

MINUTES OF PUBLIC PARTICIPATION FOR THE PROPOSED KIAMBU INFORMAL SETTLEMENTS INFRASTRUCTURE UPGRADING UNDER KISIP PRESENTED TO THE DEPARTMENT OF LANDS AND HOUSING, HELD ON 23RD NOVEMBER, 2023, FROM 12:20PM AT FURAHA SOCIAL HALL IN KIAMBU TOWN, KIAMBU MUNICIPALITY.

Agenda

1. Introduction and Opening Remarks
2. Briefing session
3. Plenary Session
4. Closing remarks.

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Min: 1/28-08-2023	<p><u>INTRODUCTION AND OPENING REMARKS</u></p> <p>The meeting commenced at 12:20pm with a word of prayer from the Director of Physical Planning, Kiambu County.</p> <p>This was followed by a welcome addresses from the Chief Officer for Lands, Housing, Physical Planning, Municipal Administration and Urban Development. He welcomed everyone to the meeting and appreciated the work that has been done by the consultant so far in regard to informal settlement planning in Kiambu County.</p> <p>This was followed by self-introductions by everyone in the meeting, i.e., the KISIP National Representatives, the KISIP County Representatives, and the consultant team.</p>	All
Min: 2/28-08-2023	<p><u>BRIEFING SESSION</u></p> <p>The County Director of Physical Planning, proceeded to set the agenda for the day, which was to present the draft plan for the 5 informal settlements in component 1.1 of KISIP 2, i.e., Kiandutu, Kanjeru, Kiroe, Matharau and Kiamburi.</p> <p>She acknowledged the challenges associated with achieving conventional planning standards in informal settlements. However, she stressed the importance of simultaneously pursuing the objectives of securing land tenure and enhancing people's livelihoods through the provision of basic infrastructure.</p>	All

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	<p>For purposes of liaison with the county team during community draft plan presentation, the consultant presented the proposed schedule as follows:</p> <ul style="list-style-type: none"> • Matharau, Kanjeru – 24th Nov,2023. • Kiamburi, Kiroe – 27th Nov, 2023 • Kiandutu – 28th Nov 2023 • Ruturu in Ting'ang'a 30th Nov, 2023 <p>Cluster based presentations in Kiandutu:</p> <ul style="list-style-type: none"> • Molo A, Molo B, & Centre Base – 7th September 2023 • Mtatu A, Mtatu B & Mikinduri – 8th September 2023 • Stage Wariah, Biashara & Mosque – 9th September 2023 • Kianjau – 11th September 2023 <p>The consultant proceeded to present the Draft Local Physical and Land Use Development Plan for Kiandutu Informal Settlement in the following format:</p> <ul style="list-style-type: none"> • Methodology • Summary of socio-economic findings • Plan formulation • Alternative scenarios of development • Conventional Plan • Project Affected Persons (PAPs) – Conventional Plan • Adoptive Plan • Project Affected Persons – Adoptive Plan • Evaluation of plan alternatives • Project Costing 	
<p>Min: 3/28-08-2023</p>	<p><u>PLENARY SESSION</u></p> <p>During the plenary session, several critical questions, comments, and concerns were raised by the County Project Coordination Team. These inquiries shed light on the complexities and considerations in the planning of the respective informal settlements in Kiambu.</p> <p>Question: Can the persons settled on the wayleaves (though outside the settlement</p>	<p>All</p>

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	<p>boundary) be categorized as Project Affected Persons (PAPs)?</p> <p>Response: As of now, there is no commitment to designate them as "Project Affected Persons" (PAPs) since their residences fall beyond the settlement's boundaries. However, it is crucial to note that the participating agreement, as per Kiambu County's commitment to KISIP 2, specifies that if consequential PAPs emerge outside the settlement's boundaries, the county assumes responsibility for addressing their needs. This commitment extends to potential solutions such as providing land for the resettlement of those affected. Additionally, the World Bank mandates that the project cannot conclude until all PAPs' grievances are effectively resolved.</p> <p>For the parcels along the power wayleaves and the road reserves outside the settlement, the consultant picked the structure owner details, however, the project's mandate does not extend to land which has already been committed for public utilities such as high voltage power wayleaves or road reserves.</p> <p>Question: For the market design within Soko cluster, have you factored in the traffic into and out of the market?</p> <p>Response: The design intervention for the market within the Soko cluster has considered traffic flow. It incorporates a well-defined entry and exit point for market-goers. Furthermore, the road cross section leading to the market has been thoughtfully designed, incorporating grade-separated layouts to distinguish non-motorized transport (NMT) lanes from motorized lanes. This design also allows space for landscaping, enhancing both the functionality and aesthetics of the market area.</p> <p>Question: When is the issuance of titles likely to take place?</p> <p>Response: While KISIP has established a work schedule with the consultant, which initially targeted the issuance of titles by December 2023,</p>	

