



**MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND
URBAN DEVELOPMENT**

**KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT
ABBREVIATED RESETTLEMENT ACTION PLAN**

**RIIG INFORMAL SETTLEMENT
PHASE 1**



GARISSA COUNTY



AUGUST, 2019

This Abbreviated Resettlement Action Plan (ARAP) for Planning and Surveying of Riig Informal Settlement (Phase 1) located in Garissa County has been prepared by Renaissance Planning Limited on behalf of the Kenya Informal Settlements Improvement Project (KISIP).

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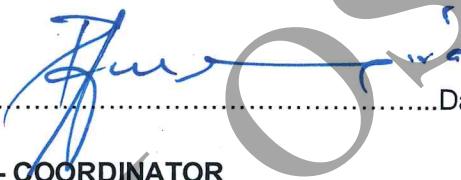
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DEVELOPMENT**

DEFINITION OF TERMS

Abbreviated Resettlement Action Plan is a resettlement document prepared to mitigate impacts that have affected less than 200 Project affected persons in accordance to World Bank OP 4.12.

Compensation/Facilitation: means payments made in cash/kind in recognition of loss of assets and Livelihoods resulting from impacts caused by planning and surveying.

Complete Displacement: means the displacement of a structure owner or institution PAP etc. from one parcel of land to a different parcel of land outside the settlement due to the planning and survey activities including demarcation of roads.

Cut-off date is the date of start of the socio-economic survey/census and asset inventory of PAPs. Persons entering and/or occupying land in the project area after this date and not included in the inventory of PAPs will not be considered eligible for facilitation. Similarly, fixed assets such as structures, established after the cut-off date will not be compensated/facilitated.

Grievance: any dissatisfaction or sense of injustice or unfairness felt by a person, in this respect a PAPs or his/her representative in connection with his/her compensation entitlements, the ARAP implementation process, the project and other scenarios related to project implementation.

Squatters are those who have extended their settlements into Government lands and have no formal right or claim to the portion of the lands.

Market rate: selling price of a commodity in the open competitive market.

Project Affected Person(s) (PAPs) are persons, households, enterprises, and public or private institutions affected because they may lose, be denied, or be restricted access to economic assets; lose shelter, income sources, or means of livelihood. These persons are affected whether or not they must move to another location.

Public Participation is a facilitative process of strengthening the organizational and management capacities of people in such a way that they become self-reliant in solving their own problems. It connotes the organized action of the people towards the resolution of issues or acquisition of what they desire and what may benefit them. This, then, requires that people, as a group, must have proper ownership of actions and highly organized course of action.

Rehabilitation Assistance is the additional support, over and above compensation accorded to the vulnerable or at-risk members of the affected community during implementation of the ARAP e.g. labor support.

Relocation/Localized means displacement of a structure owner or institution PAP etc. from one parcel of land to a different parcel of land (within the settlement) due to the planning and survey activities including demarcation of roads.

Replacement cost means replacement of assets with same quality and quantity with an amount sufficient to cover full cost of lost assets and related transaction costs and taxes. The cost is to be based on Market rate (commercial rate) according to Kenyan law for sale of land or property, without depreciation in addition to other considerations such as (a) transporting building materials to the construction site; (b) any labor and contractors' fees; and (c) any registration costs.

Abbreviated Resettlement Action Plan (ARAP) is a resettlement instrument (document) to be prepared when program locations are identified. It identifies and documents impacts and provides mitigation measures resulting from project activities. In such cases, planning and

survey activities including demarcation of roads leads to impact on assets, and/or loss of shelter, and /or loss of livelihoods. ARAPS or RAPs contain specific and legal binding requirements to resettle and compensate/facilitate the affected party before implementation of the project activities. According to provisions by the World Bank OP 4.12, RAP is prepared where project affected persons are more than 200 while ARAP is prepared where project affected persons are less than 200.

Resettlement Assistance is the measures to ensure that Project Affected Persons who may require to be physically relocated are provided with assistance during relocation, such as moving/shifting allowances for ease of resettlement, residential housing or rentals, rental allowance whichever is feasible and as required, for ease of resettlement.

KISIP Resettlement Policy Framework (RPF): instrument to be used throughout the informal settlements improvement project implementation. The RPF was disclosed to set out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the project. The Abbreviated Resettlement Action Plans ("ARAPs") for the project will be prepared in conformity with the provisions of this RPF.

Survey means a 100% field assessment carried out to identify and determine the number of Project Affected Persons (PAP).

Specialized Assistance: Involves assistance to the vulnerable PAPs in reconstruction of affected structures through provision of transport and labor from the community or SEC during reconstruction of the affected structures.

Vulnerable Groups include all those affected by the project who are below the poverty line, the elderly, women and children headed households, Persons with severe disability, indigenous People

LIST OF ABBREVIATIONS AND ACRONYMS

ARAP	Abbreviated Resettlement Action Plan
AFD	Agence-Française de Development
GO	Grievance Officer
HH	Household
GRM	Grievance Redress Mechanism
KISIP	Kenya Informal Settlements Improvement Project
MoTIH&UD	Ministry of Transport, Infrastructure Housing and Urban Development
LIS	Land Information System
LPDP	Local Physical Development Plan
IoL	Inventory of Losses
NLC	National Lands Commission
NLP	National Land Policy
NGOs	Non-Governmental Organizations
OP	Operations Policy
PAD	Project Appraisal Document
PAPs	Project Affected Persons
PDP	Part Development Plan
PC	Project Committee
PCT	Project Coordination Team
RAP	Resettlement Action Plan
RIC	Resettlement Implementing Committee
RIM	Registry Index Maps
ROW	Right of Way
RPF	Resettlement Policy Framework
SGRC	Settlement Grievance Redress Committee
SEC	Settlement Executive Committees
SIDA	Swedish International Development Cooperation Agency
WB	World Bank

EXECUTIVE SUMMARY

Project Information

The Ministry of Transport, Infrastructure, Housing and Urban Development (MTIHUD) is implementing the Kenya Informal Settlements Improvement Project (KISIP) in 14 counties in Kenya. The overall objective of KISIP is to improve living conditions within informal settlements in the country through tenure regularization and infrastructure development. This Project is part of KISIP component 2 which aims to ensure security of tenure within target settlements. The component supports systematization and scaling-up of settlement planning and tenure security in urban informal settlements.

Riig Informal Settlement is located in Iftin Ward, Garissa Township Sub-County in Garissa County. Garissa County is one of the three counties in the North Eastern region of Kenya. It covers an area of 44,174.1 Km² and lies between latitude 10 58'N and 20 1' S and longitude 380 34'E and 410 32'E. The county borders the Republic of Somalia to the East, Lamu County to the South, Tana River County to the West, Isiolo County to the North West and Wajir County to the North.

The entire Informal Settlement has a total population of 21,136 people while the planning area has a population of 6,218 people. This translates to 29.4% of the entire Riig population. Using Garissa County population growth rate of 4% per annum, the population is projected to be 7,868 people by the year 2025.

This report presents Abbreviated Resettlement Action Plan (ARAP) prepared for Project Affected Persons (PAPs) in the settlement that are affected by the planning, surveying and tenure regularization process for Riig Informal Settlement Phase (1¹) undertaken under KISIP component 2. The report also provides applicable entitlement, compensation and livelihood restoration measures to the Project Affected Persons (PAPs) identified as required by the World Bank Social Safeguard Policy OP 4.12 on Involuntary Resettlement and Kenya's Laws and regulations.

Planning and Surveying Process in the Settlement

The initial Local Physical Development Plan (LPDP) for the Settlement was prepared through a participatory planning approach where the stakeholders' concerns were taken into consideration. The plan was approved as per plan approval number 147 on 5th February, 2018. However, the plan could not be implemented because it was based on conventional planning standards for the road reserve ranging from 9 to 15m. The use of conventional standards ultimately resulted to possible impact on 461 PAPs who own structures and sources of livelihood affected by proposed road wayleaves..

¹ KISIP intervention in the settlement under phase 1 entailed planning and surveying of 141.25 Ha part of the settlement where 1045 beneficiaries who include; single ownership 855 (714 males, 141 females), co-ownership 24 (15 males, 9 females), multiple ownership 8 (all male), 147 absentee occupiers and 11 community facilities. Absentee occupiers include 147 out of which 29 own bare land while 118 own land with unoccupied structures and 11 public facilities. The analysed beneficiaries have a total of 1041 plots. The LPDP provides that the County Government of Garissa and the National Lands Commission (NLC) hold in Trust the plots where beneficiaries were not enumerated, until such a time that the right plot claimants would turn up. This position was adequately communicated to the community on all sensitization forums detailed strategy on safeguarding the un-identified parcels is presented in section 2.3.2 of this report

Therefore, the planning and survey impacts related to the initial LPDP described above necessitated re-planning of the settlement through the use of ²hybrid of the conventional planning standards and adoptive planning option. The initial LPDP was therefore amended and now approved³ as the Local Physical Development (Advisory) Plan (LPDP) prepared to guide development for a period of Seven (7) years, (2019 – 2025).

The amended LPDP provides road size width ranging from ⁴12m-15m for primary roads, 9m for secondary roads, and 8-6 M for service lane and below 6M for footpaths. The plan also provides that every beneficiary with a plot abutting specific roads should surrender⁵ for incremental upgrading as per the proposed standard roads. This incremental road expansion shall be achieved through a development control regularization policy by Garissa County Government. The County Government will ensure that the regularization policy is prepared and completed within six months after the approval of this plan. The amended plan has 1041 plots (leases) out of which 11 are occupied by public community facilities. These include 7 Mosques, 2 Cemeteries, a GAWASCO and Red Cross Office.

The amended LPDP will benefit 1045 beneficiaries who include; single ownership 855 (714 males, 141 females), co-ownership 24 (15 males, 9 females), multiple ownership 8 (all male), 147 absentee occupiers out of which 29 own bare land while 118 own land with unoccupied structures and 11 community facilities. The analyzed beneficiaries have a total of 1041 plots. The LPDP provides that the County Government of Garissa and the National Lands Commission (NLC) hold in Trust the plots that were not enumerated, until such a time that the right plot claimants would turn up. This position was adequately communicated to the community on all sensitization forums detailed strategy on safeguarding the un-identified parcels is presented in section 2.3.2 of this report.

Tenure Regularization Impacts

The total number of PAPs enumerated in the settlement are 77. These PAPs include 42 who are male among them 4 PAPs are vulnerable because of old age. There are 18 Female PAPs among them 6 PAPs who are vulnerable because they are widowed while one is both widowed and aged. The remaining 15 PAPs were unknown despite efforts done by the SEC and the community local administration during planning and survey process to identify them. These PAPs were among the absentee occupiers discussed in sub section 2.3.2

The strategies that were used to identify the unknown PAPs was through; (i) Announcement in local mosques, public barazas and during market days and local radio stations in Garissa which broadcast in somali language.

For loss of business, 9 Structure Owner PAPs will temporarily lose livelihood derived from small scale business, among them 8 male and 1 female, these PAPs own the structures that host the business. There are also two business tenants PAPs (male) among the 77 PAPs who will temporary lose their livelihood derived from small scale business from rented structures.

²A combination of conventional planning standards and adoptive option

³The amended LPDP for Riig Informal Settlement was approved by the director of Physical Planning on 7th May, 2019.

⁴The wider roads that did not encroach structures were retained for connectivity purposes.

⁵The surrenders will happen when an individual will be seeking approval of development plans in the future and is part of Development Control by the County to enhance Accessibility.

The 15 unknown PAPs will not be facilitated until they are positively identified through the strategy provided in sub section 2.3.2 of these report. The normal facilitation procedure will be adopted thereafter once positively identified. If not identified, the funds will be deposited into the public affairs office domicile in the department of legal and justice affaires at the County Government”

Approach and Methodology

The methodology adopted during preparation of this report was guided by World Bank OP 4.12 on Involuntary Resettlement, KISIP Resettlement Policy Framework (RPF) 2014, Land Act, 2012 and other relevant enabling legislations.

Public Consultations

The process of preparing the initial Local Physical Development (Advisory) Plan (LPDP) was done through consultations with stakeholder throughout planning and surveying process in the settlement. The consultations⁶ were held at various planning stages which included; Introductory meeting to Garissa County Government, community awareness, sensitization and visioning stage, technical meeting on how to resolve previous allotments in the settlement, draft LPDP presentation and meeting on re-planning proposal.

The stakeholders technical review meeting on amendment of the LPDP was held on 15th to 19th January 2019 in Nakuru between Director of Physical Planning, Garissa County Representatives, KISIP PCT and the Consultant. The main outcome of the meeting was an agreement on the roads hierarchy which was summarized as primary roads: 12m, secondary roads: 9m, service lanes: 6-8m, foot paths: below 6m. In the meeting it was also agreed that the desired road hierarchy shall be achieved incrementally through the development control mechanisms to be developed by the County Government of Garissa through a policy.

A PAPs meeting was held with the PAPs on 8th August, 2019 at the Masjidul Madina Mosque where issues related to; (i) legal and policy provisions with regard to ARAP, (ii) Identified ARAP impacts in the settlement after census and applicable entitlement, (iii) Community preferred mode compensation, Gender inclusivity in the ARAP process, (iii) Support to vulnerable groups and Plenary discussion.

Mitigation of Adverse Impacts

The Project Affected Persons (PAPs) irrespective of their tenure status are eligible for assistance or compensation if their assets or livelihoods sources were affected by planning and surveying activities before the cut-off date set as 21st December, 2016. This date was adopted during the Draft Local Physical Development Plan (LPDP) Presentation workshop that was held at Garissa Government Guest House on 28th October, 2016.

Therefore, all structures affected will be compensated at full replacement cost while livelihoods will be compensated with cash as per the provisions of the entitlement matrix presented in table 8-1 in chapter 8 of this report. For vulnerable PAPs and as provided by the KISIP Resettlement Policy Framework (RPF), this ARAP provides for additional Kshs 4,000 for the first 2 months, specialized⁷ assistance during relocation and priority in

⁶ Minutes provided in annex 6 of this report

⁷Specialized assistance will include assistance in reconstruction of affected structures through provision of transport and labour from the community and SEC during reconstruction of the affected structures.

disbursement of compensation funds. KISIP will forward the details of the elderly to Garissa County Government for enlisting to government social programme such as the "Inua Jamii cash transfer programme for aged persons.

DISCLOSURE COPY

Grievance Redress Mechanism

This ARAP provides for a three tier Grievances Redress Mechanism (GRM) at no cost to the PAPs. The first tier is the Settlement Grievance Redress Committee (SGRC) which already exists within the settlement with assistance of the clan elders and the SEC members who discuss and agree on amicable resolutions. This committee will be the first level of grievance redress. The second level will be the Resettlement Implementation Committee (RIC) which will comprise of KISIP Project Coordinating Team (PCT), Garissa County KISIP representative and the local administration. The third tier will be the Courts of Law to be adopted as the last resort. A grievance log already issued to the SGRC will document all grievances and their status and will be used to monitor GRM progress.

Implementation of the ARAP

The primary responsibility for the implementation of this ARAP is with KISIP Project Coordination Team (PCT) and the Garissa County Government KISIP Unit. These units will ensure that all PAPs are adequately facilitated as provided in the implementation schedule provided as table 10.4 in chapter 10 of this ARAP.

ARAP Implementation Budget

This ARAP provides a total implementation budget of KShs 6,666,970.00 (six million, six hundred and sixty-six thousand, nine hundred and seventy shillings only). The cost includes valuation at replacement cost of the affected structures for 75⁸ PAPs, extra assistance cost of the 11 PAPs who are vulnerable, livelihood restoration for 11 PAPs, cost of implementing ARAP and cost of Monitoring and Evaluation. The PAPs will be paid compensation allocation prior to issuance of Lease certificates as presented in the ARAP implementation schedule provided in chapter 10 table 10.4.

Monitoring and Evaluation

The monitoring and evaluation framework provided by this ARAP spells out a 3-level monitoring arrangement to be used to evaluate achievement of ARAP commitments. The levels include; internal monitoring to be undertaken by KISIP RIC and safeguards team, external monitoring to be undertaken by an independent firm hired by KISIP and a final completion audit to be undertaken after implementation of the LPDP.

The parameters to be monitored will include among others; number of PAPs facilitated including vulnerable PAPs, number of beneficiaries issued with Lease certificate and number of grievances triggered and successfully resolved. Detailed monitoring and evaluation plan are presented in chapter 11 of this ARAP.

ARAP Commitments

The primary responsibility of ARAP implementation is with KISIP Project Coordination Team (PCT). The team will ensure that all PAPs are adequately facilitated according to the entitlements and commitments of this ARAP prior to issuance of Lease certificates to

⁸ The 15 unknown PAPs will not be facilitated until they are positively identified through the strategy provided in sub section 2.2.3 of these report. The normal facilitation procedure will be adopted thereafter once positively identified. If not identified, the funds will be deposited into the public affairs office domicile in the department of legal and justice affairs at the County Government

beneficiaries. This ARAP also provides specific commitments that will be undertaken by KISIP during ARAP implementation phase; these commitments are provided in chapter 12 section 12.2.

DISCLOSURE COPY

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CHAPTER 1: BACKGROUND INFORMATION

1.1 KISIP General Information

The Kenya Informal Settlements Improvement Project (KISIP) is a five-year project with the objective improving living conditions of residents in Kenya's urban informal settlements. The Project Development Objective (PDO) is 'to improve living conditions of people living in informal settlements in selected Counties in Kenya. The Project is jointly financed by the World Bank, AFD and SIDA. The Ministry of Transport, Infrastructure, Housing and Urban Development, is the implementing arm of the Government. The Project's specific interventions include enhancing tenure security, settlement level planning, infrastructure services provision, and planning for future urban growth to prevent the growth of informal settlements. The KISIP Project became effective in June, 2011 and will close in November 2019.

The Project covers the following fourteen (14) Counties: Nairobi City, Mombasa, Kisumu, Nakuru, Uasin Gishu, Nyeri, Kiambu, Embu, Garissa, Kakamega, Kericho, Kitui, Machakos and Kilifi. In line with the Project's Component 2 on enhancing tenure security, KISIP prepared a local Physical Development (Advisory) Plan (LPDP) 2019 – 2025 for Riig Informal Settlement (Phase 1⁹) located in Garissa County.

1.2 Riig Informal Settlement (Phase 1)

Riig Informal Settlement is located in Iftin Ward, Garissa Township Sub-County in Garissa County. Garissa County is one of the three counties in the North Eastern region of Kenya. It covers an area of 44,174.1 Km² and lies between latitude 10 58'N and 20 1' S and longitude 380 34'E and 410 32'E. The county borders the Republic of Somalia to the East, Lamu County to the South, Tana River County to the West, Isiolo County to the North West and Wajir County to the North.

The settlement borders Makhanu Settlement to the South and Garissa Town CBD to the South West. The whole Riig settlement covers an approximate area of 474 Ha. However, the area delineated for the planning and survey project is approximately 141.25 Ha.

Population Size and Projections

The entire Informal Settlement has a total population of 21,136 people while the planning area (see map 1) has a population of 6,218 people. This translates to 29.4% of the entire Riig population. Using Garissa County population growth rate of 4% per annum, the population is projected to be 7,868 people by the year 2025.

⁹ KISIP intervention in the settlement under phase 1 entailed planning and surveying of 141.25 Ha part of the settlement where 1045 beneficiaries who include; single ownership 855 (714 males, 151 females), co-ownership 24 (15 males, 9 females), multiple ownership 8 (all male), 147 absentee occupiers and 11 community facilities. A separate ARAP report has been prepared for phase 2.

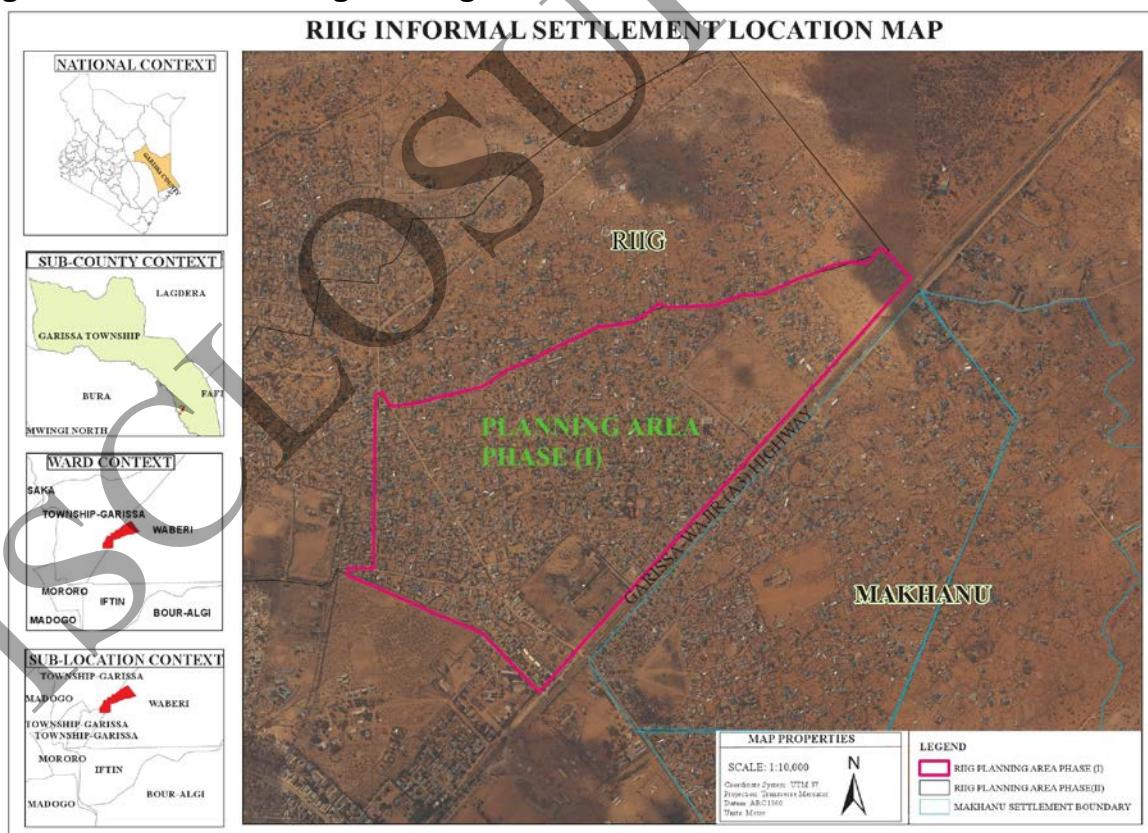
Table 1-1: Population Projection

Settlement	Area (Ha)	Projected population		
		2019	2020	2025
Entire Riig	474	21,136	21,981	26,743
Planning area (Cluster III, Phase One)	141.25	6,218	6,467	7,868

Source: Field Survey, 2016

Population Density

Covering an approximate area of **141.25 Ha**, the settlement has a very high population density of 4,402 persons per square Kilometer relative to Garissa County's and Sub-County's population density of 14 and 173 persons per square Kilometer respectively. The population density is expected to be 4,628 persons per square Kilometer by 2025. The high population density has both constraints and opportunities in the area's development situations. If not well planned, this population would result to enormous problems like congestion and social vices. The high population density would also provide a threshold for the provision of various goods and services. The population projection is significant for planning decisions associated with provision of social amenities.

Figure 1-1: Satellite Image of Riig Phase One Informal Settlement

1.3 KISIP's Interventions in the Settlement

KISIP Component 2 intervention in Riig Informal Settlement (Phase 1) involved physical planning and surveying of the settlement to ensure the beneficiaries are issued with Lease certificates for the plots they occupy (Tenure Security). The initial Local Physical Development Plan (LPDP) for the Settlement was prepared through a participatory planning approach where by the stakeholders' concerns were taken into consideration. The plan was approved as per plan approval number 147 on 5th February, 2018.

However, the plan could not be implemented because it was based on conventional standard road reserve of 9-15m that ultimately resulted to possible displacement of 461 PAPs who own structures that encroach into the road reserves. Therefore, the displacement impacts related to the LPDP described above necessitated re-planning of the settlement through the use of ¹⁰hybrid of conventional standards and adoptive option. Ultimately, this resulted to amendment of the initial LPDP to now approved (7th may, 2019) Local Physical Development (Advisory) Plan (LPDP) prepared to guide development for a period of Seven (7) years, (2019 – 2025).

The amended LPDP eliminated displacement impacts initially triggered in the settlement. However, opening of access roads proposed in the amended advisory LPDP will impact 75 PAPs who own structures encroaching into road reserves and 2 Business tenant PAPs who operate small scale business from rented structures, this information is detailed in chapter 6 of this report.

1.4 Objective of the ARAP

The main objective of this ARAP is to identify and provide mitigation measures for social impacts caused by tenure regularization activities to people's assets and sources of livelihood in the settlement. Further, this ARAP provides Project Affected Persons (PAPs) with appropriate compensation for their affected assets at full replacement cost and compensation for affected livelihoods. The ARAP also provides appropriate support to the 11 PAPs identified as vulnerable within the settlement.

1.5 Scope of the ARAP

Therefore, the scope of the assignment involved the following tasks:

- a. Development of ARAP for the settlement in line with national legislations, KISIP Resettlement Policy Framework and World Bank's OP 4.12
- b. Preparation of a socio-economic survey of the affected PAPs with focus on income streams and women.
- c. Development of innovative and implementable resettlement options for the PAPs based on existing situation and context of the settlement.
- d. Conduction of extensive and in-depth stakeholder consultations with all project stakeholders.
- e. Proposing an acceptable entitlement matrix to guide compensation and other mitigation actions to PAPs.
- f. Compilation of an accurate PAP and asset register that is acceptable to the PAPs.

¹⁰ A combination of conventional planning standards and adoptive option

CHAPTER 2: LAND TENURE REGULARISATION AND TITLING

2.1 Tenure Regularization in the Settlement.

The initial Local Physical Development Plan (LPDP) for the Settlement was prepared through a participatory planning approach where by the stakeholders' concerns were taken into consideration. The plan was approved as per plan approval number 147 of 5th February, 2018. However, the plan could not be implemented because it was based on conventional standard road reserve of 9-15m that ultimately resulted to possible displacement of 461 PAPs who own structures that encroach into the road reserves. The process is summarized in **table 2-1** below:

Table 2-1: Tenure Regularization and Land Titling Process – Initial LPDP (2016)

Stage	Activities	Primary Actor	Secondary Actor	Indicators	Timelines
Mobilization Stage	<ul style="list-style-type: none"> Community mobilization Introduction of KISIP activities in the settlement Outlining the objective of planning and survey which will lead to issuance of Lease certificates. 	SEC KISIP	County Government	Equal representation in SEC composition Community Welcomed the project as they have been waiting on Lease certificate for a long time. Community committed to embrace and support the project until completion	Undertaken
Planning Stage					
Base Map and physical verification	Transect walks guided by SEC, beneficiaries identified. existing plot boundaries form basis for planning and surveying 100 % socioeconomic	Community SEC Consultant working under KISIP	KISIP County Government	Base map preparation for the settlement Every Beneficiary was enumerated Participation of SEC ensured that only members of the	Undertaken

Stage	Activities	Primary Actor	Secondary Actor	Indicators	Timelines
	survey of beneficiaries			settlement are the beneficiaries Beneficiary list representative of women beneficiaries.	
Visioning and LPDP preparation	A community led visioning process Community prioritizes accessibility Community involved in preparation of plan that best represents their interests.	Community SEC Consultant working under KISIP	KISIP County Government	Active Women participation in every planning stakeholder meeting. Community endorse road hierarchy for the settlement. Community aware of and endorse minimum reduction in plot sizes to provide accessibility and facilitate titling	Undertaken
Plan Validation and Approval	A community led validation of plan ensured community vision is represented Community endorsed and approved Plan Plan approved by county and Director of Physical planning	Community SEC Consultant working under KISIP	KISIP County Government	Community approval of plan County and Director of Physical Planning approval of Plan step towards tenure regularization and issuance of titles	Undertaken

Stage	Activities	Primary Actor	Secondary Actor	Indicators	Timelines
Surveying stage					
Surveying and beaconing of plots	Physical Survey of Plots beneficiaries asked to be present during exercise and shown boundaries of new plot where beacons have been placed. Identification of impacts	Community SEC Consultant working under KISIP	KISIP County Government	Beneficiaries aware of plot boundaries. Impacts and PAPs documented	Undertaken triggers displacement of 461PAPs because of use of conventional planning standards therefore re-planning initiated
Validation of Beneficiary List	Every beneficiary allowed scrutinizing the beneficiary list to ensure correct details have been input. Women were encouraged to participate.	Community SEC Consultant working under KISIP	County Government	Beneficiaries ensure correct details are in the beneficiary list and sign against the details	Undertaken

2.2 Amendment to the Local Physical Development Plan (Advisory Plan)

The displacement impacts to 461 PAPs related to the LPDP described above necessitated re-planning of the settlement through the use of a ¹¹hybrid of conventional and adoptive standards and subsequent amendment Local Physical Development (Advisory) Plan (LPDP) prepared to guide development for a period of Seven (7) years, (2019 – 2025).

The amendment to the LPDP was participatory where the community, opinion leader and technical personnel from Garissa were consulted. The process of community involvement was achieved through community meeting organized in Garissa on 17th September 2018 for the community and opinion leaders and a technical stakeholder workshop on amendment of the LPDP held in Nakuru on 15th-19th January 2019. Details of the meeting outcome are presented in sub section 5.2

The re-planning process adopted is summarized in **table 2.2** below.

