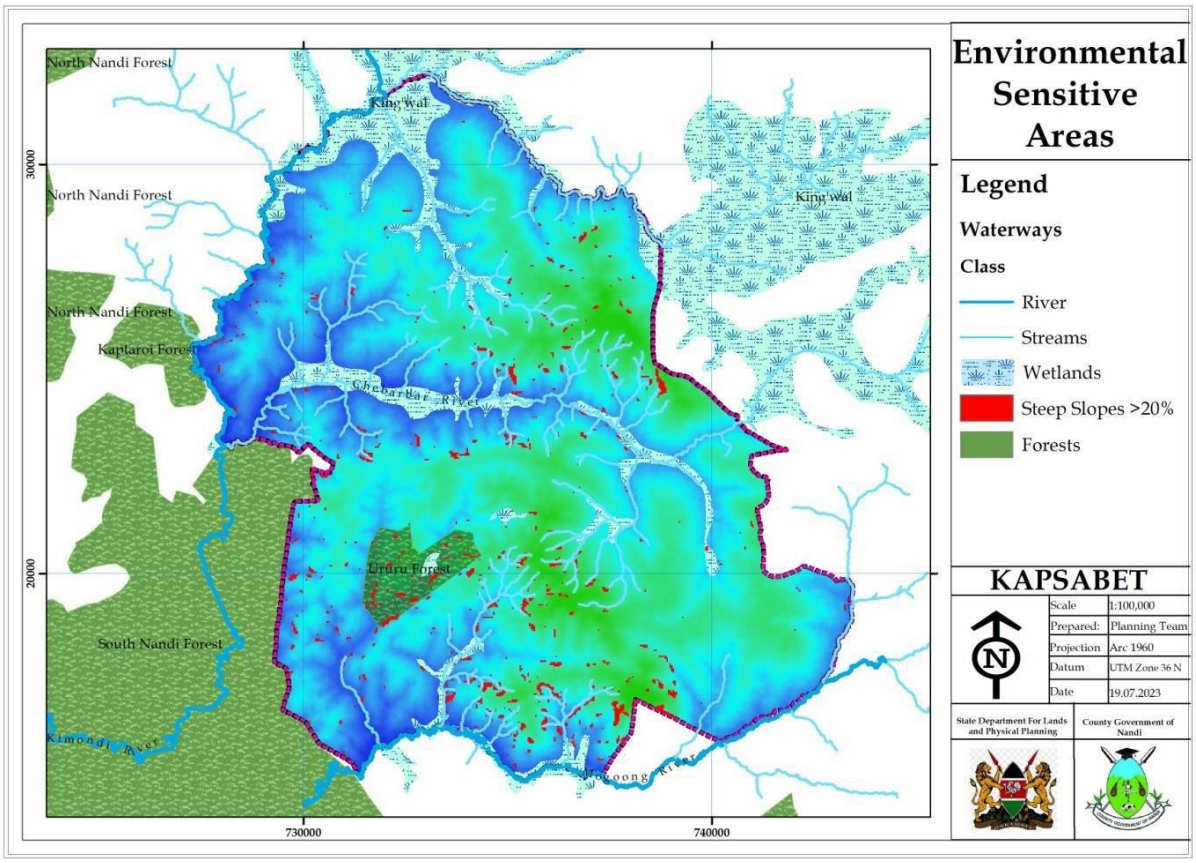
3.1.4 Environment

3.1.4.1 Environmentally Sensitive Areas

The Municipality has a number of conservation areas including; Rivers Kimondi, Mokong and Kabutie, Kapsabet plateau, wetlands, forests, streams, springs, valleys

and hills. These areas are classified as environmentally sensitive and have been exposed to a myriad of threats.

Map 8: Environmental sensitive areas



Source: Planning Team, 2023

3.1.4.2 Climate Change

Global climate changes have triggered erratic weather patterns across the country, a common scenario experienced too within the municipality.

3.1.4.3 Emerging Issues

a) Cultivation along the river banks
b) Planting of eucalyptus trees along the rivers and on wetlands
c) Degradation of the wetland ecosystem at King'wal due to human population pressure and land use changes
d) Untapped tourism potential due to inadequate tourism infrastructure, marketing and encroachment on the tourism sites

e) Pressure from competing land uses; agriculture, industry, human settlements, infrastructure development

3.2 DEMOGRAPHY

3.2.1 Overview

The current and projected population is key in determining the planning needs for Kapsabet Municipality, hence informing the plan proposals. The analysis will determine the Municipality's future course and shape the future of local community at the end of the planning period. This will inform the developmental needs of the population and further tailor scenario developments for service provision.

Kapsabet Township being the core of the municipality and Nandi County Headquarter plays a crucial role in the growth and development of the municipality. Therefore, it is important to have an in-depth understanding of the characteristic population so as to adequately plan for their needs in relation to services, facilities and development.

3.2.2 Population Size and Composition

According to the 2019 Kenya Population and Housing Census, the Municipality has a total population of approximately 115,828 persons with 58,014 females and 57,814 males. Adopting the county household average of 4, the total number of households in the Municipality stands at 28,957 households.

Kapsabet Municipality is made up of Kapsabet and Chemundu/Kapng'etuny wards and parts of Kosirai, and Kilibwoni wards. The population of each is as indicated in table 2 below.

Table 2: Population distribution per Ward

WARD	MALE	FEMALE	TOTAL
Kapsabet	19,689	19,107	38,796
Chemundu/Kapng'etuny	20,889	21,336	42,225
Kilibwoni	12,375	12,489	24,864
Kosirai	4,861	5,082	9,943
Total Population	57,814	58,014	115,828

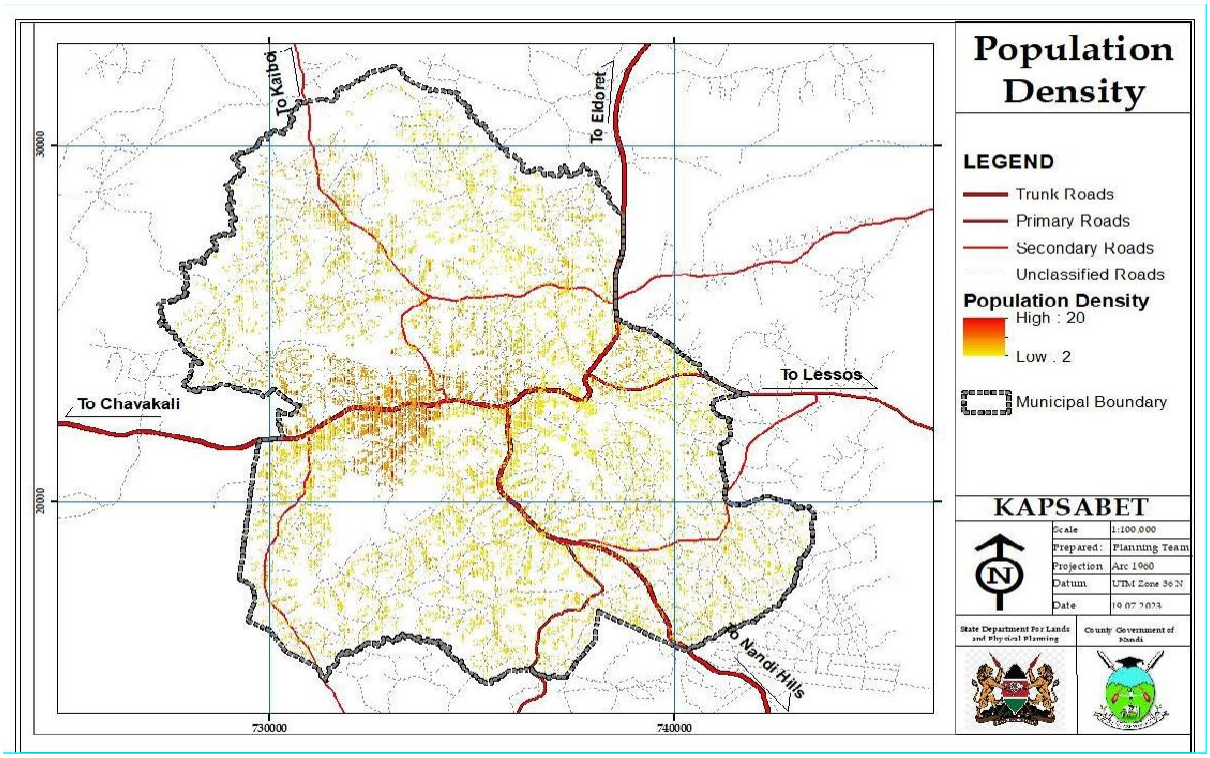
Source: Adapted from KNBS Census Data (2019)

3.2.3 Population Distribution

Kapsabet Municipality cuts across Chesumei and Emgwen Sub-counties, but does not entirely cover them. It spans through Chemundu, Kosirai, Kilibwoni, and Kapsabet wards.

Table 2 and map 9 illustrate distribution of population within the municipality. The areas with high concentration include the old town, urban nodes of Baraton, Chemundu, Chepterit, Kamobo, Namgoi, Meswo, Kiminda, Kimaam and Kipsigak because of existence of physical and social infrastructure. The areas with low concentration include Kaptildil, Kabongwa, Mugunya, around Iruru and Kimondi forest, areas around the tea farms (Kolong, Samoo, Chesuwe) and along rivers and swamps. The population is distributed linearly along the main road transport corridors.

Map 9: Population density



Source. Planning Team 2023

3.2.4 Population Projections

Population projections are made to inform the Municipal Management on development planning for instance in the provision of housing and associated amenities (health, educational); employment opportunities and projections of labor force for estimating the future production of goods and services. The population projections for Kapsabet municipality is based on the urban growth rate of 3.8%.

This is a 10 – year plan,2023-2033 therefore, the population projected for the same period. The base year (2023) population for the planning area is 134,463. The population is expected to grow at the rate of 3.8% to 195,244 by 2033 as illustrated Table 3 below. Therefore, there is need to plan for more facilities and services to serve the increasing population.

Table 3: Kapsabet Municipality Population projection

Year	2019			2023			2025			2027			2029			2031			2033		
Ward	**male**	**female**	**total**	**male**	**female**	**total**	**male**	**female**	**total**	**male**	**female**	**total**	**male**	**female**	**total**	**male**	**female**	**total**	**male**	**female**	**total**
Kapsabet	19689	19107	**38796**	22857	22181	**45038**	24627	23899	**48526**	26534	25750	**52284**	28589	27744	**56333**	30803	29892	**60695**	33188	32207	**65396**
Chemundu/Kapng'etuny	20899	21336	**42225**	24261	24769	**49030**	26140	26687	**52827**	28165	28754	**56918**	30346	30980	**61326**	32696	33380	**66076**	35228	35965	**71193**
Kilibwoni	12375	12489	**24864**	14366	14498	**28864**	15479	15621	**31100**	16677	16831	**33508**	17969	18134	**36103**	19360	19539	**38899**	20860	21052	**41912**
Kosirai	4861	5082	**9943**	5643	5900	**11543**	6080	6357	**12437**	6551	6849	**13400**	7059	7379	**14437**	7605	7951	**15556**	8194	8566	**16760**
Total	**57814**	**58014**	**115828**	**67115**	**67348**	**134463**	**72313**	**72563**	**144876**	**77913**	**78183**	**156096**	**83947**	**84238**	**168185**	**90448**	**90761**	**181210**	**97453**	**97790**	**195244**

Source: KNBS 2019 Census Report

3.2.5 Population Structure

Population structure is the distribution of people in a population according to designated demographic traits (sex and age). The age-sex structure is an important tool of assessing population dynamics as it is indicative of the attained level of development of the economy.

According to the Table 4, the total population under 5 is 16,102 in 2023. It is expected to increase to 25,192 therefore, the county government is expected to construct more maternal child healthcare (MCH) and early childhood education (ECDE) facilities to take care of this co-hort. The primary and secondary population in 2023 is 36,261 and is projected to rise to 56,730 in 2033 hence the need for the government to put up more physical facilities in schools to serve the students. The labor force forms the bulk of the population in the Municipality which is at 60.3% in 2023.The increasing youth populations requires the government to provide tertiary institutions and entertainment facilities. The reproductive female age (15-49) affects the population growth rate and therefore has important implications for the size of future populations and health care facilities. The labor force is projected to increase to 109,313 in 2033.This means that there is need to create more employment opportunities. The increase in the aging population (64 years and above) has experienced deteriorating fiscal balance, changes in patterns of saving and investment and lack of adequate welfare system.

Table 4: Population Structure for Kapsabet Municipality (projection by 2033)

Age Group	**2019**				**2033**			
	Male	Female	Total	%	Male	Female	Total	%
Under 1	1,297	1,271	2568	2.2	2029	1988	4018	2.1
Under 5	6,819	6,715	13534	11.7	10668	10505	21174	10.8
Primary school age(6-13)	12,332	11,959	24291	21.0	19293	18710	38003	19.5
Secondary age(14-17)	6,057	5,913	11970	10.3	9476	9251	18727	9.6
Youth(15-29)	16,878	19,475	36353	31.4	26405	30468	56873	29.1

Reproductive age-female (15-49)	**-**	32,026	32026	27.6	-	50104	50104	25.7
Labour force (15-64)	33,606	36,266	69,872	60.3	52576	56737	109313	56
Aged (65+)	2,115	2,499	4614	4.0	3309	3910	7218	3.7

Source: Planning Team, 2023

3.2.6 Implications of Population on Development

Population has a direct impact on the provision of various facilities like piped water, electricity, sewerage, housing, educational and medical. A growing population in Kapsabet municipality is expected to exert pressure on existing physical and social infrastructure. The value of land and land uses is also expected to appreciate with an influx of people. Theoretically, in-migration of persons into the municipality is expected to increase the revenue base of the area.

The reproductive age represents a significant proportion of the municipality population, hence the need to provide health facilities offering reproductive care services. There is also need for sufficient facilities for the aged (above 64 Years).

The Municipality has a good labor force base which the County Government can tap by creating employment opportunities and increasing access to credit from government or private sources.

3.2.7 Planning Issues

a) pressure on existing physical infrastructure such as roads manifested in traffic jams, inadequate bus parks and parking lots within the CBD
b) Encroachment on wetlands and open spaces
c) Increase in population necessitates land use planning and urban design

3.3 ECONOMY

The various activities that contribute to the economy of Kapsabet Municipality include; Industrial, Agricultural, Tourism and Hospitality, Urban Transport, Trade and Commerce.

3.3.1 Industrial Activities

There exist 2 types of industrial activities in the township which include;

Chebut Tea Factory

Tea processing is the major contributor of the industrial activities. It has created direct employment to 135 employees and many indirect employees. The factory is designed to comfortably handle 20 Million kilograms of green leaf tea annually but in the year 22/23 it produced 14,286,411.941 kgs.

New KCC Milk Collection and Cooling Plant

There is a milk collection and cooling plant at Namgoi trading centre. The plant has a capacity of 100,000litres per day. Though the actual production of the facility is 20,000 litres per day. The plant has provided employment to about 10 employees who work at the plant. It has also provided indirect employment to 100 people. The plant also is able to provide market to about 13,800 registered milk suppliers. Though there are about 350 current active suppliers. The suppliers earn an income of Kshs 50 per litre for the milk supplied to the plant.

Other industrial activities

The other activities include, Abattoir (livestock and fowl), Slaughter House (Sheep and Goats), Jua Kali (Metal Fabrication, Wood Processing) and Petrol Service Stations. These trading activities are majorly in the township there are no industrial activities in the urban nodes.

3.3.2 Trade and Commerce

Trade and commerce occur majorly in the township and in the urban nodes spread in the municipality. The township hosts major wholesale and retail trade, supermarkets such as Naivas, Segut, Tiryo, Keben, Kapsere, Tealand, Kipchimatt, Jubilee, Delta, Shiv Shakti, Vigmatt, Briskways Ltd, Safari Kilibwoni, MAWA and UEAB Baraton and various wholesale and retail shops. This have offered a number of employment opportunities to people and also provides revenue to municipality from the licenses. There are several shops in the urban nodes some of which have been closed down.

The old municipality has a fresh produce and the main air market near the main bus station. There is a livestock sales yard at Chepterit and several markets in urban nodes most of them are non-operational.

There are also major financial institutions present in Kapsabet Town are Kenya Commercial Bank, Co-operative Bank of Kenya, Barclays Bank, Kenya Women Finance Trust (KWFT), Equity Bank, Family Bank, Post Bank and National Bank of Kenya. Nandi Teachers and Nandi Hekima Saccos are based in the town.