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	<p>it is essential to acknowledge that there might be some delays in this process. As such, title issuance is currently projected to occur during the first quarter of 2024, potentially between January and April 2024.</p> <p>Question: How did you determine the rightful owners of plots during data collection?</p> <p>Answer: During the data collection exercise, the consultant team collaborated closely with members of the Settlement Executive Committee (SEC), each representing different clusters within Kiandutu. SEC members played a pivotal role in identifying the rightful owners of plots and structures within their respective clusters. To further ensure accuracy, the consultant team cross-verified ownership by consulting immediate neighbors. This meticulous process aimed to establish the genuine and rightful owners of plots and structures within the settlement.</p> <p>Comments:</p> <ul style="list-style-type: none"> • Priority for Power Wayleave Parcels: It was emphasized that particular attention must be given to resolving the situation concerning the 220 parcels situated on the power wayleaves within the settlement, as these plots fall within Kiandutu settlement's boundaries. Timely resolution of issues related to these plots is critical to prevent potential project delays. • Community-Proposed Road Names: Concerns were raised regarding the proposed road names within Kiandutu. It was suggested that the plan should incorporate the road names proposed by the community, aligning with the street address system project, which holds significance for the county. • Public Ownership of Market Area in Soko Cluster: It was underlined that the market area within the Soko cluster must remain public property. Individual allocation of this space to residents within Kiandutu was not recommended. Instead, the market stalls and spaces should be available for rent to 	

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	<p>individuals, with applicable fees. The resultant title deed should be held in Kiambu County's name to preserve public ownership.</p> <ul style="list-style-type: none"> • Clear Commercial Typologies and Floor Densities: The report should clearly outline the types of commercial activities allowed in each settlement, along with specified floor densities depending on the plot size. This information is vital for guiding development and ensuring cohesive urban planning. • Major Roads for Emergency Response: The proposed Kiandutu LPLUDP should at least have two major 9m roads traversing through the settlement. The county team proposed 2 major spine roads, i.e., the road that runs from the Soko area, through Mikinduri, to Molo A and connect with Kentams road. & the road that runs from Mtatu A, through Kianjau, to Molo B, connecting with Molo A and finally to Kentams Road. This will help in emergency response since a settlement such as Kiandutu is prone to disasters such as fire outbreaks. • Garbage Collection Point Regulation: To safeguard designated garbage collection points from encroachment, it was suggested that these spaces should be clearly highlighted on the map. Additionally, regulations for their usage should be included in the development control standards. • Youth Center Inclusion in Costing Framework: The plan's costing framework should incorporate the establishment of a Youth Centre, reflecting its importance as a community asset. • Space Surrender by Prospective Developers: The development control regulations within the plan should provide clarity on the amount of space prospective developers are required to surrender in the event of an application for development. 	

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	<ul style="list-style-type: none"> <li data-bbox="516 237 1156 405">• Coordination with THIWASCO: The consultant should liaise and coordinate with Thika Water & Sanitation Company (THIWASCO) in regard to their Water Master Plan & align it with Kiandutu's LPLUDP. <li data-bbox="516 447 1156 919">• Status of Private Parcels Abutting Kianjau Side: It was brought to attention that several private parcels adjacent to the Kianjau side have associated allotment letters issued by the land registry. However, a significant portion of the allottees did not occupy the land nor fulfill their rate payments. As a result, these parcels technically remained as public land. Clarification is needed to determine the rightful status and ownership of these parcels, particularly concerning their integration into the plan. <li data-bbox="516 972 1156 1276">• Exclusion of Mtatu C: Notably, Mtatu C occupies a high-voltage power wayleave and falls within a road reserve area. Given the unsuitability of planning on such infrastructural utility reserves, it is strongly recommended to exclude Mtatu C from the planning framework to ensure safety and compliance with infrastructure regulations. <li data-bbox="516 1329 1156 1602">• Concerns on the VIC Cluster: After the post-election violence of 2007, there was an influx of internally displaced persons (IDPs) who settled within the VIC cluster. With the help of the county surveyor, the consultant should countercheck the ownership of this parcel of land. In the case that it is public, this cluster should be included in the plan. <li data-bbox="516 1654 1156 1885">• Health and Sanitation: Malaria remains a prevalent health concern in Kiandutu, underscoring the importance of effective sanitation practices. The percentage (%) of individuals affected by this disease can be substantially reduced through improved sanitation measures. Addressing this issue is 	