¹¹ A combination of conventional planning standards and adoptive option

Table 2-2: Amendment to the Local Physical Development Plan (Advisory Plan)

Stage	Activities	Primary Actor	Secondary Actor	Indicators	Timelines
Re- Surveying stage					
Re-planning	A community led re-planning process to minimize displacement impacts endorsed by Director of Physical planning	Community SEC Consultant working under KISIP	KISIP County Government	Community approval of the amended Plan	Undertaken
Stakeholder Workshop on Re-planning	Stakeholder workshop with the department of Physical Planning and County Government to build consensus for re-planning	Director of Physical Planning and County Government of Garissa Officials	Director of Physical Planning KISIP County Government	Proposal of amending the LPDP approved	Undertaken
Re - Surveying and beaconing of plots	Physical Survey of Plots Women asked to be present during exercise and shown boundaries of new plot where beacons have been placed. Identification of impacts	Community SEC Consultant working under KISIP	KISIP County Government	Women aware of plot boundaries. Impacts and PAPs documented	Undertaken
ARAP Preparation					
ARAP Preparation	Identified impacts are as a result of planning and survey are identified, documented and mitigated	Community SEC Consultant working under KISIP	KISIP County Government	Entitlements are given to mitigate impacts	Undertaken

Stage	Activities	Primary Actor	Secondary Actor	Indicators	Timelines
ARAP Approval	Ensure client commitment to implementation of ARAP. All safeguards provisions are met and addressed	KISIP World Bank	Consultant working under KISIP	Approved ARAP to guide implementation process and issuance of Titles	Ongoing
ARAP implementation	Implementing ARAP activities as per implementation schedule	KISIP Community County	Consultant working under KISIP	Facilitation of PAPs GRM Issuance of Lease certificates (undertaken after facilitation)	Not yet undertaken
Land Titling					
Sensitization on Title ownership	Registrar of Titles Sensitizes Beneficiaries and their spouses on <ul style="list-style-type: none"> (i) Joint Ownership of titles (ii) Types of registrations (iii) Benefits of the Titles (iv) Conditions to be granted on leasehold Titles (v) Law requirements in Regulation of land transactions 	Registrar of Titles Community SEC KISIP	County Government Consultant working under KISIP	More women aware on Joint Titling Men allow for joint titling with spouses. Beneficiaries aware of Benefits of the title being issued. Beneficiary grievances adequately addressed	Ongoing
Change of beneficiary List	Beneficiary list open for final change of names to appear in the title	Community SEC Consultant working under KISIP KISIP	County Government	Increased number on Joint Title between spouses Beneficiaries on the	On Going

Stage	Activities	Primary Actor	Secondary Actor	Indicators	Timelines
				final beneficiary list forwarded to the Ministry of Lands for Title printing.	
Titles Printing and Signing	The final beneficiary list is the basis of printing of Titles	Ministry of Lands- Chief Land Registrar		Signed Titles are handed over to National Land Commission for Approval.	Not yet undertaken
Gazettainment	The NLC approves transfer of Public land to individual beneficiaries in the Settlement	National Land Commission		The names of Beneficiaries is officially published in the Kenya Gazette as individual title holders securing their tenure	Not yet undertaken
Issuance of Title	Upon facilitation of All PAPs, Titles are issued to respective beneficiaries in a public event.	NLC KISIP	County	Beneficiaries finally have individual titles to their land. Tenure regularization is complete	Not yet undertaken

2.3 Minimization of Tenure Regularization Impacts

The approved Local Physical Development Advisory Plan (LPDP) was prepared with minimum acceptable levels of impacts on PAPs Assets and Livelihoods using ¹²hybrid of conventional and adoptive planning approach option. This option proposes provision of ¹³12M for primary

¹²A combination of conventional planning standards and adoptive approach

¹³The wider roads that did not encroach structures were retained for connectivity purposes.

roads, 9m for secondary roads, and 8-6 M for service lane and below 6M for footpaths to be implemented in the immediate term. In addition, through the development control regularization policy to be developed by the County Government of Garissa, the 6m services lanes will be expanded to 9m road reserves while the footpaths will be expanded to 6m service lanes.

This will be done by ensuring that the owners of the plots abutting these roads surrender the recommended widths for road expansion when they submit their development applications for approval during the development regularization process. **Table 2-3** provides the options that were considered during the planning phase to minimize tenure regularization impacts.

Table 2-3: Planning Options Considered to minimize disruptions

Planning Standard	Advantages	Disadvantages
Provision of Standard Hierarchical Road Network Option	<ul style="list-style-type: none"> - Improved accessibility - Improved road connectivity - Improved local economy through the provision of additional commercial areas - Provision of basic social facilities like an ECD Centre 	<ul style="list-style-type: none"> - High levels of disruption a phenomenon which is against the stakeholder's concerns of ensuring minimal disruption' - High number of the Project Affected Persons (PAPs) which would result to high compensation costs. - High cost of implementation
Provision of Basic Minimum Access Roads Option	<ul style="list-style-type: none"> - Ensure minimal disruption - Reduced number of PAPs hence low compensation costs - Low cost of implementation in the short run 	<ul style="list-style-type: none"> - Limited road connectivity - Limited access to individual properties - Congestion and traffic snarl ups in the long run - High cost of road expansions in the future
Hybrid of Conventional and Adoptive Approach Option	<ul style="list-style-type: none"> - Eliminated/Reduced displacement impacts - Short travel distance in accessing various activity spaces in the settlement - Relatively low cost of implementation as the number of PAPs will significantly reduce - Desired roads will be attained through subsequent expansion, free of cost through the development control regulation policy of the County Government. - Enhanced local economy through the provision of additional commercial areas 	<ul style="list-style-type: none"> - Limited road connectivity

2.3.1 List of Beneficiaries

KISIP intervention in the settlement under phase 1 entailed planning and surveying of 141.25 Ha part of the settlement where 1045 beneficiaries who include; single ownership 855 (714 males, 151 females), co-ownership 24 (15 males, 9 females), multiple ownership 8 (all male), 147 absentee occupiers and 11 community facilities. The table below summarizes the plot distribution by ownership and gender:

Table 2-4: List of Beneficiaries

Category of Beneficiary	Total Number of Titles/Plots	Total Number of Beneficiaries by Gender			Total
		Male	Female		
Single ownership	855	714	141		855
Co-ownership	10	15	9		24
Multiple Ownership	18	8			8
Absentee Occupier ¹⁴	147				147
Public Parcels	11				11
TOTAL	1041				1045

2.3.2 Identification and Safeguarding of Absentee Occupiers

Garissa town is situated in an Arid and Semi-Arid land where majority of the people are pastoralists. Therefore, the absentee occupiers could be linked to pastoralism whereby people move with livestock in search for fodder and water. There were numerous attempts of reaching them through the SEC members, neighbors and several visitations to the plots, during and after the enumeration exercise. The other strategies that were used to identify the unknown PAPs was through; (i) Announcement in local mosques, public barazas and during market days. Further inquest was done at the Garissa County land rates offices but no data of such persons was secured.

Table 2-5: Breakdown of Absentee Occupiers

Category	Number of Absentee Occupier
Undeveloped/vacant (not occupied and the owners are not known)	29
Developed (have structures ¹⁵) but details of actual plot owners not known	118

Annex 8 of this report presents Map of Absentee Occupiers

The LPDP provides that the County Government of Garissa and the National Lands Commission (NLC) hold in Trust the plots whose owners were absent, until such a time that the right plot claimants would turn up¹⁶. This position was adequately communicated to the community throughout sensitization forums.

¹⁴ These numbers can rise in case the beneficiaries are joint owners of some plots.

¹⁵ The structures are unoccupied and abandoned while others are incomplete.

¹⁶ This has been also indicated as a KISIP commitment under Section 12.1

To correctly identify the absentee plot owners, the LPDP provides that beneficiary produces proof of plot possession (letter of allotment, land rates receipts, sale agreement, transfer document, etc.) Which will then be authenticated by the County KISIP Team, NLC representative and the County Land Administrator / Registrar. To further safeguard the sanctity of the process, the Sec members, Local administration (ward administrator, Area Chief); immediate neighbors and tenants, in cases where the plot has rental units, will be required to vet the claimant.

The County Executive Member (CEC) will thereafter give an official authorization for the legal process of transfer of the plot to commence (as stipulated in the Land Registration Act, 2012 and National Land Commission Act, 2012) if satisfied that the verification procedure of the claimant has been conducted properly and that the plot is clear of disputes.

Annex 1 of this report presents amended approved Local Physical Development (Advisory) Plan (LPDP) for Riig Informal Settlement (Phase 1).

CHAPTER 3: POLICY AND LEGAL PROVISIONS

3.1 General Information

Provisions of both GoK Laws and OP 4.12 of the World Bank will apply in the KISIP project and where gaps are encountered, gap filling measures have been provided. Additionally, project development has been firmly anchored on principles aimed at mitigating displacement impact as follows:

- i. Involuntary Resettlement should be avoided where feasible
- ii. Minimization of displacement
- iii. Ensure all PAPs are adequately compensated for all losses they suffer as a result of the project intervention.
- iv. Enhancement of benefits and Livelihood Restoration.
- v. Assistance to vulnerable groups.
- vi. Gender Empowerment and Inclusivity.

In order to mitigate the adverse social impacts to the affected persons, the Government of Kenya as and the World Bank have legal provision and safeguard policies (OP 4.12) as summarized in table 3-1 below:

Table 3-1: Legal and Policy Provision in relation to Resettlement

Applicable legal and policy provisions	Applicable Provisions
The Constitution of Kenya, 2010	<p>The Constitution of Kenya, 2010,¹⁷ protects the sanctity of private property rights and states that no property can be compulsorily acquired by the Government except in accordance with law.¹⁸ Article 40(3).</p> <p>The Constitution entrenches the protection of legally acquired land and property rights, and any acquisition of rights to land and property; whether it's voluntary or involuntary, must comply with the applicable law. However, in the settlement, planning and regularization is on public land therefore land acquisition is not applicable. The recognition of alternative dispute resolution mechanisms is aimed at expediting issues of land rights, transfer and supporting economic development.</p>
Constitutional Provisions and Disability	<p>The Constitution of Kenya 2010, (Chapter 4, part III), Application of Rights (Clause 54) recognizes people with any disability and provides for their:</p> <ul style="list-style-type: none"> a) treatment with dignity and respect and to be addressed and referred to in a manner that is not demeaning; for b) reasonable access to all places, public transport and information; c) And to access materials and devices to overcome constraints arising from the person's disability. <p>This ARAP identified no disabled person among beneficiaries.</p>
National Land Policy 2007	<p>The National Land Policy ("NLP" or "Policy")¹⁹ was adopted in August 2009 with the aim of providing an overall framework for new legislation and defining key measures required to address critical issues such as land administration, access to land, land use and restitution related to historical injustices and an outdated legal framework.</p> <p>Section 3.6 of the Policy is exclusive on Informal Settlements and its provisions deal with the challenges presented by squatters in informal settlements; of importance to KISIP is the provision on regularization of existing squatter settlements found on public and community land for purposes of upgrading or development which is in line with what KISIP seeks to achieve in the settlement. The same section provides guidelines</p>

¹⁷ The Constitution of Kenya, 2010, was adopted by the Government of Kenya on 27 August 2010. The full text is available at http://www.kenyalaw.org/klr/fileadmin/pdfdownloads/Constitution/Constitution_of_Kenya2010.pdf, accessed May 25, 2011.

¹⁸Constitution of Kenya, art. 40

¹⁹Sessional Paper No. 3 of 2009 on National Land Policy (referred to as the "National Land Policy" in this report) was adopted in August 2009 by the Ministry of Lands. Available at http://www.lands.go.ke/index.php?option=com_content&task=view&id=238&Itemid=48, accessed May 25, 2011.

Applicable legal and policy provisions	Applicable Provisions
	on gender and equity principles relating to land rights on matters to do with land and resettlement. Land rights for women will be upheld in granting titles in the settlement.
The Land Act (2012)	The Land Act 20("LA") was adopted on 2nd May 2012 and provides for sustainable administration and management of land and land-based resources. Part II section 8 of the Land Act, 2012 provides guidelines on management of public land by the National Land Commission on behalf of both national and county government. The land under which the settlement falls is classified as Public land hence invoking some sections of this Act. The Act was amended in 2016; relevant amendments related to involuntary resettlement are presented in the next row below.
The Land Laws (Amendment) Act 2016 to include Evictions Guidelines April 2017	According to the Eviction Guidelines, Section 4.9.1 drafted by Ministry of Lands (2010), the Government shall ensure that evictions only occur in exceptional circumstances. Evictions require full justification given their potential negative impacts on a wide range of international recognized human rights. This policy will be adhered to during implementation of the Project, as indicated no one will be evicted. Rather the project seeks to regularise ownership of the land the informal settlers have settled in. Where assets and livelihoods are affected, the project provides for compensation. The beneficiaries will also be given sufficient notice to self-demolish affected assets (after compensation).
The Environment and Land Court Act, 2012	The Act is in line with Article 162(2) (b) of the Constitution; to establish a superior court to hear and determine disputes relating to the environment and the use and occupation of, and title to land, and to make provisions for its jurisdiction, functions and powers, and for connected purposes. This shall be an important institution in case of grievances with regard to displacement that cannot be solved through the proposed ARAP grievance redress system.
The Valuers Act (1985)	The Valuers Act ²¹ establishes the Valuers Registration Board, which regulates the activities and practice of registered valuers. As of March 2011, there were 285 registered valuers in Kenya. ²² The ARAP team has made use of the services of registered valuers who are approved by Valuers Registration Board.

²⁰ Land Act, 2012.

²¹The Valuers Act, Chapter 532, http://www.kenyalaw.org/kenyalaw/klr_app/frames.php, accessed May 25, 2011.

²²Government of Kenya, Kenya Gazette notice no. 2892, March 18, 2011.Registered and Practicing Valuers.

Applicable legal and policy provisions	Applicable Provisions
Matrimonial Property Act No 49 of 2013, Ownership of Matrimonial Property	Part III (Clause 7) states that subject to Section 6 (3), ownership of matrimonial property vests in the spouses according to contributions of either spouse towards its acquisition and shall be divided between the spouses if they divorce or their marriage is otherwise dissolved. This also includes assets like land. In complying to this Act, this ARAP provides for equal right to information regarding compensation of affected structure and disbursement of compensation funds through a joint account opened by both spouses.
The Prevention, Protection and Assistance to Internally Displaced Persons and Affected Communities Act, 2012	The provisions of this Act apply to all internally displaced persons that arise either through calamities, social conflict or development projects and are guided by the Bill of Rights under the Constitution of Kenya. Section 5 of the Act outlines involvement of the affected persons through awareness, sensitization, training and education on causes, impacts, consequences and prevention measures. The Act therefore provides enacted guidelines in the event of displacement in the settlement.
KISIP's Resettlement Policy Framework	The main purpose of the RPF is to guide resolution of any displacement anticipated from project activities. The World Bank OP 4.12 requires that an RPF be prepared for all projects that anticipate displacement of both settlements and livelihoods. There will be no displacement anticipated from KISIP activities. ARAP has been prepared for the Project and puts in place modalities for providing prompt and effective compensation at full replacement cost for loss of assets attributable directly to the project and provide support during the transitional period to enable the affected persons to improve or at least restore their pre-impact living standards.

3.2 World Bank Safeguard Policy on Resettlement

The World Bank Operational Policy 4.12 is a common standard of approved principles and guidelines for compensation/resettlement for this type of project. World Bank principles should, however, be harmonized with the national laws of the subject country where the project is to be funded to the extent possible. In case of conflict between OP/BP 4.12 and national laws, OP/BP 4.12 will prevail as detailed in **table 3-2** below.

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Table3-2: World Bank OP 4.12 and Government of Kenya requirements including Gap filling Measures

OP 4.12	Kenyan Legislation	Gap filling Measures
GENERAL REQUIREMENTS		
<p>World Bank OP 4.12 has overall policy objectives, requiring that:</p> <ol style="list-style-type: none"> 1. Involuntary resettlement should be avoided wherever possible, or minimized, exploring all alternatives. 2. Resettlement programs should be sustainable, include meaningful consultation with affected parties, and provide benefits to the affected parties. 3. Displaced persons should be assisted in improving livelihoods etc., or at least restoring them to previous levels. 	<ol style="list-style-type: none"> 1. The Land Act, 2012 Act outlines procedures for sensitizing the affected population to the project and for consultation on implications and grievance procedures. 2. The Land Act 2012 guarantees the right to fair and just compensation in case of relocation. 3. The Land Act does not stipulate that resettlement should be avoided wherever possible; on the contrary, as long as a project is for public interest, involuntary resettlement is considered to be inevitable. 4. Just and fair compensation as outlined in the Land Act 2012 is not clear and can only be determined by NLC, which can be subjective. It does not talk about improving livelihood or restoring them to pre-project status. 	<ol style="list-style-type: none"> 1. Ensure that resettlement issues are considered at the design stage of the project to avoid/ minimize resettlement. This includes minimum planning standards adopted for KISIP 2. Implement World Bank OP 4.12 policy –affected persons should be assisted in improving their livelihood to pre-project status.
PROCESS REQUIREMENTS		
<p>Consultation: Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs, the policy is particular on involving vulnerable</p>	<p>The Land Act outlines procedures for consultation with affected population by the NLC and grievance management procedures.</p>	<p>Implement consultation procedures as outlined in both Kenyan legislation and World Bank. For involvement of vulnerable and women, the OP 4.12 will be applicable.</p>

OP 4.12	Kenyan Legislation	Gap filling Measures
and marginalized as well as women in the process.		
Grievance: For physical resettlement, appropriate and accessible grievance mechanism will be established.	Land Act 2012 clearly outline the steps and process for grievance redress that includes alternative dispute resolution, re-negotiation with NLC and is backed by the judicial system through Environmental and Land Court Kenyan legislation meets OP4.12 requirements.	Adopt both by providing for alternative grievance mechanism that are project based. Affected persons also free to seek legal redress if not satisfied.
Eligibility Criteria Defined as: (a) those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country); (b) those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets— provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan. (c) Those who have no recognizable legal right or claim to the land they are occupying. To determine eligibility:	The Land Act 2012 provides that written and unwritten official or customary land rights are recognized as valid land right. The Law provides that people eligible for compensation are those holding land tenure rights. Land Act also recognizes those who have interest or some claim in the land such pastoralist or who use the land for their livelihood. The constitution recognizes 'occupants of land even if they do not have titles' and payment made in good faith to those occupants of land. However, this does not include those who illegally acquired land.	Ensure ALL users (including squatters, laborers, rights of access) of affected lands are included in the census survey or are paid. Implement cut-off procedures as outlined in the RPF and Kenyan Law.

OP 4.12	Kenyan Legislation	Gap filling Measures
<p>Carry out resettlement census. Cut-off date for eligibility is the day when the census begins.</p> <p>Measures: Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.</p> <p>Cash based compensation should only be made where (a) land taken for the project is a small fraction of the affected asset and the residual is economically viable; (b) active markets for lost assets exist and there is sufficient supply of land and housing; or (c) livelihoods are not land-based.</p> <p>World Bank OP4.12 Article 6(a) requires that displaced persons are provided with prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.</p> <p>If physical relocation is an impact, displaced persons must be provided with assistance during relocation and residential housing, housing sites and/or agricultural sites to at least equivalent standards as the previous site. Replacement cost does not take depreciation into account. In terms of valuing assets, if the residual of the asset</p>	<p>Land Act 2012 provides for census through NLC inspection and valuation process but is not clear on cut-off date.</p> <p>Land Act 2012 appears to prefer cash for cash as the mode of compensation by the Government to the affected population.</p> <p>Land Act talks of prompt, just compensation before the acquisition of land. However, interpretation of just compensation is yet to be clearly outlined through a specific schedule. Attorney's fees, cost of obtaining advice or cost incurred in preparing and making written claim not in the Land Act.</p> <p>The Act does not out rightly stipulate assistance for relocation but rather that is left subject to interpretation.</p>	<p>Ensure that all alternative options are considered before providing cash compensation.</p> <p>OP 4.12 Prevails.</p> <p>OP 4.12 Prevails. Implement prompt and effective compensation at full replacement cost for the losses of the assets. Ensure that ALL resettlement options are agreed on with PAPs and put in place BEFORE displacement of affected persons.</p>

OP 4.12	Kenyan Legislation	Gap filling Measures
being taken is not economically viable, compensation and assistance must be provided as if the entire asset had been taken.		
<p>Valuation: With regard to houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair an affected structure, the cost of transporting building materials to the construction site, cost of any labor and contractors' fees, cost of any registration and transfer taxes.</p>	<p>Valuation is covered by the Land Act 2012 and stipulates, as already mentioned, that the affected person receive just compensation but it is not specific of the exact amount or procedures on the same.</p>	<p>Apply the World Bank OP4.12 valuation and compensation measures.</p>

CHAPTER 4: APPROACH AND METHODOLOGY

4.1 Approach and Methodology

The methodology adopted during preparation of this report was guided by World Bank OP 4.12 on Involuntary Resettlement and KISIP RFP. The below listed phases detail the participatory methodology applied in the preparation of this ARAP.

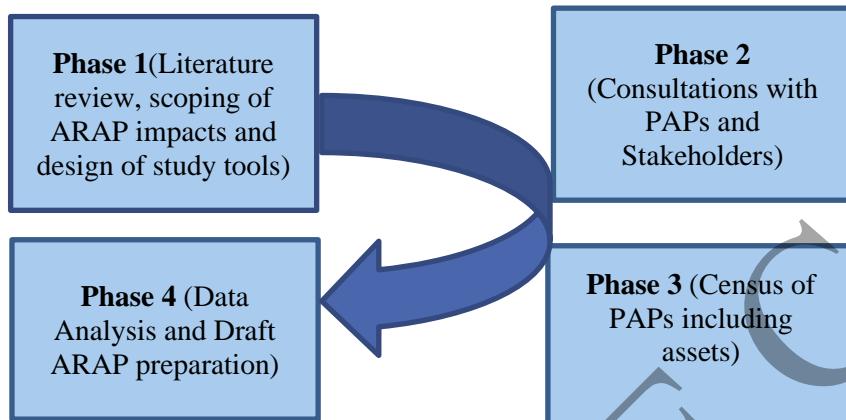


Figure 4-1: ARAP Preparation Methodology

4.1.1 Phase 1: Literature Review

The desktop review assessed relevant information and documents including sector specific policies strategies, put in place by the Government of Kenya related to ARAP. Details of Documents/ information reviewed include the following:

- i. Project Appraisal Document PAD for KISIP (2011)
- ii. KISIP Resettlement Policy Framework (RPF) revised October 2014
- iii. Approved Local Physical Development (Advisory) Plan for Riig Informal Settlement

4.1.2 Phase 2: Consultations with Stakeholders including PAPs.

The task involved detailed stakeholder identification and mapping as part of the planning. The aim of this was to ensure that all the stakeholders likely to be affected or influence the project are identified and targeted as part of the planning process. Stakeholders who were engaged in the assignment included but not limited to;

- i. Garissa County Government including, town administration, County Executive Committee Member (CECM) and Chief Executive Officer (CEO) for Lands and Physical Planning, Sub County and Ward Administrators
- ii. KISIP National Coordination unit from Ministry of Infrastructure, Housing and Urban Development.
- iii. County Administration-County Commissioners, Deputy County Commissioners Assistant County Commissioners, Chiefs and Assistant Chiefs in the settlement.
- iv. Settlement Executive Committee Members (SEC) of the settlement
- v. General community members for benefiting of the settlement
- vi. Project Affected Persons (PAPs).

4.1.3 Phase 3: Census and Inventory of Loss (IoL)

This task involves consultations with affected PAPs at household-level in order to come up with a census and inventory of losses (IOL). In general, the work involved the following:

- i. Coordination with Garissa County representatives who were available to participate in the fieldwork, as agreed in the initial consultations
- ii. Household surveys with PAPs to collect information for the census and inventory of losses (IOL)
- iii. Replacement cost surveys carried out by the valuation team to establish market rates for affected assets as a basis for compensation

Details of the census field activities are given below:

Census and Inventory of Losses (IoL)

The field team conducted complete census and inventory of losses (IOL) of all the PAPs identified within the Project area, information gathered was used to develop an inventory of assets likely to be affected by the Project.

Census

The questionnaire collected PAP census information that registers and locates the household; and, identifies all household members (resident and non-resident) by age, sex, and relationship to head of household, education and occupation and housing conditions.

Inventory of Losses

The process involved collection of information from PAPs about their assets that are affected temporarily or permanently: information gathered included:

- i. Structures by construction type, use, area, ownership/use rights and location, as well as the extent of loss;
- ii. Annual and perennial crops and trees, by type and area,
- iii. Business losses, by types, amounts and duration of losses (structures, incomes, jobs, customers, etc.); and,

Procedures for conducting Census and IoL

In conducting the census, the team followed the required procedures for notifying people, collecting, validating, approving and disclosing information on eligible PAPs and affected assets, stemming from national laws and regulations and OP 4.12.

Valuation of Assets

In general, the compensation for affected structures was determined on the basis of the replacement cost based on prevailing market prices. During the fieldwork the valuation team conducted systematic surveys within the Project area to determine the prices of acquiring or reconstructing similar structures. The prices were used to determine full replacement value of the affected assets.

4.1.4 Phase 4: Data Processing & Analysis Methods

Data Processing – Transcription and Translation

The Team leader in collaboration with the other experts performed peer reviews of data transcriptions and translations for consistency, reliability and readability. Processing the data

concurrently with data collection allowed for regular monitoring of team performance and data quality. Field check tables were generated during data processing to check various data quality parameters. As a result, feedback was given on a regular basis, encouraging teams to maintain high quality data collection and to correct areas in need of improvement.

The Team leader in collaboration with the other experts reviewed data to correct any errors prior to analysis. This ensured consistency, reliability and readability of the data and that data processed was of high quality. Processing the data concurrently with data collection allowed for regular monitoring of team performance and data quality during field work. Excel tables were generated during data processing to check various data quality parameters. As a result, feedback was given on a regular basis; teams had to maintain high quality data collection.

Data analysis

Quantitative data sets were analyzed using excel data sheets, upon completion of the data entry transcriptions, the study team leader carried out qualitative and quantitative data analysis, which included a search for patterns and for concepts that help explain the patterns.

4.1.5 Phase 5: Preparation of ARAP Report

This phase involves detailed analysis of the census data and synthesizing the results of community consultations and other consultations, previous socio-economic survey work and draft Local Physical Development (Advisory) Plan. This was in order to prepare proposals and strategies for compensation packages to be included in the ARAP.

CHAPTER 5: PUBLIC CONSULTATION AND PARTICIPATION

5.1 Overview

The process of tenure regularization was highly consultative where the community members were involved through a series of meetings organized in various planning stages. The stages included socio-economic baseline survey, preparation of settlement base map, community visioning, preparation of settlement LPDP, and verification of beneficiaries and during ARAP preparation as detailed in sub sections below.

5.2 Stakeholder Consultations Schedule.

The process of preparing the initial Local Physical Development (Advisory) Plan (LPDP) was done through consultations with stakeholder throughout the planning and surveying process in the settlement. The process of community involvement was achieved through community meeting organized in Garissa on 17th September 2018 for the community and opinion leaders and a technical stakeholder workshop on amendment of the LPDP held in Nakuru on 15th -19th January 2019. The consultations were held as summarized in table below 5-1.

Table 5-1: Schedule of Consultative Meetings

No	Meeting Type	Stakeholder	Date	Outcome
1	Introductory meeting to Garissa County Government	Garissa County, KISIP PCT	27 th April 2016	Support of the planning and tenure regularization process by the Garissa county.
2	Community Awareness, Sensitization and Visioning Workshop	Garissa County, KISIP PCT & Settlement Representatives	30 th June 2016	Community aware of the project objectives and developed a participatory plan
3	Technical meeting on how to resolve previous allotments in the settlement	Garissa County, KISIP PCT	7 th October 2016	All plots with County Government allotments were included in the list of beneficiaries.
4	Base-maps, Socio-Economic Survey and Draft Advisory Plans Presentation Workshop where the cut-off date of 21 st December, 2016 was declared	Garissa County, KISIP PCT & Settlement Representatives	28 th October, 2016	Community endorsement of the draft LPDP and adoption of the cut-off date set on 21 st December 2016.
5	Consultative Meeting for Re-planning of Garissa Settlement	Garissa County, KISIP PCT & Settlement Representatives	17 th September 2018	Community endorsement of Re- planning of the settlements to minimize displacement impacts (Minutes attached under

6	Stakeholders technical review meetings	KISIP PCT	15 th – 19 th January 2019	annex 5)
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The main outcome of the technical review meetings held on 15th -19th January, 2019 was an agreement on the roads hierarchy as summarized below:

Table 5-2: Amendment of LPDP Workshop Resolutions.

Workshop Date	Component	Workshop Recommendation
15 th -19 th January 2019	Road Hierarchy	<ol style="list-style-type: none"> 1. The road hierarchy established; (primary roads: 12-15M, secondary roads: 9M, service lanes: 6-8M, foot paths: below 6M). 2. The desired road hierarchy shall be achieved incrementally through the development control mechanisms as established by the proposals

Further, a PAPs meeting²³ was held at Masjidul Madina Mosque in Garissa Town on 8th August, 2019 where ARAP related issues were discussed with the PAPs as summarized in **table 5-3** below.

Table 5-3: PAPs Meeting Outcome.

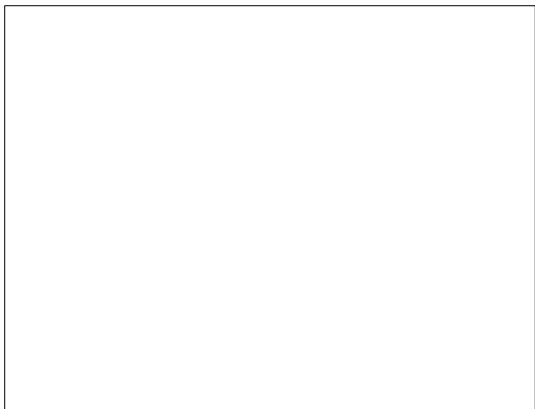
Issues raised	Resolution
They wanted to know if they were all going to be compensated	The Consultant working under KISIP's RAP specialist explained that all the PAPs will be compensated as provided by OP 4.12
What will determine the amount to be compensated for each structure?	He explained the parameters that were used to determine the amount of compensation for the affected structures as: type of building material, structure use and the dimensions (area). He stated that the data was collected during the socio-economic survey.
Will the business and residential affected structures be compensated the same?	He explained that all the structures will be compensated as per the building materials and the area of portion affected. However, PAPs with business affected structures will receive an extra assistance cost as provided by the KISIP as provided by the Resettlement Policy Framework
Will the vulnerable PAPs be given special treatment during compensation?	He stated that the vulnerable PAPs were identified and will get extra assistance cost as provided by the KISIP RPF which is extra compensation given for 2 months.

²³ The meeting for the Riig Phase One and Two Informal Settlements were held on the same venue but at different time

When will the PAPs be compensated?	The Consultant working under KISIP explained that the implementation of the compensation will be done after approval of the ARAP by the World Bank. The implementation will be done within a period of not more than 3 months. He further explained that during the implementation phase, the Government will ensure all PAPs are facilitated according to the provisions of the ARAP.
Will there be physical relocation of the PAPs?	The Consultant working under KISIP stated that there was no loss of the plots hence no physical relocation.
Where will they present their grievances?	On the grievances, he expounded that there is a three-tier Grievances Redress Mechanism (GRM) at no cost to the PAPs. He further noted that the first tier is the Settlement Grievance Redress Committee (SGRC) which already exists within the settlement level with assistant of the clan elders and the SEC members discuss and agree on amicable resolutions. He informed the participants that this committee will be the first level of grievance redress. He continued to explain that the second level will be the Resettlement Implementation Committee (RIC), (in case the grievances cannot be solved at the first level), which will comprise of KISIP Project Coordinating Team (PCT), Garissa County KISIP representative and the local administration, and the third tier will be the option of allowing grieved party to seek redress at the Courts of Law/kadhis. He addressed the concern about who will implement the ARAP by clarifying that the primary responsibility for the implementation is with KISIP Project Coordination Team (PCT) and the Garissa County Government KISIP Unit, noting that these units will ensure all PAPs are facilitated.
The PAPs wanted to know who was going to do the implementation	The Consultant working under KISIP enlightened that implementation will be done by the KISIP Project Coordination Team (PCT) and the Garissa County Government KISIP Unit.