3.3.3 Agriculture

Agriculture is practiced in the municipality and it contributes to the economy in terms of its production, income to farmers and employment opportunities it provides in the farms. The tea has provided income to about 14,000 of tea farmers in the municipality, there are also a number of maize farmers and to about 350 dairy farmers. There is little agricultural activity in the old municipality but it increases in the extended municipality.

3.3.4 Tourism and Hospitality

Currently tourism contributes nothing to the municipality though there are notable attractions in the municipality which include the rare Sitatunga antelopes found at King'wal Swamps, and the 'Cliff of Death' where suicidal people have reportedly ended their lives. The Kamatargui riparian reserve, wetlands, tea farms, the Iruru and Kimondi forest, the Kimondi River and the undulating landscape.

There are a number of unclassified hotels in the municipality that provides employment to a number of people and also the municipality collects revenue by issuing licenses. These hotels also provide market to the farmers produce hence increasing their productivity.

3.3.5 Urban Transport

The various forms of transportation that transfers people and cargo within the territory of the municipality include matatus and bodabodas. The bodaboda is a major form of transportation within the municipality. There are about 5,000 bodaboda riders in town. This form of transport has offered employment to about 5,000 bodaboda rider in the

municipality and the municipality earn about Kshs 1,000,000 per year in licensing them. This form also provide market to petrol stations, spare parts sellers and mechanics in the municipality. The bodaboda with an increase of 10 bodaboda each day it's estimated that there will be about 30,000 bodabodas by the end of the planning period.

The matatus also provide employment to a number of people but mostly they connect the municipality to other areas outside it.

3.3.6 Emerging Issues

1. Inadequate designated land for industrial activities
2. Inadequate provision of land for open air market, livestock auction yards
3. Limited commercial spaces in the CBD and in the urban nodes
4. Under-utilization of the capacity of the existing factories
5. Lack of integration of the market and bus station leading to traders moving closer to the roads thereby congesting the town
6. Lack of designated sites and parking spaces for bodaboda
7. Lack of hierarchy and specialization of markets
8. Inadequate designated sites for bus stage
9. Untapped and undeveloped tourists' sites and facilities
10. Low business activities in the urban nodes
11. Inadequate provision of streetlights in urban nodes to run business into late nights and for safety purposes
12. Conversion of agricultural land to other urban land uses
13. Destruction of tourist attraction sites
14. Production of low value crops
15. Inadequate value addition to locally available products
16. High electricity and water costs

3.4 HUMAN SETTLEMENT

3.4.1 Types of human settlement

The settlement pattern within the municipality depicts both rural and urban form/characteristics.

Rural Settlements

Rural areas are associated with dispersed settlement on farm lands that are characterized by low population density, inadequate social and physical infrastructure. The common housing typologies are mud-walled houses, bungalows and maisonnettes.

Urban Settlements

Urban settlements within the planning area include; Chepterit, Baraton, Kipture, Kamobo, Kapsabet, Kaboen, Chemundu, Meswo, Chebarbar, Segut, Namgoi, Kolong, Ngenybokurio, Kiropket, Mosobecho, Kimaam, Kapkilel, Kipsigak, Chesuwe, Kabirirsang, Kamurguiywo, Samoo, Tilalwo, Kapkobis, Kapkobis junction, Kaptildil, Kapkibimbir, Kabongwa, Kapchemoiywo and Kamonjil. These centres are 37 in number and out of these, only 14% have approved development plans while the bulk of 86% have unapproved plans or not planned at all (Physical Planning Directorate, Kapsabet).

Most of these centres are experiencing urban decay characterised by congestion, encroachment on roads, dilapidated structures with closed shops (Kaptildil, Kabongwa etc).

Functions of Urban Centres

- Service; Administration, schools, health services, public utilities, commercial banks, cooperatives, judicial recreational.
- Economic; Offers markets for farm produce
- Residential; Provides areas for accommodation (IDeP)

3.4.2 Urbanization trends

The development trend in Kapsabet Municipality is influenced by both man-made and natural features including forests, rivers, wetlands/swamps, tea plantations and roads. The population is distributed in the trading centers as well as in farm lands (IDePs). Kapsabet town which is the major centre is characterized by both linear and clustered/dense/compact settlement. The core is mainly nucleated/clustered development whereas linear development pattern is along the major transportation corridors including Kisumu –Kapsabet-Eldoret road, Kapsabet – Nandi Hills Road and Kapsabet Lessos road.

Kapsabet town which is the principal town is characterized by both linear and clustered/dense/compact settlement.

The core is mainly nucleated/clustered development whereas linear development pattern is along the major transportation corridors including Kisumu –Kapsabet-Eldoret road, Kapsabet – Nandi Hills Road and Kapsabet – Lessos road.

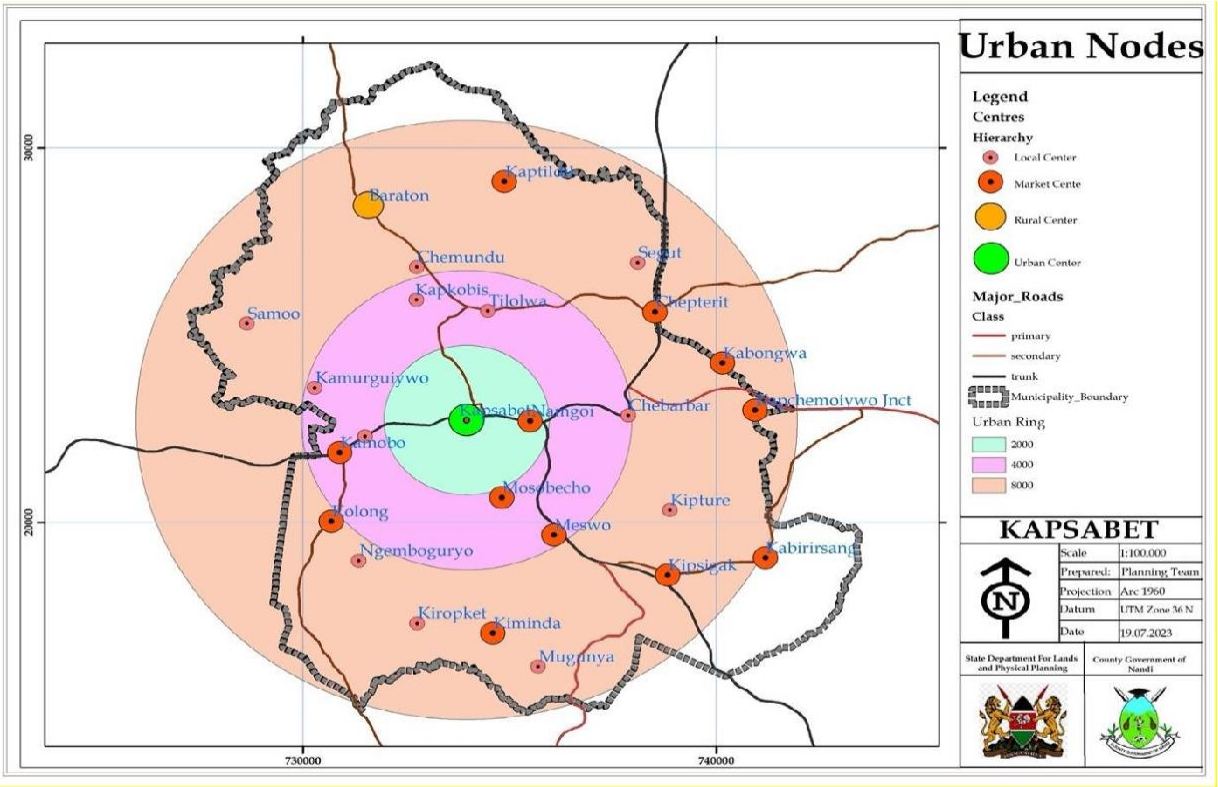
Table 5: Existing Functions of the Urban Nodes

	Urban Node	**Functions**
	Kapsabet Town(County headquarters)	Educational Commercial-banks, markets, Industrial Public Purposes Residential Administration Agricultural Public utilities
	Chepterit-Baraton node (Murram road) Centres include-Chepterit, Tilalwo, Kapkobis, Masaba, Segut, Chemundu, Kaptildil & Baraton	Educational –Baraton University (private, Chepterit girls high school (National), Vocational training centre Religious-Catholic complex Health –Chemundu dispensary

		Industrial –Iron sheet holding ground(Sunrays), Milk cooling plant in Baraton(Cheda) Administrative – sub county headquarters (national and county government offices) Agricultural(dairy and tea)
	Chepterit – Kapchemoiywo node Centres along include; Chepterit, Kabongwa and Kapchemoiywo Road tarmacked but in poor state(pot holes)	Residential-High end residential units (low density) hosting senior people Industrial- Milk cooling plant, bottled water packaging plant from spring water(Sipit) Commercial – Animal auction yard(Kabongwa) Agricultural (Tea, dairy and avocado farming-plenty)
	Chepterit – Namgoi node(Tamar road along Eldoret- Kisumu road) The centres include: Namgoi, Chebarbar, Chepterit	Educational facilities(Namgoi primary school and high school, Kapsabet Girls High school-special school, Athletes Training camp Commercial-hotels(Eden spring and Royal Grill), Timber treatment works, KCC cooling plant
	Namgoi –Nandi hills road node(Tarmacked road) Centres along include; Namgoi, Meswo, Kipsigak (junction) & Chesuwe	Residential – High density residential Industrial – Milk cooling plant Educational – Kipsigak boys high school, Kapsabet school for the deaf(special school), Kaplamai Vocational Training Centre, A.I.C Kapsabet Bible College, Rehabilitation centre – completed awaiting commissioning to start operating Agricultural activities - tea, dairy and avocados

		Health – Kipture Health Centre& Kabirirsang health centre
	Kipsigak junction – Kaptumo road- Mugundoi river boundary (tarmacked road) Centres include; Kapkilel, Mugunya & Mugundoi	Educational-Kipsigak Boys high school, private schools including Merryland Primary & Junior Health – Kipsigak health centre Agricultural –Dairy and tea farming
	Kamobo – Kiminda road node (Murram road) Centres include- Kamobo, Kolong, Kiropket & Kiminda, Ngenybokurio	Health- Kolong dispensary Agricultural – Tea, coffee and dairy farming Educational
	Chebarbar – Namgoi node (to Eldoret – Nairobi road Mushrooming of non gazzetted centres(Kamonjil, Kapchemoiywo junction)	Residential – High density Public purpose – KPLC sub station, protected springs(Kamonjil & Kapchemoiywo) Educational – Kamonjil secondary school and private schools including Mustard Seed

Map 10: Municipality Urban Centres Nodes



Source: Planning Team, 2023

Map 10 above depicts the distance between Kapsabet town to other centres. Within a radius of 2km only Namgoi centre is found to be at the closest proximity to the core hence necessitating its fastest growth and cannot distinguish its boundary with Kapsabet town. This is followed by Chebarbar, Meswo, Kolong, Kamobo, Kamurguiywo, Kapkobis, Tilalwo and Mosobecho which are also enjoying the services offered by Kapsabet town at a close range. Within a radius of 6km from the core, the existing centres include Baraton, Kaptildil, Chemundu, Segut, Kabongwa, Kapchemoiywo junction, Kabirirsang, Mugunya. Kiminda, Kiropket, Kipsigak, Kipture and Samoo.

3.4.3 Informal Settlements

There are two slums existing within the planning area including Kwa Kibande and Kokwet. These areas are characterized by low quality houses with limited access to basic services and high incidence of insecurity.

3.4.4 Swahili villages

There exist Swahili village within Kapsabet town (CBD) with old dilapidated housing units.

3.4.5 Emerging Issues

- Population growth rate out ways the level of service provision
- Linear and dispersed settlements pose challenges to provision of services such as water, electricity and sewer systems
- Rising incidences of informal settlement, congestion and encroachment on road reserves especially in Kapsabet town
- Rapid growth of settlements at the major junctions without control
- Unplanned urban centres resulting into amorphous development
- Non-functional and decaying centres with dilapidated structures
- Centres developing on private land hence making it difficult for the county government to provide services due to challenges of land acquisition
- Urban sprawl (development spreading to rich agricultural land)
- Emergence of informal settlements
- Settlements in environmentally sensitive areas mainly on the riparian reserves of rivers and swamps including King'wal swamp, Kimondi river and Chebarbar river.
- Developments happening in the urban areas haphazard without control
- Conflict of land uses (like slaughter-house next to a school) old national and county government staff houses (Kapsabet town)
- The developments of these centers are happening without commensurate provision of basic infrastructural facilities and services to cater for the growing population.

3.5 HOUSING

3.5.1 Housing Typology

The Municipality have both permanent and semi-permanent houses that are characterized by inadequacy of affordable and descent housing, low investment and extensive dwelling units (IDeP). Rural areas mainly consist of farm houses and bungalows whereas urban areas have a mixture of bungalows, raw housing, high-rise development especially in Kapsabet town, bungalows, maisonettes and low-quality housing that are mud walled or timbered.

The commonly used construction materials include; quarry stones, baked bricks, timber, mud and iron sheets

According to CIDP (2018-2022), majority of the houses in the planning area are low cost made of temporary materials with an exception of Kapsabet town where some area which are well connected to the amenities and utilities necessary for basic living.

Plate 9: High rise buildings



Plate 10: Raw housing units



Plate 11: Government houses



Plate 12: Mud-walled houses



3.5.2 Housing Supply

Houses in the planning area are provided by the government (National and County) and private entities. There are houses belonging to the county government which are formerly owned by the defunct local authorities and those belonging to National government for the civil servants. The existing civil servant houses are 60 in and their current status is not good. The lack maintenance and some have been condemned for demolition especially the former Municipal houses. Some of these government houses have been converted to offices and part of land meant for developing government houses grabbed by individuals. Kenya Police has also provided houses for their staff which are in good state. The county government is partnering with the UN –Habitat to rehabilitate the government houses within the Municipality.

Individuals in their own capacity build their private houses and rentals to increase the supply. Housing department is supporting individuals through the use of Appropriate Building Technology (ABT) by them hiring the machinery to construct affordable houses.

Due to limited provision of adequate housing in the Municipality for all the cadres (low, medium and high residential units), most of the staff including senior county officers prefer living in Eldoret and commuting to work in Kapsabet implying loss of revenue to the County Government.

3.5.3 Affordable housing program

This is a national program being undertaken under partnership of National and County government. There are two sites already identified for development of affordable housing units; 3 acres of land located near CITC/Judiciary and 30 acres around the area of Site and Service Scheme. Within the 30 acres, National Housing Corporation (NHC) has contributed 8 acres whereas 22 acres and 3 acres is donated by the county government. The NHC land is currently hosting houses that were never completed under tenant purchase program, they are in bad state and people living in them are not paying rent.

The county government has donated 22 acres of land for development of affordable houses. Additionally, 6 acres of land belonging to National Housing Cooperation (NHC) with incomplete houses that stalled will also be used for the same.

3.5.4 Emerging Issues

- Inadequate housing supply
- No zoning of residential areas in order of classes
- Incompatible land uses
- Low quality housing
- Non-maintenance/rehabilitation of Government houses
- Illegal acquisition of government land
- Conversion of government housing estates into offices especially the former defunct municipal houses
- Inadequate provision of infrastructural facilities and amenities within the residential areas.

3.6 PHYSICAL INFRASTRUCTURE:

The physical infrastructure in Kapsabet Municipality include; roads, energy, water and sanitation, Information Communication and Technology (ICT).

3.6.1 Roads

Kapsabet Municipality is adequately served with both tarmacked and murram roads.