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	<p>crucial for enhancing the overall well-being of the community.</p> <ul style="list-style-type: none"> <li data-bbox="516 338 1154 653">• Water Supply Discrepancies in the Biashara Cluster: The Biashara cluster faces disparities in water supply, with only 58% of the area having access to piped water. This cluster exhibits the highest reliance on water vendors for their water needs. This situation should be duly reflected in the emerging issues, emphasizing the urgency of improving water supply infrastructure in the Biashara cluster. <li data-bbox="516 695 1154 1146">• Optimal Land Use Adjacent to Kiandutu: A proposal by the County Project Coordination Team suggests exploring the acquisition of land adjacent to Kiandutu, which was originally reserved for a brewery. This recommendation stems from the alignment of land use provisions in the proposed Special Economic Zone (SEZ) for Thika, where such land uses have been earmarked. Repurposing this land for residential purposes and the relocation of project-affected persons represents a pragmatic approach, optimizing land utilization. <li data-bbox="516 1188 1154 1671">• The plan seems to be leaning towards the wishes of Kiandutu people as opposed to its' sustainability and its ability to be implemented, thus making it difficult to enforce. Despite the fact that its' an adoptive/negotiated plan, it needs to incorporate conventional planning standards so as to enhance service delivery. For instance, if the plan incorporates 3m roads at this point, it will be a real missed opportunity if the roads are not slightly expanded to enhance service delivery. The plan therefore needs to be a hybrid of two planning options, i.e., the conventional plan and the adoptive plan. <li data-bbox="516 1713 1154 1881">• Balancing Community Wishes and Sustainability: It was noted that the current plan appears to align closely with the preferences of Kiandutu residents, potentially compromising sustainability and 	

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	<p>implementation feasibility. While this plan operates under an adoptive/negotiated framework, it should incorporate conventional planning standards to enhance service delivery. For instance, the plan has proposed 3m access ways, and this might make service delivery difficult. It will be a real missed opportunity if the roads are not slightly expanded to enhance service delivery. Thus, the plan should adopt a hybrid approach, merging elements of both conventional and adoptive planning strategies to ensure long-term success and functionality.</p>	
<p>Min: 4/18-05-2023</p>	<p><u>CONCLUSION & CLOSING REMARKS</u></p> <p>The County Cartographer expressed appreciation for the consultant team's diligent work. She requested the consultant to share the project's data once it's completed to facilitate seamless implementation.</p> <p>The Director of Physical Planning reiterated the critical importance of widening the two major spine roads within Kiandutu. Enhancing road widths is vital, especially given Kiandutu's significant population. Inadequate road widths might hinder the implementation of specific proposals, such as those designed to assist the physically challenged. Additionally, she emphasized the need for the consultant to collaborate with the county surveyor to conduct a comprehensive search for the parcel of land hosting the VIC cluster. The timeframe proposed for this search was set for completion by the next day, August 29, 2023.</p> <p>The KISIP National Team assured their collaboration with the county surveyor to expedite the search for the land parcel where the VIC cluster is situated. They commended the consultant for their work thus far, acknowledging the progress made toward achieving component 1.1 of the project.</p> <p>The Director of Housing underscored the urgent need for the county to find a swift resolution for the Project Affected Persons (PAPs) impacted by the</p>	<p>All</p>

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	<p>power wayleave within Kiandutu's boundaries, specifically referring to the 220 affected plots.</p> <p>The consultant confirmed that the Kiandutu Draft Plan Presentation to the community is scheduled for September 6, 2023. They raised concerns about the potential for conflict, especially among residents of clusters situated outside the settlement boundary, such as VIC and Mtatu C. In response to this, the County Project Coordination Team (CPCT) stated that community communication would entail explaining to residents that, despite being outside the settlement boundary, the county is actively engaged with relevant government authorities and key stakeholders to resolve the issue.</p> <p>The Director of Physical Planning finalized by expressing gratitude to the consultant for the presentation. Due to time constraints, she mentioned that there might not be an opportunity to present the draft plans for Matharau, Kanjeru, Kiroe, and Kiamburi at this moment. Nevertheless, the consultant should proceed to present these draft plans to the respective communities. The county plans to schedule a date in the coming weeks for the consultant to present the remaining draft plans. She reiterated the urgent need to find immediate solutions for the Project Affected Persons impacted by the power wayleaves within the settlement's boundaries, aligning with the project's timelines.</p> <p>The CECM - Lands, Housing, Physical Planning, Municipal Administration and Urban Development concluded the meeting by extending gratitude to all participants for their valuable feedback. She reiterated her department's commitment to engage with key stakeholders to find solutions for the Project Affected Persons arising from the project. She emphasized the importance of residents within the informal settlements perceiving tangible benefits from Component 1.1 of the project and recognizing the county government's dedication to their welfare. She also stated that as a department, they are looking forward to many of such engagements so</p>	

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	<p>as to give feedback which will enhance the final plan outputs.</p> <p>The meeting concluded with a word of prayer from the consultant team.</p> <p>There being no other business, the meeting adjourned at 5:20 PM.</p>	

MINUTES CONFIRMED BY:

KISIP Representative

Name.....Position.....

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

Kiambu County Representative

Name.....Position.....

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

APPENDIX 1 PHOTOS AT FURAHA SOCIAL HALL