Detailed minutes and list of attendance to the meetings described above is provided as **Annex 6** to this report.

Figure 5-1: Photographs of PAPs Meeting in Riig Informal Settlement (Phase 1)



DISCLOSURE COPY

CHAPTER 6: PROJECT IMPACTS

6.1 Introduction

The fundamental impact of tenure regularization is issuance of Lease certificates to beneficiaries. There was minimum loss of parcel land size in the settlement this was achieved through community sensitization on the need to provide access to all plots as a requirement before Lease certificates are issued. Through the sensitization as well as use of ²⁴hybrid of conventional and adoptive planning the, LPDP was finalized, validated and endorsed by the beneficiaries without loss of plots/ physical displacement of any beneficiary from the settlement.

The amended LPDP avoided displacement impacts of 386 PAPs initially triggered in the settlement due to the initial LPDP that was prepared and approved on 5th February, 2018, based on conventional planning standards. However, opening of access roads proposed in the amended LPDP will impact 75 Structure owner PAPs owning structures affected by proposed road wayleaves an two business tenant PAPsas detailed in table 6-1 below.

6.2 Positive Impacts of the Project

Regularized land tenure will result to the below summarized benefits to community members.

6.2.1 Secure Land Tenure

The Project will result to enhanced tenure security through provision of 1041 lease certificates to 1045 beneficiaries identified during planning and survey process. The main objective of KISIP's Component 2 is to provide secure land tenure in this informal settlement. Therefore, with secure land tenure, those living there can make long term investments on their land.

6.2.2 Improved Housing

Traditionally, persons living in informal settlement with no legal ownership of land parcels they occupy, do not invest in permanent housing units for fear of demolitions or evictions. Secured land tenure is associated with improvement in settlement infrastructure. This is evidenced by housing investments by owners, increases in housing values, increased access to credit, access to housing infrastructure, ownership and titling, increase in household density, among others. With the tenure of the land secured, it is expected that the beneficiaries in the settlement will invest in better housing for their families.

6.2.3 Improved Infrastructure

Lack of basic infrastructure such as roads, drainage, water, sewer network and security lighting are a major issue in the informal settlement. Accessibility in the informal settlement is a major challenge as roads are not developed due to lack of road reserve. The existing roads are seasonal in nature. A settlement with good road network is attractive for investment and living.

6.2.4 Advancement of Women Rights to Property Ownership

Through continuous sensitization on the rights to women to own property and also encouragement of joint ownership led to increased land ownership. The total number of women in the settlement who will be issued with Lease certificates are 160 beneficiaries out of the total

²⁴ A combination of conventional planning standards and adoptive approach

1045 beneficiaries. This is a positive initiative towards enhancing women right to land ownership in Kenya.

6.3 Negative Impacts

The amended LPDP eliminated displacement impacts initially triggered in the settlement by the initial LPDP prepared under the conventional planning standards. However, opening of access roads proposed in the LPDP will impact 75 PAPs structures affected by proposed road reserves and two business tenant PAPs as detailed in **table 6-2**.

6.3.1 Total Number of PAPs

The total number of PAPs enumerated in the settlement are 77 PAPs (inclusive of 15 unknown PAPs). Structure owner PAPs include 42 PAPs who are male among them 4 PAPs who are vulnerable because of old age. There are 18 Female PAPs among them 7 who are vulnerable (6 widowed, 1 widowed and aged). The remaining 15 structure owner PAPs were unknown despite efforts done by the SEC and the community local administration during planning and survey process to identify them. These PAPs were among the absentee occupiers discussed in sub section 2.3.2 and met the cut off date of 21st December 2016 therefore eligible for compensation.

The strategies that were used to identify the unknown PAPs was through; (i) Announcement in local mosques, public barazas and during market days and local radio stations in Garissa which broadcast in somali language.

For loss of business,9 Structure Owner PAPs will temporarily lose livelihood derived from small scale business, among them 8 male and 1 female, these PAPs own the structures that host the business. There are also two business tenants PAPs among the 77 PAPs who will temporary lose their livelihood sources associated with small scale business operated from rented structures.

All the above PAPs are Structure owners who will lose their structures such as septic tanks, toilet and perimeter walls among others. This information is summarized in **figure 6-1** which is a PAPs flow diagram below:

Figure 6-1: PAPs Diagram

		Total No. of PAPs 77		
	Total No. of Male PAPs-42		Total no. of Female PAPs -18	
Business Tenant PAPs 2				Total No. of Unknown PAPs-15
Total no. of Male Vulnerable PAPs -4			Total No. of Female Vulnerable- 7	

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6.3.2 PAPs Losing Structures

These PAPs include 42 PAPs who are male among them 4 PAPs who are vulnerable because of old age. There are 18 Female PAPs among them 7 who are vulnerable (6 widowed, 1 widowed and aged). The remaining 15 PAPs were unknown despite efforts done by the SEC and the community local administration during planning and survey process to identify them. However, the number of structures affected are 100, this is attributed by the fact that some PAPs have more than one structure/asset affected within the plot. The structures are either used for kitchen purpose, perimeter walls, septic tanks or toilets as presented in **table 6-2**.

Table 6-1: PAPs losing Structures

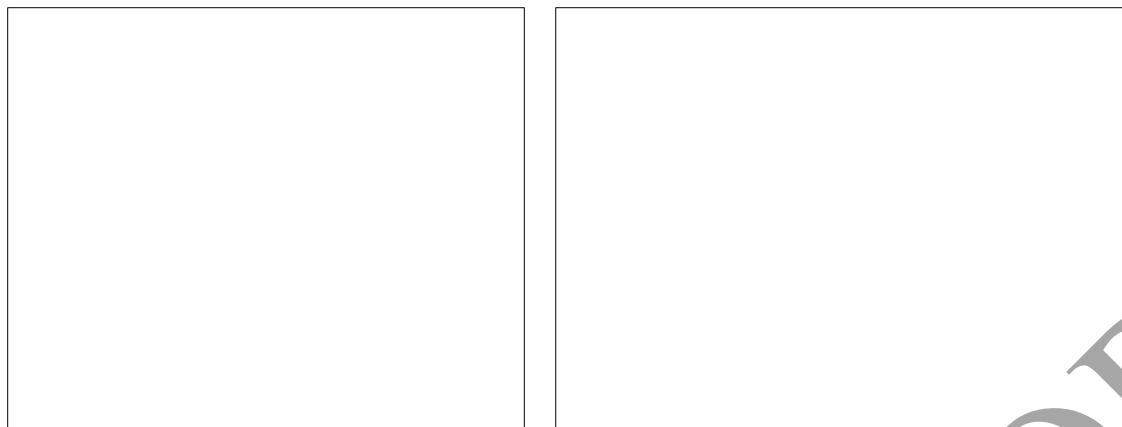
Total PAPs losing Structures	Women PAPs Losing Structures	Male PAPs losing Structures	Vulnerable PAPs	Unknown PAPs
75	18	42	4 male PAPs 7 female PAP	15

Table 6-2 below presents a summary of nature of structures affected in the settlement following conclusion of census exercise while **figure 6-2** presents sample photographs of affected structures.

Table 6-2: Nature and Type of Structures Affected

Type of Structure	Number of structures Affected
Kitchen	5
Business	9
Residential	3
Toilet	8
Septic Tank	7
Perimeter walls	68
TOTAL	100

Figure 6-2: Photographs of affected structures in the settlement



6.3.3 PAPs Losing Livelihood

The census exercise conducted in the settlement recorded that out of the total number of 75²⁵ PAPs identified, 9 PAPs will temporarily lose livelihood derived from small scale businesses. This information is summarized in **table 6.3** below while **figure 6-3** presents sample photographs of the affected subsistence business.

Table 6-3: PAPs losing Livelihood

Business Livelihood	Women Structure Owner PAPS Losing Livelihood	Male Structure Owner PAP Losing Livelihood	Male Business Tenant PAPs Losing Livelihood	Total
Business Livelihood	1	8	2	11

The Photo below presents sample of business affected in the settlement.

Figure 6-3: Photographs of affected business structures in the settlement



6.3.4 Vulnerable PAPs in the Settlement

The vulnerable PAPs enumerated in the settlement were 11 as summarized in **table 6.4** below.

²⁵ The total number of PAPs enumerated in the settlement are 77 PAPs. Structure owner PAPs include 42 PAPs who are male among them 4 PAPs who are vulnerable because of old age. There are 18 Female PAPs among them 7 who are vulnerable (6 widowed, 1 widowed and aged). The remaining 15 PAPs were unknown despite efforts done by the SEC and the community local administration during planning and survey process to identify them. There are two Business tenant PAPs losing livelihoods. At the time of RAP implementation, additional efforts to identify the PAPs will be undertaken at implementation stage

Table 6-4: Vulnerable PAPs

Type of Vulnerability	Number of PAPs
4 (male) Elderly	4
6 (female) Elderly and 1 (female) elderly and Widowed	7

Note: Map of affected structures is presented as Annex 7 of this report.

CHAPTER 7: SOCIO- ECONOMIC PROFILE OF AFFECTED PERSONS IN THE SETTLEMENT

7.1 Socio Economic Survey Context

A household socio economic survey was conducted at 100% census of the 62 PAP's who were available excluding the 15 un-identified PAP, a questionnaire (annex 2) was used to collect PAP's census information including household members by age, sex, relationship to head of household, education and occupation and housing conditions.

The total number of PAPs enumerated in the settlement are 75 PAPs. Structure Owner PAPs include 42 PAPs who are male among them 4 PAPs who are vulnerable because of old age as well as 18 Female PAPs among them 7 who are vulnerable (6 widowed, 1 widowed and aged). There are 2 business tenant PAPs. The remaining 15 PAPs were unknown despite efforts done by the SEC and the community local administration during planning and survey process to identify them. At the time of RAP implementation, additional efforts to identify the PAPs will be undertaken at implementation stage.

The census also documented housing conditions, health conditions and economic activities. This information was used (i) to establish a list of PAPs; (ii) to establish a socio-economic profile of PAPs based on existing:

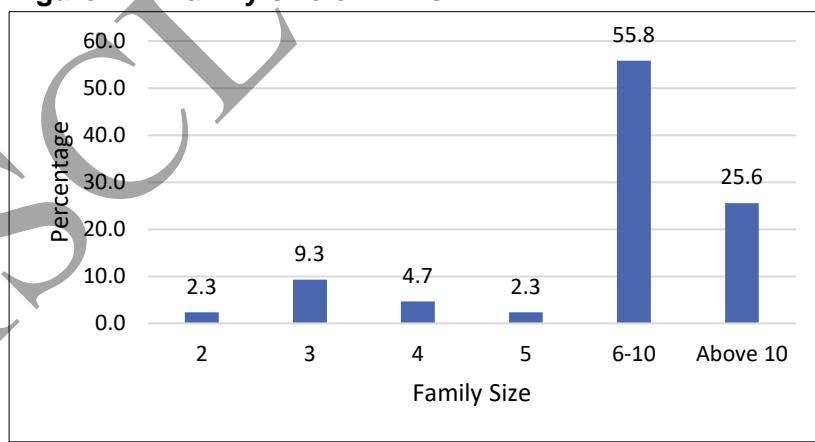
7.2 Demography of Project Affected Persons (PAPs)

7.2.1 Family Size of PAPs

Family size is a significant socio-economic variable in analyzing the level of living conditions of Project Affected Persons. For instance, large family sizes are highly likely to fall into vulnerability if impacted by the project than family sizes with few dependents.

However, in Riig Informal Settlement majority of families consisted of between 6-10 people at 55.8. Figure 7-1 below illustrates the situation.

Figure 7-1: Family size of PAPs

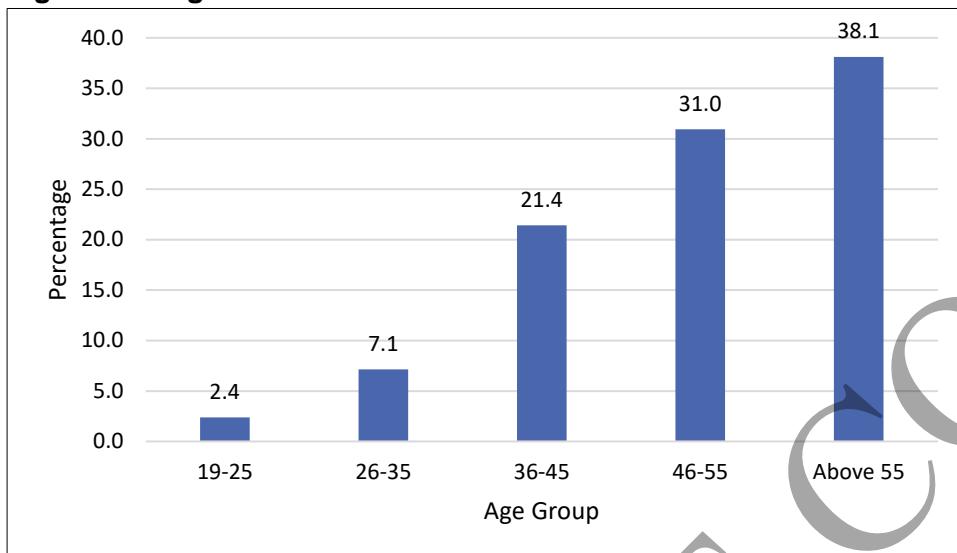


7.2.2 Ages of PAPs

Age is an important aspect in ARAP assessments especially during determination of vulnerability of PAPs. PAPs under the age of 18 years are normally considered as

minors. Majority of the PAPs (38.1%) are above 55 years while the least are between the age of 19-25 at about 2.4 percent.

Figure 7-2: Age of PAPs



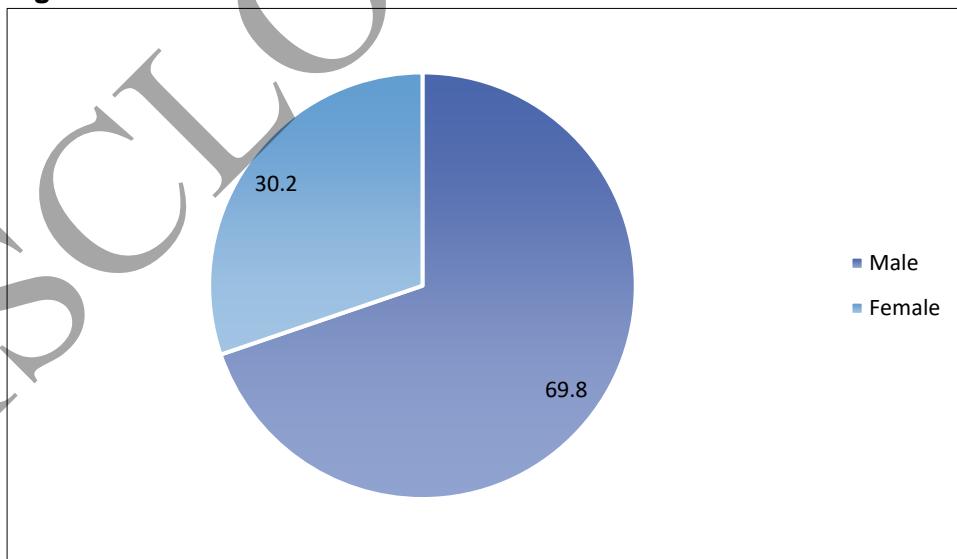
7.2.3 Gender of PAPs

As gender inclusivity is one of the guiding principles of this ARAP as stipulated by the National Gender and Equality Commission Act of 2011 and World Bank OP 4.12, the following initiatives will be undertaken to ensure female inclusivity:

- Proposed joint accounts between spouses for disbursement of compensation funds
- Inclusion of women representatives in the ARAP Grievances Committee

In Riig Informal Settlement, majority of the PAPs were male at 69.8% while female represented 30.2 % of the PAPs as illustrated in **Figure 7-3** below.

Figure 7-3: Gender of PAPs

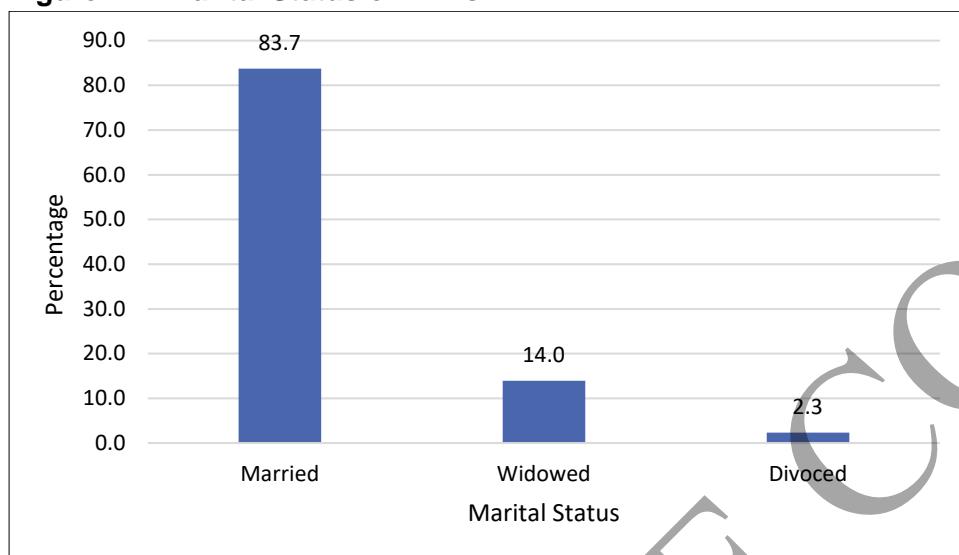


7.2.4 Marital Status of Persons

This ARAP also provided that deliberate efforts will be put in place to ensure that spouses of the PAPs are included in the opening of bank accounts such that

compensation amount is channelled to the joint account. The PAPs consisted of widowed (14.0%), divorced (2.3%) and married people comprising the majority at 83.7%. As illustrated in **Figure 7-4** below:

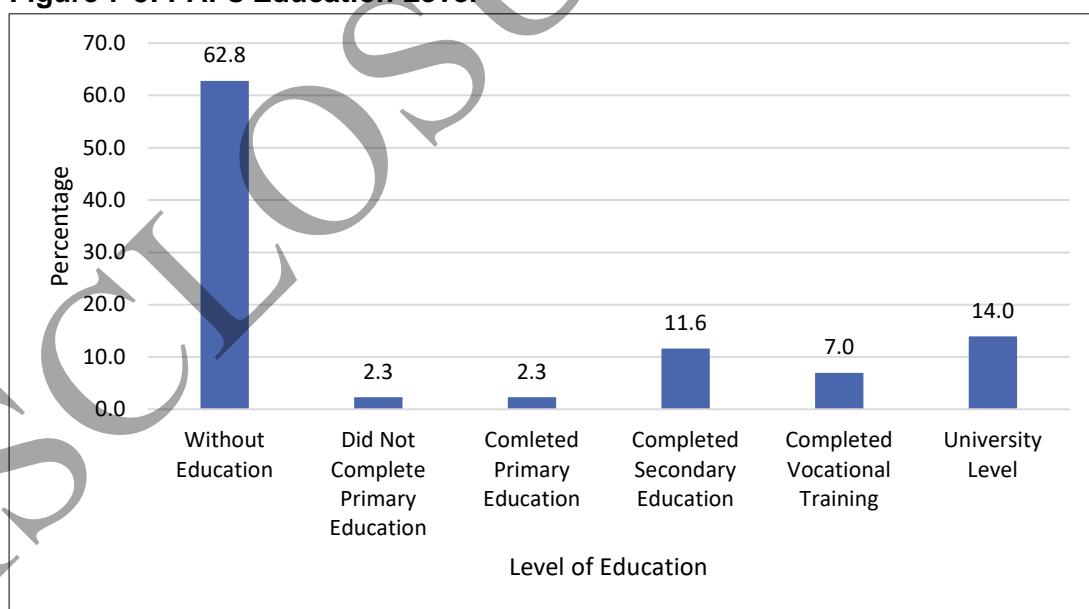
Figure 7-4: Marital Status of PAPs



7.2.5 Education level of PAPs

The illiteracy level for PAPs in Riig Informal Settlement is relatively high with about 62.8 percent of the PAPs having no formal education, while only 14 percent of the PAPs have attained university level status

Figure 7-5: PAPs Education Level



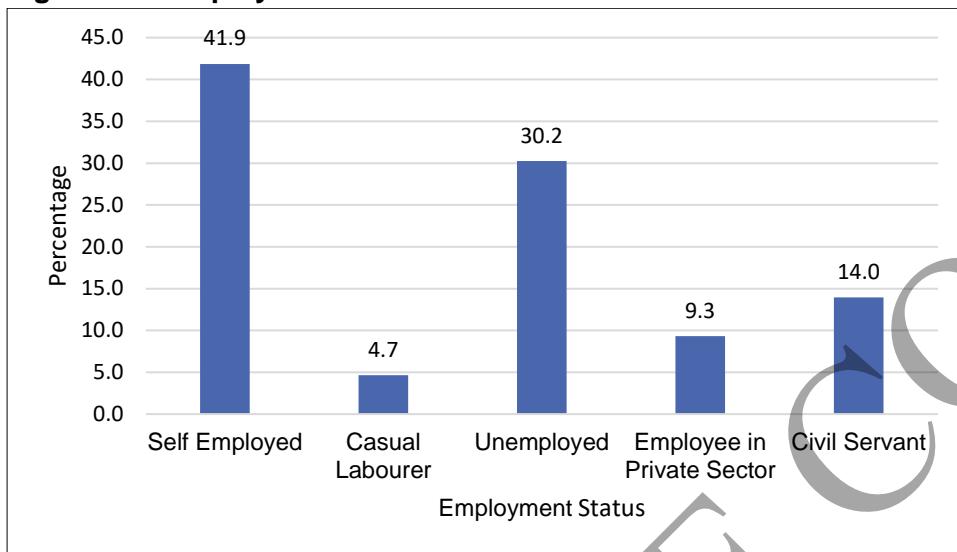
7.3 Economic Assessment

7.3.1 Income Streams of PAPs

Majority of the PAPs in Riig Informal Settlement are self-employed at 41.9% who have ventured into small scale businesses such as food kiosks and retail shops among others. About 30.2 percent are unemployed, other forms of employment include civil

servants (14%), casual labourers (4.7%) and those working in private sector (9.3 %). This is presented in **figure 7-6** below.

Figure 7-6: Employment Status of PAPs in the Settlement

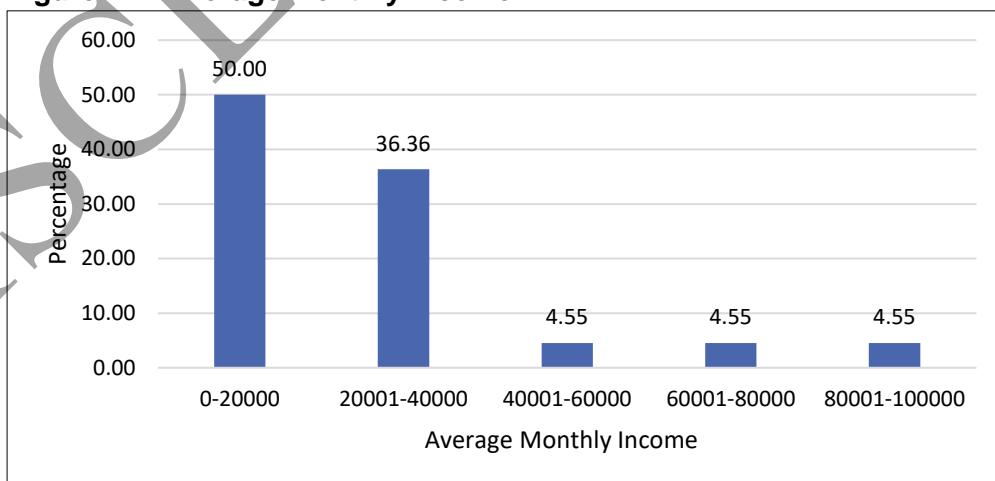


7.3.2 PAPs Income

Majority of the PAPs have a monthly income of between Kshs 0-20,000 at 50. Despite these low-income rates and unemployment rates, the PAPs did not give employment opportunities as priority during the upgrading process rather the major priority included good roads.

These can be interpreted that the people in this settlement need good roads to allow them to access job opportunities easily. Good roads unbundle an area that is cut off from job and market opportunities and creates a good environment for timely and efficient access to opportunities. This will not only improve the quality of life of people but also promote geographical justice and development. This is presented in **Figure 7-7** below.

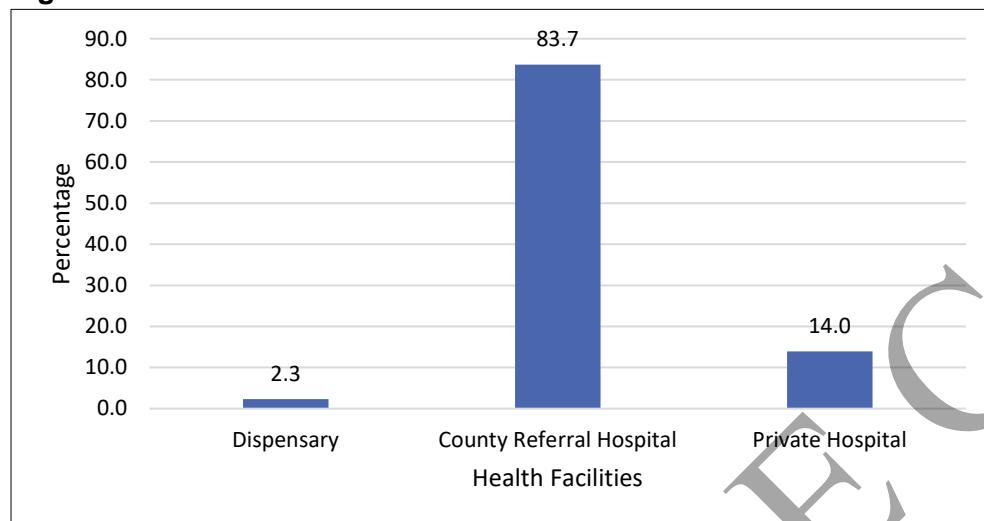
Figure 7-7: Average Monthly Income



7.3.3 Health Status of PAPs

With regards to health, majority of the PAPs, (83.7%) seek medical assistance in public hospital (County General Hospital) while the remaining 16.3 % seek medical services from private hospitals

Figure 7-8: Health Status

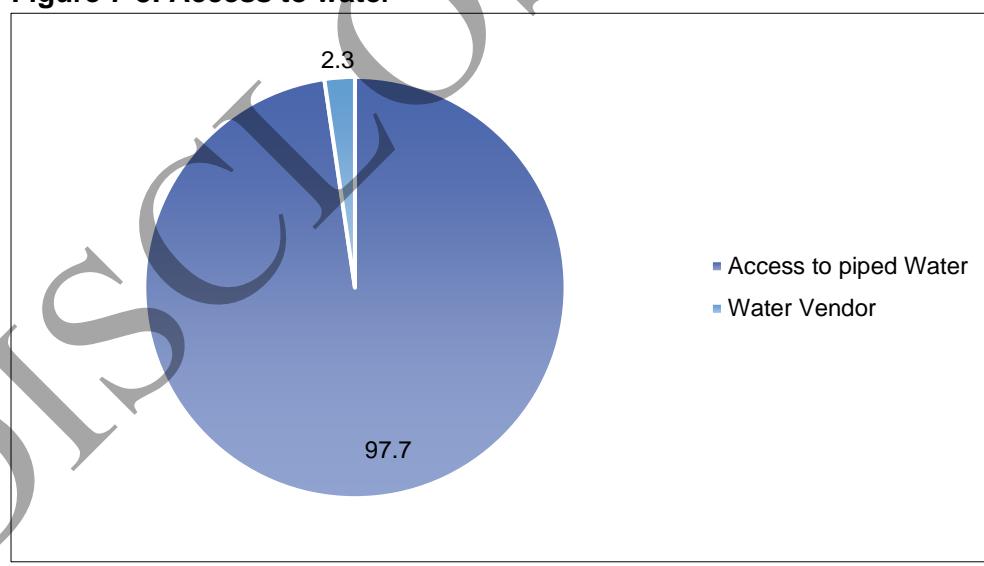


7.4 Water and Sanitation infrastructure for PAPs

7.4.1 Water Infrastructure

About 97.7 percent of the PAPs have access to piped water while 20.6% relied on water from the Water Vendors. In some cases, the water from the vendors is not certified and puts users at risk of acquiring waterborne diseases and infections.

Figure 7-8: Access to water



7.4.2 Sanitation Infrastructure

With regards to sanitation, all the PAPs reported to be using latrines with septic tanks.

CHAPTER 8: ELIGIBILITY AND ENTITLEMENT

8.1 Eligibility for Compensation

The PAPs, irrespective of their tenure status, are eligible for assistance if their assets or livelihood were affected by the project before the entitlement cut-off date of 21st December 2016. The cut-off date was discussed and declared to the community in the draft LPDP presentation meeting held in the settlement on 28th October 2016. Minutes of the meeting are provided as **annex 5** to this report.

Those who enter the project area after established cut-off date will not be eligible for compensation or assistance. The category of PAPs enumerated in the settlement were PAPs who own structures that encroach into the road reserves, table 8-2 below provides appropriate entitlement eligible to them.

8.2 Entitlement Matrix

The entitlement matrix developed for this assessment is presented in **table 8-1** below:

Table 8-1: Entitlement Matrix

Loss	Category of PAP	Entitlement
Fully affected / part affected remaining structures not viable	Plot owners	<ul style="list-style-type: none"> • Cash compensation at replacement cost for the structure without depreciation • One-time shifting allowance of Ksh 5000 • Right to salvage construction materials
Part affected structures with remaining portion viable	Plot owners	<ul style="list-style-type: none"> • Cash compensation at replacement Cost without depreciation • Repair Cost at 25% of the total compensation • Right to salvage construction materials
Loss of Income	Business operator	<ul style="list-style-type: none"> • Cash compensation based on a calculated average loss of income over an appropriate period that will enable PAPs to re-establish their business away from the road reserve (10Days)
Others	vulnerable PAPs	<ul style="list-style-type: none"> • The SEC will be facilitated to assist the Vulnerable PAPs to reconstruct their structures. • Priority consideration in processing compensation payments • Additional Ksh 4000 to the vulnerable persons for the first 2 months • KISIP will share details of Elderly PAPs to the County Government Department of Social Services for enlisting to government social programme such as the "Inua Jamii 70 years and above cash transfer programme for aged PAPs.