Table 6 below shows the classes of the main roads:

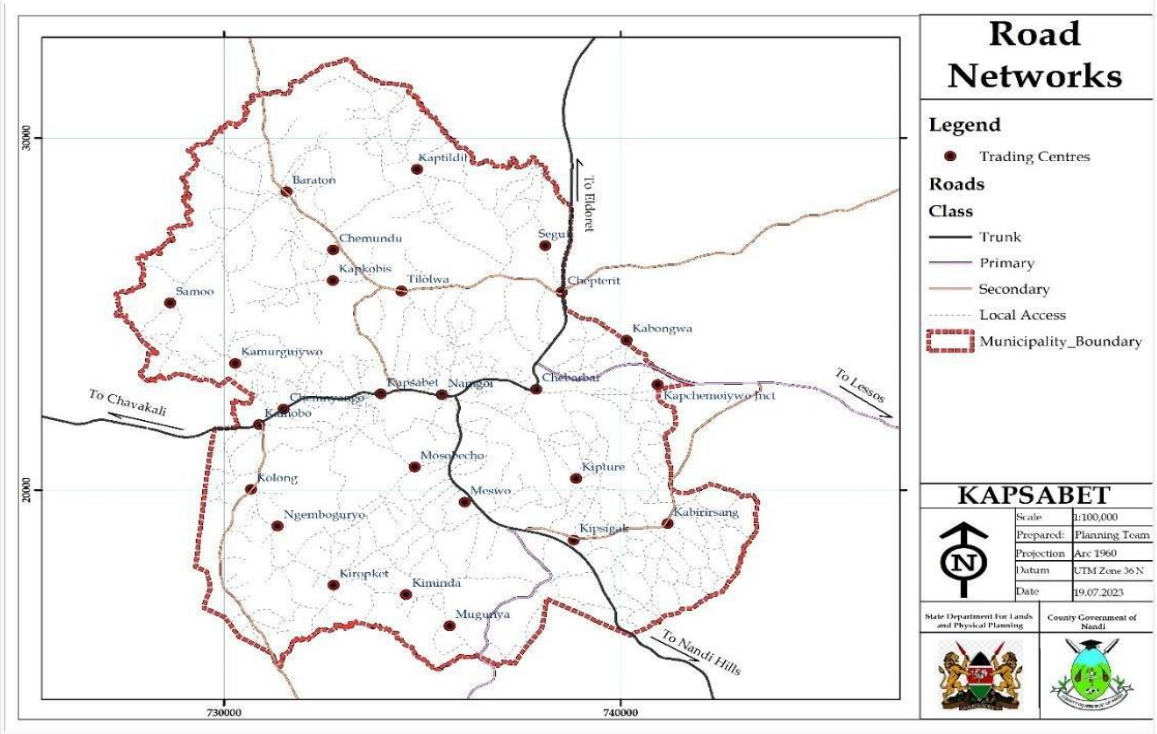
Table 6: Classes of Main Roads

Name	Class	Reserve (m)
Nabkoi – Chebarbar	C36	36
Namgoi – Nandi Hills	C39	36
Chavakali – Kapsabet – Eldoret	C39	36
Chepterit – Baraton	C37	30
Law Courts – Tilalwo		9
KNUT – Showground		20
Total – KNUT – Rubis		20
Town roads		11-15

Source: Department of Roads

A total of 11.65 Km of roads within the municipality is tarmacked while earth roads cover approximately 500 km. Map 11 below shows the categories of the main roads serving the municipality:

Map 11: Road networks



Source: Planning Team, 2023

Kapsabet is a transit town which lacks alternative routes and bypasses. This has led to increased picking and dropping of passengers along the main road which results in traffic jam and accident risks to road users. The service lanes within the municipality are inadequate and some are blocked at Namgoi centre.

Human activities have also encroached on the road reserves hampering the provision of roadside infrastructure and services. Erection of illegal bumps by members of public at undesignated sites has also been witnessed.

3.6.3 Non-Motorized Transport (NMT)

NMT in the municipality includes: The only clearly demarcated NMT/racing track infrastructure is along Eldoret – Kisumu road and it measures 6km long and 2m wide.

3.6.4 Parking

Parking is provided along the roads within the town. Most of the parking slots have not been paved. Public transport vehicles are parked at other undesignated sites. Bodabodas park along all roads and administrative offices.

3.6.5 Street and Mass Lighting

Street lights are provided along the roads within the municipality covering a stretch of 14km. Seven high mast lights are provided at strategic locations such as Kaptildil, Baraton, Chepterit, Chebarbar, Namgoi, Kapsabet Market/CBD and Slaughter house/fresh produce market. All other urban nodes have no provisions for street lights.

3.6.6 Bus Park

Kapsabet Municipality is served by a bus park measuring 0.7 Ha. The main facilities in the bus park include a public toilet and market stalls. Commercial activities have also encroached on the bus park. The lorries delivering goods in the market use the same bus park. PSVs dangerously park along the junction at Namgoi and along the main Chavakali – Eldoret at Eden Plaza.

3.6.7 Drainage Network

Although the topography of the municipality is undulating, the storm water is not guided. Lack of maintenance has led to overgrowth of vegetation and piling of solid waste in the existing drainage.

3.6.8 Energy

Energy sources in the municipality include electricity, solar, charcoal and Liquefied Petroleum Gas among others.

a. Electricity

Electricity from the national grid is the main source of energy within the municipality. 75% Percent of the municipality is connected to the Kenya Power line.

b. Green Energy

Within Kapsabet Municipality, the main source of green energy is solar power used by 20% percent of the population.

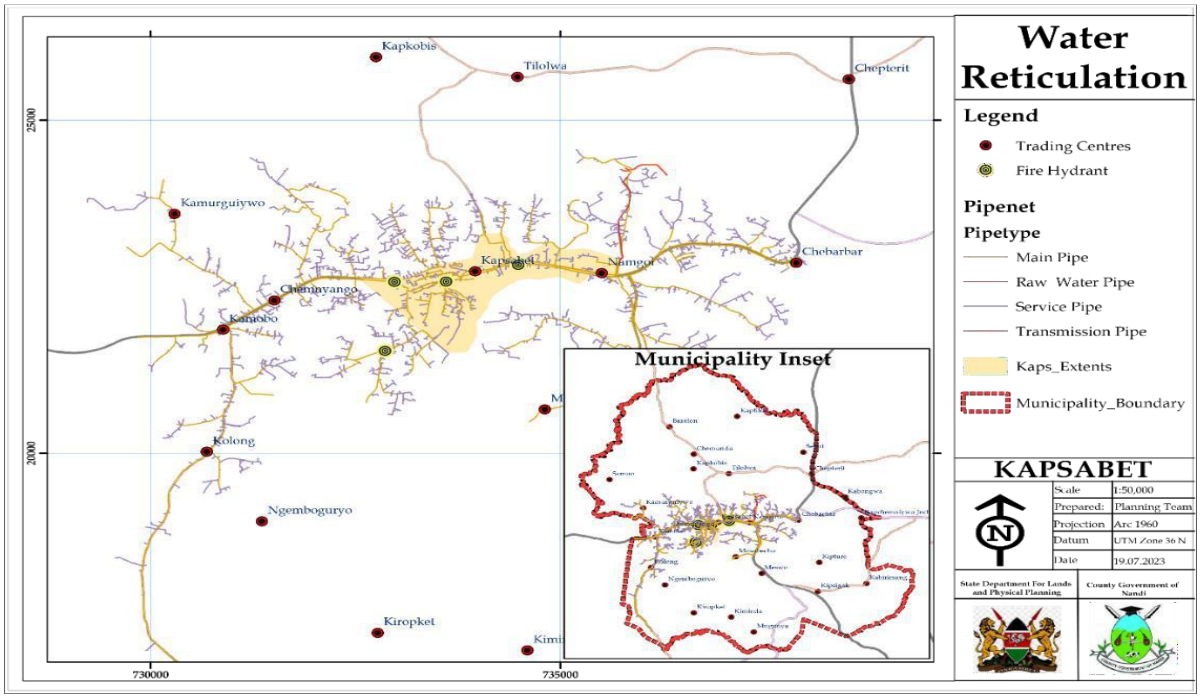
c. Firewood

Firewood is used as energy supply mainly in the tea processing factories. 20tonnes per day, sourced from locals from outside the municipality. The locals plant eucalyptus trees along wetlands to supply the factory with firewood.

3.6.9 Water

The main sources of water within the municipality include rivers, spring and shallow wells. The major source of piped water in Kapsabet is River Kabutie which supplies Kapsabet Nandi Water and Sewerage Company (KANAWASCO) with 4,079 households connected. In addition, there are 150 households and two institutions that are supplied by the County Government of Nandi. The current capacity of water supply by KANAWASCO is 3,600m^3/day. The daily supply is 2,500m^3 against a demand of 2800m^3/day. The supply by County Government has a capacity of 320m^3/day against a daily demand of 61.5m^3/day. Baraton University has an independent water supply system, which also supplies several neighboring homesteads. Map 12 below shows the existing water reticulation within Kapsabet Municipality.

Map 12: Water reticulation



Source: Planning team, 2023

There exist several non-operational water projects within the municipality including; Kimaam, Kiminda, Meswo and Sugutek, Kalyet, Kinoinoi, Kisabei and Samoo/Kapsaen.

3.6.10 Solid Waste Management

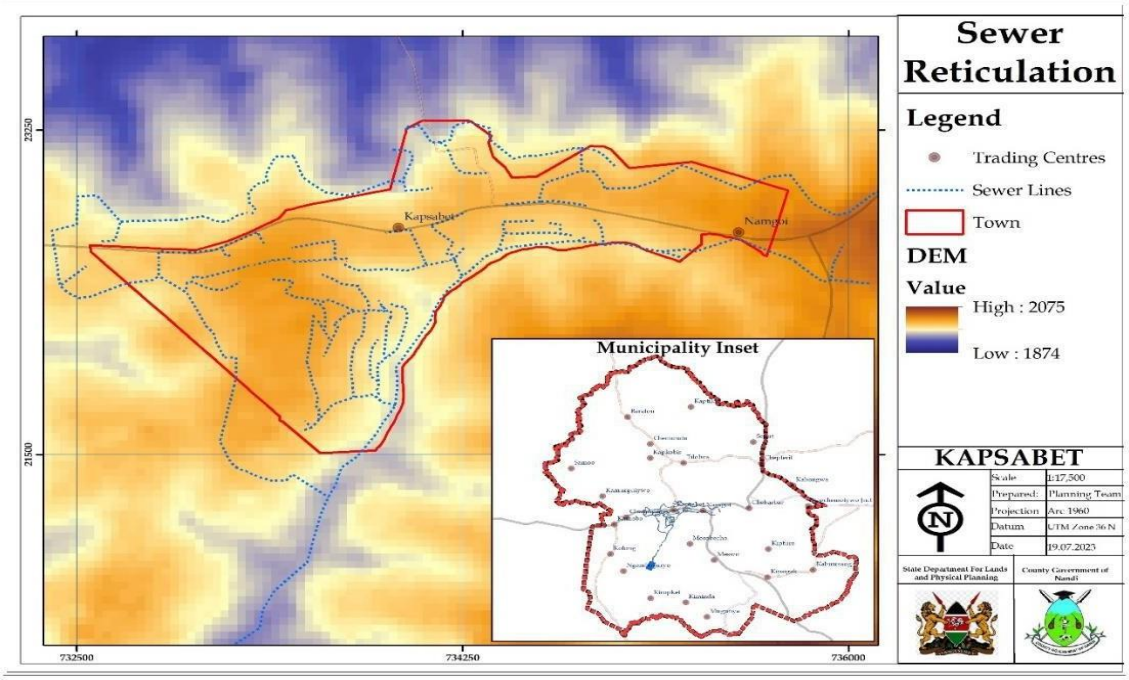
There exist undesignated solid waste receptacles at Kamobo, Baraton, Chepterit, Namgoi and town. There are garbage skips within the old municipality which have been neglected. The solid waste generated per day is 40tonnes. Currently disposal is undertaken at designated area for cemetery.

3.6.11 Liquid Waste Management

The sewer line within the town is 8inches but as you move towards the treatment plant the size of the pipe increases to 12inches and above.

Only 15% of the Municipality is covered by the sewerage system. The line has a daily capacity of 10,000 m^3 though the current generation and uptake of sewer from the connected developments stands at 5,000 m^3. The rest of the households use septic tanks and pit latrines. Developments have encroached on top of the existing sewer line. Map 13 below shows the existing sewer reticulation network within the municipality.

Map 13: Sewer Reticulation



Source: Planning Team, 2023

3.6.12 Information Communication and Technology Infrastructure

The municipality is well served by radio network coverage, fibre optic cable network, mobile phone services and courier services. There is also one Post Office, a Sub-County Information and Documentation Centre (SCIDC) and County Government ICT Centre in the old municipality. 30 % of the municipality population is connected to the fiber optic network. There is also a free WIFI spot at Kapsabet market.

3.6.13 Planning Issues

Table 7: Planning issues

	Sector	Subsector	Planning issues
1	Transportation	Roads	• Encroachment on road reserves • Lack of alternative routes and bypasses • Inadequate service lanes within the town • There is no alternative Bridge at Kaptildil – (Kipsimo-Kaptildil – Baraton – Tilalwo – Kapsabet)
		Non-Motorized Transport	• Inadequate coverage • Inadequate incorporation into the transport network
		Parking	• Unpaved parking slots • Inadequate parking • Parking at undesignated sites
		Street Lighting	• Encroachment on road reserves hampering provision
		Bus Park	• Inadequate space • Encroachment by commercial activities
		Drainage Network	• Inadequate capacity • Non-maintenance of existing drainage network • No drainage facilities
2	Energy	Green Energy	• Low uptake
		Firewood	• Encroachment on wetlands by tree plantations to supply firewood
3		Water	• Low coverage of piped water

	Water and waste management Infrastructure		• Non-operational water projects. • Inadequate land for the water reservoir
		Solid Waste management	• Lack of designated disposal site • Inadequate provision of solid waste receptacles
		Liquid waste management	• Low connectivity to the trunk sewer. • Inadequate land for liquid waste treatment plant • Inadequate sanitary facilities • Encroachment on sewer network system • Dilapidated sewer • Size of reticulation system in town is inadequate • Un-updated reticulation network • Inadequate space (drying beds)
4	Information Communication and Technology Infrastructure	Information Communication and Technology Infrastructure	• Low uptake of fibre optic connection • Inadequate distribution

3.7 SOCIAL INFRASTRUCTURE

The municipality has the following social facilities:

3.7.1 Educational facilities

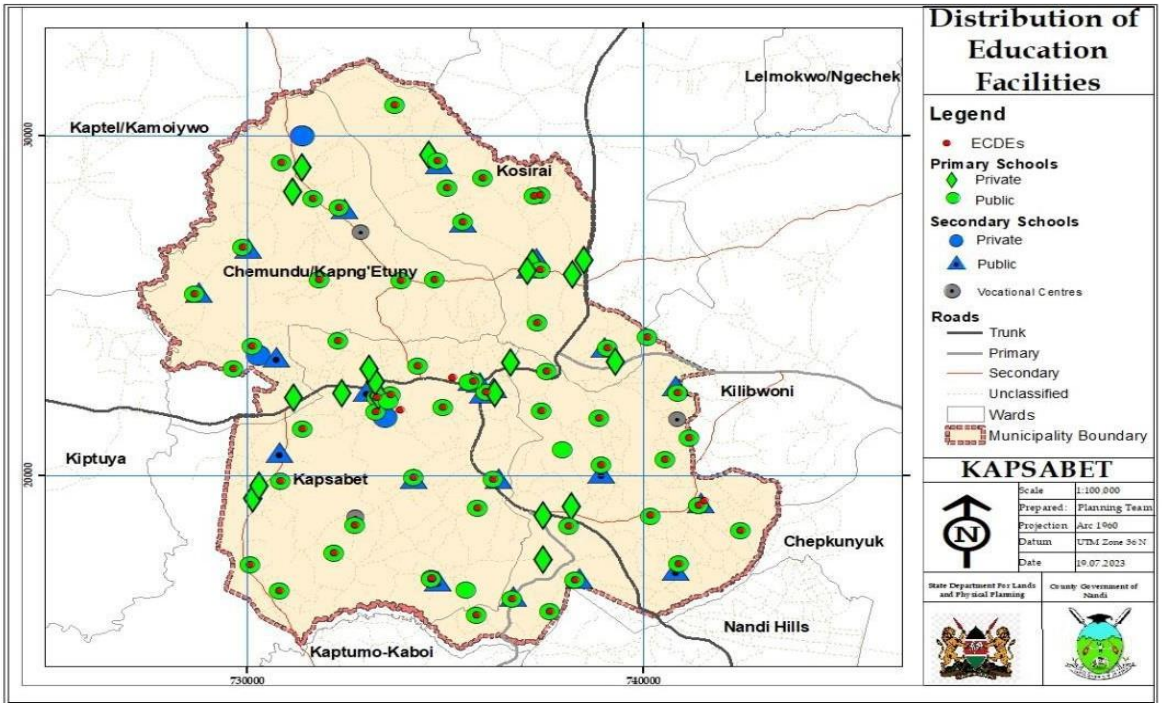
These include; Early Childhood Development Education Centers (ECDEs), Primary Schools, Secondary School, Special Education Center and Tertiary centres. Table 8 below indicate number of ECDE, primary and secondary schools within the municipality.

Table 8: ECDE, Primary and Secondary schools

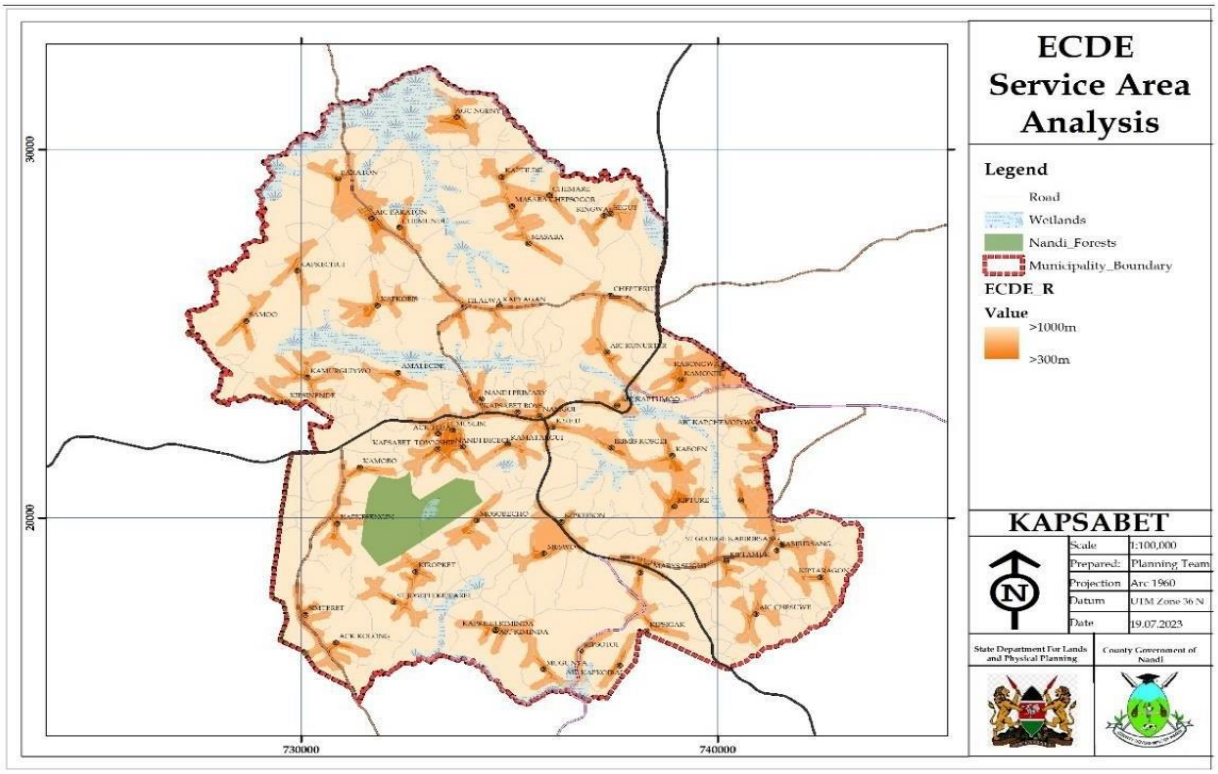
FACILITY	NUMBERS
ECDE	24
Primary schools	61
Secondary schools	24

The municipality hosts a number of tertiary and vocational training institutions. These include Baraton University of East Africa, St. Paul's Theological College, A.I.C Kapsabet Bible College, Centre for Early Childhood Education, Ol'lessos Technical Training Institute (town campus) and Vocational Training Centres namely; Kaplamai, Chemundu, Kapsabet School for the deaf and Kiropket.

Map 14: Distribution of Education Facilities

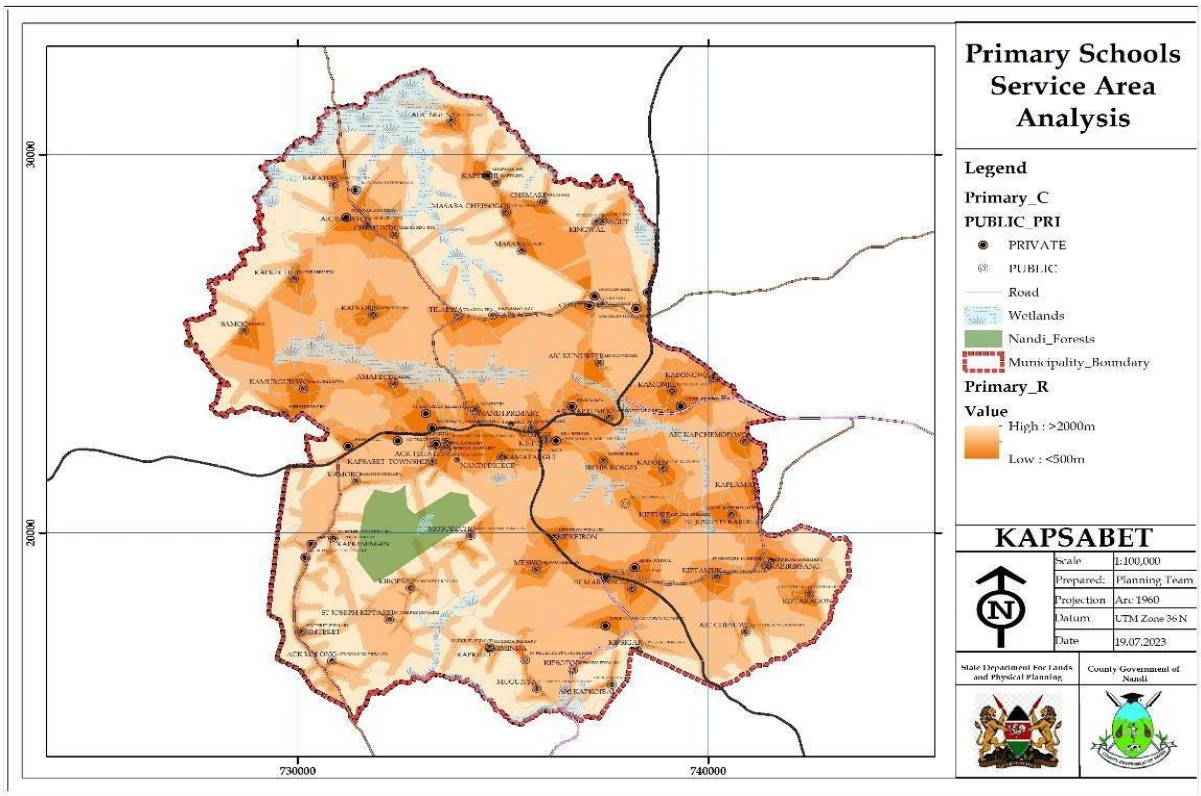


Map 15: ECDE service area analysis



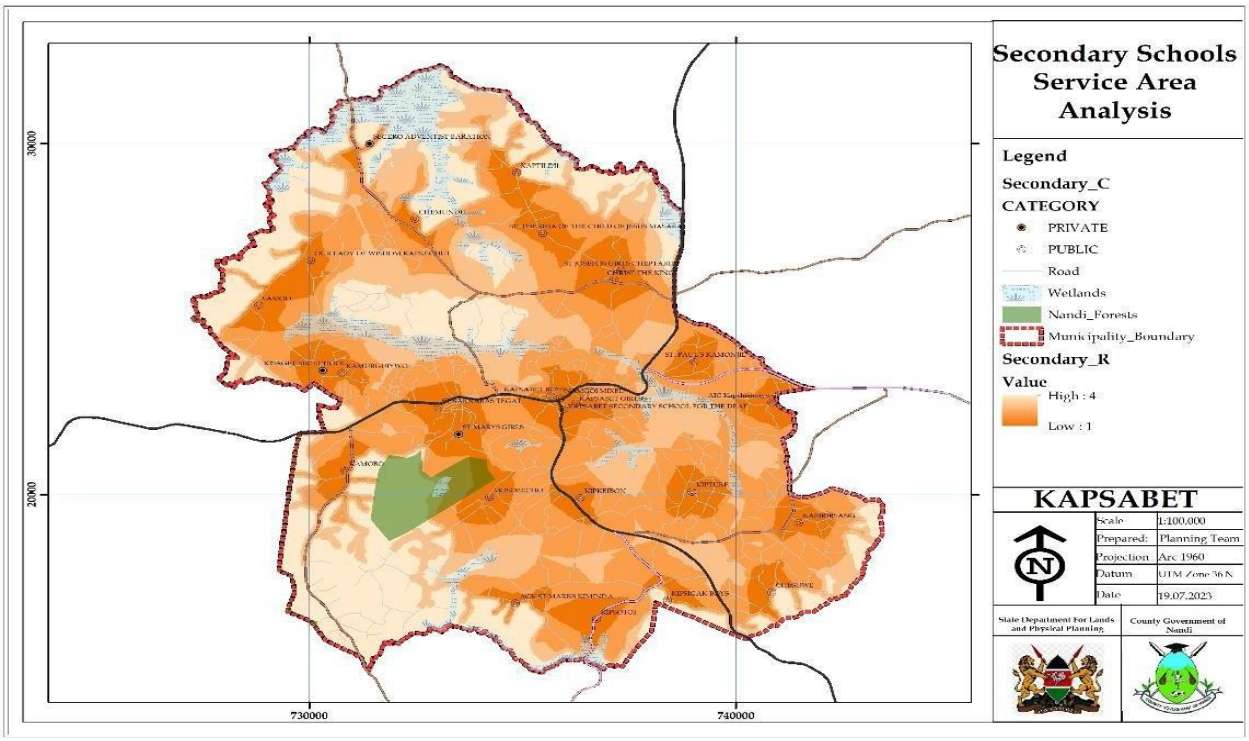
Source: Planning team; 2023

Map 16: Primary Schools Service area Analysis



Source: Planning team; 2023

Map 17: Secondary schools Service area Analysis

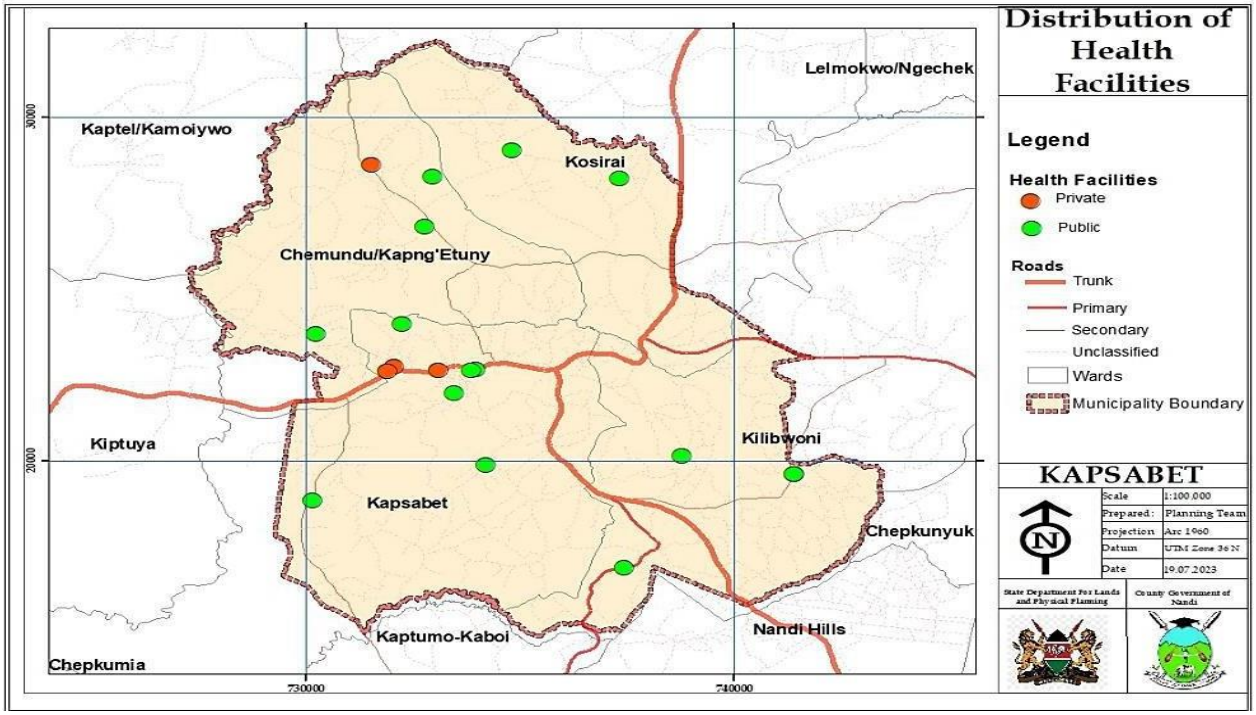


Source: Planning Team, 2023

3.7.2 Health Facilities

The municipality has one Level-Five County Referral hospital and 18 Level-Two (dispensaries).

Map 18: Distribution of health facilities



Source: Planning Team, 2023

Plate 13: Kapsabet County Referral Hospital



Source: Planning Team, 2023

3.7.3 Recreation Facilities

3.7.3.1 Sporting

The municipality is served by three stadia namely Kipchoge Keino stadium, Annex and the Eliud Kipchoge Modern Athletic Training Camp. There are 8 private talent academies namely; Kapsabet students' athletics club, track and field coalition club, Stanley Biwott camp, Hussein athletics camp, 2 Running club, Kimawit training camp, prison athletics camp and Elisha Tutto camp.

Plate 14: Kipchoge Keino Stadium



Source: Planning Team, 2023

Plate 15: Eliud Kipchoge Modern athletic camp



Source: Planning Team, 2023

3.7.3.2 Open/green Spaces

There exist three open spaces one that lies between Kapsabet Nursing Home and Kapsabet police station, behind Chebut tea factory and near County referral hospital.

Plate 16: Recreational Park near the hospital



Source: Planning Team, 2023

The municipality has one public forest known as Iruru. Riparian reserves including King'wal and Kamatargui swamp

Plate 17: Encroachment of wetlands by human activities





Source: Planning Team, 2023

Compatible land use practices such as tree nursery planting have been adopted in some areas.

Plate 18: Nursery plantation within King'wal swamp riparian reserve



Source: Planning Team, 2023

3.7.4 Community facilities

There is a national library within the town. Other facilities include; Youth Empowerment Centre, ICT centre at Kapsabet and Kabirirsang rehabilitation centre.

3.7.5 Public facilities

The municipality is served by the following public facilities; prisons, county headquarters, Chesumei sub county headquarters (Chemundu), Huduma centre, Kapsabet police station, County Assembly offices, various National and County Government offices, Chepterit Police Post, Kamobo patrol base, people living with disability empowerment centre in Chemundu.