CHAPTER 9: GRIEVANCE REDRESS MECHANISM

9.1 Grievance Procedure and Rationale

A grievance is any dissatisfaction or sense of injustice or unfairness felt by a person in this respect a PAP or his/her representative in connection with his/her compensation entitlements, the ARAP implementation process, the project and other scenarios related to project implementation. Grievance procedures may be invoked at any time, depending on the complaint and on the people involved. Grievances might be triggered due to the following reasons among others:

Misidentification of assets or mistakes in valuing them

- Dispute over the ownership of a given asset (two individuals claim to be the owners of this asset)
- Disagreement over the valuation of the asset
- Successions, divorces, and other family issues, resulting in disputes between heirs and other family members, over ownership or ownership shares for a given asset.
- Grievances related to the titling process.
-

Grievance mechanism for this ARAP is proposed as a 3-tier arrangement as indicated below

- The first tier will allow for amicable review and settlement of the grievance at the settlement level with assistance of the clan elders and the SEC members who will discuss and agree on amicable resolutions.
- The second tier will involve the RIC in case the grievance cannot be solved at the first level.
- The third tier will be the option of allowing the grieved party to seek redress at the court of law

Levels (i), and (ii) are costs free. The legal redress option however, may incur some costs for the parties involved.

9.2 Grievance Redress Steps

The procedure of receiving and resolution of complaints is summarized in **table 9.1** below:

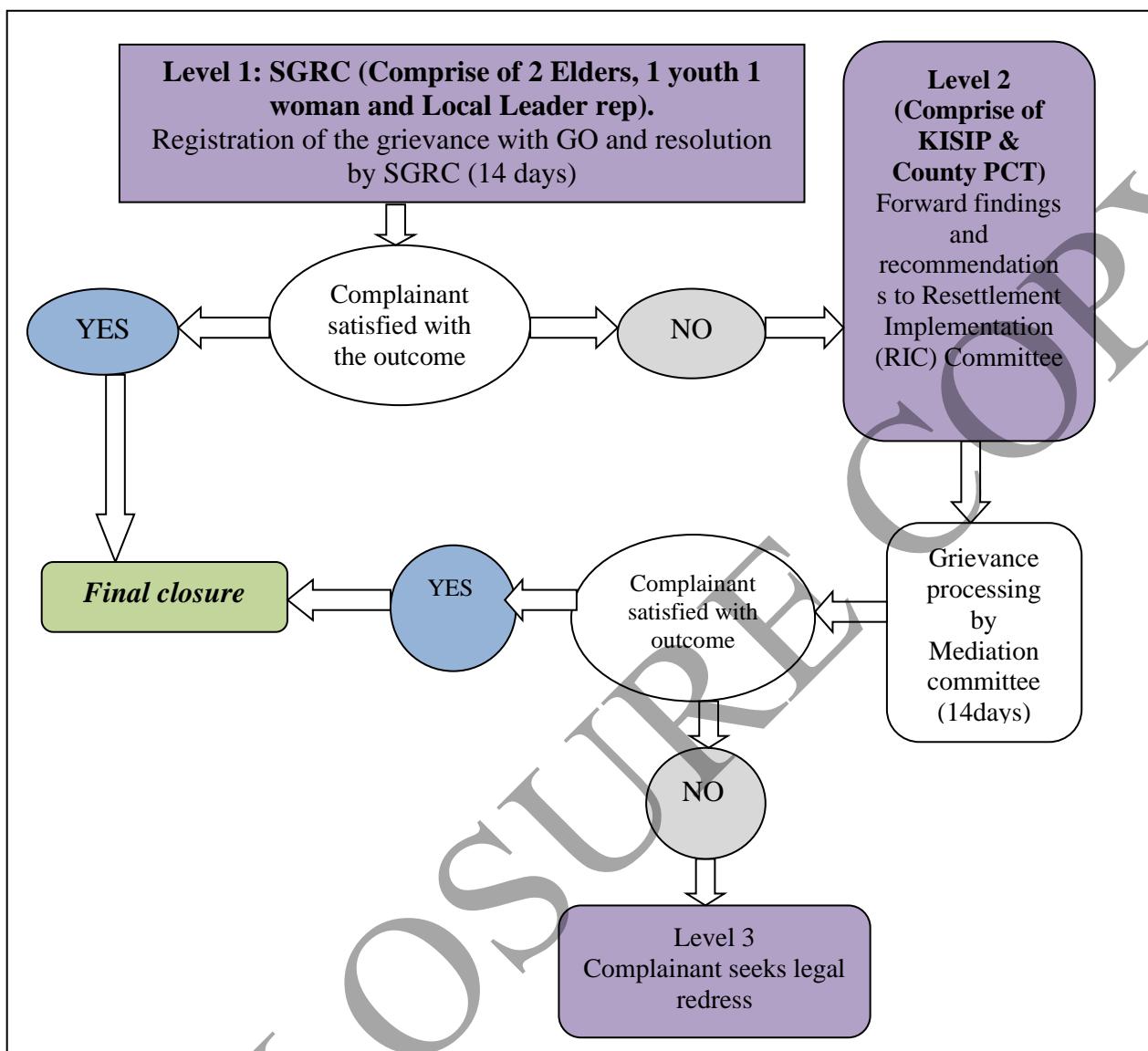
Table 9-1: Grievance Redress Steps

Steps	Grievance Redress Steps Details
Step 1: Receipt of complaint/grievance	A verbal or written complaint from a PAP or community member will be received by the Grievance Officer (GO) on behalf of the SGRC
Step 2: Determination of Corrective Action	If in their judgment, the grievance can be solved at this stage and the GO and SGRC will determine a corrective action in consultation with the aggrieved person. A description of the action, the time frame within which the action is to take place, and the party charged with implementing the action will be recorded in the grievance register

Steps	Grievance Redress Steps Details
Step 3: Meeting with the complainant	The proposed corrective action and the time frame in which it is to be implemented will be discussed with the complainant within 14 days of receipt of the grievance. Acceptance of the agreement and corrective action will be documented
Step 4: Implementation of Corrective Action	Agreed corrective actions will be undertaken by the party agreed by SGRC within the agreed time frame. The date of the completed action will be recorded in the grievance register.
Step 5: Verification of corrective action	To verify satisfaction, the aggrieved person will be approached by the GO and SGRC to verify that the corrective action has been implemented. A signature of the complainant will be obtained and recorded in the grievance register

9.3 Grievance Redress Mechanism

The settlement has an established Settlement Executive Committee (SEC) and Grievance Redress Committee (GRC), therefore this ARAP has enhanced the GRM through the below described three-tier Grievance Mechanism: **Figure 9-1** gives a presentation of the grievance redress mechanism.

Figure 9-1: Grievance Redress Procedure

CHAPTER 10: INSTITUTIONAL AND IMPLEMENTATION ARRANGEMENTS

10.1 Resettlement Implementation Institutions

This ARAP will be implemented within a period of not more than 3 months upon approval of the ARAP by the World Bank. At implementation phase, KISIP will ensure all PAPs are adequately facilitated according to the provisions of this ARAP before infrastructure projects are commissioned in the settlement.

The implementation tasks will be carried out by KISIP PCT with the support of Garissa County Government KISIP team whose composition is outlined in this ARAP. **Table 10-1** below indicates the County and National Government role in this ARAP implementation:

Table 10-1: National and County Government ARAP Implementing Institutions

No.	Institution	Role	Capacity
1.	Ministry of Transport, Infrastructure, Housing and Urban Development.	<ul style="list-style-type: none"> It houses the KISIP project and provides for policy direction. 	<ul style="list-style-type: none"> The Ministry has the capacity for implementation of this ARAP The Ministry has experts in the necessary key areas: land management, land administration and physical planning.
2.	Ministry of Lands and Physical Planning	<ul style="list-style-type: none"> The Department of Physical Planning under the ministry is responsible for reviewing and approving the LPDPs while the NLC is responsible for titling 	The Ministry has adequate planners who review and recommend approval of the LPDP
3.	Ministry of Finance	<ul style="list-style-type: none"> Financial management on behalf of the Borrower (GoK). Provision of counterpart funding – part of which is used to settle compensation claims by PAPs. 	Capacity exists and funds will be made available.
4.	National Land Commission	<ul style="list-style-type: none"> Custodian of all public land on behalf of the County Governments. 	The commission has the capacity to this mandate.
5.	County Government	<ul style="list-style-type: none"> Ensures that all PAP's are authentic Ensures that there is no encroachment or any new development after 	<ul style="list-style-type: none"> The county has capacity in the enforcement department. The county has a functional social development office that

No.	Institution	Role	Capacity
		cut-off date and before compensation process is completed.	has been collaborating with KISIP national office. •There is a functional KISIP County office existing.

In addition to the above government institutions, several structures have been established to ensure effective implementation of this ARAP as summarized in **figure 10-1** below while **figure 10-2** presents information sharing and Stakeholder Engagement Strategy:

Figure 10-1: ARAP Implementing Institutions

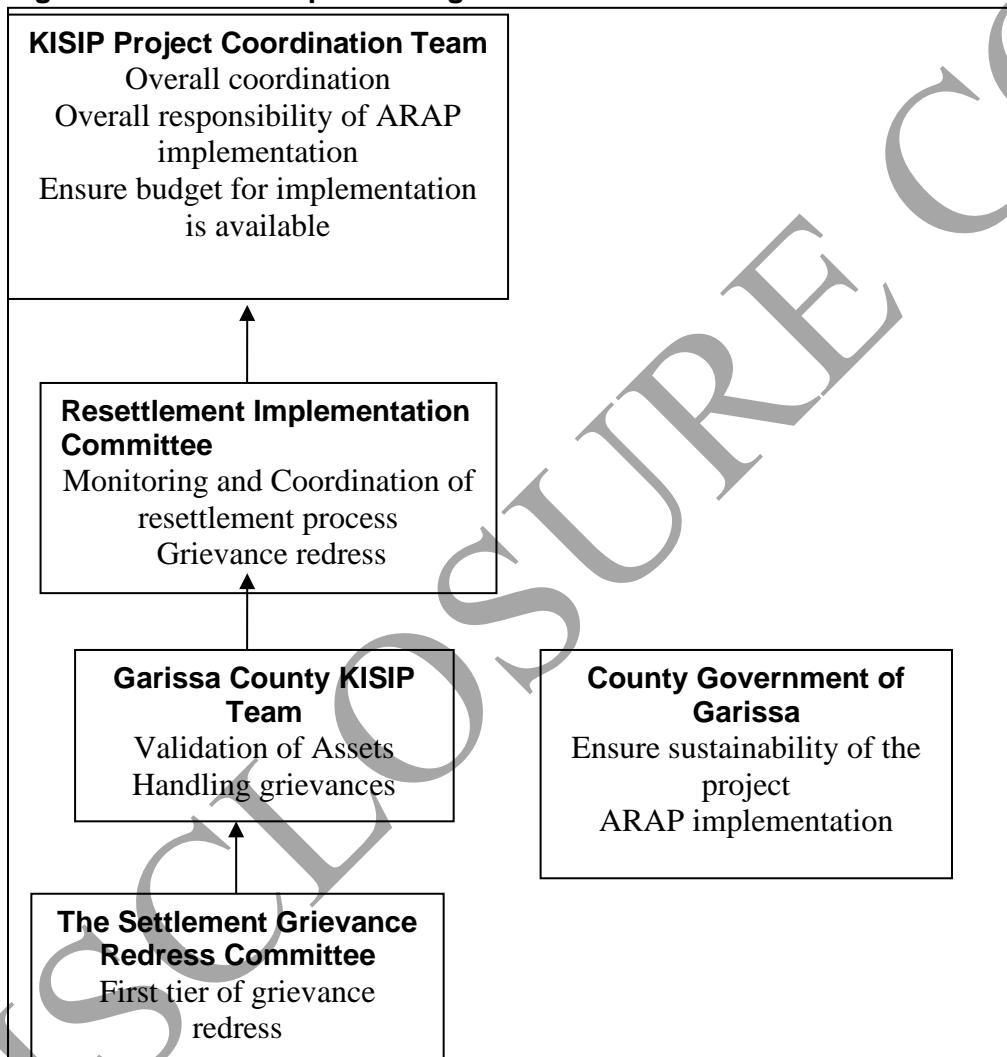
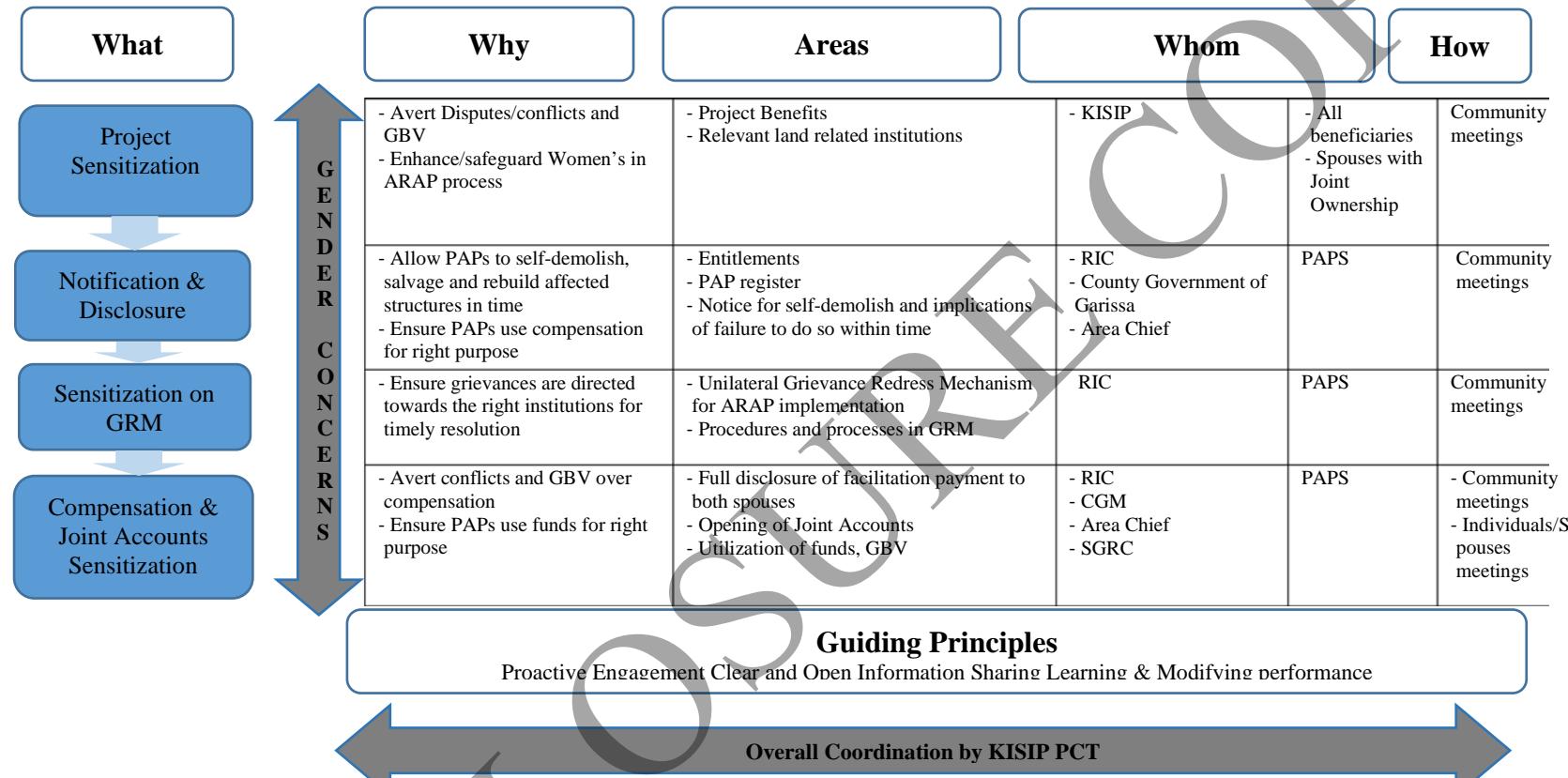


Figure 10-2: Stakeholder Engagement Strategy

10.2 Gender Empowerment Initiatives

To enhance gender equality and inclusivity, deliberate initiatives will be undertaken during ARAP implementation to sensitize the community members on the need to involve women in the ARAP implementations process. Also, sensitization on likely Gender Based Violence (GBV) with regards to use of compensation money will be undertaken as indicated in the ARAP implementation schedule. These sensitizations will be rolled jointly by KISIP, County Government, Gender department and women-based organizations operating within Garissa County.

10.3 ARAP implementing Budget

PAPs will be paid their resettlement and compensation entitlements during prior to conclusion of tenure regularization and issuance of Lease certificates. This ARAP provides a total implementation **budget of KShs 6,666,970.00** (six million, six hundred and sixty-six thousand, nine hundred and seventy shillings only).

Tables 10-2 and 10-3 below provide ARAP budget that was determined during preparation of the ARAP report.

Table 10-2: Structures Compensation

Settlement Name	PAPs	Category of Impact	Amount (Kshs)
Riig Informal Settlement Phase One	77 ²⁶	loss of Structures	6,052,970.00
		loss of business/livelihood	143,000.00
		Vulnerable PAPs	44,000.00
Sub-Total 1			6,239,970.00

Table 10-3: Budget for other ARAP Implementation Commitments

RAP Commitment	Budget in Kshs.
Extra assistance to vulnerable PAPs and SEC facilitation to assist vulnerable PAPs to re-construct their assets.	77,000.00
Awareness raising and sensitization of PAPs ²⁷	100,000.00
Training and Capacity Building for GRM ²⁸	90,000.00
Operational & Administrative Costs of RAP Committees	90,000.00

²⁶ The 15 unknown PAPs will not be facilitated until they are positively identified through the strategy provided in sub section 2.3.2 of this report. The normal facilitation procedure will be adopted thereafter once positively identified. If not identified, the funds will be deposited into the public affairs office domicile in the department of legal and justice affairs at the County Government.

²⁷ Gender Sensitizations and Training, Bank accounts, use of facilitation money etc.

²⁸ The GRM will require sufficient skills in data management, including data entry, data analysis and storage. The team will also require training conflict resolution procedures, such as mediation and reconciliation, and other management areas such as record-keeping, report-writing.

Monitoring and Evaluation	70,000.00
Sub Total 2	427,000.00
GRAND TOTAL	6,666,970.00

10.4 ARAP Implementation Schedule

The implementation schedule for this ARAP covers the period from the preparation of the ARAP to the conclusion of the envisaged tenure regulation activities in the settlement. As part of ARAP implementation, disclosure of ARAP will be a critical task, disclosure will be achieved through meetings organized at settlement level coordinated by the KISIP RIC, in the disclosure meeting, a summary of the main findings and recommendations, entitlements, and PAPs register will be presented to the community in the local language.

The process of disclosure will include more stakeholder involvement that includes the County Government of Garissa and the National Land Commission among other relevant stakeholders. In addition, the ARAP will be made available on the Ministry of Transport, Infrastructure, Housing and Urban Development website and the World Bank's Info shop. Copies of the report will also be made available to the SEC, Grievance Committees, and the County offices.

This ARAP's executive summary will also be translated appropriately to ensure all PAPs are aware of its implementation process. This will include translating to the community by use of an interpreter during ARAP disclosure meetings. The process of ARAP implementation will also involve other tasks as summarized below;

- Audit of PAP register and compensation package due to each PAP. This can also include negotiation on the facilitation packages.
- Resolution of emerging grievances
- Notification and sensitization of PAPs prior to the commencement of the activities that will affect them. Facilitation
- Commencement of project operations including issuing of titles
- Monitoring and evaluation, including baseline information update

Table 10-4: ARAP Implementation Schedule

S/ No.	TASK NAME	Actor	Period in Months					
			Implementation to begin immediately after approval of RAP					
			1	2	3	4	5	6
1.	Approval of ARAP	World Bank						
2.	Sensitization on Title Registration (including Gender Empowerment on land ownership)	KISIP, Chief Registrar of Lands						
3.	Disclosure of ARAP	KISIP, RIC, SEC, Community						
4.	Formation and capacity building of Grievance Management Committees	KISIP, RIC, Beneficiaries						
5.	Validation of asset valuation/values	KISIP, County Government,						
6.	Grievance Redress	KISIP, RIC, PAPs, GRC						
7.	Sensitization of PAPs on bank accounts and use of compensation funds including joint spousal management of cash	KISIP, RIC, County Government, Women Based Organizations (if present), SEC						
8.	Payment of compensation	KISIP, RIC						
9.	Issuance of notice for self-demolition	KISIP, RIC						
10.	Issuance of titles ²⁹	MoTIH & UD and NLC						
11.	Self-Demolition	PAPs						
12.	Demolition of any structures that have not been demolished at the expiry of the self-demolition notice period	Garissa County						
13.	Monitoring activities	KISIP MoTIH & UD						

²⁹Indicated as a continuous process to allow for resolution of grievances on titling if any arises

CHAPTER 11: MONITORING AND EVALUATION

11.1 Introduction

Monitoring and Evaluation (M&E) procedures establishes the effectiveness of all resettlement activities, in addition to the measures designed to mitigate negative social impacts. The procedures include internal track-keeping efforts, independent external monitoring and final completion audit.

The purpose of resettlement monitoring for the Project is to verify that:

- i. Actions and commitments described in the ARAP are implemented;
- ii. Eligible PAPs receive their full compensation prior to issuance of Lease certificates.
- iii. ARAP actions and compensation measures have helped the people who sought cash compensation in restoring their lost incomes and in sustaining pre-project living standards;
- iv. Complaints and grievances lodged by PAPs are resolved.
- v. Changes in RAP procedure are made, if necessary, to improve delivery of entitlements to PAPs.

The World Bank operational policy (OP 4.12) states that the project proponent is responsible for adequate M&E of the activities. Monitoring will provide both a warning system for the project proponent and a channel for the PAPs to make known their needs and their reactions to resettlement execution.

Monitoring and evaluation activities and programs will be adequately funded and staffed. Accordingly, the primary responsibility for monitoring rests with KISIP PCT which already has social safeguards team who will work in collaboration with the RIC, and other external actors, where needed.

11.2 Monitoring and Evaluation Framework

11.2.1 ARAP Monitoring Plan

The ARAP monitoring plan and framework involves:

- i. Internal monitoring by KISIP PCT.
- ii. External monitoring commissioned to specialized firms
- iii. ARAP Completion Audit

Table 11-1: ARAP Monitoring Plan

Component Activity	Type of Information/ Data Collected	Source of Information/ Data collection Methods	Responsibility for Data Collection, Analysis and Reporting	Frequency/ Audience of Reporting
Internal Monitoring	Measurement of ARAP monitoring indicators against the implementation schedule.	Monthly and quarterly ARAP implementation reports	KISIP PCT/RIC	Monthly and Quarterly Report
External Monitoring	Assessment of PAP satisfaction compensation of the affected assets and livelihood sources	Quarterly or semi-annual quantitative and qualitative surveys Regular public meetings and other consultation with people affected by the project; review of grievance mechanism outputs	KISIP Social safeguards and RIC or contracted external monitoring agency	Quarterly Report
Completion Audit	Measurement of output indicators such as productivity gains, livelihood restoration, and developmental impact against baseline	External assessment of ARAP implementation, independent surveys and consultation with affected persons	Contracted external auditing and evaluation agency	On completion of the ARAP time table

11.2.2 RAP Monitoring Framework

The **Table 11-2** below shows internal monitoring indicators that will be checked during internal performance monitoring by KISIP:

Table 11-2: Internal Monitoring Indicators

Activity/Parameters	Indicators
Compensation and Livelihood restoration	<ul style="list-style-type: none"> • Number of PAPs promptly paid disaggregated by gender • Number and amounts of payments made to PAPs • Number of PAPs with restored assets disaggregated by type of structure • Number of PAPs with restored livelihood enterprises • Number of restored structures disaggregated by type, building/construction material, asset use/purpose and standard • Average income level by source • Employment status of household head • Use of compensation cash • Number of people/groups with improved livelihoods • Development of settlement triggered by land tenure process • Changes in land values and plot ownership
Access to services	<ul style="list-style-type: none"> • Number of PAPs with access to water services disaggregated by type of water source • Number of PAPs with access to sanitation services disaggregated by type of water source • Number, type of educational establishments and proximity to PAPs • Number, type of health facilities establishments and proximity to PAPs • Length of roads that are newly constructed or expanded
Vulnerability	<ul style="list-style-type: none"> • Status of “vulnerable” Project Affected Persons • Structures constructed to PAPs through Additional Assistance
Community participation and public engagement	<ul style="list-style-type: none"> • Number of local consultative meetings held • Type of issues raised at public consultation meetings • Number of participants attending public consultation meetings related to displacement disaggregated by gender
Training and Capacity Building	<ul style="list-style-type: none"> • Number of trainings held disaggregated by target group/institutions and issues • Number and type of participants disaggregated by gender • Themes discussed in various trainings • Perception of PAPs on usefulness and timing of these issues discussed

Activity/Parameters	Indicators
Gender Concerns	<ul style="list-style-type: none"> Number of women with land titles disaggregated by type (e.g. sole owners, joint owners) Participation of women and men in trainings Number of Joint accounts opened for facilitation funds
Grievance management	<ul style="list-style-type: none"> Number of grievances received Number of grievances resolved promptly (within the duration allowed in the grievance redress mechanism) Number of outstanding grievances not resolved Average timelines for resolution of grievances disaggregated by the various levels of grievance redress mechanism/institutions Number of grievances referred to Level 3 (Courts of Law) Number of complaints referred to World Bank
Awareness and Access to Information	<ul style="list-style-type: none"> Type of information disclosed to PAPs during each meeting Accessibility of the ARAP document at the local level Accessibility of the ARAP document on the Ministry's website and the Bank's Info shop Awareness on ARAP/Entitlement information Number of people seeking information on displacement and compensation
Process Management	<ul style="list-style-type: none"> Formation of proposed institutions or better alternatives Census and asset verification/quantification procedures in place Effectiveness of compensation delivery system by KISIP Efficiency of compensation delivery system by KISIP Co-ordination between KISIP national, KISIP, County Government and the community Availability of adequate funds for the process

The indicators presented above will be revised and appropriate Terms of Reference (ToR) established for the external monitoring party. Evaluation will be done against the existing baseline information identified in the ARAP and indicators identified in table above.

Therefore, monitoring (and evaluation) will be undertaken regularly during implementation and post implementation for the purposes of compiling the Project Completion Report. The report will include an evaluation that ascertains whether resettlement compensation goals and objectives were realized.

11.3 Resettlement Completion Audit

The purpose of the completion audit will be to verify and ascertain that the resettlement process at the end of ARAP implementation has complied with resettlement commitments as defined by the RAP. The Completion Audit will have following specific objectives:

- Assessment of compliance of implementation with laws, regulations and safeguard policies;

- ii. Assessment of the fairness, adequacy and promptness of the compensation and resettlement procedures as implemented;
- iii. Evaluation of the impact of the compensation and resettlement program on livelihood restoration, measured through incomes and standards of living, with an emphasis on the “no worse-off if not better-off” requirement; and
- iv. Identification of potential corrective actions necessary to mitigate the negative impacts of the program, if any, and to enhance its positive impacts.

The Completion Audit will be based on documents and materials generated by internal and external monitoring. In addition, auditors will make their own assessments, surveys and interviews in the field and with the PAPs.

CHAPTER 12: CONCLUSION AND COMMITMENTS

12.1 Conclusion

The subject of this ARAP Report is for mitigating impacts from the planning and surveying of Riig Informal Settlement that will result to tenure regularization and issuance of 1041 Lease Certificates to 1045 beneficiaries. This ARAP is prepared in line with applicable legal and policy provisions of Kenyan Government and the provisions of the World Bank's Safeguard Policy on Involuntary Resettlement (OP 4.12). The report provided an asset register of PAPs and the proposed compensation packages.

The objective of this ARAP was to identify and quantify all losses impacted on assets and sources of livelihood of PAPs as a result of the implementation of the approved LPDP. This ARAP identified a total of 75 PAPs in the settlement who were affected by planning and survey activities as detailed in chapter 6 of this report. The RAP also provides adequate mitigation measures in conformity with the World Bank OP 4.12, the Government of Kenya Policies and laws and KISIP RPF.

Therefore, this objective was achieved by ensuring that all affected persons have been provided with adequate compensation for their losses. Also, vulnerable PAPs receive additional assistance, women land rights are safeguarded, implementation committees are constituted and made aware of their roles, an implementation budget and schedule is provided and a monitoring and evaluation framework is in place. This paves way for issuance of Lease certificates to beneficiaries ultimately achieving Component 2 Objectives.

12.1 Commitments

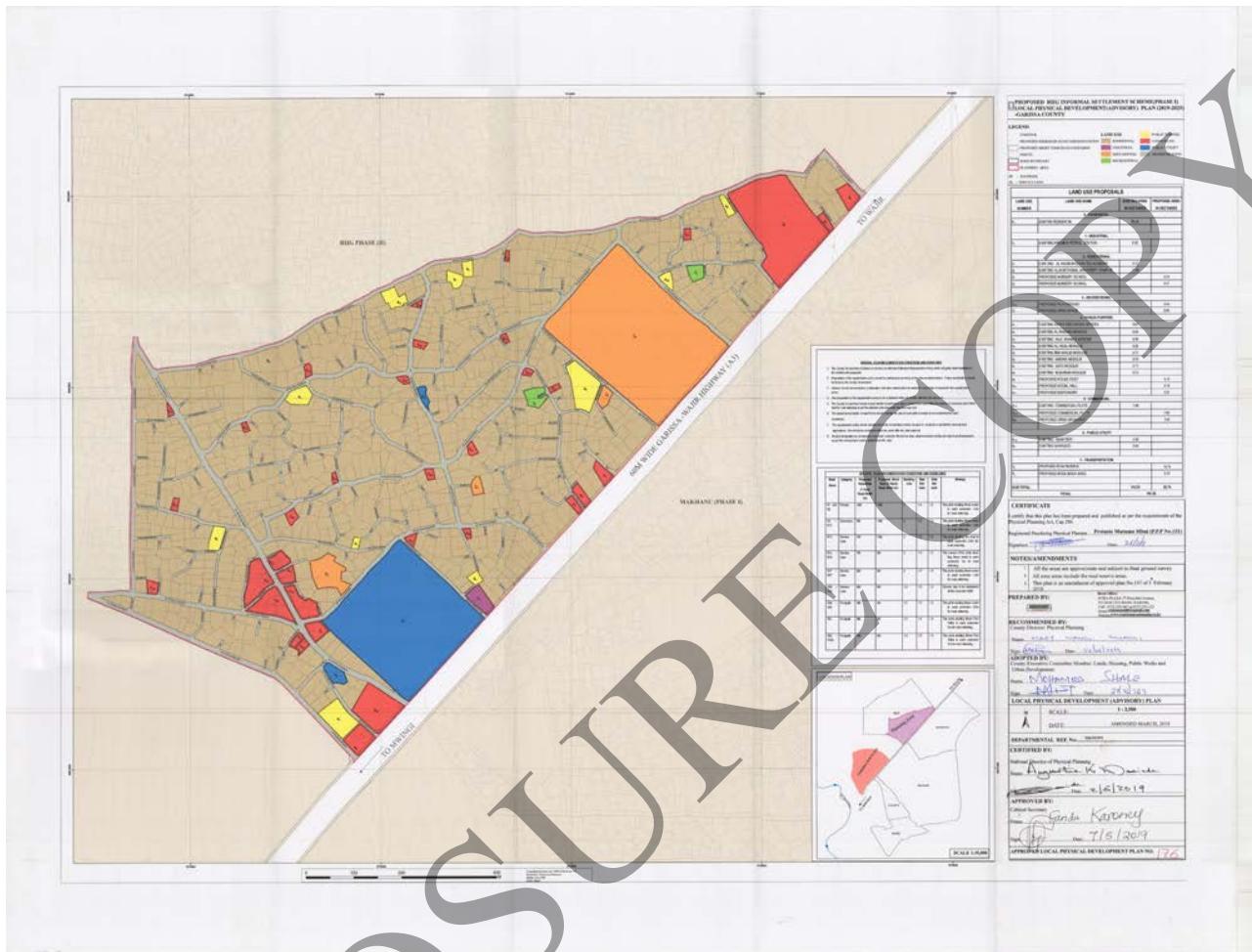
Therefore, in order to ensure smooth conclusion of tenure regularization process in the settlement, the below listed commitments will be undertaken by KISIP.