Plate 19: Nandi County headquarters



Source: Planning Team, 2023

Plate 20: People living with disability empowerment centre in Chemundu



Source: Planning Team, 2023

3.7.5 Emerging issues

Analysis of the existing situation of the social infrastructure summarizes the sector as below:

1. The municipality is not adequately supplied with ECDE and primary facilities
2. Hierarchy of health facilities has not been maintained. Health facilities are to be upgraded to higher levels in order to decentralize higher level services to the lower level
3. Green spaces are lacking especially in the CBD and residential areas
4. The municipality lacks essential community and public facilities
5. ECDE facilities are not adequately distributed within the municipality. Only 22% of the municipality is serviced by the facilities within a walking distance of between 300m-1000m. Approximately 72% percent of the municipality is served by primary facilities at a walking distance of between 500m-2000m. 75% is served by secondary schools. To enhance service provision, educational facilities need to be provided in areas not covered
6. Riparian reserves have been encroached by human activities.
7. The municipality lacks Level III facilities. In consideration to population densities and walking distances, there is need to provide for different levels of health facilities
8. Health facilities have not been hierarchically established. There is need to upgrade the low-level facilities to higher levels in consideration to population distribution and locations
9. Essential community facilities are lacking within the municipality. This challenge needs to be addressed by delineating spaces for such facilities
10. Kapsabet town lacks adequate recreational spaces. There is need to provide spaces for greenery both in commercial and residential zones. Spaces earlier reserved for greening should be reclaimed and reverted back for recreation
11. Distribution of public facilities should be guided by the principle of subsidiarity in ensuring that the public access to public services at the lowest level possible. These should be provided in the county headquarters, sub county and ward

levels. Their location is to be determined by population distribution, walking distances and the level of decentralization

CHAPTER FOUR



4.0 PLANNING PROPOSALS

4.1 Overview

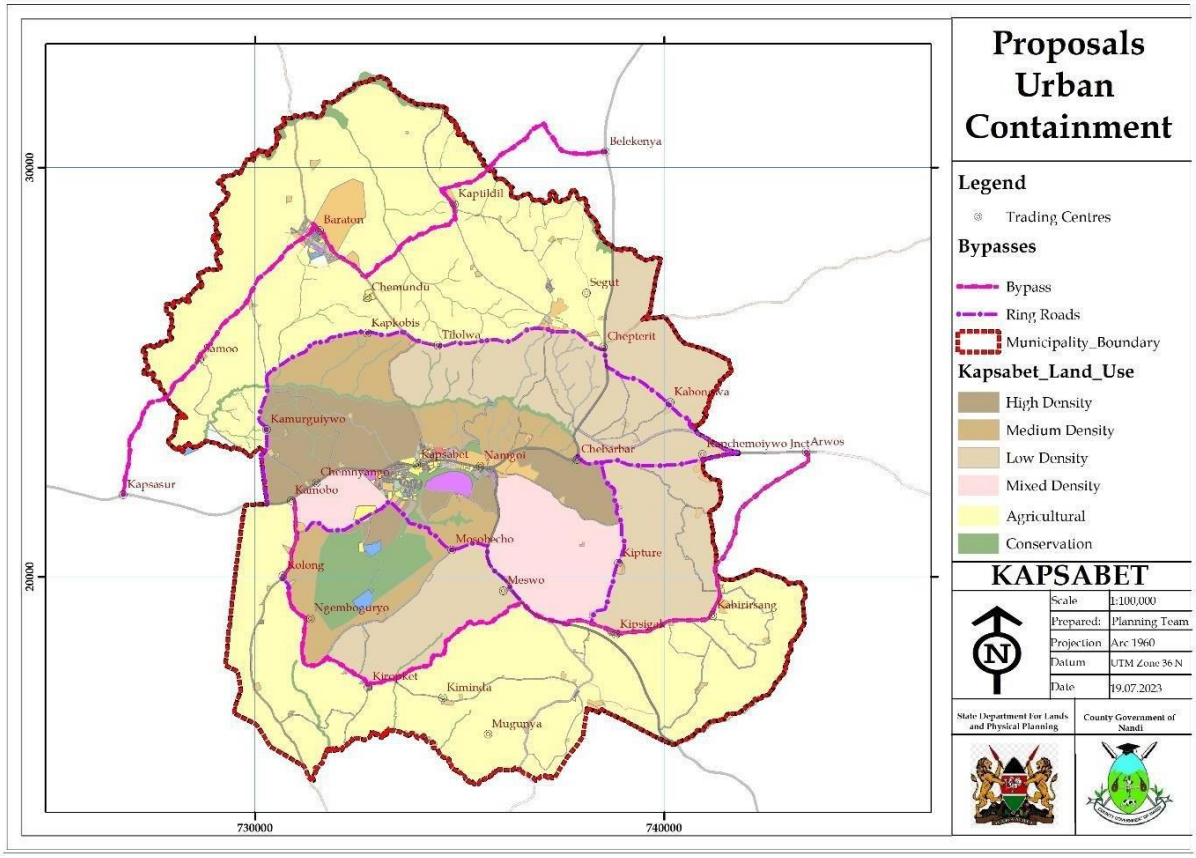
This chapter presents thematic planning interventions and proposals in Residential, Industrial, Educational, Recreation, Public Purpose, Commercial, Public Utilities, Transportation and Conservation. The proposals were derived after assessing the existing situation within the Municipality. The process took into account the aspirations, planning issues and proposals from the stakeholders and planning team.

4.2 Residential

The plan designates the residential areas into Low, medium and high-density areas as indicated in Table 9.

Table 9: Residential areas around urban nodes

	Category	**Location**
1.	Low Density Residential	Around A.I.C Boma, Kabongwa, Kamonjil, Kapchemoiywo, Chepterit, Kapyagan, Kipture, Kunurter, Irimis
2.	Medium Density Residential	Around County Commissioner Residence, Kiptoros, Kabutie, Kapkobis, around Iruru forest, Kiropket, Mosobecho, Meswo
3.	High Density Residential	Index area, Near CITC, Chebut area, Kamatargui, Namgoi, East-view, Kamobo, Cheplengu, Kokwet, Showground, Kapng'etuny,



4.3 Industrial

The plan designates additional two industrial zones for Animal Feeds Processing, Light Industry (Jua Kali Artisans), Milk Processing Plant and Flour Milling Plant.

Table 10: Industrial zones

	Category	**Type**
1.	Medium	Milk Processing plant, Animal feed Processing, Flour milling plant
2.	Light	Woodworks, Metal fabrication, Concrete work, cottage industry

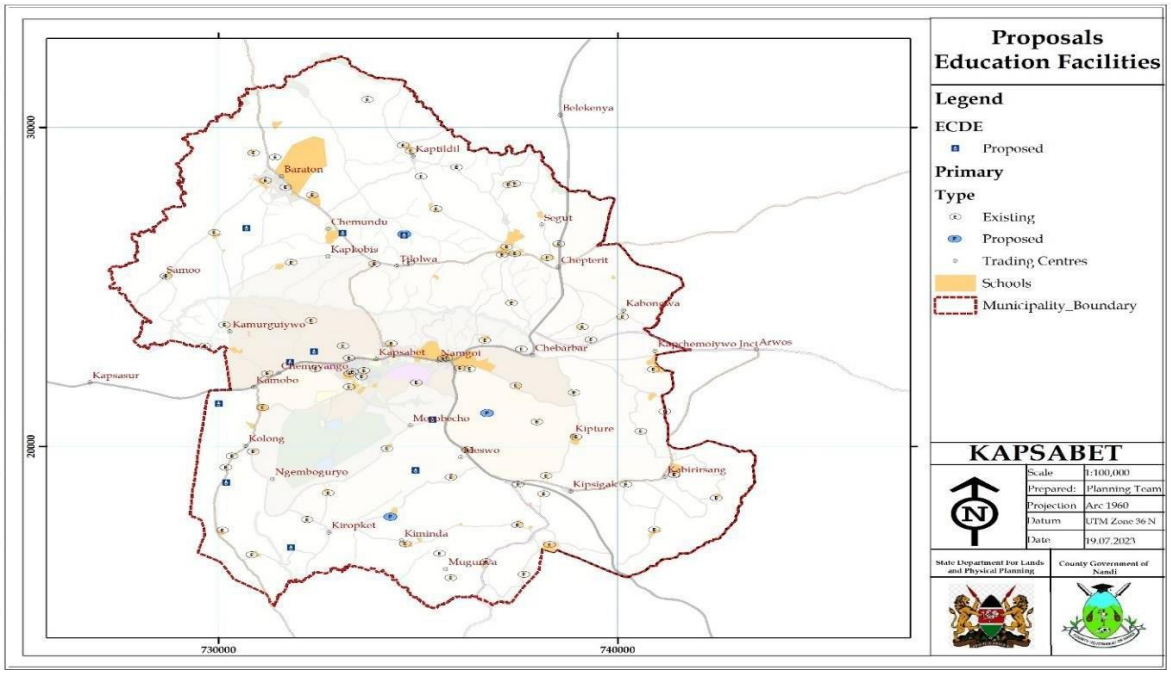
4.4 Education

The plan proposes additional educational facilities as described below;

4.4.1 ECDE and Primary

The plan proposes 7 ECDEs and 4 Primary schools as indicated in map 19;

Map 19: Proposals of Educational Facilities

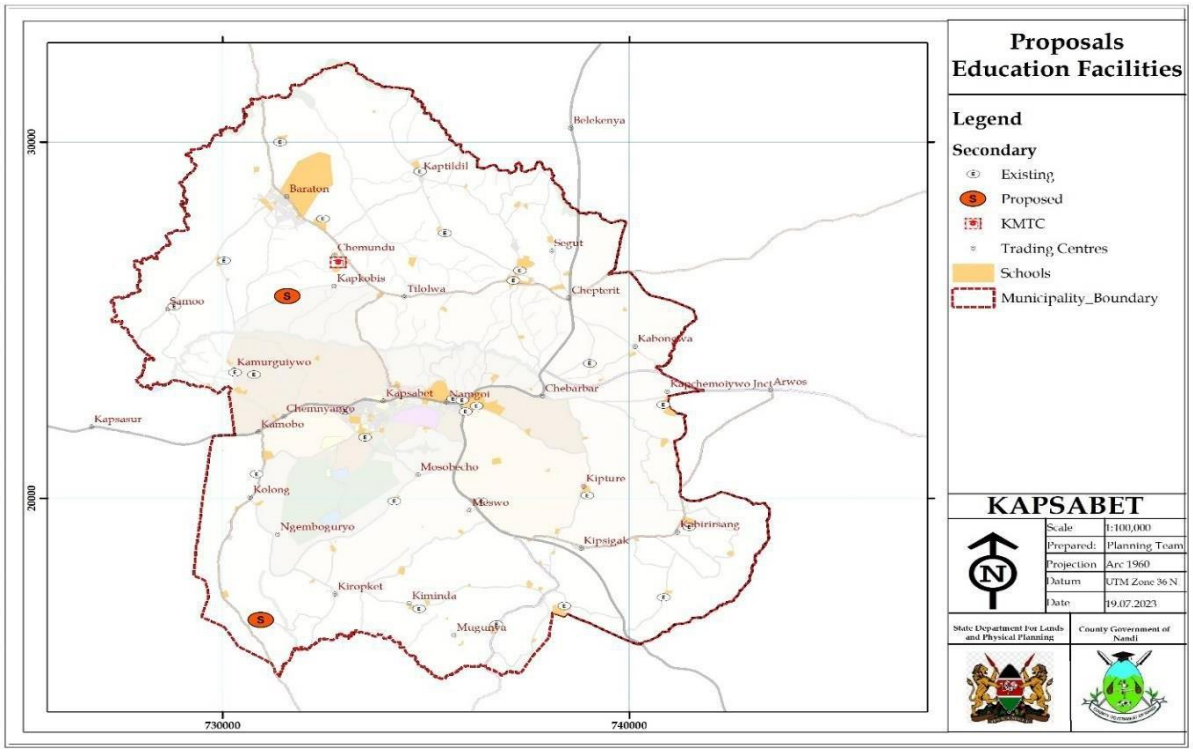


Source: Planning Team, 2023

4.4.2 Secondary and Tertiary

The plan proposes 2 Secondary schools and 1 KMTC at Baraton as shown in map 20 below.

Map 20: Proposals educational facilities



Source: Planning Team, 2023

4.5 Recreational

Three additional public parks located at the former cemetery, near the law courts and at Intex area and at animal orphanage within Kamatargui Riparian reserve have been provided. Development of recreational activities at King'wal swamp and Iruru forest has been proposed.

4.6 Public purpose

The following additional public purpose utilities have been proposed; administration, county offices, national government offices, cemetery, CDF offices, Cultural centre, social hall, ICT centre, fire station, public toilets, youth empowerment centre and Persons Living with Disabilities (PWD) centre.

To address challenges faced by health sector, the plan proposes;

a) Elevation of two dispensaries to level-4 at Chemundu and Kipsigak

b) Elevation of three dispensaries to health centres; Level-3 at Kabirirsang, King'wal and Mosobecho
c) Additional three dispensaries; Level 2 at Chebarbar and Samoo

4.7 Commercial

Since space for the existing commercial area is not sufficient for more commercial activities; the plan proposes a new commercial zone within site and service area. A multi-storey market is to be developed at the existing main market land. Additionally, the plan has provided for additional three markets at Namgoi, fresh produce market next to Chabut tea factory and cereal market opposite KANAWASCO offices.

The plan has also proposed additional commercial zones in the urban nodes.

Table 11: Additional commercial zones

S/No.	Urban Node	Classification	Major Function	Proposed additional functions	Projects
1.	Kapsabet Town (county headquarters)	Level 1	Administrative Commercial	Industrial	Animal feed processing Milk processing Jua kali
				Transportation	By pass Ring roads
				Residential	Affordable housing Low residential High residential Medium residential
				Sporting	
				Recreational	Arboretum Iruru Public park
				Tourism	Animal orphanage 5 star hotel (helipad on top)
				Trade and commerce	Modern market Exhibition center at show ground
2.	Baraton	Level 2	Educational Residential	Commercial Recreational Industrial Residential	Affordable housing By pass Leather processing

				Tourism	Fresh produce market Agro-processing KMTC Provide water and sewer Weather station Street lights Livestock auction yard towards Kimondi river
3.	Chepterit	Level 3	Livestock auction Educational/research Commercial	Tourism Open air market Residential Livestock auction Recreational	King'wal swamp recreational facility Market
4.	Chemundu	Level 4	Administrative	Recreational	Ward offices
5.	Kamobo	Level 5	Commercial Residential Industry- Petrol Filling Station and Timber processing	Recreational	
6.	Namgoi		Commercial Educational Transportation Industrial KCC and Timber Residential	Bus station Recreation Industrial	Bus park Municipal Market ICT HUB
7.	Kimaam (Kipsigak junction)		Commercial Residential Industrial - Petrol Filling Station	Recreation	
8.	Chebarbar		Commercial residential	Industrial Recreational Bus stage	
9.	Kabirirsang		Commercial	Industrial Residential Recreational	Youth center
10.	Kaptildil		Commercial		
11.	Kipsigak, Kiminda, Mosobecho, Segut, Samoo, Ngenybokurio, Mugunya,		Commercial	Industrial Recreational	Rehabilitation/ rescue center (street children) at Samoo Crop aggregation center at Meswo

	Chesuwe, Meswo, Tilalwo, Kapkobis, Kabongwa, Kapchemoiywo, Kapkilel, Kolong, Kiropket				

4.8 Public utilities

To address issues affecting public utilities, the plan proposes the following:

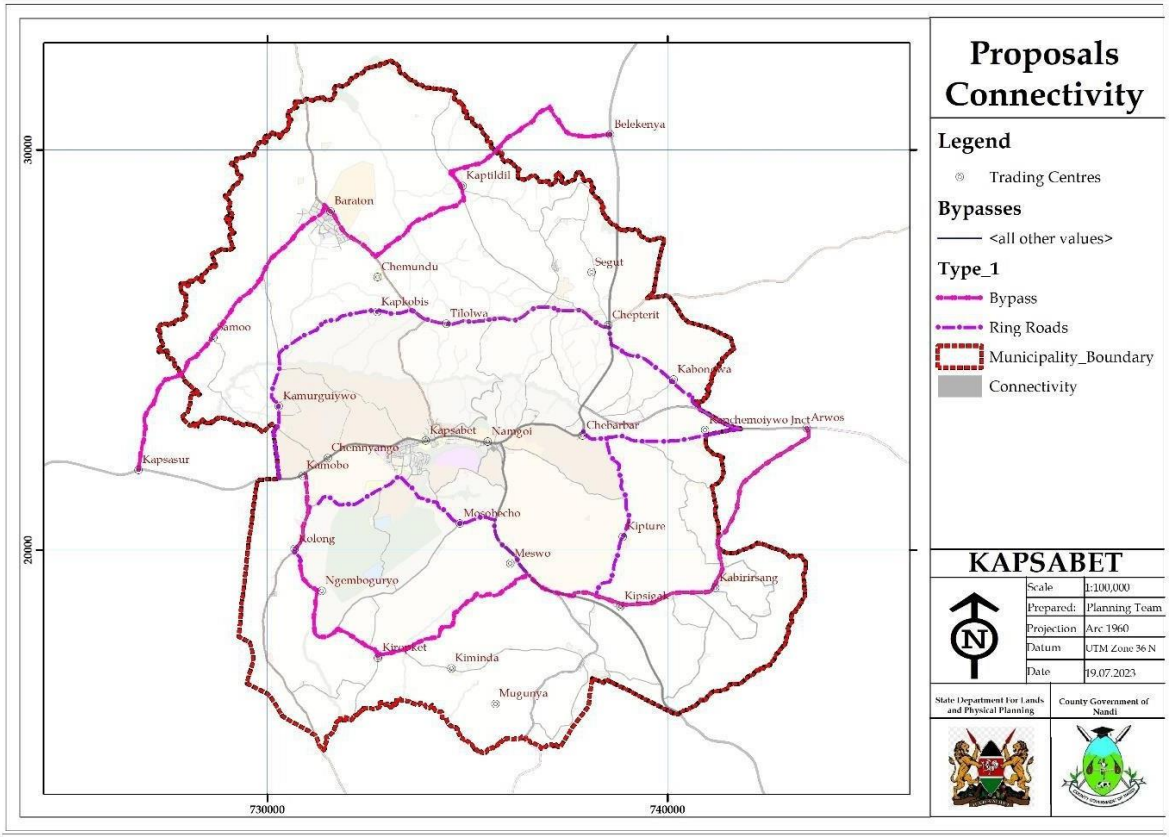
a) Designation of sites for Water Treatment and Sewerage Treatment Works
b) Rehabilitation of non-functional water projects which include; Kimaam, Tuigoin, Kiminda, Meswo, Kalyet, Kinoinoi, Kisabei and Samoo/Kapsaen
c) Provision of additional Water Reservoir at Keben, Water Treatment Works at Kimondi, expansion of existing water intake point at Kabutie, expansion of the existing reticulation network at; Surungai, Cheplengu, St. Peters, Showground, Kwa Wanja, St. Mary's and Kapng'etuny. Provision of water supply network at; - Chemundu, Baraton, Samoo and all urban nodes.
d) Promotion of rain water harvesting in the whole municipality
e) Provision of additional solid waste receptacles at; Club Rio, Mapambo Area, ICT Offices, Total Petrol Station, Namgoi, Kipsigak Junction, Chesuwe, Chebarbar Junction, St. Peters Catholic Church, Showground/ Kwa Wanja, CITAM, Municipal Market, Jua Kali Loop, East View Estate and in all urban nodes
f) Solid waste management to be done at Kaimosi
g) Construction of new sewerage treatment works at Amai and Kolong
h) Extension of the sewer network at; East View, Chepterit, Kabongwa, Kamonjil, Chebarbar, Baraton, Singorwa, Kamatargui, Cheplengu, Kapng'etuny, Kamobo and CBD
i) Expansion of the 8 inches to 12 inches sewer line stretching from Samoo to Bus Park to accommodate the increasing demand
j) Demolition of developments built on top of sewer line

k) Construction of public toilets at Showground, CBD and all urban nodes

4.9 Transportation

In order to address traffic congestion and ease movement; the plan provides for;

a) Two by-passes, Northern and Southern;
    a. Northern Bypass – Kapsasur-Samoo-Baraton-Chemundu-Kaptildil-Belekenya
    b. Southern Bypass – Chebarbar-Kapchemoiywo-Kabirirsang-Meswo-Kiropket-Kolong-Kamobo
b) Three Ring-roads
    a. Mosobecho-Kamatargui-Showground-Kamobo
    b. Kamobo-Kamurguiywo-Kapkobis-Tilalwo-Chepterit-Kabongwa
    c. Kipsigak-Kipture-Chebarbar



c) Dualing of main road – Kamobo-Chepterit
d) Opening of encroached access roads
e) Tarmacking of service lanes within CBD and all urban nodes
f) Incorporation Non – Motorized Transport into the major transport roads at; -
    a) Kamobo - Public Works
    b) CITC- Namgoi
    c) Namgoi-Chebarbar
    d) Namgoi-Chesuwe
    e) Public works –CITC
    f) Law Courts – Tilalwo
    g) All existing roads in urban nodes
g) Increase parking slots; -
        a) Multi-storey car park at public works
        b) Parking area in the proposed commercial zone at Site and service
        c) Incorporate basement car park in buildings
h) Construction of an integrated bus park;
        a) At Namgoi
        b) Opposite fresh produce market
i) Removal of existing stalls to expand the existing bus park
j) Provision of street lights; -
    a) CBD and residential areas
    b) All urban nodes
k) Provision of guided storm water drainages

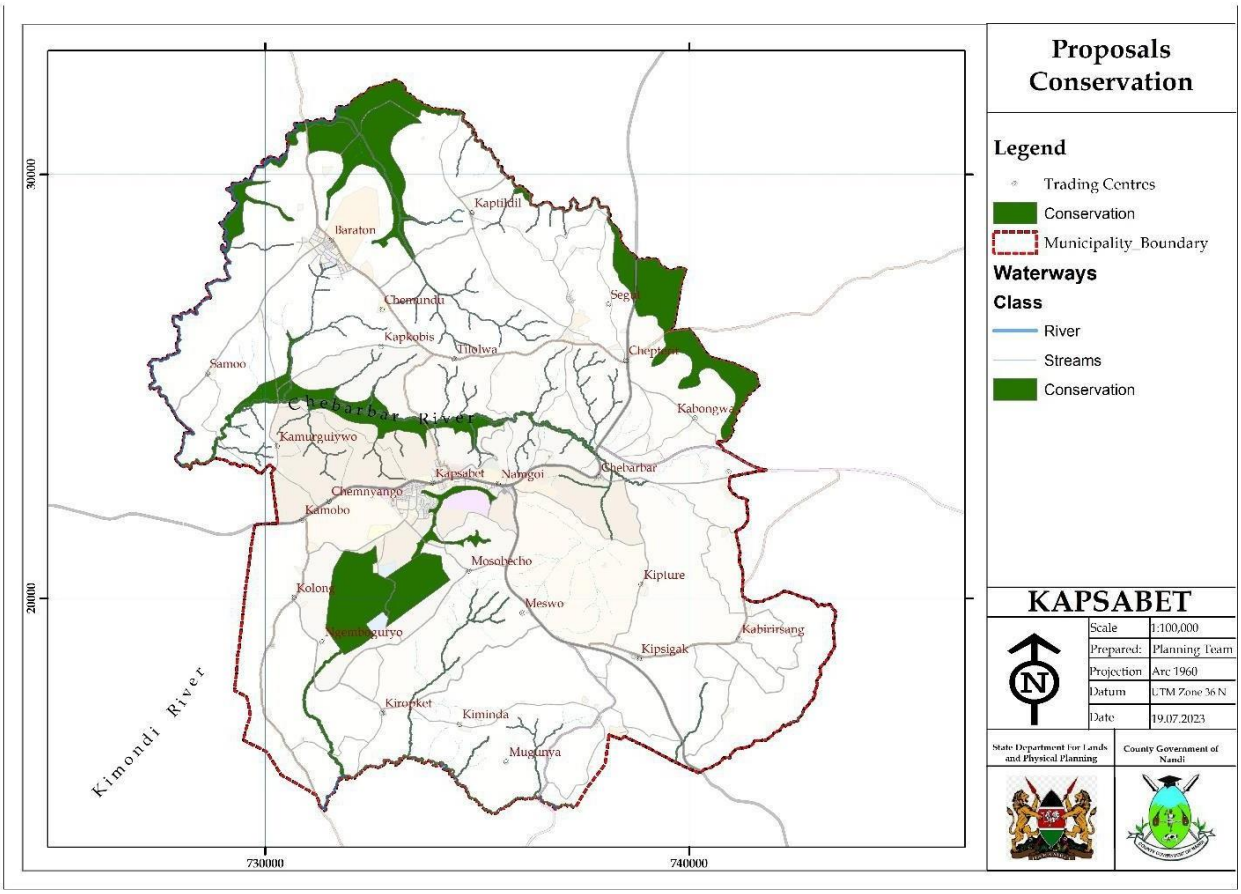
4.10 Agricultural

The plan designates agricultural zones within the Municipality; north of the proposed northern ring road and to the south of the proposed southern bypass.

4.11 Conservation

The plan designates forests, wetlands, riparian reserves, hilly and steep areas and springs as conservation areas as shown in Map 21 below.

Map 21: Conservation sites



Source: Planning Team, 2023

4.12 Proposals on Hierarchy of Urban Centres

The plan proposes four levels of service centres including; Primary, Secondary, local and neighborhood.

Primary service centre – This is the core centre performing major administrative, commercial, industrial and Transit Oriented activities. Kapsabet town falls within the category.

Secondary Service Centre – This level is located along trunks of infrastructure and are located at a minimum radius of 8 km from the core. These centres provide second level service centres from the core to relieve strain of the services available at the core. These centres include; Baraton, Chepterit, Kipsigak and Kolong.

Local Service Centres – These are the intermediate centres between the primary and secondary centres that provide services to the secondary service centres. These include; Chemundu, Chebarbar, Kiropket, Samoo and Kaptildil.

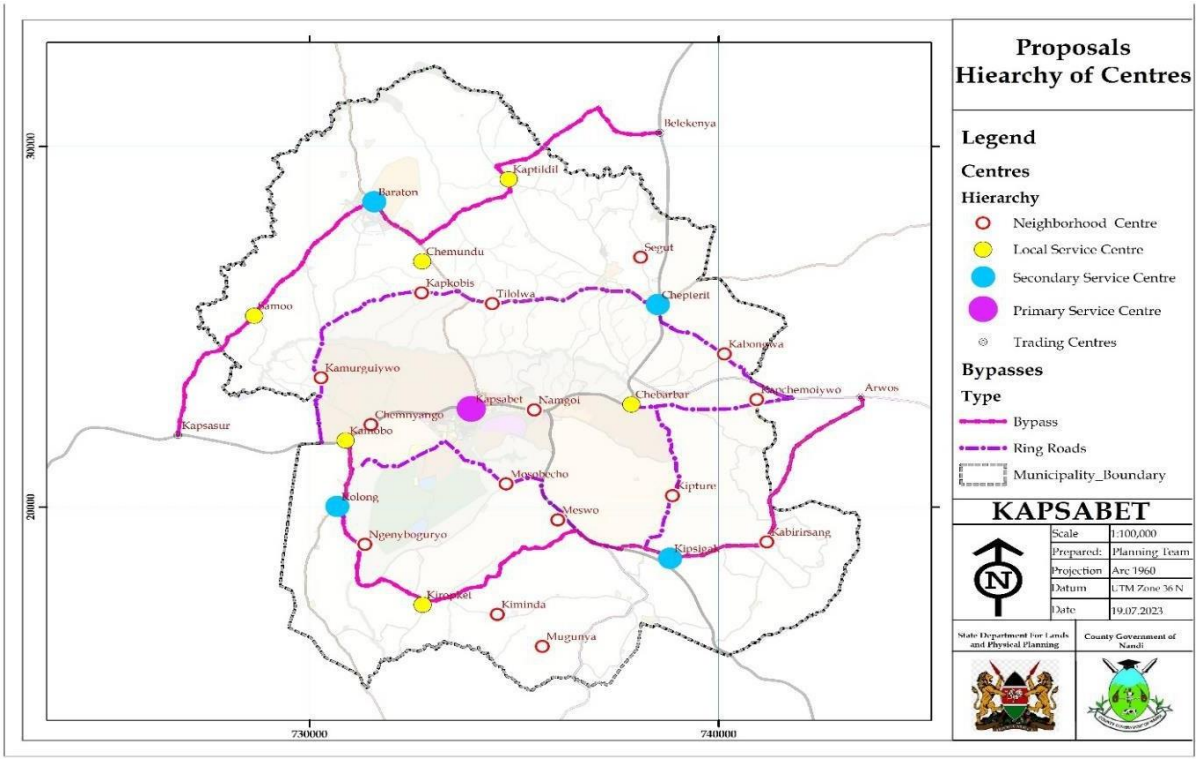
Neighborhood centres – These centres provide services within the neighborhood. They include; Kipture, Kamobo, Kaboen, Meswo, Segut, Namgoi, Ngenybokurio, Kiropket, Mosobecho, Kimaam, Kapkilel, Chesuwe, Kabirirsang, Kamurguiywo, Tilalwo, Kapkobis, Kapkobis junction, Kapkibimbir, Kabongwa, Kapchemoiywo and Kamonjil.

Table 12: Proposed hierarchy of urban nodes

S/No.	Urban Node	Classification based on the level of service	Major Function	Proposed additional functions	Projects
1.	Kapsabet Town (county headquarters)	Primary	Administrative Commercial	Industrial	Animal feed processing Milk processing Jua kali
				Transportation	By pass Ring roads
				Residential	Affordable housing Low residential High residential Medium residential
				Sporting	
				Recreational	Arboretum Iruru Public park
				Tourism	Animal orphanage 5 star hotel (helipad on top)
				Trade and commerce	Modern market Exhibition center at show ground
2.	Baraton	Secondary	Educational Residential	Commercial Recreational Industrial Residential Tourism	Affordable housing By pass Leather processing Fresh produce market Agro-processing KMTC

					Provide water and sewer Weather station Street lights Livestock auction yard towards Kimondi river
3.	Chepterit	Secondary	Livestock auction Educational/ research Commercial	Tourism Open air market Residential Livestock auction Recreational	King'wal swamp recreational facility Market
4.	Kolong	Secondary			
5.	Chemundu	Local	Administrative	Recreational	Ward offices
6.	Chebarbar	Local	Commercial residential	Industrial Recreational Bus stage	
7.	Kiropket	Local			
8.	Samoo	Local			Rehabilitation/ rescue center (street children) at Samoo
9.	Kaptildil	Local	Commercial		
10.	Kipture, Kamobo, Kaboen, Meswo, Segut, Namgoi, Ngenybokurio, Kiropket, Mosobecho, Kimaam, Kapkilel, Chesuwe, Kabirirsang, Kamurguiywo, Tilalwo, Kapkobis, Kapkobis junction, Kapkibimbir, Kabongwa, Kapchemoiywo and Kamonjil.	Neighborhood centres	Commercial Educational Industrial (KCC at Namgoi) Residential Education Recreational	Industrial Recreational	Crop aggregation center at Meswo Bus park Municipal Market & ICT HUB at Namgoi Youth centre at Kabirirsang

Map 22: Hierarchy of Centres



Source: Planning Team, 2023

4.13 General Proposed Land Use Budget Summary

Table 13: General proposed land use budget Summary

S/No.	Land use	Area (Ha)	Percentage
1.	Residential	5325.95	30.44
2.	Industrial	65.56	0.37
3.	Educational	274.35	1.57
4.	Recreational	17.57	0.10
5.	Public purpose	84.59	0.48
6.	Commercial	37.46	0.21
7.	Public utility	46.85	0.27
8.	Transportation	614.73	3.51
9.	Agricultural	8025.72	45.87
10.	Conservation	1943.13	11.12
11.	Mixed Use	1060.15	6.06
Total		**17496.06**	**100**

4.14 Detailed Land Budget

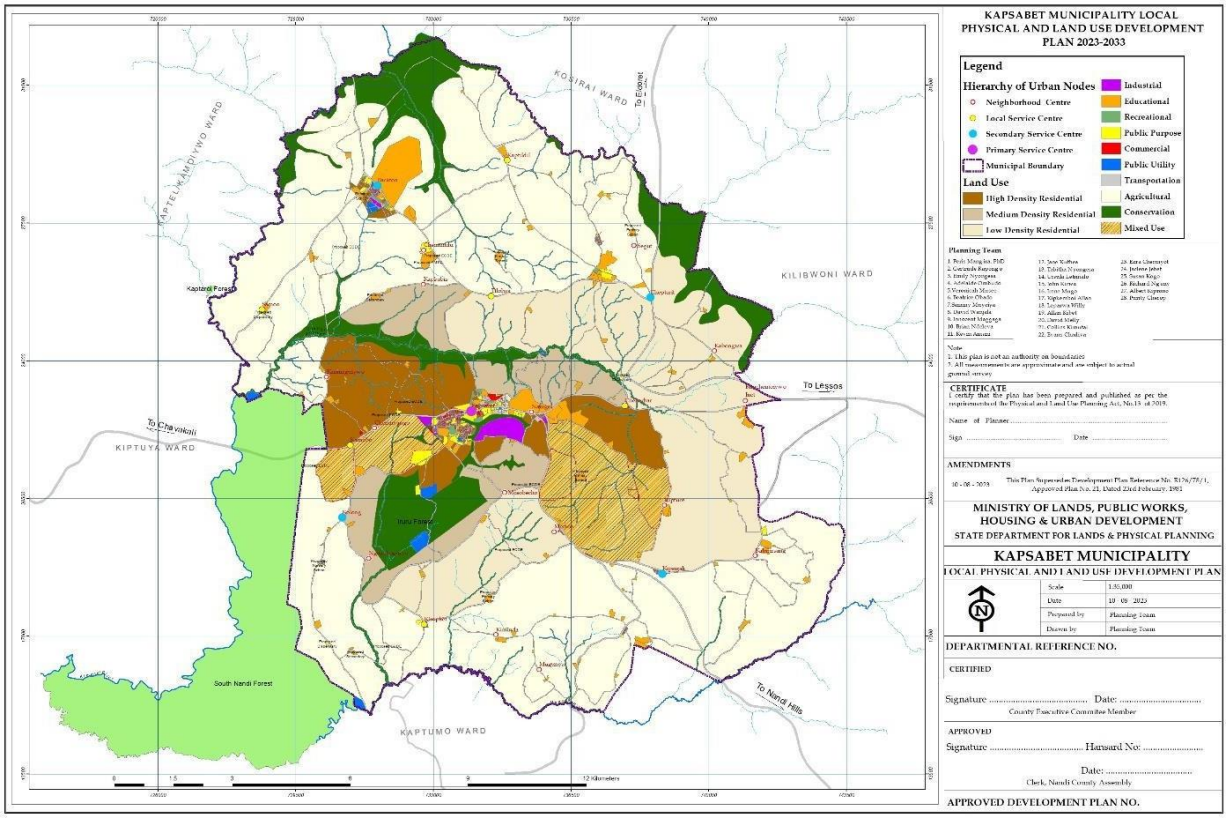
Table 14: Detailed land use budget

S/N0	Land Use	Activity	Area (Ha)
1.	Commercial	Proposed Commercial Zone	7.39
		Existing Commercial Zone	26.56
		Existing Market	2.32
		Proposed Market	1.19
2.	Educational	Existing Primary Schools	115.75
		Proposed Primary Schools	12.38
		Existing Secondary Schools	122.93
		Proposed Secondary Schools	4.0
		Existing ECDE	0
		Proposed ECDE	2.01
		Existing TVET	5.76
		Proposed KMTC	11.52
3.	Industrial	Existing Industrial	13.89
		Proposed Industrial	51.67
4.	Residential	High Density Residential	1057.77
		Medium Density Residential	1086.55
		Low Density Residential	3181.63
5.	Public purpose	Proposed Public Purpose	4.86
		Existing Public Purpose	79.73
6.	Public utility	Existing Public Utility	24.05
		Proposed Public Utility	22.80
7.	Recreational	Existing Playfield	14.27
		Proposed Playfield	3.30