- i. KISIP will collaborate with the Registrar of Titles to organize and carry out Sensitization exercises aimed at enhancing women land rights and against any form of Gender Based Violence (GBV) in use of funds triggered by compensation as documented in this ARAP.
- ii. KISIP will facilitate all the Project Affected Persons according to provisions of this ARAP including the budget for compensation and timelines as per the implementation schedule.
- iii. KISIP will ensure Grievances raised are addressed and resolved on a timely manner during implementation of the ARAP as provided by the GRM.
- iv. KISIP will promptly facilitate all the vulnerable persons enumerated in this ARAP in accordance with the provisions of the entitlement matrix in this ARAP.
- v. Through the National Land Commission, KISIP will undertake issuance of Lease certificates within three months after approval of the ARAP through the Ministry of Transport Infrastructure Housing and Urban Development (MoTIH&UD), and NLC to beneficiaries and PAPs concurrently with compensation payment.
- vi. KISIP also commits to writing to the Garissa County and National Lands Commission (NLC) documenting the 147 un-identified plot owners and emphasising on the need to protect the parcels against land grabbing as detailed in section 2.2.3 of this report.
- vii. **KISIP will take all effort to reach the 15 unidentified PAPs so as to compensate them for their loss. However, in case any PAP remains unidentified, KISIP will deposit the funds into the County Public Affairs committee of the Department of**

Legal and Justice affairs with clear Instructions to the County on the use of the funds after the project closes KISIP will issue a minimum of three months self-demolition period to the PAPs to enable them salvage their assets. This notice will be communicated during a community Meeting organized in the settlement

- viii. To undertake monitoring and evaluation to ensure compliance to national laws and regulations and safeguard policy.
- ix. KISIP will work with the County Government of Garissa in ensuring the RAP is successfully implemented. The County Government will be part of the RIC and GRM committees. The County Government will also enforce development controls, clearance of structures on road reserves after the expiry of self-demolition period.
- x. At the time of ARAP implementation, KISIP will undertake additional efforts to identify the absentee PAPs who were not enumerated at RAP preparation stage.
- xi.

**ANNEX 1: APPROVED LOCAL PHYSICAL DEVELOPMENT PLAN FOR RIIG
PHASE ONE INFORMAL SETTLEMENT**



ANNEX 2: SOCIO-ECONOMIC SURVEY QUESTIONNAIRE FOR PAPs

CONSULTANCY SERVICES FOR PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN GARISSA COUNTY, CLUSTER III (PHASE ONE)

ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)
SOCIAL ECONOMIC SURVEY QUESTIONNAIRE

JUNE/JULY, 2019

GENERAL INFORMATION

GPS Coordinates of the Affected Structure		
Northing: 09°51'186.56112239		
Easting: 572875.026186		
Plot No: 204.		
No. Photo(s): 20190603 - 162140		
Name of Respondent: Zahara Ali Idlo.		
Relationship with the Head of the household: Head.		
Household No: 7.		
ID number of the respondent: 00333332.		
Interview Date: 03/08/2019.		
Telephone number of the respondent: 0116842675.		
Enumerators: 1. Akifah Ali.		
Verified by: _____		
Verification date: _____		
Entered electronically by: _____		

59 feet.

Y
D
Q
I
S
D

1. HEAD OF HOUSEHOLD

1.1 Name of the Head of household: Zahara Alf (Idle (Mildoo))

1.2 Gender: 1-M 2-F Age: 65 Tel. 0716849676 ID No: 0033332

1.3 Other household members: Provide information on other household members specifying their relationship with the Head of the household

No.	Name of Household Member	Relationship with the Head of the household	Gender		Age	Education			Occupation	Can read and/or write
			1-M	2-F		Primary	Secondary	Tertiary		
1.	Kadhar Sahal	2	1	22	5	16	1			
2.	Sumye Sahal	2	2	18	8	14	1			
3.	Baksan Sahal	2	2	15	8	14	1			
4.	Abdimalik Sahal	2	1	14	8	14	1			
5.	Heikma Husein	8	2	15	8	14	1			
6.	Habsa Jana	3	2	100	1	1	2			
7.										
8.										
9.										

Relationship with the household head:

1- Spouse 2- Son/Daughter 3- Parent (Father/Mother) 4- In-laws (Father/Mother) 5- Brother/Sister 6- Brother/Sister-in-law
 7- Nephew/Niece 8- Grand-son/daughter 9- Cousin 10- Other (specify)

Primary, Secondary and Tertiary occupation:

Refer to codification question 2 below

Education:

Refer to codification question 3 below

2. OCCUPATION OF THE HEAD OF THE HOUSEHOLD

- 1- Subsistent trader 2- farmer 3- Farmer-breeder
- 8- Building labor 9-Self-employed craftsman/woman
- 12- Shop assistant 13- Civil servant
- 17-Employed by private institution
- 5- Builder 6- Agricultural worker 7- Animal breeding labor
- 10- Employed craftsman/woman 11- Non-employed home helper
- 14- Student 15- Housewife 16- Unemployed
- 18-Other.....

3. EDUCATION LEVEL OF THE HOUSEHOLD HEAD:

- 1- Without education 2- Did not complete primary education 3- Completed primary education 4- Did not complete secondary education
- 5- Completed secondary education 6- Completed technical training 7- Completed vocational training 7- University level
- 8- Student 9- Other (Specify).....

3.1 Can read and write: 1- Yes 2- No

4. HOUSEHOLD'S LIVING CONDITIONS

4.1 Access to drinking water (more than one possible answer):

1- Traditional well at home 2- Borehole at home 3- Access to piped water 4- Access to public water taps outside the house
 5- Access to river water (Tana river) 6- Access to surface water 7- Rainwater 8- Other (specify).....

4.2 Sanitary facilities (more than one possible answer):.....

1- Flush toilet in the house 2- Latrine with septic tank 3- Latrine without septic tank 4- Public toilets outside the house
 5- other (specify).....

Combined Bathroom and Toilet Outside the House.

4.3 Access to medical facilities (more than one possible answer):

1- Dispensary 2- Health center 3- County Referral Hospital 4- Private Hospital 5-Other (specify).....

4.4 Distance to the medical facility in kilometers.

1 (0-1 km) 2 (1-2km) 3 (2-3km) 4 (3-4km) 5 (4-5km) 6- Above 5 km (Specify).....

4.5 Energy - Type of lighting (more than one possible answer):

1- Electricity (public utility) 2- Electricity (power generator) 3 - Kerosene lamp/lantern 6- Wood
 8- Solar energy (panel) 9- None 10- Other (Specify).....

4.6 Energy- Cooking combustible (more than one possible answer):

1- Electricity 2- kerosene 3- Charcoal 4- LPG Gas 5- Biogas 6- firewood 7- Other(Specify).....

5. HOUSEHOLD HEAD FALLING IN VULNERABLE GROUP CATEGORIES

5.1 Is the Household Head falling in vulnerable group categories

1-widow.....

2-orphan

3 Household headed by children under 18yrs

4-sick

5-disabled

6-elderly over 65yrs

7-(others) Specify

6. LIVELIHOOD – (MULTIPLE RESPONSES EXPECTED)

6.1 Sources of cash income for the household head

No.	Source of income	Sector	Average distance to source of income (km)	Activity performed on affected territory If yes, please indicate location	Monthly Income of the Household	
					No.	Member of the Household
1.	Main source:	(C)			Head of the household	
					Spouse	
					Adult child/ Children	<input checked="" type="checkbox"/>
					Other:
2.	Secondary source:	(C)	1		Head of the household	
					Spouse	
					Adult child/ Children
					Other: <i>home, heat</i>	<i>15,000</i>
3.	Others source(s):			Head of the household		
				Spouse		
				Adult child/ Children		
				Other:		

Sector:

1- Agriculture

2- Animal husbandry

3- Fishing and/ or fish-farming

4- Handicraft

5- Construction

6- Property rental

7- COMMERCIAL BUSINESS

8- Civil service

9- Pension

10- Economic support by Family or friends

11- Economic support by Government or NGO

12- Other (specify).....

Distance:

1- (0-1km)

2- (1-2 km)

3- (2-3km)

4- (3-4km)

5- Above 5 km (specify).....

7. MAIN EXPENSES OF THE HOUSEHOLD – (Multiple response expected)

(Specify amounts based on the reference period of your choice- Week, Month OR Year- in each category)

No.	Main expenses of the household	Choose the reference period:	Amount		
			Week	Month	Year
1.	House rental				
2.	Rental of agricultural land				
3.	Agricultural input				
4.	Food				
5.	Domestic water				
6.	Health				
7.	Transport				
8.	Education				
9.	Other (specify): <i>Charcoal</i>				
10.	Other (specify): <i>KQ.C</i>				
11.	Other (specify): <i>firewood</i>				

ANNEX 3:ASSET INSPECTION SHEET

Household No / unique Identifier <u>207</u>						
General details of Affected Asset or Livelihood						
Settlement	Location	Sub County	County			
<u>Riig</u>	<u>Iftin Ward</u>	<u>Ganissa Township</u>	<u>Ganissa</u>			
Plot Number	PAP category ¹	Ownership / Rented	GPS coordinates / Photo Number			
<u>207</u>	<u>Structure owner</u>	<u>Household Head</u>				
Demographic Data of PAP						
Name of the owner (HH)	ID	Telephone	Gender	Age		
<u>Zahara Ali Idle</u>	<u>0033332</u>	<u>0716849675</u>	<u>F</u>	<u>65</u>		
Spouse Details	ID	Telephone	Gender	Age		
<u>(Widower)</u>						
Family Size	<u>7</u>	<u>-</u>	<u>-</u>	<u>-</u>		
Household size	<u>7</u>					
Education Level	<u>No formal education</u>					
Livelihood						
Vulnerability (Marginalized and Vulnerable Groups (VMG))						
No	Vulnerable Parameter				Answer	
	Is the HH headed by child under 18yrs					
	Is the HH headed by a disabled Person					
	Is the HH headed a chronic ill person					
	Is the HH headed by elderly over 65yrs					
	Is the HH enrolled to government social program that supports the					
	Did the HH business / loss of income collapse in the recent month					
	HH lost livestock due to disease or drought					
Yes (1) or No (2)						
Land Affected (Yes/no) <u>Yes</u> Size (acre/square meters) <u>59 feet</u>						
Structure(partial / total impact) tick appropriately						
TYPE OF STRUCTURE affected		NATURE OF MATERIAL		Size in sqft	GPS coordinates	PHOTO NUMBER.
A1.Main house		Wall	Roof			
A2.Kitchen						
A3.Store						
A4.Fixed Business shed						
<u>Perimeter Wall (59 feet)</u>					<u>2090503-102740</u>	
¹ Structure owner could be PAPs or Institutions owning land, structures, livelihood or community assets						

A5. Mobile business shed				
A6. Goat shed				
A7. Poultry house				
A8. Latrine				
A9. Bathroom				
A10. House 1				
A11. Community water point				
A12. Community mosque				
A13. Others indicate				

Codification of Asset structure below

Information of Asset structure below				
A2	A3	A4	A5	A6
Relationship to Household head	Type of wall	Type of roof	Floor	Size in meters
1.Head ✓	1.Stone not plastered.	1.Iron Sheets	1.Plain concrete	Length
2. Spouse	2.stone and plastered ✓	2. Grass thatched.	2.Tiled	Width
3.Son/Daughter	3.Bricks and plastered	3.Plastic paper	3.Mud	Radius
4.Brother/Sister	4.Bricks not plastered	4.Other	4.Other	
5. Parent.				
6. other indicate	5. Iron sheets.			17.98 M
	6.Wooden			
	7. Mud			
	8.Mud +plastered			
	9. Other			

LOSS OF LIVELIHOOD

LIVELIHOOD					
S/ NO	Type of Business	Average Daily Income	Affected		Owner of the business
.		Ksh.	Total / Partial	Type	Name (ID and address if not member of the household)

Codification Business type

Communication Business type

1- grocery / shop 2- Beauty shop/ salon / barber 3- retail shop kiosk
 4- cereals kiosk 5- cloth stall 6- food kiosk / hotel 7- mpesa shed
 8 shoe vendors stand 9- local chemist 10- hardware shop 11-

domestic bakery 12- Movie shop 13- Other (s) (please specify)

Type of ownership:

1- Head of household 2- Spouse 3- Other member of the household
 4- Tenant 5- Other (please specify)

CROPS GROWN

TYPE OF CROP	AREA IN SQUARE FEET	Name (ID and address if not member of the household)

See codes below

1-Tea 2-Coffee 3-Maize 4 Sweet potato 5- Sugarcane 6- Beans 7- Nippier grass 8- Peas 9- Cassava 10-arrowroots 11- kales 12- Bananas 13- Irish potatoes 14-Pumkins 15-Passion fruits 16-Other (s) (please specify)

TREES GROWN

TYPE OF TREE	AGE OF TREES			Name (ID and address if not member of the household)
	YOUNG	MEDIUM	MATURE	

See codes below

Mango 2 Orange 3 Guava 4 Avocado 5 Eucalyptus 6 Cypress 7 Bamboo 8 Pawpaw 9Pine 10 Gravellia11 Other(s) (please specify)

Tenants

List the Names and Telephone Numbers of Residents Tenants in the Structure

TENANT'S Y EMPLOYEE INFORMATION USING STRUCTURE OR BUSINESS

Name of Tenant	Gender	Rent Amount (Kshs)	Telephone	ID Number

DISCLOSURE COPY

ANNEX 4: Asset Register (Presented as a separate excel file)

DISCLOSURE COPY

ANNEX 5:MINUTES AND LIST OF ATTENDANCE FOR CONSULTATIVE MEETING

INTRODUCTORY MEETINGS

Stakeholder engagement started right from the inception phase of the project. At the reconnaissance visit the Consultant and the Client toured the planning areas and held several introductory meetings with the key Government Officials, settlement representatives (SECs) and opinion leaders. The issues discussed and the stakeholders in attendance are outlined below;

- i. Meeting with Garissa County KISIP Team
- ii. Courtesy Call to Garissa County Deputy Governor
- iii. Joint Meeting with Garissa Settlement Executive Committees
- iv. Courtesy call to Deputy County Commissioner
- v. Meeting with settlements' Opinion Leaders

1. Meeting with Garissa KISIP Team

This meeting was held on 11th May, 2016 at Garissa Township Sub County Office. It was the first introductory meeting whereby the Client introduced the Consultant to the County KISIP team. The meeting was an opportunity for the National KISIP team, the County KISIP team and the Consultant to agree on how the assignment will be carried out. The major activities of the project were outlined as:

- ❖ Reviewing land tenure guidelines
- ❖ Ensure public participation is carried out
- ❖ Identify the beneficiaries
- ❖ Plan preparation
- ❖ Establishment of GIS database
- ❖ Surveying of plots
- ❖ Issuance of ownership documents.

During the meeting it was agreed that the National KISIP Team and County KISIP team should mobilize the relevant stakeholders to work hand in hand with the Consultant to ensure the assignment comes into completion within the stipulated contract period.

2. Courtesy Call to Garissa County Deputy Governor

The team paid a courtesy call to the Deputy Governor in his office on 11th May, 2016 and briefed him on the assignment. The Deputy Governor pledged the support of the County Government in ensuring the assignment is carried out professionally and be completion successfully.



Briefing session at the Deputy Governor's Office

3. Meeting between Settlement Executive Committees, County Officials, KISIP National and the Consultants

The meeting took place on 12th May, 2016 at Garissa Township Sub County Headquarters. During the meeting County officials, KISIP National and the Consultant were introduced to the SEC members from the five settlements in Garissa County. In this meeting the SEC members had an opportunity to air some of their views which included;

- ❖ The duration of the project
- ❖ The manner in which non-residential and non-commercial plots will be dealt with since most of the plots in the settlement are residential and commercial plots
- ❖ The persons responsible for the census exercise
- ❖ Compensation of those affected by the project
- ❖ Insecurity insurance for the representatives
- ❖ Provision of public facilities in the area through the project
- ❖ The manner in which empty plots will dealt with during enumeration exercise
- ❖ Payments for the titles that will be offered at the end of the project
- ❖ The social responsibility of the contractor.



Riig Settlement Executive Committees members

4. Courtesy call to the Deputy County Commissioner

The team paid a courtesy call to the Deputy County Commissioner at his office on 13th May, 2016. During this meeting the Deputy County Commissioner was introduced to the project team and briefed on the particulars of the assignment. He advocated for involvement of local leaders both administrative and elected leaders such as the Chiefs, MCAs and area MP. He pledged his support to the project.

5. Meeting with Opinion Leaders

The meeting was held at Garissa Township Sub county office on 13th May, 2016. It was attended by the area Administrative leaders, the elected leaders and religious leaders. The meeting was aimed at bringing all the opinion leaders within the settlement to support the assignment and educate the rest of the community on the importance of the project. It was agreed that information about the project would be aired by the local radio stations so that all members of public are aware of the project. Information about the project was aired on Star FM from 6th November to 6th December, 2016 and also Kenya Television Network (KTN) crew was hired and interviewed the County KISIP Coordinator and a few residents of Riig Informal Settlement. These interviews were aired on KTN Prime News at 7.00 Pm on 2nd July, 2016.

Attached are attendance list for the introductory meetings.

ATTENDANCE LIST – SUB COUNTY ADMINISTRATOR'S BOARDROOM

Sub County Administrators ~~at~~ Boardroom
 Kenya informal settlement Improvement Project (KISIP)
 Attendance form Date 11/05/2016 County Garissa

NO	NAME	INSTITUTION	PHONE NO.	EMAIL	ID	SIGNATURE
1.	Salman M. Yezzaan	Urban Play	0722307803	Karen2700@jikosasa.co.ke	24695	8.5
2.	Sharia H. Hamla	Sub County Admin	0722507415	shariah@kisip.org	13116083	8.6
3.	Abdullahi Dils	Hussein Chieff of office	0724848001	abduhalihi4509@j	94059869	8.7
4.	David Abasi	Police	0721627481	davidabasi@gmail.com	137086	8.8
5.	Gele Afzal	Director	0725-67533	02474615792@007437		8.9
6.	Abdullahi I. Halkan	Director (Finance)	0722506810	pmad-co-14	8672187	8.10
7.	Farhous Mohamed Kudi	Special Envoy	0722466531	farhouskudi@gmail.com	2266925	8.11
8.	Augustine Muliage Motuku	Residence	0715566497	augustine.motuku@gmail.com	2132829	8.12
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10.	Pauline Limo	Insurance	0725731497	bonlimeweb@gmail.com	20397178	8.14
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13.	DRONE SPOTTER A	Residence	0722885194	drone@kisip.org	1369255	8.17
14.	Abdullahi Mohamed	Principal	07274163	abdullahi.mohamed@kisip.org	225382	8.18
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Sub - County Administrator Boardroom

Kenya Informal Settlement Improvement Project (KISIP)

Attendance form

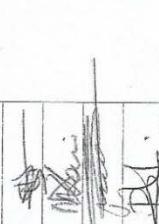
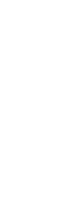
Date 11-5-2016 County KANSAI

NO	NAME	INSTITUTION	PHONE NO.	EMAIL	ID	SIGNATURE
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4.	Antonell R. Njoroge	KISIP NPCI	0711884201	Yenniakakibwani@kisip.org	230184891	
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ATTENDANCE LIST-GOVERNOR'S OFFICE

Governor's Office
Kenya Internal Settlement Improvement Project (KISIP)

Attendance form
Date 11/5/16 County Garissa

NAME	INSTITUTION	PHONE NO.	EMAIL	ID	SIGNATURE
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5. Archdeacon M. M. M.	Archdeacon M. M. M.	0722102100	Archdeaconmym@gmail.com	0017485	
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17. Catherine K. K. K.	Karen K. K.	0722123393	catherinekaren1@gmail.com	2221496	
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Governor's office.
Kenya Informal Settlement Improvement Project (KISIP)

Attendance form Date 11/5/16 County Gauza.....

ATTENDANCE LIST-OPINION LEADERS MEETING

Kenya informal settlement Improvement Project (KISIP) OPINION LEADERS - MEETING 4

Attendance form
Date 13-5-2016 County Githunguri.....

NO	NAME	INSTITUTION	PHONE NO.	EMAIL	ID	SIGNATURE
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5.	REUBEN M. WUBGWU	Renaissance	0422666466	rwubgwu@yahoo.com	16069159	Wubgwu
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7.	Rosie Gitonga	Renaissance	0722855192	gitongesarah@gmail.com	3621119	Gitonga
8.						
9.	Sh. Hassan Abdi	Sukuku	07222314987		9562106	Abdi
10.	Ahmed Ali	ODP	072223161		003340	Ali
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15.						
16.	Haji Thiongo S. P. Mule	ODP	0722370290	charfaabdi03@gmail.com	845455	Mule
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18.	Han. Mohamed (SS-SC)	MCB	072220795568	mcbonline120136@gmail.com	22879106	Mohamed
19.	Dawd Abdil Binyo	Director	0721627481	dawd.binyo@jpac-kenya.org	13738806	Binyo
20.	Adele Gillie Hassan	MCB	0720394236		8481703	Hassan

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Kenya informal settlement improvement Project (KISIP)

Attendance form Date County

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4.	Evans Ndagirwa	KISIP	0721 649143	enomagwa@pha.com	1165033	<i>H. H.</i>
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AWARENESS, SENSITIZATION AND VISIONING WORKSHOP REPORT

MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN DEVELOPMENT



PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN
GARISSA AND KITUI COUNTIES, CLUSTER III
CONTRACT NO.: MLHUD/KISIP/CS/005/2013-2014

AWARENESS, SENSITIZATION AND VISIONING WORKSHOP REPORT FOR RIIG
INFORMAL SETTLEMENTS IN GARISSA COUNTY.



CONSULTANT:



Registered Head Offices

KTDA PLAZA 7th Floor, Moi Avenue,
P.O BOX 2315-00200, Nairobi,

Tel: 0722-333-967 or 0727-275-123

Email: replanningltd@gmail.com

Website: www.renaissanceplanning.co.ke

1. INTRODUCTION

This report presents the proceedings of the awareness, sensitization and visioning workshop for Riig Informal Settlement held on 30th June, 2016 at the Government Guest House hall in Garissa Town. A copy of the workshop program has been annexed to this report.

Workshop Objectives

The workshop objectives were to:

- ❖ Officially launch the planning and survey processes
- ❖ Introduce the Consultant to the stakeholders

Sensitize the stakeholders on:

- ❖ Planning areas
- ❖ Project objectives
- ❖ Project outputs
- ❖ Planning and survey methodologies
- ❖ Their role as residents' representatives

1.2 Venue

The workshop was held at Garissa Government Guest house in Garissa Town. The facility was suitable as it is located in close proximity to all the settlements. It also has the conference facilities to cater for the large number of participants. The choice of the venue was agreed upon between the County KISIP team, and the Consultant.

1.3 Stakeholders' Identification

Stakeholders' participation is an important element in the planning process as it ensures project ownership and sustainability of the same. Several legislations in the Country necessitate the need for public participation in all projects impacting on the public: public participation is indeed a constitutional requirement as enshrined in the Constitution of Kenya, 2010. Other legislations that make public participation a legal requirement are; Urban Areas and Cities Act, County Government Act, Physical Planning Act, Cap 286 and the Environmental Management and Coordination Act of 1999. The project stakeholders are the individuals and organizations that are actively involved in the project, or whose interests may be affected as a result of the project execution.

In this regard, the stakeholders were identified through consultations with various actors. These include; the National KISIP team, County KISIP team and the Consultant. The key target stakeholder groups and institutions identified are shown in table 1 below:

Table 1: Stakeholder Analysis List

NO.	CATEGORY	STAKEHOLDERS
1.	National Government	National KISIP Officials
		National Department of Physical Planning
		Department of Survey
		Land Registrar
		Land Valuer
		NEMA Office
		KURA Office
		WARMA Office
		Garissa County Land Management Board, Secretary/Chairman
		Area Deputy County Commissioner

		Area Assistant County Commissioner Area Chief Area MP
2.	County Government	CEC, Road reserves, Public Works, Lands, Housing and Physical Planning CO, Road reserves, Public Works, Lands, Housing and Physical Planning CO, Health and Sanitation Services CO, Trade, Finance, Revenue, Economic Planning and County Affairs CO, Water, Environment, Energy and Natural resources CO, Education, Public Service, Labour relations and Information CO, Agriculture, Livestock and Fisheries CO, Culture, Children affairs, Social Welfare and Women empowerment Garissa County KISIP Officials County Director of Planning County Director of Urban Planning County Director of Surveyor County Economic Planning Officer Urban Services Office Urban Social Development Office Garissa County Assembly Planning Committee Area Ward Administrators Garissa Township/Sub-county Administrator Area Members of County Assemblies Garissa Township Sub-County Public Health Officer Plot Owners Association Business Associations
3.	Faith Based Organizations	Religious groups' representatives
4.	Service Providers	Kenya Power Garissa Water and Sanitation Company (GAWASCO) Boda boda Associations Matatu operators associations
5.	Financial Institutions	Microfinances SACCOs
6.	Special Groups	Physically challenged persons associations Women Groups Representatives
7.	Other Organizations	Settlement Executive Committees (SEC) NGOs and Social Welfare Groups General public

1.4 Invitations

Invitations were made through close consultations with Garissa County KISIP officials, the project Liaison Officers and the Consultant. The stakeholders based in Garissa County who included Heads of Departments, County staff, local leaders, Government

officials, land lords, residents among others were invited through letters sent by the County KISIP Coordinator.

1.5 Attendance

The workshop was attended by a total of 134 stakeholders representing different groups. A copy of the signed attendance list has been annexed to this report.

2. OPENING REMARKS

2.1 Garissa County KISIP Coordinator

The Garissa County KISIP Coordinator called the meeting to order at 9:40 AM and requested a volunteer to open the meeting with a word of prayer. He then welcomed the stakeholders to the workshop and informed them that as stakeholders, they play a key role in actualizing the objectives of the project.

The Coordinator acknowledged the presence of the Chief Officer in charge of Lands and Physical Planning, County Commissioner's and National Land Commission's representatives, Garissa Township Sub-County Administrator and the County Director of Lands, among other participants.



Plate 1: The Coordinator welcoming the stakeholders

He explained to the participants the components of KISIP Programme and the consultancy's assignment. He pointed out that the Consultant was hired by the National Government under the Ministry of Transport, Infrastructure, Housing and Urban Development to undertake planning and surveying of the five informal settlements in Garissa County. He said that the KISIP Programme was initiated by the Government of Kenya in collaboration with World Bank in the year 2009 but due to the devolution process, the Programme took time to take off.

He informed the stakeholders that the project preliminaries kicked off in

December 2015, when the Settlement Executive Committees (SECs) from the five settlements were formed. He informed the participants that it was in May 2016 when, the County KISIP officials, SEC members and opinion leaders were introduced to the Consultant in a series of meetings held at Garissa town. He further informed the participants that the Consultant together with the National and County KISIP teams have already undertaken reconnaissance survey in the five settlements.

He reiterated that those preliminary surveys enabled the Consultant to appreciate the challenges which are likely to be encountered in the course of executing the project. He further indicated that, the aim of the workshop was to inform and sensitize the stakeholders on the project and seek their active positive participation in making the project successful. He added that all the stakeholders had been invited including the youth, women, physically challenged, among others. He further introduced the National KISIP representatives and concluded by urging for adequate sensitization and involvement of the residents through their stakeholders.

2.2 County Director of Lands

The County Director of lands welcomed all the stakeholders to the workshop and acknowledged them for their attendance. He noted that the project will benefit the residents by ensuring the security of tenure in the selected informal settlements. He informed them that the officers will fully support the project to its completion. He further requested the stakeholders to actively participate in making the project successful.

2.3 Sub- County Administrator

The Sub-County Administrator welcomed all the stakeholders to the workshop and thanked them for their attendance. She requested them to participate actively and convey the project's benefits to the residents. She informed the participants that the County Government will fully support the project. She further assured the Consultant that the County Officers will give all the relevant logistical support.

2.4 Area Assistant County Commissioner's Representative

He appreciated the invitation and consideration of the office of the administrator as a stakeholder. He commended the Consultant and the stakeholders for the good work they were doing and noted that the project would help in steering development in Garissa town and assist in curbing insecurity within the settlements. He then urged the participants to pass positive messages to the people and disseminate any information that may help curb insecurity. He explained that the success of the project would heavily depend on the support from the stakeholders and urged them to selflessly participate from the beginning to the end. He further promised full support for the project from his office.

2.5 KISIP Project Liaison Officer



The Project Liaison Officer thanked the stakeholders for their support and cooperation since the project commencement. He clarified that the stakeholders' views, concerns and comments will form a significant part of the workshop's proceedings but asked the stakeholders to preserve their comments and present them during the plenary session. He also thanked the County KISIP team for their active participation in execution of the project. He also reminded the participants that the success of the project depended on their support and active participation.

Plate 2: Project Liaison officer introducing the Consultant

3.0 PRESENTATIONS BY THE CONSULTANT

3.1 Preliminaries, Background Information, Project Outputs, Project Approach and Methodology

Principal Consultant

The Principal Consultant expressed his gratitude for the stakeholders overwhelming attendance and for their support towards the project whose aim was to ensure security of tenure by issuing of lease certificates. He informed the stakeholders that the project commenced in May 2016 when the Consultant was introduced to the County KISIP team and the SEC members of the five informal settlements.



Plate 3: Principal Consultant making his presentation

He began the presentation by outlining the various stakeholders who had been identified and invited to the workshop. He explained that the identified stakeholders were all inclusive; from the National Government officials, County Government officials, the five informal settlements' SEC members, service providers, faith-based organizations, youth and women groups chairs, financial institutions, special groups and the general public.

He outlined the workshop objectives as to: officially launch the planning and survey

processes; introduce the Consultant to the stakeholders; sensitize the stakeholders on; the planning areas, project objectives, project outputs, stakeholders' roles as well as planning and survey methodologies. He told the participants that the project objectives were to: contribute to public understanding through community mobilization and sensitization; prepare base map of the RIIG informal settlement; undertake a socio-economic survey and physical mapping of the settlement; preparation of Advisory Plan for the Riig informal settlement as well as surveying of plots and preparation of the survey plans.

Regarding base map preparation, he explained that the ground picking was underway and the base map will contain all the natural and man-made features on the ground. He assured the stakeholders that no major movements/relocation of the residents will be done, rather, the team will try as much as possible to retain the structures as they are on the ground though there would be need for little realignment to pave way for road reserves and essential public facilities.

He explained that the socio-economic survey would be done so as to capture the relevant information of the plot owners and their tenants. This information, he said, would enable the Consultant to prepare a list of beneficiaries and establish the socio-economic data of all the households in the settlement. He further explained that the

socio-economic survey data would be used in compiling the socio-economic survey report.

Concerning the Advisory Plan, he explained that they would show the proposed settlements layouts which would have to be agreed upon between the KISIP team, the Consultant and the stakeholders. He further noted that the surveying of the plots would be done in accordance with the approved Advisory Plan.

He outlined the scope of the project areas with respect to their size, population and density. He further explained the project outputs which were categorized into planning and survey components. He expounded that the planning outputs were detailed reports on: stakeholders' analysis in each settlement, community participation reports, Resettlement Action Plan (RAP), workshops minutes, socio-economic survey, Advisory Plan for the Riig informal settlement and confirmed minutes by the County Government on adoption of the final plan.

He explained the survey component outputs as; base map, survey plans, Registry Index Maps (RIMs) complete with area list and a Land Information System (LIS).

He went on to detail out the project approaches which included participatory, integrated and strategic approaches. He concluded by outlining the project methodology and clarified that the methodology will comprise of various phases which include: preliminary/reconnaissance; inception report; awareness, sensitization and mobilization; data collection; situational analysis and draft Advisory Plan preparation. He concluded by urging the stakeholders to disseminate the benefits regarding the project to all the residents within their settlement.

3.2 Survey Component

Project Surveyor

He explained the methodology that had been adopted for the topographical survey and the one that would be adopted for the cadastral survey. He confirmed that the Consultant had already acquired the available survey data which included the satellite images, survey plans, Garissa Town Physical Development Plan and various Part Development Plans. He pointed out that ground verification (which was underway) was meant to authenticate the data extracted from the secondary survey record.



Plate 4: Project Surveyor presenting the survey Methodology

He explained that the picked data would then be plotted using AutoCAD and ArcGIS soft wares. He further informed the stakeholders that the beaconing of the individual plots would be done after the Advisory Plan had been approved by the relevant offices. He continued to explain that after the beaconing process, the survey team would prepare survey plans which would be submitted to the Director of Surveys for approval.

He clarified that, from the approved survey plans, the Registry Index Maps (RIMs) would be generated

with the plots numbered in relation to the abutting surveys and then be submitted for processing of the lease certificates.

3.3 Update on the Base Maps Preparation

Assistant Surveyor



Plate 5: Consultant's Assistant Surveyor giving the progress on base maps preparation

The project assistant surveyor explained that any survey work is guided by Acts of Parliament and that is the reason why the Consultant's survey team have a licensed surveyor. He proceeded to explain that the base maps being prepared would illustrate every feature as it was on the ground. This was meant to help in the Advisory Plan preparation and in the surveying process. He informed the participants that base maps for three settlements had already been completed and the remaining two would be completed in less than a month's time.

3.4 Legal Framework

Project Planner

The Project Planner pointed out that there are many laws regarding land issues in Kenya. She explained that the KISIP project was about land and therefore it is guided by various land laws with relevant provisions to the assignment.



Plate 6: Project Planner presenting Legal & Policy framework

She outlined the key land related laws including; the Constitution of Kenya, Land Act, Survey Act, Physical Planning Act, Land Control Act, among others. She went on to state the policy framework governing the project where she explained the provisions of the Sustainable Development Goals, Kenya Vision 2030, National Land Policy and the National Housing Policy.

3.5 Planning and Development challenges

Consultant's Assistant Physical Planner

She outlined the various planning/development challenges within the informal settlement to include: insecurity of land tenure, poor accessibility, narrow access roads and missing links, uncontrolled informal commercial activities, inadequate social

facilities and amenities, lack of storm water drainage channels and poor liquid and solid waste management.

She then proceeded to explain the opportunities within the settlements as; relatively undeveloped land in some sections of the settlements, less congestion compared to other informal settlements in the country, relatively flat topography, untapped renewable energy – solar energy, water availability as the settlements are located in close proximity to Tana River and political good will that is in support of the project.

4. PLENARY SESSION

Garissa County KISIP Coordinator appreciated the Consulting team for the comprehensive presentation and called on the stakeholders to make their contributions and seek for clarifications where necessary.

Area Chief

The Chief thanked the Consultant for the work well done. He explained that at the inception of the topographical survey, a few residents were adamant to allow the Consultant access their plots but after thorough explanations were made concerning the project, they were all brought on board. He requested the Consultant to call on him in case of any challenge during the exercise and promised that he will continue explaining to the people what the project entailed. He also requested all the stakeholders to do the same. He explained that currently, the Consultant is progressing well with much less challenges on the ground. He stressed that the Administration will offer enough security to the Consultant.

SEC Members

Several SEC members expressed their joy with the project and thanked both the National and the County Governments for initiating the project. They observed that the project will enable thousands of the residents to obtain lease certificates. They assured the participants that they are currently sensitizing the residents and they will continue doing so.

One of the SEC members sought clarification on why only portions of the settlements were being considered in the planning and surveying project yet the informal settlement is quite expansive.

A SEC member from Riig settlement was grateful that the project was progressing well and urged the stakeholders to be cooperative and give their full support towards the project.

Another SEC member thanked the KISIP team and the Consultant for the good work they were doing for the people of Garissa. He emphasized that lease certificates are very important since all the problems being witnessed in the County were as a result of the historical land ownership issues.

5. RESPONSES TO THE STAKEHOLDERS' COMMENTS

Garissa County KISIP Coordinator clarified that the work had just commenced contrary to what most of the members had thought. He explained to the members that the procurement process to identify the Consultant took a lot of time. He also clarified that, there would be no personal economic benefits to the SEC members from the project but some of the youths would be hired within Riig informal settlements to conduct the socio-economic data collection exercise with the guidance of the Consultant.

The KISIP Project Liaison Officer urged the stakeholders to appreciate and receive gladly what was being offered as the Ministry struggles to bring the rest of the sections on board. He further explained that, he was not in a position to give a definite date on

when the second phase would commence. He however confirmed that the Consultant was in the process of being procured. He reminded the stakeholders of their roles and stressed that the second phase will depend on the success of the first phase. He therefore requested them to continue offering their full support.

The Principal Consultant assured the participants that the consulting team will work closely with all the stakeholders to make the project successful. He urged all the stakeholders to disseminate the project objectives and benefits to the residents and seek their support.

6. WAY FORWARD

The stakeholders pledged their support for the project and promised to offer their full support for the project activities on the ground.

It was agreed that the Consultant sets up a physical office within the Garissa County Government Lands offices where the beneficiaries and the stakeholders can make inquiries and deliver information regarding the project.

The stakeholders requested that the project execution be fast tracked. The Principal Consultant promised to expedite the project execution to hasten provision of lease certificates for the beneficiaries.

7. CLOSING REMARKS

The Chief Officer in charge of Lands and Physical Planning appreciated the presentation made by the Consultant and all the contributions and comments from the stakeholders. He urged the stakeholders to fully support the project so as to make it a success and of benefit to the residents of Garissa Township. He thanked the participants for finding time to attend the workshop. He reiterated the unwavering support from the Garissa County Government. He then called upon a volunteer to offer the closing prayer at 1:00 P.M.

8. CONFIRMATION

Chairperson, (Daudi Biriye, KISIP County Co-ordinator)

Sign.....

Date.....



Secretary, (Planner P. Mutuma Mbui, Principal Consultant)

Sign.....

Date.....

22/11/16

STAKEHOLDERS' SENSITIZATION AND PUBLIC AWARENESS
WORKSHOP

VENUE: GARISSA GOVERNMENT GUEST HOUSE

DATE: 30TH JUNE, 2016

PROGRAMME

TIME	ACTIVITY	FACILITATOR
8:00-8:30 A.M.	Arrival and Registration	Consultant
8:30-9.00 A.M.	Introductions and Preliminary	KISIP County and National Team
9:00-9:15 A.M.	Opening Remarks	CEC; Lands, Housing, Infrastructure and Physical Planning
9:15-10:30 A.M.	Presentations	Consultant
10:30-11:30 A.M	Plenary Session	KISIP County Team
11:30-12.00	Conclusion and Way Forward	KISIP Coordinator and Consultant
12:00-12:30 Pm	Logistics Issues	KISIP County Team and Consultant
12: 30 Pm	Departure	

Annex 2: Attendance List

PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN GARISSA COUNTY

STAKEHOLDERS' AWARENESS, SENSITIZATION AND VISIONING WORKSHOP



VENUE: GARISSA GOVERNMENT GUESTHOUSE

DATE: 30TH JUNE 2016

Stakeholders' Attendance List

No.	Name	Organization	Designation	Telephone No.	ID. No.	Signature
1.	YUSUF - A. ABDI	QEF	CEO	07220216580	11883447	(PMT)
2.	A. I. HAKAR	Director of Survey	C.G.C	07722506810	8672187	Hele
3.	DAVID ALBIN BIRINE	Director Urban Acc C	0721627481	13728816		
4.	Geel A. Balle	U OFFICERS	0705-167-81001743			
5.	Franz Omanga	KISIP-National	CEO	071-16549143	11651030	PP
6.	Anthony R. Kinyanjui	KISIP-NATIONAL	S.M.O	07111684201	23018489	OKP
7.	Fahims Mohamed Abd	Urban Council Secretary of office	SD.O	0722246531	22365829	
8.	Abdullah JASSAN KH				118848111	
9.	ABDI OTHMAN MIRGALI	MIRGALI	SEC MEMBER	0721618348	2102207	
10.	ABDI OSOMA MOHAMMED	MIRGALI	SEC MEMBER	0721623710	0031874	AGB
11.	ABDI KCI FARAH	MIRGALI	SEC MEMBER	0135785739	0366926	
12.	Lulu MOHAMMED KEDIE	MIRGALI		0720346233	2100314	CJG

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No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
13.	KALUME KATHURU	NATIONAL LAND AUTHORITY	COUNTY HEAD	0722679614	9477249	WOR
14.	ABDI AYAU ABES	RELLA		0747282111	13119515	ABD
15.	ETIIS ISBATHIIS STALS	DLIG		0792483512	0045854	ETIIS
16.	MUHAMUD ISBATHIIS HIRY	BIGA 214	SECRET	0710697572	0046838	MUHAMUD
17.	ISMAEL OMAR	R2114	SECRET	0715954615	18119698748	ISMAEL
18.	YADIS MOHAMMED SKAATI	BULIA BIK ANTBER	SECRET	071695685	01900121502	YADIS
19.	KATOA HASSAN	ISCADEG	REP. WELFARE	0725601872	29897348	KATOA
20.	ADEN HASSIR MOHTAAN	BULIA BIK GABRI	SECRET	072285201	2241145	ADEN
21.	HUSSEIN GUYS SIME	R2114	SECRET	0716800664	39146755	HUSSEIN
22.	BULE ABDELHIL GEDI	BULIA 014	SECRET	0717389021	53367155	BULE
23.	MADIAM MOHAMMED KEDULLAII	SUNDURKIRIN DANI	SECRET	07277234504	29782573	MADIAM
24.	FATUMA HIL MOHAMED	BULIA ISCANAE	SECRET	0721105896	0540972	FATUMA
25.	HADISKA MOHAMMED	WABELI	SECRET	0708749360	13117479	HADISKA
26.	AHMED JEE	ISCADEG	CHAIRMAN	0716764606	8054224	AHMED
27.	TAWANE MALIK	COUNTY SCHMIE	CHAIRMAN	0722772046	11699371	TAWANE
28.	MOHAMMED ISSACK	COUNTY SCHMIE	SECRETARY	0726211180	23686263	MOHAMMED
29.	HANIZA ALI OUD	COUNTY SCHMIE	ORGANIZING SEC	0724069802	25266506	HANIZA

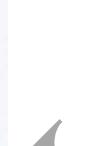
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No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
30.	ABDUL SHOTD	Big Committee	MEMBER	0721249880	0011646	4701
31.	ABDI XABILIAH	KABBERI KEST	MEMBER	072546800	6382223	Abdi
32.	ABDIKABIR	NATIONAL-AP-19 Commission	STAFF	0727348806	25427326	Ab
33.	SATIMA HAPET	XABBERI WEST	MEMBER	0727574595	6346269	22
34.	DANIEL OMARIA	WAPCO	MEMBER	0725339603	22829465	WAPCO
35.	DEKA HECIO HESON	XABBERI WEST	MEMBER	072666780	0172320	WAPCO
36.	Solomon Muthungi	BOBIE HADKA SAECO	SEC CREATARD	072741802	22259951	Shadi
37.	XSAN BURSA GES	XABBERI	SEC MEMBER	072647779	13701363	Ab
38.	XSI MOHAMED BARBAR	XABBERI	SEC MEMBER	0710594433	8673144	Abd
39.	MOHAMMED ABISI HASSAN	XABBERI	SEC MEMBER	0714591266	9084545	Abi
40.	IAUDAN BIYE HASSAN	Pub	MEMBER	072039736	8481703	Abi
41.	ABDILRAHIM AHMED SHOOGA WAKH	XABBERI	MEMBER	072784009	2784860	Ab
42.	Mohamed DRENDAKIN	XABBERI WEST	MEMBER	0726831931	0649197	Ab
43.	XEN YUNO XBSIYE	XABBERI WEST	MEMBER	0726274332	7549431	Ab
44.	MOHAMED HASSAN AYUB	WABTU	VILLAGE ELDER	0047980	450	Ab
45.	MOHAMED YUSUF JAMA	Gelesej	MEMBER	072313335	0028918	Ab
46.	ADEN AHMED SAMIBUL	WABTU	MEMBER	0724544268	0031862	Ab
47.	AKASSO KASHTO SIYAT	WABTU	MEMBER	07281120	2635800	Ab

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No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
48.	Ismaili Idle Abdi	Nimo Scheme	Secretary	0725572518	27109099	✓
49.	A2sd Ovc Fessen	II	Member	0718412230	21537269	✓
50.	Syasi - Ibrahim Mosh	II	Member	0712079059	2439355	✓
51.	Fresh Fshye Shidige	II	Member	0721172005	21463857	✓
52.	Noor Haji Iobji	II	II	071899617922428793	✓	✓
53.	Adon Hassan Adan	II	II	1036144444	A0410	✓
54.	Abdi Shabeel Ahmed	II	Vice Chairman	0718340030	8481841	✓
55.	Muslims Hassen Ali	II	Member	0709416573	11888111	✓
56.	Mohamed Ahmed Raar	II	Chairman	0728547230	0192497	✓
57.	Birhan Mohamed Ahmed	II	Member	0714464413	13120301	✓
58.	Khslif Bothal Abdi	II	Member	0705669600	0100801	✓
59.	Shiebop Raar' Aden	II	Member	07241232515	9565614	✓
60.	HANIMA WADKENE HELL	BULLA YAGABAAT	Member	0708444922	13116708	✓
61.	DOL HATSI OMAD	WABEEI	Village elder	0708444922	13116708	✓
62.	ABDI IDLE PLASSIA	NAMO	SEC	0718280642	1321502	✓
63.	Shayya H. Hamele	County Governor of GIZ	Sub committee	072605502	1316082	✓
64.	OMAD IBERAHIM ABDI	County Govt		072605502	1316082	✓
65.	SHIBES ABDI	County Govt.		0720429716	21495537	✓

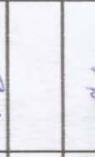
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No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
66.	Abdullah Mai	RIG	Magificer	07870391	11692363	
67.	ROBLE STEPHEN OMAR	COUNTY SCHEME	MEMBER	071118735	2100451	
68.	ABDUL MIRTZ	COUNTY SCHEME	MEMBER	0724928281	25062693	
69.	HAJJAN ASST SMITH	COUNTY SCHEME	MEMBER	0704100612	9563098	
70.	HAJJAN IBRAHIM ARIKI	COUNTY SCHEME	VICE-CHAPMAN	0710584731	20252825	
71.	YOUSSEF DAHIC GARI	COUNTY SCHEME	MEMBER	0725857115	243151607	
72.	DULEK GUHAD YAHAN	WASEI	TREASURER	0714874087	20356181	
73.	ISSAID MATTHEY (ADAN)	RIG	SEC	07	1562789	
74.	MOHAMED HASSAN HASSAN	WABERI	MEMBER	0725387389	20821238	
75.	HARSI MASHKOK	WABERI	SECRETARY	072224839	10361679	
76.	SCY M OSMAN	WABERI	WOM	072723906	22613291	
77.	KHAN MASHKOK	WABERI	MEMBER	072606716	2025001	
78.	ABDUL ASST DRIS	XAMU	MEMBER	07	0191847	
79.	RAZET DRIS ASST	XAMU	MEMBER	0716724564	0540171	
80.	ABDURAHMAN GUDOW	WASCI	MEMBER	0707927698	3182458	
81.	MOHAMMED ABDULLAH	WASCI	MEMBER	0721116914	2024057	
82.	QAYYUM DAGIANWE	Urban services	Social Developm	07222398192	26094199	
83.	KUSSO SULEYMAN BILLE	1FTIN	SEC			

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No.	Name	Organization	Designation	Telephone No.	ID No	Signature
84.	ADAN ISMAEL	IFTIN	Proprietor SEC	0724410107	0034401	A.I.
85.	Dominic Mutha	SOX CARSON	—	0124366711	24570035	DR
86.	Pearson Onden	County Grants Surveyor	—	072227546	25252401	AC
87.	SHILMA SHAFEE NOOR	MATTAW ZONE	—	20338283	—	—
88.	MUHMAD BISHAR SHAYE	Welding (Fitter)	Condition	072222823	24484065	Weld
89.	MUHAMMAD M. DULAK	STAN'S CO	DAIHEM	0721934773	21498008	DAIHEM
90.	TOY AHMED SHEIKH	STAN'S CO	STAN'S M.	0720906892	—	—
91.	MINI HAZI	MULHAND	SEC	0712053785	8672186	—
92.	MUHAMMED ABDI	WATBINI	WATBINI	0723399715	4188112	WATBINI
93.	OSMAN SMALI ELM	BULAA DILER	Business Sec	072670-1081106	—	—
94.	Mohamed Khanif	Our Society	Chairman	07260247	00285544	Chairman
95.	Gu Sufi Afzal Majeed	18Kadarpur	Sec. Gen	072756646338338	49002	—
96.	YOUSSEF MUNNAZ	Lands Office	Land Register	07271250720	28026012	Land Register
97.	Sakat Soyar	Makhand	Secretary	0722227723	0069112	Secretary
98.	WILFRED OKUTO	GRASSA	A.C.C	0711783412	23262947	WILFRED
99.	PETER S. MASAIA	O.O.P	A.C.C	0727640624	20218936	PETER
100.	Muhammed A. Ghafat	O.O.P.	Chief	072749242	81022378	Muhammed
101.	Khalif Arte Quze	County Government	—	0718078608	87855610	Khalif

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No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
102.	Abdullah ABD	County Governor	Walf Afar	0721555292	13701193	
103.	NODE MOUDE	SCADEP	SECRET	0721547282	2101559	
104.	HALIMA HASSAN MAN	SCADEP	Cheat lady		638435	
105.	ABDULLAHU MTHMO	WATC	WATC County Govt	0703163011	22826948	
106.	ABDULLAH	Hussaini				
107.	ISKANDER	YOUTH REP.	YOUTH REP.	0707344955	21613501	
108.	YASSIR MOHAMMED	YASSIR RIA	Member	07222748187	25486808	
109.	MARY WANGI	Count Host.	Phys. Planner	0724740236	25693419	
110.	JAMIRI TUSSEUF	Medrie	Janitor	0722667611	285200	
111.	Mohamed MARYA	Carient Project	Officer	07265181733	274732	
112.	Mohamed YOUSSEFI					
113.	FORUM SIRAL KASAN	27084031				
114.	SEKOU MATHIAS	FIN BOST	CHIEF	072914705	28553447	
115.	Sohra Aten YARMO	Marama	North	0791905088	32372702	
116.	WASSAN BULLE	Yolam	El der	0710257153	0046795	
117.	ABDIE SHEIKH	YANASCO	TSM	0780908897	10045448	
118.	BASHIR ABDI ABDULLAH	WABEEQI	Member	0713626267	7549999	
119.	ADEN HUSSEIN	BULL	Member	077419388	1060988	

No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
120.	Amrit Singh Kaur	OP	Officer	09088261		
121.	Saltan Khan	Urban Play	Director	0708807803	226634280	
122.	Bilalho Kosar Ali	Bullock	Member		0541791	B.K.A.
123.	Hassan Md. Fazl	Degabur	Member	02274414	003505	
124.	Fatima Soyan	Saffarai	Member	02657696984926		
125.	Kiran Ali Mohamed	Bullock	Member	0729784501	30517994	
126.	ASDIS IRASID ADEEN	Ward Asst. Councillor	Ward Asst. Councillor	0720391554	290984	
127.	Asadullah Naw Hossain	PSO		072572152	4466720	
128.	Aden Dagine Ged	Urban	Clerk	071045678	22645065	
129.	Catherine Komvanthe Khatona	Renaissance Planning Ltd.	Planner	0722728398	26951601	
130.	Annette Mukami Njue	Renaissance Planning Ltd.	Environmental specialist	07211409873	207182807	
131.	Benson Kimani	Renascence Planning Ltd.	Planner	07226751421	32359178	
132.	ROSE GITHUA	Renascence	Planner	0722285702	3621119	
133.	Mwendwa Duncan	Renascence Planning Ltd.	Planner	07106713526	29259164	
134.	Yordanis Sonore	Renascence Planning Ltd.	Planner	0721651634	26617329	
135.	R. Mutuma Mbuu	Renaissance Co	Pl. Consultant	07122333962	2731496	
136.						
137.						

**MINUTES OF THE TECHNICAL MEETING ON THE PLANNING AND SURVEYING
OF SELECTED INFORMAL SETTLEMENTS IN GARISSA COUNTY, HELD ON 7TH
OCTOBER 2016 AT BANKERS SACCO HOUSE, NAIROBI**

Present

As attached

Agenda

1. Opening remarks
2. How to address the issues of previous allotters and Part Development Plans
3. How to address the registered plots within the settlements
4. Data search on 2 and 3 above
5. AOB
6. Adjournment

Min 1/10/2016 - Opening Remarks

The meeting was called to order by Planner Anne Mugo at 3.20 Pm. She welcomed the participants who included representatives from the National and County KISIP team and the Consultant into the meeting. She expressed her gratitude to the Garissa County KISIP team for their support towards the project's execution.

Min 2/10/2016 – How to address the issues of previous allotters and Part Development Plans

Garissa County Director of Lands, Mr. Gedi explained to the participants that land allocation in some sections of Riig had been previously done through Part Development Plans (PDPs). However, most of the allotters were not shown their plots. With time, squatters settled in the settlements on the land parcels already allocated to individuals, implying that most of the current residents are not the original allotters. This implies that, the original allotters would be completely left out as the re-planning process recognizes the current residents on the ground. This situation has possibility of stalling the project in case any of the original allottee goes to court to stop the process.

Resolution

It was unanimously resolved that:

- ❖ An inventory of all the allotment letters be carried out, a process that was estimated to take a period of two weeks to one month
- ❖ The previous allottees to be categorized into three groups: those living in the settlement, those living outside the settlements and have paid the required fees and those living outside the settlements and have not paid the required fees.
- ❖ The status quo should be maintained; the current squatters were to be considered as the parcel owners and the claimants with allotment letters would be settled elsewhere.
- ❖ Since the squatters settled without adhering to the previous part development plans, the re-planning proposals shall supersede the previous PDPs.

Minute 3/10/2016 - How to address the registered plots within the settlements

It was explained that in Riig settlement especially there were some registered plots which did not tally with the existing developments/claimed boundaries on the ground.

Resolution

It was resolved that:

- ❖ The registered plots be mapped and over laid in the base maps to aid in understanding the way forward.

Min 4/10/2016 – Data Search on 2 and 3 above

It was explained that conducting search for the previously allotted and registered plots is quite difficult. The Consultant requested for assistance in the data search from various Government offices. The data required include a list of all the allottees and registered plots in the informal settlement. It was further clarified that the cost for carrying out the search for the registered plots was not within the Consultant' terms of reference.

Resolution

It was resolved that:

- ❖ The Consultant to write a letter to the National KISIP Coordinator requesting for assistance in searching for all the relevant data.
- ❖ The County KISIP team was asked to forward the expenses incurred during the search exercise to the National KISIP for refund.

Min 5/10/2016 - AOB

It was agreed that:

- ❖ The Consultant to carry on with the planning and surveying exercise as the data search is being undertaken.
- ❖ Good cooperation between the County Government, National KISIP and the Consultant be maintained to ensure a smooth running of the project.

Min 6/10/2016 - Adjournment

There being no other business, the meeting ended at 4.30 pm.

Confirmation

Chairperson (Anne Mugo, Head of KISIP component II)

Sign.....  Date..... 07/10/2016

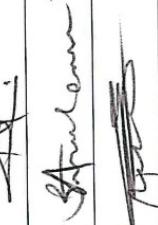
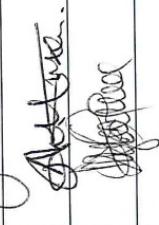
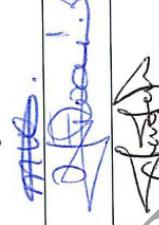
Secretary (Antony Kimosop, Project Liaison Officer)

Sign.....  Date..... 07/10/2016

Annex 1: Attendance list

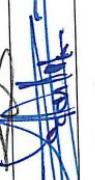
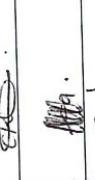
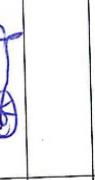
TECHNICAL DISCUSSION ON THE GARISSA SETTLEMENTS ISSUES (GARISSA COUNTY, KISIP NATIONAL AND CONSULTANT)

ATTENDANCE LIST 07/10/2016

No	Name	Designation	Telephone	Signature
1.	Ann M. Mugo	SAD-Kisip	0720561665	
2.	Evans Ongwae	CED-KISIP	0721649143	
3.	George Aron	SAD-KISIP	0722712801	
4.	Benson Kimeu	Renaissance	072571427	
5.	Benson A. Mulem	Renaissance	0710100093	
6.	P. Muthuri Mbugu	Renaissance	0729333967	
7.	Augustine Mwaura	Renaissance	0715566599	
8.	Abdullah Sosokic / Runion	Breakfast Club	0721651638	
9.	Phineas Mwiti	Renaissance	0728639574	
10.	Eric Muriuki	Renaissance	07443241057	
11.	ARON KILONZA	RENAISSANCE	0705703319	
12.				

DISCUSSION ON THE GARISSA SETTLEMENTS ISSUES (GARISSA COUNTY, KISIP NATIONAL AND
TECHNICAL DISCUSSION ON THE GARISSA SETTLEMENTS ISSUES (GARISSA COUNTY, KISIP NATIONAL AND
CONSULTANT)

ATTENDANCE LIST 07/10/2016

No	Name	Designation	Telephone	Signature
1.	ROSE GITHEA	Planner	0722855104	
2.	DAUD ABDI BIRINE	County KISIP Economic Coordinator	0721627481	
3.	Abdi Geddi Bare	Wetland Team	0725-167-533	
4.	Abdullahi Dis Hussain	Chief Officer	0724548001	
5.	Amnette M. Njue	Environmental Renaissance Ltd	0721409873	
6.	Catherine K. Katabu	Renaissance - planner	0722728398	
7.	Anne Klotu	Renaissance Officer	0704689048	
8.	Frisila Omolo	Renaissance -	0705833861	
9.	ANTHONY K. KIBOOF	S.H.O - Kisip	0771854201	
10.				
11.				
12.				

DRAFT PLAN PRESENTATION WORKSHOP REPORT
MINISTRY OF TRANSPORT, INFRASTRUCTURE, HOUSING AND URBAN
DEVELOPMENT



**PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN
GARISSA AND KITUI COUNTIES, CLUSTER III**

**BASE MAP, SOCIO-ECONOMIC ANALYSIS AND DRAFT ADVISORY PLAN
PRESENTATION WORKSHOP REPORT FOR RIIG INFORMAL SETTLEMENTS IN
GARISSA COUNTY.**



CONSULTANT



Registered Head Offices

KTDA PLAZA 7th floor, Moi Avenue,
P.O BOX 2315-00200, Nairobi,
Tel: 0722-333-967 or 0727-275-123
Email: replanningltd@gmail.com
Website: www.renaissanceplanning.co.ke

1. INTRODUCTION

This report presents the proceedings of the base map, socio-economic analysis and draft Advisory plan presentation workshop for Riig informal Settlement held on 28th October, 2016 at the Government Guest House Hall, Garissa Town. The workshop was held to enable the Consultant present the base map, socio-economic analysis and draft Advisory Plan for the Riig informal settlement. A copy of the workshop program has been annexed to this report.

Workshop Objectives

- ❖ The objectives of the workshop were to:
- ❖ Outline the project progress to the stakeholders
- ❖ Present and validate the base maps
- ❖ Present and validate the socio-economic survey findings
- ❖ Present and validate the draft Advisory Plan
- ❖ Offer stakeholders opportunity to make more contributions
- ❖ Declaration of Cut Off Date

1.2 Venue

The workshop was held at Garissa Government Guest House in Garissa Town. The facility was suitable as it is located in close proximity to all the settlements. It also has the conference facilities to cater for the large number of participants.

The choice of the venue was agreed upon by the County KISIP team and the Consultant.