8.	Transportation	Proposed Car/Bus Park	1.35
		Existing Car/Bus Park	0.84
		Roads	612.54
9.	Agricultural		8025.72
10.	Conservation		1943.13
11.	Mixed use		1060.15
Total			**17496.06**

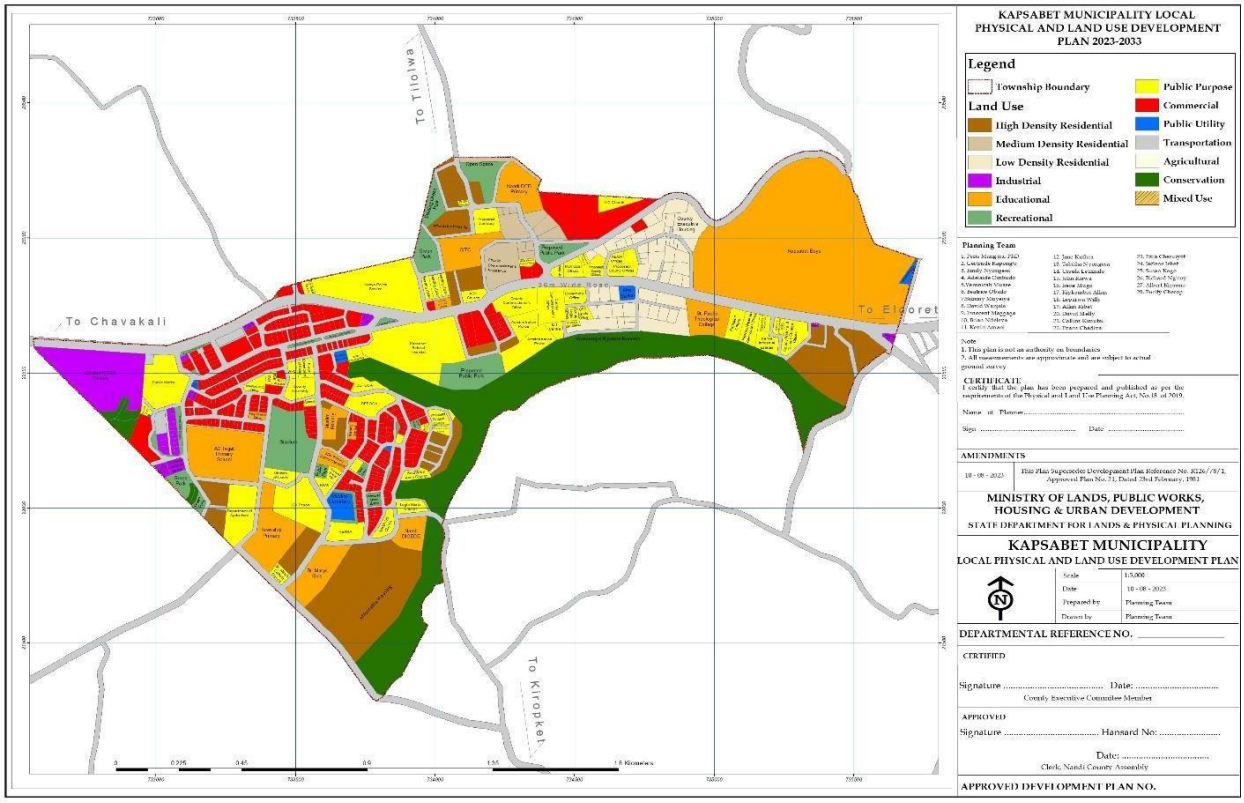
4.15 Land Use Plan

Map 23: Land Use Plan, Municipality



Source: Planning Team, 2023

Map 24: Land Use Plan, Township



Source: Planning Team, 2023

4.1.6 Development Strategies

The plan proposes the following strategies to promote growth and development within the municipality;

4.1.6.1 Economic Improvement Strategy

Table 15: Economic improvement strategy

Sector	Strategies
Tourism Development Strategy	Map and demarcate Kamatargui riparian reserve Prepare detailed action plan for development of the riparian reserve Develop compatible land uses within the riparian for example nature trails, greening, animal orphanage Protect the riparian reserve Designate and demarcate land for a five-star hotel Provide incentives for development of the facility Map and demarcate King'wal swamp land

	Prepare a detailed action plan for the land Develop activities compatible with the land use including sinking hotels, photography, restaurants Protect the environmentally sensitive land
Industrial development strategy	Identify, acquire and designate land for industrial activities in the township and all urban nodes Provide incentives for industrial development Process and add value locally available products
Agricultural development strategy	Delineate areas for agricultural activities Restrict uneconomical subdivision of agricultural land Intensify agricultural production Promote non rain fed agriculture
Trade and commerce	Identify, expand and map commercial areas in the township Identify all urban nodes and carry out detailed planning by designating more land for commercial activities including shops and open-air market

4.6.1.2 Human Settlement and Housing Improvement Strategy

Table 16: Human Settlement and Housing Improvement Strategy

Issue	**Strategies**
Informal settlement	Identify and demarcate the informal settlements Upgrade the settlements through detailed planning
Urban sprawl	Confine development within the delineated boundaries Encourage densification
Non-functional and decaying centers	Identify and assign functions to make them vibrant Provide basic infrastructure and services example street lights, roads, sanitation and water Do a re-development plan / gentrification plan
Unplanned urban centers	Identify and do a detailed plan for all the centers
Inadequate supply of houses	Take stock of the existing housing supply Assess the demand for the houses

	Provide adequate land for housing development Introduce incentives for establishing houses through PPP and provision mortgage to individuals Government to develop favorable policies for housing provision
Lack of maintenance of government houses	Identify the houses and assess the conditions renovate the houses
Inadequate provision of infrastructural facilities and amenities within the housing estates	Provide infrastructural facilities within the residential areas
Incompatible land uses	Plan and zone various land uses appropriately Carry out development control
Conversion of government residential houses to offices	Restore houses back to their original use

4.6.1.3 Social infrastructure Improvement Strategy

Table 17: Social infrastructure Improvement Strategy

Sector	**Strategies**
Educational	Provide educational facilities in areas not covered
Health	Provide for different levels of health facilities Upgrade existing health facilities to higher levels in consideration to walking distances and population densities
Recreational	Provide space for recreational facilities Reclaim and revert spaces earlier reserved for open spaces
Community facilities	Delineate spaces for establishment of various community facilities
Public facilities	Delineate spaces for establishment of various public facilities

4.6.1.4 Physical Infrastructure Improvement Strategy

Table 18: Physical Infrastructure Improvement Strategy

Sector	**Strategies**
Roads	Provide for alternative routes to ease congestion in the CBD

	Establish a hierarchy to enhance connectivity and access within the municipality Upgrade the existing road infrastructure
Parking	Delineate parking spaces for various transport means
Energy	Promote use of sustainable energy sources
Water	Promote rain water harvesting Increase supply of portable water at household level Promote sustainable storm water management systems
Liquid waste management	Increase waste water reticulation system Delineate areas for waste water treatment
Solid waste management	Designate space for solid waste management
ICT	Provide space for ICT infrastructure

4.6.1.5 Environmental Conservation Strategy

Table 19: Environmental Conservation Strategy

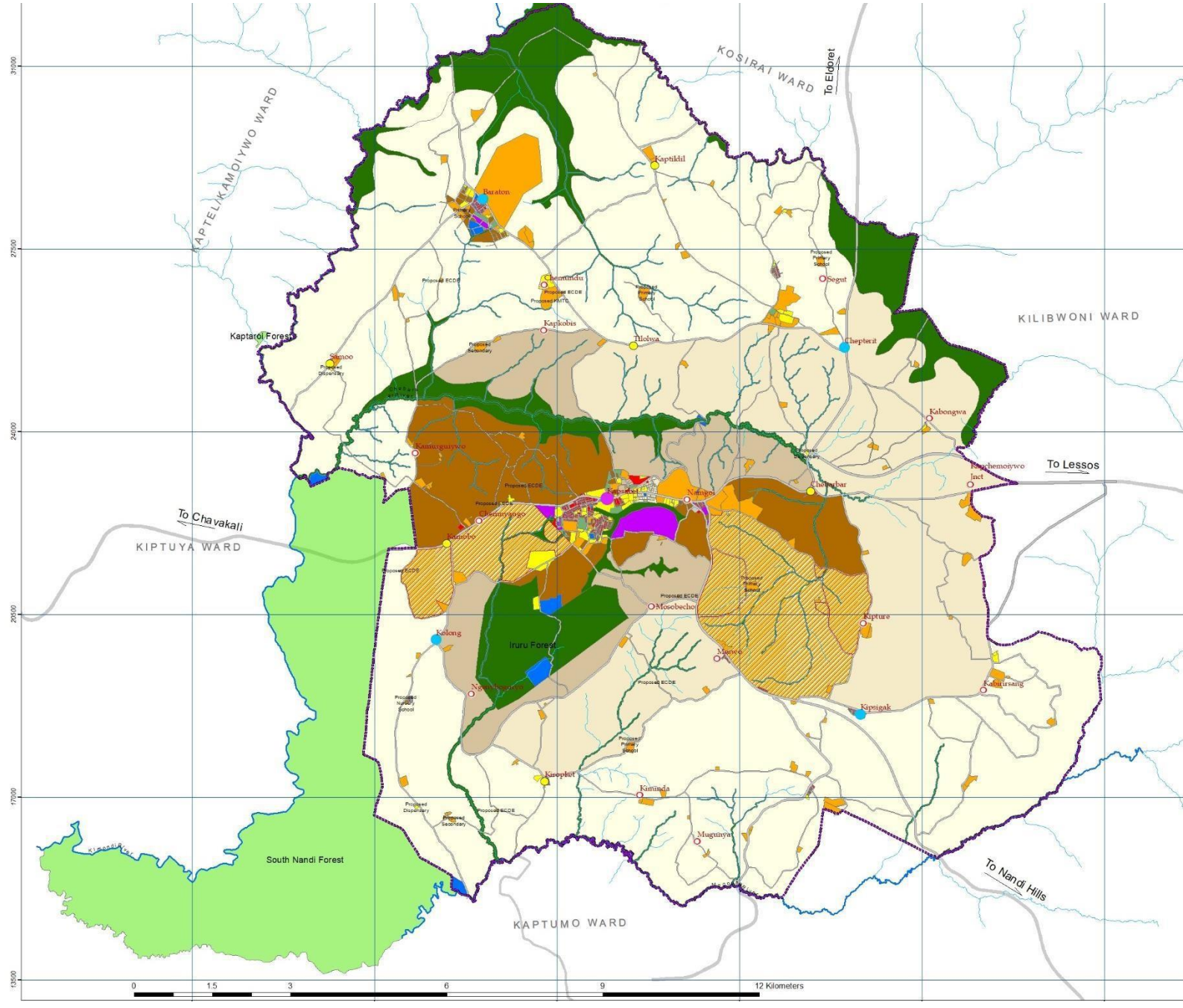
	Strategies
Environmental assets	Restore degraded environmentally sensitive areas Promote use of green energy Sensitize communities on environmental conservation Promote compatible land use activities within conservation areas

4.6.1.6 Governance Strategy

Table 20: Governance Strategy

	Strategies
Plan implementation	Establish planning institutions to implement the plan Sensitize communities on the plan
Decentralization	Assign functions to the lowest levels possible
Public participation	Create a public participation framework Engage the public in plan implementation
Resource mobilization	Allocate adequate resources to implement projects within the plan Promote public private partnerships

CHAPTER FIVE



5.0 PLANNING STANDARDS AND GUIDELINES

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. 18m road building line shall be 9m
    b. Roads 15m-18m building line shall be 6m
    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) Direct access to the road reserves above 15m is prohibited
9) 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
10) All buildings shall be designed with provisions for rain water & solar energy harvesting infrastructure
11) Provision of Staircase of minimum width 1.5m for low and medium residential buildings and 3m for all other developments
12) Provisions for sewer connections is a prerequisite
13) Developments above 4 levels to provide for adequate elevators
14) Provision of ramps 1:5 slope maximum width of 1800mm smooth and non-slip
15) Prepare site plans indicating the location and provisions for all necessary infrastructure and services

5.2 Specific Standards and Guidelines

Table 21: Specific Standards and Guidelines

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 Maisonettes	0.2	**50**	2 floors	▪ Subdivision of parcels below 0.2 Ha is prohibited ▪ Provide sufficient parking spaces for at least 2 vehicles ▪ Maximum of 2 floors
	Medium Density Residential	Detached Maisonettes, terraced, or multi – storey flats	0.1	65	Ground + 2	▪ Subdivision of parcels below 0.1 Ha is prohibited ▪ Provide sufficient parking spaces for at least 1 vehicle for every one unit ▪ Ground + 2 floors
	High Residential	Multi – dwelling units – Apartments, flats and semi-detached	0.045	70	Ground + 9	▪ Subdivision of parcels below 0.045Ha is prohibited ▪ Vertical developments are permitted of up to 10 floors ▪ Common Housing design if on sharing parcels ▪ Provide 1 parking slot for every one housing unit ▪ Ground + 9 floors
Industrial	Light Industrial	Abattoirs	0.05	75	Ground Floor only	▪ 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 Regulation ▪ Ground Floor only
	Light Industrial	Milk Collection & Cooling Plant	0.2			
	Light Industrial	Warehouses	0.05			

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
	Existing Light Industrial	Cereals Board	2			
	Proposed Light Industrial	Agro – Processing Zone	2			
	Proposed Jua Kali Sheds	Workshops, Large laundries, Dry-cleaning depots, Printing, Packaging, Food industries, Light assembly, Bulk storage	0.05		Ground Floor +1	
	Existing Petrol Station	Petrol Station	0.2	60	Ground Floor + 2	▪ Provision of adequate and clear acceleration and deceleration lanes ▪ Provision of adequate parking space ▪ Subjected to Environmental Regulation ▪ Developments shall be located away from any public institution like schools, religious institutions, libraries, hospitals and play grounds ▪ Minimum Distance from one petrol station to the other is 200m

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
						▪ Petrol pumps should be located at least 30m from any residential buildings ▪ The signages should be to advertisement standards ▪ The minimum frontage to a primary street should be at least 9m ▪ Ground Floor + 2 floors
	Existing Quarry	Excavation/harvesting of ballast/gravel	20 Ha	75	N/A	▪ Provision of adequate. clear and separate entry and exit ▪ Adequate loading and offloading area ▪ Provision of adequate parking space and turning/manoeuvring spaces ▪ Subjected to Environmental Regulation ▪ Reclaim, Rehabilitate and restore the quarrying pits to forest (Kenya Forest Approved species), parks, gardens or farms ▪ Active quarrying shall be located away from public institution like schools, religious, libraries, hospitals, play grounds, Homestead, any other public place ▪ Quarrying area to be separated from other users by a buffer zone
Educational	Nursery Schools	Educational	0.15	50-70%	Ground floor only	▪ Ensure entry is not direct to a busy road ▪ Ensure provision of all support facilities; Playing fields; Classrooms, School Administration Offices, outdoor facilities

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
						▪ All facilities shall provide requisite infrastructure to accommodate Persons living with Disabilities ▪ Maximum distance threshold 500m from neighbourhood
	Primary Schools	Educational	3.9	50-70%	Maximum - floors 4	▪ All primary schools must have provision for ECDE Centres ▪ Ensure provision of all support facilities; Kitchen, Ablution blocks, outdoor playing fields, staff accommodation, Classrooms, School Administration Offices ▪ Provision of infrastructure for Persons with Disabilities ▪ Encouragement of vertical development up to 4 levels ▪ Distance threshold 2km ▪ 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	Educational –	4.5	50-70%	Maximum - floors 6	▪ Provision of all support facilities; Classrooms, Laboratories, School Administration Offices, Staff residential areas, outdoor playing fields, staff accommodation, proper waste management, Ablution Blocks

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
						▪ Encouragement of vertical development up to 4 levels ▪ Developments above 4 levels to provide for adequate elevators ▪ Provision of infrastructure for Persons with Disabilities ▪ Distance threshold - 3km ▪ Reserve 1 Parking space for the PWD for every 10 parking slots ▪ Provide 1 sanitary facility and urinals for every 20 boys ▪ Provide 1 sanitary facility for every 8 girls including a shower room
	Tertiary Colleges	Educational	10.2	60-70%	- Maximum - floors 10	▪ Provision of adequate prerequisite support facilities and infrastructure; Lecture Halls, Laboratories, School Administration Offices, Staff residential areas, Students hostels, Research labs and practical areas Out and indoor sport facilities ▪ Provision of accommodation for staff and students ▪ Provision of infrastructure for Persons with Disabilities

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
						▪ Reserve 1 Parking space for the PWD for every 10 parking slots ▪ No bar 3Km away

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
Recreational	Stadium	Play areas/fields, restaurants, tree planting, fences for safety, seating and drinking fountains	-	-	-	▪ 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 ▪ Make it possible for parents to join their children in play ▪ Where possible, incorporate natural materials and loose parts such as wood pieces, foam blocks, inner tubes, hay bales, tarps, poles, and ropes to encourage free play ▪ Soft surface play areas such as sand or mulch ▪ Safety standards for play areas such as fall zones, safety surface fall height, and entrapment concerns to be established
	Proposed Arboretum	Recreation activities, Sporting	-	-	-	▪ Protect, maintain, and where feasible, enhance and restore the overall quality of the existing environment and its natural and artificial resources

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
		activities Tree planting, Research, Restaurants, Group games, prayers, Cricket Exercise, boot camps Weddings, Yoga Exhibitions Jogging Team building and workshops				▪ Encourage local initiatives and cooperation planning and development for mutually beneficial uses ▪ Undertake Environmental Impact Assessment & Audit ▪ Ensure the activities allowed in this zone are passive and that they do not damage the environment / without changing the natural character such as forest to enhance the beauty of the area ▪ Ensure provision of requisite Social/public facilities
	Proposed Green Parks	Landscaping with acceptable tree species, gardens, flower and shrub displays and nature trails	-	-	Low Rise Buildings	
	Existing/ Proposed Open Spaces	-	-	-	-	

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
Public Purpose	Existing Administration	-	10	-	-	▪ Vertical developments are encouraged to ensure optimal use of the available space ▪ Provision of adequate prerequisite social & public infrastructure ▪ Provision of adequate parking space ▪ Provide comprehensive solid & liquid waste management systems
	Existing Churches	-	0.1	-	-	
	Existing Dispensaries	-	2	-	-	
	Proposed Health Centres	-	3	50	3	
	Proposed Level 2 Hospital	-	4	50	2	
	Existing Level 5 Hospital	-	8	60	6	
	Proposed Level 4 Hospital	-	8	50	4	
	Existing KWS Offices	-	1	-	-	
	Existing Police Post	-	0.2	-	-	

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
	Proposed Police Station	Offices for the staff, parks for parades, messes/canteens, and a well-equipped crèche.	3	60	6	
	Proposed Animal Sale Yard	-	0.4	-	-	
	Proposed Community Centre	-	**0.25**	50	4	
	Proposed Cultural Centre	-	**0.25**	50	4	
	Existing Post Office	-	0.04	50	4	
	Proposed Disaster Management Centre	-	0.4	50	4	▪ Development to include the station, staff accommodation & Drilling Area ▪ Vertical developments are encouraged up to 4 Floors ▪ Provision of adequate prerequisite social & public infrastructure ▪ Provision of adequate parking space

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
Commercial	**Existing Commercial**	Shops for General Convenience Goods, Bakeries, Commercial Offices, Small Scale Businesses	-	75	-	▪ 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 square metres plinth ▪ Acceleration and deceleration lanes should be provided at a 100m stretch
	Proposed Commercial	Retail Shops of general convenience goods, Major supermarkets, Shopping malls, Artisan Studio, Small Scale Businesses	-			
	Existing Market	-	0.2-0.28	-		▪ Provision of enclosed walled area ▪ Provision of disaggregated grouped refuse collection points and water points and water closets ▪ Hardstanding surface

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
	Existing Fresh Produce Market	-	0.25-0.3	-		▪ Fixed stalls and divisions
Public Utility	Existing Keben Dams	-	-	-	-	▪ Provide 10m wide protective belts/buffer zone ▪ Fencing of the protective belt ▪ Practice of agricultural activities is prohibited ▪ Tree planting is encouraged in these areas
	Existing Power Sub – Station	-	-	-	-	▪ Require buffer zones in between sub-station and other land uses
	Existing Sewer Treatment Plant at Iruru and Proposed at Amai and Kolong	-	-	-	-	▪ To be located downwind of the prevailing wind direction ▪ A surrounding tree belt is desirable both as protection against blows and for environmental purpose ▪ Land requirement for Buffer is 30 metres ▪ To be located at the lowest point of the planning area
	Existing and Proposed Solid Waste Receptacles	-	-	-	-	▪ Sites must be environmentally friendly ▪ Promotion of 4R concept Recycle, reuse, reduce, repair

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
	Proposed Dump Site	--	2	-	-	▪ Sites must be environmentally friendly ▪ To be located more than 1Km from the urban areas and on the leeward side ▪ Provision of a 100m protection belt ▪ Carry out an Environmental Impact Assessment ▪ Encourage Incineration /burning, collection, sorting, transportation and garbage manufacturing
	Existing Water works	-	-	-	-	▪ No developments are permitted under the water tank ▪ To be located at the highest point within the municipality
Transportation	Road Reserves	-	-	-	-	▪ Primary Roads – 36m, Secondary Roads – 25m, urban collector – 15-18m, local access roads – 12m, residential access – 9m ▪ Primary & Secondary road reserves shall be designated with pedestrian walk ways & cycling paths ▪ No physical development are permitted on the designated road reserves ▪ Provide for bus laybys along major roads ▪ Greening is encouraged in form of green belts on either side of the transport routes which should be landscaped with recreational opportunities

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
	Proposed Bus Park					▪ Provide furniture including benches, signage, shelters, waste bins and lighting ▪ Provide spaces for bicycle parking, restaurant, police booth, sanitation services, Ticketing office ▪ Ensure accessibility to Special need group ▪ Ensure separation of traffic to minimize accidents
Agricultural	Agriculture	Subsistence Farming, Tea Zones, Livestock (especially micro-livestock) raised in backyards, poultry sheds, Orchards; vineyards, street trees and backyard trees, Kitchen Garden in backyards & on grounds of institutions	-	-	-	▪ Protect from urban sprawl ▪ No further subdivision of land is allowed in these areas ▪ Encourage conservation and protection of wetlands ▪ Should be practiced in single holdings and restricted number and species of animals per land holding ▪ 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, dumping sites, slaughter houses ▪ Seek formal approval from the relevant authority ▪ Continuous environmental audit

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
Conservation	Iruru Forest	-	-	-	-	▪ Iruru forest shall be protected to support natural regeneration ▪ Afforestation, reforestation clearance of forests and introduction of alien species should be subjected to EIA as per legal notice 31 and 32 of EMCA
	Conservation areas	Wildlife conservation, eco-tourism, research	-	-	-	▪ Provision of 10m – 30m riparian reserve from the highest water mark along the rivers ▪ Zoning and protection of the riparian reserves ▪ Reclamation of the encroached riparian reserves ▪ Greening and conservation of the riparian reserves ▪ Protection and sustainable utilization of these areas for recreation and as green spaces ▪ Promotion of community rehabilitation initiatives ▪ Encouragement of coexistence between environmentally sensitive areas and humans ▪ Proposed developments to be in line with the area Ecosystem Management Plan ▪ All proposed developments must have a Feasibility Studies ▪ Compliance with EMCA 1999 (EIA and EA Regulations) and subsidiary regulations ▪ Compliance with Wildlife Conservation and Management Act 2013 and its subsidiary Regulations ▪ Adherence to statutory requirements and permits

Land Use	Permitted Uses	Type of Development	Minimum Plot Size - Ha	Plot Coverage - %	No. of Floors (Max)	Development Conditions
						▪ Compliance with relevant wildlife conservation and management protocols and guidelines ▪ All infrastructure to be blended with the ecosystem
	Existing Wetlands	Recreation areas, open spaces, greenways and wildlife habitat, afforestation and reforestation	30m buffer	-	-	▪ All infrastructure to be blended with the ecosystem ▪ Mapping and conservation of the wetlands ecosystem ▪ Establishment of green belts around the wetlands ▪ Enforcement and compliance to guidelines on rehabilitation of wetlands ▪ Promotion of tourism activities within the King'wal wetland ▪ Provision of a 30m riparian reserve on the Wetlands and Chemundu Spring ▪ Observe the Physical and Land Use Planning (Development Permission and Control) (General) Regulations, 2021 on minimum riparian reserve standards ▪ Planting of indigenous trees will be allowed

CHAPTER SIX



6.0 Implementation Framework

Various key institutions will be involved in the implementation of the Kapsabet Local Physical and Land Use Development Plan as indicated in Table 22 below.

Table 22: Institutions Involved in implementation

Institution	Function
The State Department for Lands and Physical Planning in the Ministry of Lands, Public Works, Housing and Urban Development	▪ Coordinate planning by counties and offer capacity building and technical support ▪ Ensure adherence to set standards and guidelines
County Government	▪ Plan preparation and approval ▪ Development control and enforcement ▪ Funding of the proposed projects ▪ Revision of the plan ▪ Sensitization and ensuring public participation
County Physical and Land use Planning Consultative Forum	▪ Promote effective coordination and integration of physical and land use development and sector planning. ▪ Advice on mobilization of adequate resource for preparation and implementation of the plan.
County Physical and Land use Planning Liaison Committee	▪ Hear and Determine complains and claims made in respect to applications submitted to the county. ▪ Hear appeals against decisions made by planning authority with respect to the plan
National Land Commission	▪ Monitor and oversee the plan

	▪ Prepare status reports on the Kapsabet Municipality plan ▪ Develop monitoring framework and formulate oversight parameters for the plan ▪ Provide a framework for traditional dispute resolution mechanism
Municipal Board	▪ Adoption of the plan Develop and manage scheme including site development in collaboration with relevant national and county agencies Promote and undertake development of infrastructure and services Development control and enforcement

Table 23: Implementation Framework

Projects	**Actors**	**Time Frame**
Formulate and enact policies on incentives for investment, environment, subdivision of land, undeveloped land	CECM lands, trade and environment County assembly	2023-2024
Survey and registration of land parcels	County government Ministry of lands NLC individuals	2023-2033
Animal feed Processing	National government	2023-2033
Light Industry (Jua Kali Artisans)	County government (CECM trade and Industry) Private investors	2023-2027
Milk Processing Plant		2023-2027
Flour Milling Plant		2023-2033

Public Park	County Government Municipal Board Private developers Development partners	2023-2027
Olympic standard swimming pool	County Government/ CECM sports Development partner	2023-2027
Talent academy	National government Private investors	2023-2027
Restore and reclaim open spaces and parks that may have been allocated, back to public ownership to ensure that they revert to the original state	County government. Development partners NGO NLC CBO, s Ministry of lands	2023-2033
Extend ICT infrastructure to cover all centers within municipality and Establish of WIFI spots at township and all urban nodes	County government of Nandi Development partners. Ministry of ICT and ICT authority Telecommunication companies	2023-2033
Establish of Cultural Center	County government of Nandi Development partners (UNESCO) Ministry of culture and sports	2023-2033
Construction of Social Hall	County government. Development partners NGOs	2023-2033
Establishment of Public Toilets	PPP	2023-2033

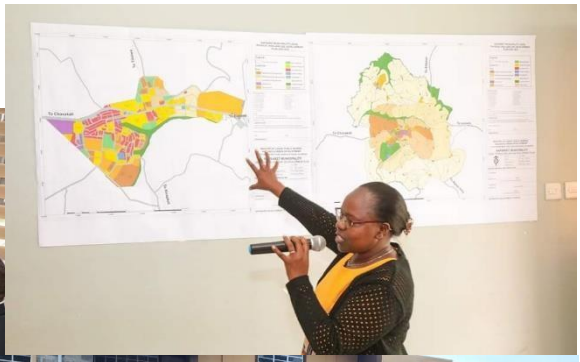
	CECM public health	
Construction of a Modern market	Municipal Board CECM trade Ministry of lands-UDD Development partners	2023-2033
Establishment of Municipal market	Municipal Board CECM trade	2023-2033
Establishment of Fresh produce market	County government PPP	2023-2033
Construction of a shopping mall and Five-star hotel	Private investors. PPP	2023-2033
Establish of Open-Air Markets in all urban nodes	County government. CECM trade PPP	2023-2033
Establishment of an Animal Auction Yard	County government. CECM trade PPP	2023-2033
Establishment of Water Reservoirs and Distribution Point	County government. Ministry of water KANAWASCO Development partners	2023-2033
Establish of the Water Treatment Works	County government.	2023-2033
Expansion of existing water intake point Kabutie	County government.	2023-2033
Expansion of existing reticulation network	County government. Ministry of water KANAWASCO Development p	2023-2033
Provide water supply network in all urban nodes	County government. Ministry of water KANAWASCO	2023-2033

	Development partners	
Revive existing water projects	CECM in charge of water County government	2023-2033
Promote rain water harvesting in the whole municipality	CECM water and lands	2023-2033
Establish Solid Waste Disposal Site at Kaimosi and Solid waste receptacles in the CBD and all urban nodes	Development partners CECM solid waste and environment PPP.	2023-2033
Establish Sewerage treatment work at Amai and Provide a new sewer line network and Expansion of existing sewer line	KANAWASCO CECM in charge of sanitation Development partners PPP.	2023-2033
Rehabilitation of existing sewer line from 8 inches to 12 inches;- Samoo Building to Exit Bus Park and Demolition of developments built on top of sewer line at Surungai	KANAWASCO CECM in charge of sanitation Development partners PPP.	2023-2033
Provide public toilets in all urban nodes and township	CECM in charge of public health Development partners	2023-2033
Construction of the southern and Northern Bypasses Dualling of main road – Kamobo – Chepterit Construction of ring roads Opening encroached access road Tarmacking of service lanes; -CBD & Trading Centers Incorporation NMT into the major transport roads	CECM roads KENHA KURA KeRRA Development partners	2023-2033
Increase parking slots	County government Development partners	2023-2033

Construction of Bodaboda sheds	County government Development partners	2023-2033
Construction of bus park next to fresh produce market and at Namgoi and removal of existing stalls to expand the existing bus park	CECM public works and transport Development partners	2023-2033
Expand and extend existing storm water drainage in township and all urban nodes	CECM roads Development partners	2023-2033
Mainstream green energy and enforce in the design of buildings	CECM Lands. NGOs Development partners	2023-2033
Establish an Animal orphanage within Kamatargui Riparian	CECM-Tourism, CECM - Lands Kenya wildlife services Development partners NGO	2023-2027
Zone and protect riparian reserves.	CECM - Lands and environment Ministry of environment NGOs NEMA WARMA Development partners	2023-2024
Mapping and conservation of forest and the wetlands ecosystem and Promote community rehabilitation initiatives and Ensure enforcement and compliance to guidelines on rehabilitation of wetlands	CECM - Lands and environment. KFS KWS NGO NEMA Community Development partners	2023-2033
Develop and promote tourism activities within the municipality	CECM - Tourism Tourism Board of Kenya	2023-2033

	Magical Kenya Ministry of tourism NGOs	
Establish cemetery	NLC CECM - Lands and health	2023-2027
Construction of Bus parks and Park bays	NLC County government. Partners Development partners	2023-2027
Installation of street lights and high masts in the CBD and all urban nodes	CECM - Roads Municipal Manager	2023-2027
Construction of fire station	CECM - Administration Municipal manager	2023-2027
Acquisition of fire engine and Rapid Intervention Vehicles (RIV)	CECM - Administration Municipal Manager	2023-2027
Construction of three dispensaries	Ministry of health	2023-2027
Elevation of two dispensaries to level-4		
Elevation of three dispensaries to health centers	Development partners NGO,s	

SESSION GALLERY




















ALLEN'S HOTEL
CONFERENCE CENTRE








Kimondi River