1.3 Stakeholders' Identification

Stakeholders' participation is an important element in the planning process as it ensures project ownership and sustainability of the same. Several legislations in the Country necessitate the need for public participation in all projects impacting on the public: public participation is indeed a constitutional requirement as enshrined in the Constitution of Kenya, 2010. Other legislations that make public participation a legal requirement are; Urban Areas and Cities Act, County Government Act, Physical Planning Act, Cap 286 and the Environmental Management and Coordination Act of 1999.

In this regard, the stakeholders were identified through consultations with; the National KISIP team, County KISIP team and the Consultant. The key target stakeholder groups and institutions identified are shown in table 1 below:

Table 1: Stakeholder Analysis List

NO.	CATEGORY	STAKEHOLDERS
1.	National Government	National KISIP Officials National Department of Physical Planning Department of Survey Land Registrar Land Valuer NEMA Office KURA Office WARMA Office Garissa County Land Management Board, Secretary/Chairman

		Area Deputy County Commissioner Area Assistant County Commissioner Area Chief Area MP
2.	County Government	CEC, Road reserves, Public Works, Lands, Housing and Physical Planning CO, Road reserves, Public Works, Lands, Housing and Physical Planning CO, Health and Sanitation Services CO, Trade, Finance, Revenue, Economic Planning and County Affairs CO, Water, Environment, Energy and Natural resources CO, Education, Public Service, Labour relations and Information CO, Agriculture, Livestock and Fisheries CO, Culture, Children affairs, Social Welfare and Women empowerment Garissa County KISIP Officials County Director of Planning County Director of Urban Planning County Director of Surveyor County Economic Planning Officer Urban Services Office Urban Social Development Office Garissa County Assembly Planning Committee Area Ward Administrators Garissa Township Sub-county Administrator Area Members of County Assemblies Garissa Township Sub-County Public Health Officer Plot Owners Association Business Associations
3.	Faith Based Organizations	Religious groups' representatives
4.	Service Providers	Kenya Power Garissa Water and Sanitation Company (GAWASCO) Boda boda Associations Matatu operators associations
5.	Financial Institutions	Microfinances SACCOs
6.	Special Groups	Physically challenged persons associations Women Groups Representatives
7.	Other Organizations	Settlement Executive Committees (SEC) NGOs and Social Welfare Groups

		General public
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1.4 Invitations

Invitations were made through close consultations with Garissa County KISIP officials, the project Liaison Officers and the Consultant. The stakeholders based in Garissa County were invited through letters sent by the County KISIP Coordinator. They included heads of departments, County staff, local leaders, Government officials, land lords, residents among others. The Nairobi based team which included the National KISIP officials were invited by the Consultant.

1.5 Attendance

The workshop was attended by a total of 105 stakeholders. A copy of the signed attendance list has been annexed to this report.

2. OPENING REMARKS

2.1 County Director

The County Director of Lands called the meeting to order at 9.30 am and called on a Sheikh to open the meeting with a word of prayer. He then welcomed the participants to the workshop and requested the stakeholders to contribute actively and positively to the workshop.

He then did a recap of the last workshop which was held on 30th June, 2016 and informed the stakeholders that he had attended the presentations on the project outputs held in Nairobi on 7th October, 2016 where the Consultant from the four clusters presented the base maps, socio-economic survey findings and draft plan for the respective informal settlements in various Counties.



He informed the participants that all the people in attendance of the Nairobi presentations appreciated the work that was done by the National KISIP team, County KISIP team, SEC members and the Consultant. He explained that during the presentations, they were able to go through the plan and raised a few issues that were subsequently corrected.

Plate 1: County Director of Lands making his remarks

2.2 KISIP County Coordinator

The County KISIP Coordinator welcomed the participants to the workshop and reminded them of their crucial role that they play towards making the project successful. He reminded them that they represent their communities hence the need for them to contribute positively and communicate the deliberated issues to the residents. He thanked them for the support and commitments that they are giving to the Consultant in particular and the project in general. He informed them that the draft plan was already presented to the County KISIP team and requested them to feel free to make their comments. He expounded that the Advisory Plan show the various

proposals made in the settlement. He explained to them that some parcels, building structures and perimeter walls had been affected by the proposed road reserves and public facilities. He further explained that the disruptions are minimal and commended the Consultant for doing a quality work.

2.3 Area Chief

He noted that the project was good for the area's development but required the support and the contributions of all the stakeholders to make it a success. He was optimistic that the implementation of the Advisory Plan will enhance tenure security and improve the living standards of the residents. He pledged continued support from the administration to ensure the success of the project and urged the stakeholders to accept the plan.

2.4 Waberi Ward Administrator

The Ward Administrator assured the Consultant that the settlement members were ready for the project and were fully aware of its benefits and the adjustments that would be made during the plans' implementation phase. He noted that some people had false fears about the project and requested the stakeholders to take a positive message to the general public and avoid misinterpretation of the project objectives.

He informed the participants that the Consultant had already set up an office at the County Land Office to address any queries that may arise during the project. He added that his office was working in close collaboration with the County Government and the Consultant to ensure that all arising issues during the project execution period are addressed appropriately.

3. CONSULTANT PRESENTATION

3.1 Preliminaries, Background Information, Project Outputs, Legal Framework, Project Methodology and Socio-Economic Analysis

The Principal Consultant expressed his gratitude to the stakeholders for their continued support towards the project execution exercise. He explained that the main objective of the workshop was to present the base map, socio-economic survey findings and the drafts Advisory Plan to the stakeholders for their comments and validation. Also, he outlined the consultancy's specific objectives as to; contribute to public understanding of the project through community mobilization and sensitization, prepare base map of the informal settlement, undertake a socio-economic survey and physical mapping of settlement, prepare the Advisory Plan for the informal settlement as well as survey the plots and prepare survey plans for the informal settlement.

In addition, he highlighted the project background; the various stakeholders involved in the project which included National Government officials, County Government officials, SEC members, service providers, faith-based organizations, youth and women groups chairs, financial institutions, special groups and the general public. He then outlined the terms of reference, area coverage, and the expected project outputs. With respect to the planning outputs, he explained that they included: detailed reports on stakeholder analysis, community participation, Relocation Action Plan (RAP), workshops, socio-economic survey, relevant planning policy and legal documents review, Advisory Plan and confirmed minutes on adoption of the final plan. The survey outputs included; base map, survey plans, surveyors report and Land Information Systems (LIS).



In addition, he summarized the problem statement outlining the major issues as lack of tenure security and unplanned informal settlement which are characterized by inadequate infrastructure and social services, narrow road reserves, lack of connectivity, congestion, poor solid and liquid waste disposal and uncoordinated development.

Plate 3: Principal Consultant

making his presentation

He outlined the provisions of various laws governing the project and their relevance. Among these were: Constitution of Kenya (2010), Physical Planning Act, Cap 286, Survey Act, Cap 299, County Government Act, 2012, Urban Areas and Cities Act, No.13 of 2011, Environment Management and Co-ordination Act and Land Act, No. 6 of 2012. The policy framework guiding the project included; Sustainable Development Goals, Kenya Vision 2030, National Land Policy (Sessional Paper No. 3 of 2009) and National Housing Policy.

He explained the various phases of the project methodology which included: reconnaissance survey, inception and sensitization, data collection, situational analysis, draft Advisory Plan preparation, final Advisory Plan preparation, plan approval and cadastral survey work. He also highlighted the project milestones already covered.

He further expounded on the socio-economic survey objectives as to: identify, enumerate and verify the beneficiaries; identify and enumerate the existing structures, both the structures owners, tenants and their households and issue identification documents. He outlined the various socio-economic issues that were analyzed per settlement to include physiography and natural environment, population and demographic characteristics, land acquisition, plots ownership documents, economic assessment, physical and social infrastructure. He concluded by outlining the synthesis for the educational facilities in the informal settlement.

3.2 Topographical Mapping/Survey

The Consultant's surveyor explained the main objective of the baseline survey work, as to identify the various topographical features to support planning, design and construction of Land Information System (LIS) and cadastral survey. He explained that the basis of the topographical survey was to provide an up to date digital base map containing both natural and man-made features to aid in the plan proposals formulation process. He highlighted the mapping/survey objectives as to; undertake digital topographical surveys, prepare digital base map, provide data conforming to Kenya National Spatial Data Infrastructure (KNSDI) and control surveys as per regulations of the Survey Act (CAP 299).

He outlined the various sources of survey data as; existing topographical map sheets, triangulation stations and national benchmarks, existing survey information for linking the new works, survey plans (F/R's) and Registry Index Maps (RIMs). He further explained the processes undertaken in the base map preparation and the various

layers that formed the base map for the settlement. He outlined the layers as; settlements boundaries, claimed parcels boundaries, housing structures, roads, contours, dry valleys (lagas), vegetation among others.

3.3 Draft Advisory Plan and Project Affected Persons

The Consultant's Urban Planner noted that there were previous planning efforts which were carried out within the informal settlement between 1980s and 2000. She explained that previous Part Development Plans (PDPs) only covered small sections of the project areas and most of them were hardly implemented.

She outlined the various land use proposals made in the draft Advisory Plan, their area coverage and their percentages in each settlement. She further highlighted the various development guidelines formulated to guide future developments within the settlement. She also presented the implementation matrix which outlined the proposed projects, the activities, actors and time frames for their implementation.

She went on to explain the various sectors improvement strategies which had been laid out to ensure livelihoods improvement within the settlement. The sectors that she outlined were environment, transportation and housing. The strategies outlined the objectives, the existing challenges and mitigation measures to improve the adverse effects. She also highlighted the benefits of the Advisory Plan as; ensuring tenure security, issuance of lease certificates, improved accessibility, improved provision of infrastructural facilities, provision of basic social amenities, maintenance of clean and healthy environment and reduced boundary disputes.

In addition, she explained that the Project Affected Persons (PAPs) in the settlement were as a result of the various proposals that had been made. These included; proposed new road reserves, expansion of existing road reserves and provision of social amenities and other facilities. She clarified that data was captured for every affected person and the respective area of their structures affected was classified at a minimal interval of five meters squared. She further expounded that proposals of the public facilities were mainly made on undeveloped land parcels to avoid demolitions of existing structures.

She concluded by explaining the various planning challenges that affected the plans' preparation and the interventions made. She outlined these challenges as; inadequate accessibility, haphazard development, inadequate facilities, unstandardized plots sizes, encroachment of existing roads reserves, lack of free land for provision of minimum public facilities, incompatibility of some existing land uses such as cemeteries within the residential neighborhoods and encroachment into the environmentally fragile areas. She expounded on some of the interventions incorporated in the plan proposals which included; hierarchical provisions of roads, provision of an access road to every plot, provision of the minimum required facilities, formulation of guidelines per plot sizes as opposed to zones, identification and enumeration of PAPs, closing and relocation of the cemeteries and provision of buffer zones for the lagas.

3.4: Declaration of Cut-off Date

The community was sensitized that the Cut-off date is the date of start of the socio-economic survey/census and asset inventory of PAPs. Persons entering and/or occupying land in the project area after this date and not included in the inventory of PAPs will not be considered eligible for facilitation. Similarly, fixed assets such as

structures, established after the cut-off date will not be compensated/facilitated. Therefore, the cut-off date for settlement was adopted to be as stated below.

Settlement	Cut-off Date
Riig Phase 1	21 st December 2016

4. PLENARY SESSION

The County KISIP Coordinator appreciated the hard work undertaken by the Consultant and requested the stakeholders to give their views and comments.

Bulla Riig Settlement Executive Committee (SEC) chairman expressed his appreciation to the planning team for the good work done. However, he noted that there was need for further verification of the parcel numbers before the issuance of the lease certificates

Another stakeholder sought for clarification on what would happen to those affected by the creation of the road reserves, widening of roads and to the owners of the undeveloped parcels on which public facilities had been proposed.

Several stakeholders sought clarifications as to whether all the parcels in all the schemes had been provided with access road.

Many stakeholders reiterated their support for the project and explained that the residents are ready for the implementation of the project. They sought to know when the exercise will be completed so that the implementation can commence. They further explained that the plots owners whose buildings are affected by the proposed road reserves have no problem with the adjustments so long as they will be facilitated.

5. RESPONSES TO THE STAKEHOLDERS' COMMENTS

The Consultant explained that there would be a verification exercise scheduled to commence within the shortest time possible to identify the parcels owners who were not available during the first exercise. He assured the participants that the process would be comprehensive and participatory to ensure that only the correct information is captured.

The Consultant affirmed that all the parcels had access roads and that road reserves were created very carefully to minimize disruptions on the buildings. He also explained that the consultancy team is working tirelessly to ensure that the project execution is completed on time. He assured the participants that the final list of beneficiaries will be shared with them for further verification before being submitted to the Client.

The County KISIP coordinator explained that the drafts plan will be availed at the relevant County Government offices and the County KISIP offices for further review and comments by the stakeholders. He added that the stakeholders were free to visit any of these offices and air their views for them to be addressed accordingly.

He thanked the stakeholders for their overwhelming support of the project and reminded them that the exercise will have many benefits not only to the plot's owners but also to the entire residents of Garissa town.

6. WAY FORWARD.

- By show of hands, the participants unanimously validated the drafts Advisory Plan and made the following suggestions as the way forward:

- Verification of the Project Affected Persons and the plots owners.
- Submission of the Advisory Plan to the County Assembly for adoption
- Certification of the Advisory Plan by the National Director of Physical Planning.
- Approval of the Advisory Plan by the Cabinet Secretary, Ministry of Lands and Physical Planning.
- Cadastral Survey
- Surveying of resultant plots
- Preparation of survey plans
- Submission of the survey plans to the Director of Surveys for approval
- Identification of alternative land (BY Garissa County Government) for the PAPS relocation.

7. CLOSING REMARKS

The County Director of Lands thanked all the stakeholders for their attendance, patience and active participation in the workshop. He assured them that the County Government is fully supporting the project and looking forward for speedy completion so that the residents can benefit.

8. ADJOURNMENT

There being no other business, the workshop ended at 1:00 pm by a word of prayer from one of the participants.

9. CONFIRMATION

WORKSHOP PROGRAMME

PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN

GARISSA COUNTY

BASEMAPS, SOCIO-ECONOMIC SURVEY AND DRAFT ADVISORY PLAN

PRESENTATION WORKSHOP

VENUE: GARISSA GOVERNMENT GUEST HOUSE

DATE: 28TH October, 2016

PROGRAMME

TIME	ACTIVITY	FACILITATOR
8:30-9:30 A.M.	Arrival and Registration	Consultant
9:30-10.00 A.M.	Introductions and Preliminary Comments	County and National Team
10:00-10:15 A.M.	Opening Remarks	County Director of Lands
10:15-11:30 A.M.	Presentations	Consultant
11:30-12:00 A.M	Plenary Session	KISIP County Team
12:00-12.30	Conclusion and Way Forward	Consultant
12:30-1:30	Logistics Issues	County Team and Consultant
1:30	Departure	

ATTENDANCE LIST

PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS (COUNTY SCHEME, NAMU SCHEME,
ISKADEK, MAKHANU & BULLA RIIG) IN GARISSA COUNTY

BASE MAPS, SOCIO-ECONOMIC SURVEY AND DRAFT PLANS PRESENTATION WORKSHOP



VENUE: GARISSA GOVERNMENT GUESTHOUSE

DATE: 28TH OCTOBER 2016

Stakeholders' Attendance List

No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
1.	HARST MASHIL	SEC	WAKER	07262483	10361975	Harst
2.	DEKA HATUMA H	SEC	WABDE	07286678	01723205	Deka
3.	Abdi Jafar Ali	SEC	Ali	0718716321	11693363	Abdi
4.	DOL HAYI OMAR	WACHAID	SEC	07270524229	6382050	Dol
5.	ABDI OMAR MUJAL	MAKHAD	SEC	0721678348	210207	Abdi
6.	ASHA MAMUM OKASH	ISKADEK	SEC	0703207313	2100206	Asha
7.	ACDI ABULIAH Asole	ISKADEK	SEC	0725468711	0382223	ACDI
8.	ASAH ALI FARAH	MAKHTAHU	SEC/CHIEF	0729785733	0366926	Asah
9.	HIMATI AHMED ISCA	MAKHADU	SEC	0712093785	8672188	Himat
10.	MHAMED HASSAN ABUB	MALKANO	SEC	0720722188	0047980	Mhamed
11.	Mohamed Abdi Hassan	Malkano	SEC	0745912609	0845455	Mohamed

No.	Name	Organization	Designation	Telephone No.	ID. No.	Signature
12.	Hassan Nofal Yalon	WAMO	Member	0727744124	50333015	
13.	Aden Hassan Afor	WAMO	Member	0725696011	10364444	
14.	Siyah Ibrahim	WAMO	Member	0912579059	24399355	
15.	Abdi Shabell Ahmed	WAMO	Member	0718340030	84819341	
16.	Abdoul Aboch Diiis	WAMO	Member	0918471111	0918471111	
17.	Mohamed Issack	County	Secretary	0726411181	23686263	
18.	Hassan Alidu Otar	County	Member	0730410062	9563098	
19.	Iswatine Matthey	County	Chairman	0722782048	11693371	
20.	Haniza Nood Guul	County	Member	07224008822	25616566	
21.	AHMED MOHAMUD HESSEN	WAMO	Member	0726850264	23933086	
22.	Wadiq Hassan	WAMO	CEO	0744777918	22335565	
23.	Mamuna Ahmed Hossi	WAMO	Member	0729570330	0192688	
24.	Abdi Solle Kassim	WAMO	Member	0718980664	21321602	
25.	Fayrah Pathiye	WAMO	Member	0771172005	21463081	
26.	AHMED TEZIYE	WAMO	Member	0716764606	805224	
27.	Khadija Mologud	WAMO	Member	0706749260	13117499	
28.	BRET Diiis ADATHI	WAMO	SEC	05900171	05900171	

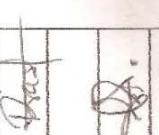
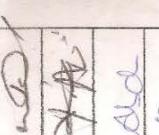
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No.	Name	Organization	Designation	Telephone No.	ID. No.	Signature
29.	DRUSS (EGYPTIAN SONS)	Chairman/President		0722249802	004984	
30.	Hussein Gergo Sime	n		0716800666	3919865	
31.	ABDULLAH ABEDY	REED SCHAFF		0726722821	130326	
32.	Ismael Doss Abdalla	Biggs scheme	Secretary	0715914625	1316698	
33.	Abdel Fatah Abo	RNG	Member	0718426211	1692361	
34.	Yousra Omara Abdalla	RNG				
35.	Carroll Mihardina	11	Member	—	—	
36.	MADID Mohamed Salat	SEC Member	RNG	071969685	0190012	
37.	MOHAMED OMAR DABY	SEC Member	RNG	0726708765	168166	
38.	Mohamed Yusuf Taha	RNG	Sec Member	0723139375	008898	
39.	Mohamed Yousif Taha	RNG	Sec Member	071697572	0046938	
40.	LEILA Mohamed Abdalla	RNG	Sec Member	0722748687	2548680	
41.	BENSMI Lamine	Dynacon Jamia	SECURITY	0703751027	2239977	
42.	Phineas Mulu	RENASCENCE FORGE	Plummer	072834570	291651692	
43.	Ali Hassen	County	SEC	0732686932	25316689	
44.	Hassene Ali	RNG	Member	0728568132	21110641	
45.	Mohamed Abdulla	County	SEC	0733445108	20115831	
46.	Ali Hassen	County	Member	0701364301	29553701	

No.	Name	Organization	Designation	Telephone No.	ID. No	Signature
47.	Ali Mohamed	Malkanu	SEC	0710594432	6383368	
48.	HUSLINA HASSAN ALI	Hamu	SEC	0729466723	11888111	
49.	Lulu Mohamed kele	Hamu	SEC	0728395222	2100315	
50.	Holig Adesame Gelle	Malkanu	SEC	072844982	13116708	
51.	Abgn Barsug Ged	Malkanu	SEC	072654778	13701393	
52.	Bilker Mohamed Abd	Hamu	SEC	0711464413	13100301	
53.	Salat Sojau	Malkanu	Secretary	0722271722	0069112	
54.	AKLIMA SOTAN	MATCHA	SEC	07054126	0226296615	
55.	ADEY NUSSO W	DAKHAWA	SEC	7949431	0226294322	
56.	Abdi Daud	Urban Services dep.	Officer	0721411255	11884172	
57.	ASLI ADANI ALI	Iskadek	SEC, Member	0708269881	0193315	
58.	SATIMA HABET ALI	Iskadek	SEC Member	0718079608	8785610	
59.	KHALIF ARTIE	County	SEC Member	072750040	6383368	
60.	Tersuf Abdille Omar	Iskadek	SEC Member	0724410107	0034401	
61.	Aden Ismail	Hamu.	SEC Member	0727840509	27378860	
62.	Abdirizak Ahmed	Iskadek.	Treasurer- SEC	07223-02302	11827788	
63.	MALMUN S Ahmed	Hamu.	SEC	07223-02302	11827788	
64.	ISMAIL DR	Hamu	SEC	0725672518	07109899410	

No.	Name	Organization	Designation	Telephone No.	ID. No.	Signature
65.	BA Bous Ahmed Mohamed	ISKADEK	SEC	1268932	1268932	
66.	Mohamed Bassita Arole	ISKADEK	SEC	0710826163 0702	25019595	
67.	Mohamed Abd	ISKADEK	SEC	0723399775	11885112	
68.	Abdullahan Gado	ISKADEK	SEC	070502785	3182158	
69.	Mohamed Aboi Tolsto	ISKADEK	SEC Member	072683731	0649197	
70.	Mohamed Abd Mohamed	Naomy	SEC Member	0721149436	12912017	
71.	Mohamed OMAR	Naomy	Chairman	072834928	01921171	
72.	Mohamed Hessa Hessa	ISKADEK	Member	072536355	208710238	
73.	Abdu Sheik	County Scheme	SEC Member	0714114138	3518071	
74.	Aden Hussein	County Scheme	SEC Member	071745388	126988	
75.	Yusuf Muhyadin Nur	ISKADEK	SEC Member	0708777826	23365644	
76.	Abdikadir Syat Muhammed	ISKADEK	Member	072068357	2968391	
77.	Halima Sayfan Sofan	Malkhaww	member	0726576966	9084126	
78.	Khalif Buduk Abd	Naomy	SEC Member	0725869600	2100801	
79.	Khadiza Omar Abd	Naomy	Member	070304291	2000187	
80.	Mohamed Husein	Naomy	member	072643141	2403701	
81.	Muenda Duncan	Renaissance	plan. planner	0706918526	29359164	
82.	ARON KILONZI KASEE	Renaissance	Phy. planner	0705703319	20650137	

DISCLOSURE

No.	Name	Organization	Designation	Telephone No.	ID No.	Signature
83.	ABDULLAH ABAB	County Council	Ward planner	072538642	1375193	
84.	ABDULKARIM A. SANGU	County Government	Ward admin	0703163316	2236648	
85.	OGOLI KESI BURE	U	Dir. of Lands	0765167533	0819739	
86.	Ahmed A. Salat	"	Technical Officer	0703844953	29413492	
87.	Hassan Ahmed	Kenya Power	Design in Construction	0739015164	31967354	
88.	Rehema Mohamed	Urban Services	Social dev't	0722466531	22365729	
89.	YUSSEF A. Mogni	SSP	Uth Sec	0736216588	1583407	
90.	David Abdi	Urban Services	Geor/Disctr	072162748	1374876	
91.	Ahmed H. Mafra	SSP	Officer	0702982361	0033040	
92.	Muhammed A. Salat	CO. P	CHIEF	0722472492	21622316	
93.	Abedullah A. Bille	Ward Planner	Ward Admin	0721301584	29098384	
94.	Abbeddin Hassan	Abd	"	"	"	
95.	Ahmed Mealin	NLC	C.Officer	0722306649	3029268	
96.	Wauke Minnie	LANDS	REGISTRAR	0728913470	1230647	
97.	YUSUF ABDI MOLO	LANDS	Citizen Officer	0727207277	802612	
98.	Shameel Abdil	KISIP	Administrator	072423526	7457129	
99.	Evans Omogn	KU	Chair	0721609403	1165185	
100.	Zenah Kurui	KISIP, National	Planner	0735981357	24286313	
102.	ABDULLAH DUSU	CTARISSA COUNTY CHIEF OFFICER	0724348201	21093169		
103.	KALUME KASHURU	NLC	COUNTY COORDINATOR	0720679614	947726	

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No.	Name	Organization	Designation	Telephone No.	ID.No	Signature
101.	Roscoe Githua Renaissance	Planner	0722885704	2621115		<i>Roscoe</i>
102.	Kimosop Anthony	KISIP - NPCT	S.A. D	0771884201	23018469	<i>Anthony</i>
103.	R. Mutuma Muri	Renaissance	Principal Planner	0722333962	2231496	<i>Muri</i>
104.	Augustine Maturu	Renaissance	Planner	0715566599	27312824	<i>Augustine</i>
105.	Catherine Kitaura	Renaissance Planning Ltd	Planner	0722728898	26951601	<i>Catherine</i>
106.	Dundu Dominic Rukuru	Renaissance Planning Ltd	Planner	0121657638	29417255	<i>Dundu</i>
107.						
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MINUTES WITH THE COMMUNITY ON AMENDMENT OF THE LPDP

PROCEEDINGS OF THE STAKEHOLDERS CONSULTATIVE MEETING FOR REPETITION OF PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS (COUNTY SCHEME, NAMU SCHEME, ISKADEK, MAKHANU AND BULLA RIIG) IN GARISSA COUNTY, CLUSTER 3 (PHASE I) AND CLUSTER 4 (PHASE II) HELD ON 17TH SEPTEMBER, 2018 AT THE BOARDROOM FOR CECM, DEPARTMENT OF LANDS AND URBAN DEVELOPMENT

Agenda

Introduction

1. Opening remarks
2. Rationale for repetition of planning and surveying for the selected informal settlements for cluster 3 and 4, phase I and II respectively.
3. AOB

Introduction and opening remarks

The meeting was called to order at 8.45 am by Mr. Mohamed shalle, the County Executive Committee Member (CECM) in charge of lands and urban development. Opening prayers were conducted by a volunteer after which the participants made self-introduction.

The CECM, Mr. Mohamed welcomed the participants to the meeting and thanked them for prioritizing to attend the meeting. He informed the members that the major agenda for the meeting was to deliberate on repetition of the planning and surveying which was necessitated by massive anticipated displacement due to the proposed roads. He requested the participants to make constructive contributions noting that the two projects had delayed to get completed because the preparation of the Resettlement Action Plans could not be finalized due to the said anticipated displacement.

Rationale for the repetition of the planning and surveying

The consultant explained to the participants that planning and surveying of the two clusters (phases) was completed successfully. He thanked them for their support during the whole process. He informed them that the Settlement Executive Committee (SEC) members, the community (beneficiaries), the relevant Government Officers and many other stakeholders gave the consultancy team a lot of support which enabled the exercise to be carried out smoothly.

He informed the participants that although the planning and surveying was completed on time, the assignment could not be fully completed because the standard roads proposed in the plans could have resulted to massive displacement if the plans were to be implemented as they were. He explained that so many structures were affected mainly by the roads widening especially the 9m, 12m and 15m. He further explained that a lot of time was lost trying to look for the way forward thus causing the delay to complete the assignment. He informed the participants that the purpose of the stakeholders meeting was to seek their views on the way forward.

After the brief presentation by the consultant, the meeting was opened to the stakeholders to make their contributions. One after another, the participants expressed their concerns for the delayment of the projects' completion. They reiterated that all

the stakeholders had given their full support to the project and they wanted the completion to be expedited.

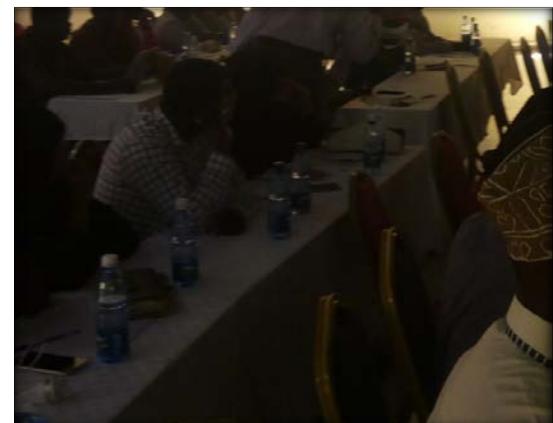
The chief officer, Urban Development, Mr. Abdullahi Omar requested the participants to give comments which would assist the consultant to complete the project. The KISIP representatives informed the members that the PAPs should be facilitated or compensated fully, before the lease certificates are issued because the World Bank takes community's social safeguards very seriously. They therefore advised that the stakeholders should discuss on how a way forward can be reached, one which would minimize the displacement as well as making the project viable and sustainable.

After a lengthy deliberation, it was unanimously resolved that the only way to reduce the massive displacement and make any positive progress is by only undertaking replanning and resurveying by reducing the width of some roads especially the ones which affected many structures. The participants further resolved that there is need to involve the Office of the National Director of Physical Planning to guide on the acceptable replanning standards. The consultant and KISIP were requested to get in touch with the National Director of Physical Planning for advice and if need be, the Director to convene a technical working session between his office, National and County KISIP offices and the consultant to technically deliberate on how best the replanning and resurveying could be undertaken while meeting the minimum planning standards. The stakeholders resolved to support the replanning and requested for the exercise to be expedited once the technical teams have agreed on the replanning process.

AOB

The CECM thanked the participants for finally charting the way forward. There being no other business, the meeting ended at 12.45pm with a word of prayer from a volunteer.

STAKEHOLDERS PARTICIPATING IN THE MEETING



Stakeholders Attendance List



Head Office:
KTDA PLAZA, 7TH Floor, Moi Avenue
P.O. Box, 2315-00200, NAIROBI
Cell: 0722-333-967 or 0727-275-123
Email: replanningltd@gmail.com
Website: www.renaissanceplanning.co.ke

**CONSULTATIVE MEETING FOR REPETITION OF PLANNING AND SURVEYING OF SELECTED INFORMAL
SETTLEMENTS (COUNTY SCHEME, NAMU SCHEME, ISKADEK, MAKHANU AND BULLA RIIG) IN GARISSA COUNTY,
CLUSTER 3 (PHASE 1) AND CLUSTER 4 (PHASE 1) HELD ON 17TH SEPTEMBER 2018.**

VENUE: CECM'S, MINISTRY OF LANDS, HOUSING, PUBLIC WORKS AND URBAN DEVELOPMENT BOARDROOM.

LIST OF ATTENDANCE.

S No	NAME	ORGANISATION/ INSTITUTION	DESIGNATION	PHONE NO.	SIGNATURE
1.	Mohamed Shall	GARISSA COUNTY	Sec. Planning & Urban Dev'l	0721266118	AD
2	Abdullah Omon	GARISSA COUNTY	Chief Officer Urban Dev'l	072256744	AD
3	Abdu Haki M. Haki	County	Lands Surveyor	0722206810	Haki
4	Saleesi Robine	Kisii - nra	Land Admin. Officer	0722281397	SPER
5	Felius Ongoro	Kisii - nra	Land Admin. Officer	072228149	SPER
6	Dahlan Lelwan	KISII, GSK	Director - Urban Dev'l	0722367803	S. GSK
7	Thomas Abd	KISII	Off. Community	072423320	Abd.
8	Fatima Mohamed	GARISSA COUNTY	Asst. Dir. Urban Plan	072246651	File

DISC

9	Many Wangui	Garissa County	Physical Planner	0724 740236
10	P. Mutumba Mfui	Consultant & Project Lead Consultant	0729333666	Chairman
11	Mwendwa D. Kifengi	Renaissance Planning Inc	0726913526	Chairman
12	John. W. Wafsi	KISIF	0721412828	Chairman
13	Diris Ibrahim	Bulla Big	0722083112	Chairman
14	Usubo Yarre	Bulla Big	0716611666	Member
15	Saddiq Sheikh Noor	Naumu	072947669	Member
16	Mohamed Ahmed Noor	MANU	0728549251	Member
17	TAHATIE HADHIER	County	0722782048	Chairman (Sec)
18	Mohamed Ali Abdi	Bulla Big	0722806248	Member
19	Hussia Ibrahim	County	0724009922	Member
20	Aden Ali Farah	Makhanu	072978730	Sec Chairman
21	Mohamed Magidin Afen	Makhanu	0722742152	Member
22	AHMED KLOL	ISKA DEK	0716776666	Chairman
23	Abdi Ooow Noor	Chairman	072698848	Member
24	Mihas Mohamed FAMU	Member	071203885	Member
25	Fatuma Funek	ISKA DEK	072115896	Member

DISCOURSES

26	Satima Jane	Makhamu Member	0720113928	for
27	Mstetor Vangye	PLGA Member	0720297288	over
28	Ali Giat Hassan	County Scheme Member	07302989273	foot
29	Ahmed mi Habi	County scheme member	0716000828	#
30	Sofat Sojan	Maltham community member	07222241728	for
31	Amira Mohamed	Member	0722148784	Mr
32	Halima Soyan	Maltham community Member	0726526966	HSC
33	Leila Mohamed	Guilla Xiiq community member	0729467483	foot
34	Muslimo Hassan	1 Skooler Community Member	0729466773	let in
35	Wakkija O. Abel	Naam	070304291	for
36	Adam Billa Hassan	Ring	070304236	#
37	Sofat Nathan	Brakhees Member	078630004	over
38	Rutie Mohamed	Isabeket Member	0716924564	for
39	Bare Didi	Naam	0716924564	for
40	Sahra Aken	Xaw Nakham Member	0741905381	for
41				

Technical Review Proceedings



REPUBLIC OF KENYA
MINISTRY OF TRANSPORT, INFRASTRUCTURE,
HOUSING AND URBAN DEVELOPMENT
State Department of Housing and Urban Development
Kenya Informal Settlements Improvement Project

[TECHNICAL REVIEW REPORT]

CLUSTERS III (PHASE ONE) AND IV (PHASE TWO) ADVISORY PHYSICAL DEVELOPMENT PLANS FOR SELECTED INFORMAL SETTLEMENTS IN GARISSA COUNTY

National Director of Physical Planning
Kenya Informal Settlements Improvement Project
County Government of Garissa
Renaissance Planning Ltd

MERICA HOTEL, NAKURU

15TH – 19TH JANUARY 2019

CONFIRMATION

Chairperson

Name: **Dr. Juliana Mutua**

Designation: Deputy Director, Physical Planning Department

Sign: 

Date:  01/02/19

Joint Secretaries

Name: **Mr. George Arwa**

Designation: KISIP Component 2 Head

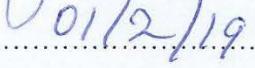
Sign: 

Date:  04/02/2019

Name: **Plan. Mutuma Mbui**

Designation: Principal Consultant, Renaissance Planning Ltd

Sign: 

Date:  01/02/19

LIST OF PARTICIPANTS

No.	Name	Institution / Organization
1.	Dr. Juliana Mutua	Department of Physical Planning
2.	Mr. George Arwa	KISIP
3.	Plan. Mutuma Mbui	Renaissance Planning Ltd
4.	Jeremiah Waswa	Department of Physical Planning
5.	Diyad Adan Abdi	Department of Physical Planning
6.	Victor Nzue	Department of Physical Planning
7.	Rachel Kimungui	Department of Physical Planning
8.	Rachael N. Mugo	Department of Physical Planning
9.	Anita Wakuze	Department of Physical Planning
10.	Ken Obuya	Department of Physical Planning
11.	Philip O. Olale	KISIP
12.	Antony Kimosop	KISIP
13.	Zenah Kurui	KISIP
14.	Cornel Akatch	KISIP
15.	Evans Omagwa	KISIP
16.	Fatuma Mohamed	County Government of Garissa
17.	Mary Wangui	County Government of Garissa
18.	Abdi Malik Mohamud	County Government of Garissa
19.	Abdulahi Hakar	County Government of Garissa
20.	Catherine Katuma	Renaissance Planning Ltd
21.	Farjala Omollo	Renaissance Planning Ltd
22.	Duncan Mwenda	Renaissance Planning Ltd
23.	Victor Wambua	Renaissance Planning Ltd
24.	Augustine Mutuku	Renaissance Planning Ltd
25.	Phineas Mwiti	Renaissance Planning Ltd

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1. OVERVIEW OF RETREAT

1.1: This report documents proceedings of a technical retreat which was held from 15th to 19th January 2018 at Merica Hotel, Nakuru.

1.2: It involved officers from the National Physical Planning Department, Garissa County Government, KISIP and Renaissance Planning Ltd (Consultant).

1.3: The purpose of the retreat was to review advisory Local Physical Development Plans for the following informal settlements in Garissa County:

- a) County Scheme Clusters 3 and 4;
- b) Namu Scheme Clusters 3 and 4;
- c) Iskadek Clusters 3 and 4;
- d) Makhanu Clusters 3 and 4 and
- e) Riig Clusters 3 and 4.

1.4: The Plans review retreat was necessitated by the anticipated high displacements, loss of livelihoods and disruption of community social ties that resulted from the plans and therefore an unsustainable relocation action plans (RAPs).

1.5: The technical retreat was organized in 10 working sessions – see annex 1 on retreat program. Broadly, the review adopted the use of Technical Working Groups (TWGs) in view to ensure that all the five settlement plans were adequately reviewed within the short time available.

1.6: The ten working sessions were modified to take care of circumstances and ideas that emerged during the deliberations.

2. WORKING SESSION 1: INTRODUCTION

2.1: This session started at 2.30 P.M on 16th January 2019

Remarks by the KISIP

2.2: KISIP Head of Component 2 appreciated the stakeholders for cooperation and support to the project; specifically, he acknowledged Garissa County for support, Consultant for hard work put in preparing the advisory plans, office of the National Director of Physical Planning for technical advice, the World Bank for guidance and finance and KISIP PCT for Coordination.

2.3: He invited participants for the 3-day retreat and said he was optimistic that the objectives of the workshop will be met. He noted that the workshop had been organized jointly by KISIP and the Consultant to enable the Department of Physical Planning and other Key stakeholders to review the plans to enable finalization, approval and issuance of ownership documents to the beneficiaries.

2.4: He also noted that the LPDPs for Lot 3 were approved, but could not be implemented since the proposed road way-leaves would cause major displacements. He informed the participants that the World Bank's social safeguards require that the project affected persons (PAPs) be facilitated during plan implementation.

2.5: He further noted that the estimated cost for implementing the RAPs for lot 3 and 4 is approximately Ksh. 2 Billion which according to the signed agreement with the project financiers is supposed to be paid by the Government of Kenya. He stated that this condition was emphasized more by project financiers at a later stage (during RAPs preparation). This therefore posed a challenge of preparing and issuance of ownership documents to the beneficiaries since the amount is unsustainable.

2.6: He said the approved Lot 3 Plans are proposed to undergo replanning with adoptive planning standards with a view of mitigating the high displacements and the anticipated high cost of compensating PAPs, whereas the Lot 4 draft plans need to be reviewed, amended and re-submitted for approval.

Remarks by the Consultant

2.7: The consultant gave a brief overview of the project status and the challenges of dealing with those affected by the plans proposals.

2.8: It was noted that the Plans were prepared through public participation process and stakeholders were satisfied with the process.

2.9: He indicated that about 8,000 beneficiaries will benefit from the tenure regularization in the 5 informal settlements (Clusters 3 and 4). He explained that the situation at hand of dealing with the affected persons and mostly permanent structures has brought completion of the project at stake. Thus the consultant made an ample request to the office of the National Director of Physical Planning to consider some level of flexibility in the planning standards.

2.10: He noted that during consultative meetings with the community, some said they rather stay the way they are than being displaced. As a consultant, he advised that intervention is necessary by bringing some level of order to the settlements and incrementally, standards will be introduced and enforced by the County Government.

Remarks by Garissa County Government

2.11: The Garissa County Government representatives present reiterated the situation on the ground and the uniqueness of the settlements. The County Director of Survey gave the history on how the pastoral communities (Nomads) were befallen by natural calamities (droughts) successively. They consequently settled on the public land near Garissa town CBD in order to access relief food.

2.12: He explained that the County Government would support planning with adoptive planning standards to enable these communities obtain ownership documents and at the same time achieving some minimum planning standards by ensuring that the required standards would be met in future through incremental implementation of the plans proposals.

2.13: He reported that the Cabinet Secretary in charge of Lands and Physical Planning recently visited Garissa and noted a problem of many people not having legal land ownership documents.

Remarks by the Office of the National Director of Physical Planning

2.14: The representatives of the above mentioned office reiterated the importance of holding the joint working sessions because at the end of the day the participants would be able to get a way forward.

2.15: It was noted that eventually the retreat would be able to come up with some recommendations which would enable the consultant complete the plans preparation process.

2.16: It was noted that the approved plans are legal documents, which are subject to implementation and there are some minimum standards which should be met in the revision process.

2.17: The office gave reasons why planning should be done with a mind of taking care of current and future generations and that planning should not create chaos and every profession should be proud of what they do.

2.18: The team said that there was need for clear parameters against which the plans would be reviewed, noting that they are open to ideas and views of all the stakeholders.

2.19: The Department noted that they were cognizant of conditionality of the Resettlement Action Plans, but they said there is need to improve the settlements through some irreducible minimum standards.

3. WORKING SESSION 3:

PLANS REVIEW CRITERIA

3.1: This session started at 4.30 P.M on 16th January 2019

3.2: Two presentations were made by KISIP and the National Department of Physical Planning on the criteria for evaluation of the advisory plans.

KISIP Presentation

3.3: This presentation was an advisory on rationalizing road way leaves for the Garissa informal settlements physical development plans. The presentation emphasized that physical planning seeks to promote compatibility of land uses, efficiency in service delivery and effective connectivity of land use activities.

3.4: However, it was noted that fiscal and social costs of complying with conventional standards are prohibitive for informal settlements thus there is need for innovative application to prevent continued cycle of poverty and exclusion.

3.5: The advisory also noted key legal frameworks for such rationalization as contained under Constitution of Kenya 2010 articles 40, 42, 43, 66; National Slum Upgrading and Prevention Policy and Section 23 of the Physical Planning Act which empowers the National Director of Physical Planning to declare an area with unique development potential or problems as a special planning area (SPA),

3.6: Case studies of roads and space standards in informal settlements upgrading were presented as follows:

a) Roads and Space Standards Used in Dar es Salaam

Type of road	Hanna Nassif	Ubungo Darajani	Community Infrastructure Upgrading Program
Local Distributor Roads	8.0 M	7.0 – 8.0 M	10.0 – 12.0 M
Access Roads	6.0 M	5.0 – 6.0 M	10.0 – 12.0 M
Pedestrian Footpaths	1.5 – 3.0 M	2.0 – 4.0 M	2.0 – 4.0 M

b) Building By-Laws and Planning Regulations Review 1992

Type	Width
Minor roads	9m
Primary roads	6m
Secondary/domestic paths	3m

c) Physical Planning Handbook 2002

Number of Plots	Street Width
1 -20	9m
21 -50	12m

d) Recommended Urban Road Reserve by Physical Planning Handbook 2002

Type	Width
Major access road exceeding 150m in length	15m
Access road not exceeding 150m in length (normal Residential street)	12m
Cul-de-Sac or short connecting road not exceeding 60m.	9m
Service lanes	6m
Cyclist lanes	3m
Footpaths	2m

3.7: Based on the above cases, KISIP proposed road wayleave standards for Garissa informal settlements as presented below:

Type of Access Road	Minimum Dares Salaam Case	Minimum Taskforce	Minimum PPH	Proposed for Garissa
Primary Access	7m	9m	15m	9 – 12m
Secondary Access	5m	6m	9m	7 – 9m
Plot Service Access		3m	6m	3 – 6m
Pedestrian Paths	1.5m	3m	2m	1.5 – 3m

Presentation by Department of Physical Planning

3.8: It was noted that the main purpose of developing criteria to be used in the evaluation of the LPDPs was to avail an objective framework applicable to all LPDPs. The criteria to include, but not limited to the following:

- a) Legal context: Are the plans prepared within the relevant legal framework? (PPA)
- b) Adherence to planning standards and guidelines (provisions of the Physical Planning Handbook, PPA regulations, departmental conventional drafting standards & methods)
- c) Report: To incorporate; Cover page, content, comprehensiveness and completeness
- d) Policy: Adherence and proper interpretation of National, County and local development policies and linkage to the same.
- e) New concepts/ideas: Development of local/settlement specific appropriate and realistic policies, guidelines & regulations.

3.9: The table below summarizes the various thematic areas with relevant questions and expectations to address key issues of concerns for the realization of KISIP component 2 objectives and the evaluation criteria in 3.8:

Themes	Evaluation Question	Expectations
Socio-economic survey and physical mapping	Were the objectives of the socio economic survey achieved in terms of the identification, enumeration and verification of beneficiaries, structures, structure owners/tenants and issuance of the identification documents?	<p>Proof of enumeration</p> <ul style="list-style-type: none"> • List of beneficiaries, structures, structure owners/tenants • Proof of issuance of identification documents
	Were the population attributes in the settlement adequately analyzed?	<ul style="list-style-type: none"> • Total population • Population projections • HDI(life expectancy, Literacy,) • Household Nos and sizes • Occupation/employment • Household income levels • Housing typology /nature • Water • Sanitation facilities
Stakeholders engagement	What is the evidence of stakeholder's engagement?	Tools of engagement (lists with signatures, minutes)/evidence
	Was the level and scope of engagement acceptable?	<p>No. of Workshops, minutes, list of attendance</p> <p>Analysis of stakeholders who were engaged.</p>
	Were the concerns of the stakeholders captured and analyzed?	Analysis of stakeholder concerns
	Were the stakeholders concerns addressed?	The link between stakeholder concern and the plan proposals

Themes	Evaluation Question	Expectations
Base map and site analysis	Did the consultant engage the community in the delineation of the boundary of the planning area?	Proof in terms of minutes, sessions of the agreement on the boundary
	Was the topographical map prepared?	A Geo-referenced map A map with Contours, manmade and natural features
	Were thematic layers provided?	Separation of the layers
Planning issues	Are planning issues identified and captured sectorally /thematically?	Sector specific issues
	Do the issues capture the stakeholders concerns?	List of stakeholders concerns
Land use plan	Are the land uses proposals presented?	Land use proposals
	Are the proposed land uses appropriate (content and explanations)?	Land use proposals
	Are land use, land management policies and regulations proposed	Land use, Land management policies and regulations / standards
	Are the proposed policies and regulations appropriate?	Sound policies and regulation
Development strategies /Projects	Have the strategic development proposals been presented?	Development Strategies & projects
	Do the development strategies address the key areas of concern including the stakeholders concerns?	Link between strategies and stakeholder concerns
	Have the strategies been supported by projects/ programmes?	Link between strategies and projects
	Are the projects practical /achievable in reference to cost?	Feasible projects
	Do the proposed strategies achieve the plan's objectives?	Strategies aligned to plan's objectives
Implementation mechanism	Is the implementation mechanism proposed?	Implementation Matrix
	Are the implementation governance and institutional issues identified?	Opportunities & constraints Governance issues
	Is the mechanism realistic (timeframe, basic needs) and addressing the issues?	Time conscious implementation frame
Layout design	Is the map properly presented?	Standardized presentation in terms of title, grid lines, scale ,accessibility, abuttals, location plan, zoning lines, labeling ,legend ,scale, paper sizes and the presentation and the printing materials
Report layout	Is the report properly laid and presented?	In terms of title, outline, the authorization, fonts, captions, text and content issues and precision, reference, annex

Formation of TWGs

3.10: Three groups were formed to review the plans for both Clusters 3 (Phase One) and 4 (Phase Two) for the five informal settlements.

3.11: The National Deputy Director of Physical Planning, Dr. Juliana Mutua, KISIP Component Two Head, Mr. George Arwa, Abdulahi Hakar, Director of Survey, Garissa County and the Lead Consultant Planner, P. Mutuma Mbui were requested to guide all the three groups.

3.12: Tables below indicates the details of the three groups' membership:

a) Group One Members - Bulla Riig Clusters 3 (Phase one) and 4 (Phase two)

Name	Institution / Organization	Role
Jeremiah Waswa	Department of Physical Planning	Chairperson
Diyad Adan Abdi	Department of Physical Planning	Rapporteur
Philip Olale	KISIP	Member
Antony Kimosop	KISIP	Member
Fatuma Mohamed	County Government of Garissa	Member
Catherine Katuma	Renaissance Planning Ltd	Member
Farjala Omollo	Renaissance Planning Ltd	Rapporteur

b) Group Two Members - County Clusters 3 (Phase one) and 4 (Phase two) and Makhanu Clusters 3 (Phase one) and 4 (Phase two)

Name	Institution / Organization	Role
Victor Nzue	Ministry Of Lands And Physical Planning	Chairperson
Rachel Kimungui	Ministry Of Lands And Physical Planning	Rapporteur
Zenah Kurui	KISIP	Member
Mary Wangui	Garissa County	Member
Duncan Mwenda	Renaissance Planning Ltd	Member
Victor Wambua	Renaissance Planning Ltd	Rapporteur

c) Group Three Members - Namu Clusters 3 (Phase one) and 4 (Phase two) and Iskadek Clusters 3 (Phase one) and 4 (Phase two)

Name	Institution / Organization	Role
Rachael N. Mugo	Office of the National Director of Physical Planning	Chairperson
Anita Wakuze	Office of the National Director of Physical Planning	Rapporteur
Ken Obuya	Office of the National Director of Physical Planning	Member
Colonel Akatch	KISIP	Member
Evans Omagwa	KISIP	Member
Augustine Mutuku	Renaissance Planning Ltd	Member
Phineas Mwiti	Renaissance Planning Ltd	Rapporteur
Abdi Malik Mohamud	Garissa County	Member

Session Conclusion

- 3.13:** It was agreed that based on the presentations by KISIP and the Physical Planning Department, a common criteria detailing the minimum standards, especially on the roads hierarchy should be developed to guide the review exercise. It was agreed that the proposals should achieve minimum standards and give room for incremental upgrading of the settlements.
- 3.14:** The Presentation done by KISIP and the criteria for evaluation by the National Department of Physical Planning were circulated to the members, to be discussed further on day 2 and agree on the minimum standards to be observed.

4. WORKING SESSION 4:

HARMONIZATION OF CRITERIA AND PLANS REVIEW

4.1: The session started at 8.30 A.M on 17th January 2019 with opening remarks by the National Deputy Director of Physical Planning, Dr. Juliana Mutua.

4.2: She guided the participants in coming up with the plans evaluation criteria. It was agreed that the criteria presented by the Physical Planning Department be adopted in its entirety but with the following negotiated minimum standards for roads:

Negotiated Minimum Standards –	
Primary Roads	12M
Secondary Roads	9M
Service Lanes	6M -8M
Foot paths	Below 6M

4.3: It was agreed that the groups' evaluations and discussions should take the whole of Day two – see photos.



Figure 1: Groups in Session



Figure 2: Group 1

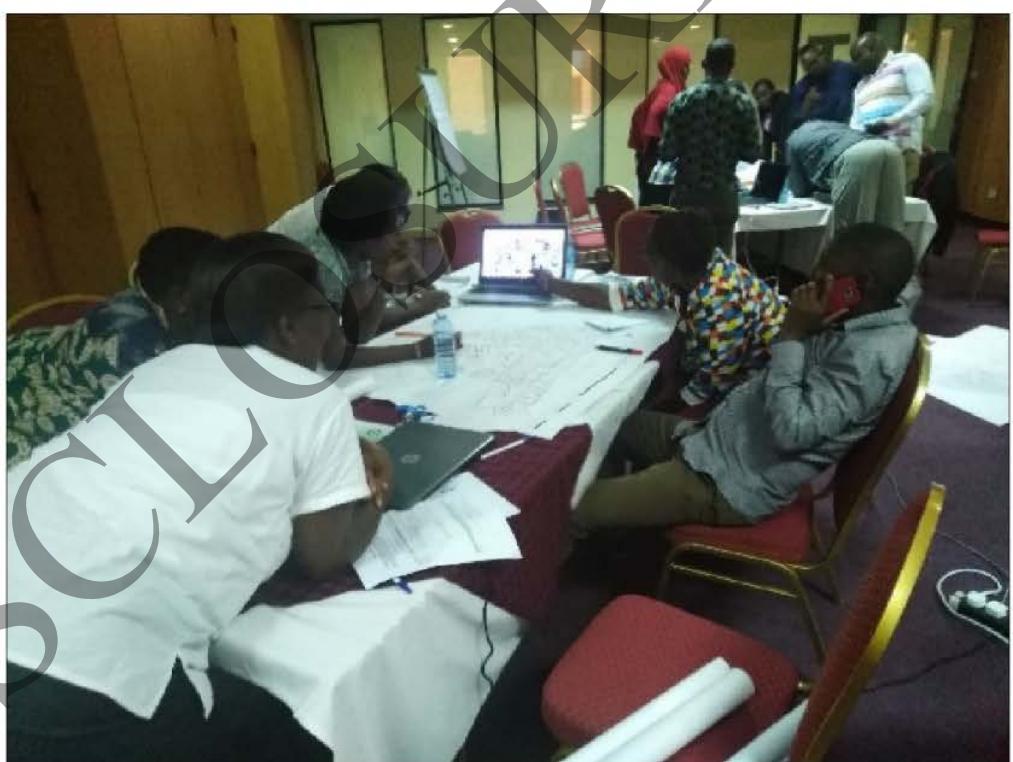


Figure 3: Group 3

DIS

5. WORKING SESSION 5:

PRESENTATION OF GROUP REVIEWS

5.1: Group One -Bulla Riig Clusters 3 (Phase one) and 4 (Phase two)

Themes	Evaluation Question	Expectations	Comments	Recommendations
Socio-economic survey and physical mapping	Were the objectives of the socio economic survey achieved in terms of the identification, enumeration and verification of beneficiaries, structures, structure owners / tenants and issuance of the identification documents?	<ul style="list-style-type: none"> Proof of enumeration <ul style="list-style-type: none"> List of beneficiaries, structures, structure owners / tenants Proof of issuance of identification documents 	<ul style="list-style-type: none"> Provided separately In the report 	
Stakeholders engagement	<ul style="list-style-type: none"> Were the population attributes in the settlement adequately analyzed? 	<ul style="list-style-type: none"> Total population Population projections HDI (life expectancy, Literacy,) Household Nos and sizes Occupation/employment Household income levels Housing typology / nature Water Sanitation facilities 	<ul style="list-style-type: none"> Well analyzed 	<ul style="list-style-type: none"> Available (annexed in the report)
	Was the level and scope of engagement acceptable?	No. of Workshops, minutes, list of attendance	<ul style="list-style-type: none"> 6 stakeholder workshops undertaken Analysis of stakeholders who were engaged. 	<ul style="list-style-type: none"> Satisfactory

Themes	Evaluation Question	Expectations	Comments	Recommendations
Base map and site analysis	Were the concerns of the stakeholders captured and analyzed?	Analysis of stakeholder concerns	Mainstreamed in proposal chapter	
	Were the stakeholders concerns addressed?	The link between stakeholder concern and the plan proposals	Mainstreamed in proposal chapter	
Base map and site analysis	Did the consultant engage the community in the delineation of the boundary of the planning area?	Proof in terms of minutes, sessions of the agreement on the boundary	Provided in Appendix 5-6	
	Was the topographical map prepared?	A geo-referenced map A map with Contours, manmade and natural features	Well done	
	Were thematic layers provided?	Separation of the layers	Well done	
	Are planning issues identified and captured sectorally / thematically?	Sector specific issues	<ul style="list-style-type: none"> All key planning themes identified and analyzed Road hierarchy and distribution is inadequate due to constraints on the state of development. Inadequate provision of commercial facilities Lack of public health facility 	<ul style="list-style-type: none"> Designate the identified areas for commercial centre, dispensary and an open air market Upgrade identified primary roads to 12m Upgrade identified secondary roads to 9m Designate all accesses between 6 and below 9m as service lanes All accesses below 6m should be leveled as foot paths.
Planning issues	Do the issues capture the stakeholders concerns?	List of stakeholders concerns	Yes, they capture	
Land use plan	Are the land uses proposals presented?	Land use proposals	Yes	

Themes	Evaluation Question	Expectations	Comments	Recommendations
	Are the proposed land uses appropriate (content and explanations)?	Land use proposals	Yes	
	Are land use, land management policies and regulations proposed	Land use, Land management policies and regulations / standards	Yes	Update as per the additional proposals
	Are the proposed policies and regulations appropriate?	Sound policies and regulation	Not adequate	See suggestion in item C
Development strategies / Projects	Have the strategic development proposals been presented?	Development Strategies & projects	Well done	
	Do the development strategies address the key areas of concern including the stakeholders concerns?	Link between strategies and stakeholder concerns	Yes	
	Have the strategies been supported by projects / programmes?	Link between strategies and projects	Adequate	
	Are the projects practical /achievable in reference to cost?	Feasible projects	N/A	
	Do the proposed strategies achieve the plan's objectives?	Strategies aligned to plan's objectives	Accessibility and livelihoods not adequately addressed	Primary roads of 12m proposed Secondary roads of 9m proposed Service lanes and footpaths proposed Commercial node, open air market and dispensary proposed

Themes	Evaluation Question	Expectations	Comments	Recommendations
Implementation mechanism	Is the implementation mechanism proposed?	Implementation Matrix	Yes	
	Are the implementation governance and institutional issues identified?	Opportunities & constraints Governance issues	Yes	
	Is the mechanism realistic (timeframe, basic needs) and addressing the issues?	Time conscious implementation frame	Yes	
Layout design	Is the map properly presented?	Standardized presentation in terms of title, grid lines, scale, accessibility, abutment, location plan, zoning lines, labeling, legend, scale, paper sizes and the presentation and the printing materials	All aspects are satisfactorily presented except for labeling of roads to show direction and continuity	Improve on labelling of road network
Report layout	Is the report properly laid and presented?	In terms of title, outline, the authorization, fonts, captions, text and content issues and precision, reference, annex	Adequately done	

Recommendations on Land Management (Special Conditions On Allotment Letters and Titles to Beneficiaries)

- To achieve the 15m conventional physical planning standard, all plots abutting 12m road reserves in the plan shall each surrender 1.5 m on either side during submission of development applications.
- To achieve the 12m conventional physical planning standard, all plots abutting 9m road reserves in the plan shall each surrender 1.5 m on either side during submission of development applications.
- To achieve the 9m conventional physical planning standard, all plots abutting 6m road reserves in the plan shall each surrender 1.5 m on either side during submission of development applications.
- To achieve the 9m conventional physical planning standard, all plots abutting 7-8m road reserves in the plan shall each surrender 1m and 0.5m respectively on either side during submission of development applications.

- The County Government shall develop subdivision guidelines. Based on subdivision regularization guidelines adopted by the County, all the lease holders shall be required to make fresh development applications. The condition in the approval to include road widening provisions as indicated above.
- All plots designated as commercial zones shall be required to surrender a 6m service lane, adopt increased density as per the development control guidelines in the approved plan and mixed use.
- The planning period should be reduced to 5years to allow for revision of the plans.

5.2: Ring Phase Two Plan Review Report

Themes	Evaluation Question	Expectations	Comments	Recommendations
Socio-economic survey and physical mapping	Were the objectives of the socio economic survey achieved in terms of the identification, enumeration and verification of beneficiaries, structures, structure owners/tenants and issuance of the identification documents?	<p>Proof of enumeration</p> <ul style="list-style-type: none"> • List of beneficiaries, structures, structure owners/tenants • Proof of issuance of identification documents 	<p>Provided separately</p> <p>In the report</p>	<ul style="list-style-type: none"> • Well analyzed
Stakeholders engagement	What is the evidence of stakeholder's engagement?	Tools of engagement (lists with signatures, minutes) / evidence	Available (annexed in the report)	

Themes	Evaluation Question	Expectations	Comments	Recommendations
	Was the level and scope of engagement acceptable?	No. of Workshops, minutes, list of attendance -Analysis of stakeholders who were engaged.	6 stakeholder workshops undertaken Satisfactory	
	Were the concerns of the stakeholders captured and analyzed?	Analysis of stakeholder concerns	Mainstreamed in proposal chapter	
	Were the stakeholders concerns addressed?	The link between stakeholder concern and the plan proposals	Mainstreamed in proposal chapter	
Base map and site analysis	Did the consultant engage the community in the delineation of the boundary of the planning area?	Proof in terms of minutes, sessions of the agreement on the boundary	Provided in Appendix 3	
	Was the topographical map prepared?	A Geo-referenced map A map with Contours, manmade and natural features	Well done	
	Were thematic layers provided?	Separation of the layers	Well done	
Planning issues	Are planning issues identified and captured sectorally / thematically?	Sector specific issues	<ul style="list-style-type: none"> • All key planning themes identified and analyzed • Road hierarchy and distribution is inadequate due to constraints on the state of development. • Inadequate provision of commercial facilities • Lack of public health facility 	<ul style="list-style-type: none"> • Designate the identified areas for commercial centre • Upgrade identified primary roads to 12m • Upgrade identified secondary roads to 9m • Designate all accesses between 6M and less than 9m as service lanes • All accesses below 6m are walkways • The public health facility

Themes	Evaluation Question	Expectations	Comments	Recommendations
Land use plan	Do the issues capture the stakeholders concerns? Are the land uses proposals presented?	List of stakeholders concerns Land use proposals	Yes, they capture Yes	proposed in phase 1 plan will also offer services to those residents in phase 2 area
	Are the proposed land uses appropriate (content and explanations)?	Land use proposals	Yes	
	Are land use, land management policies and regulations proposed	Land use, land management policies and regulations / standards	Yes	Update as per the additional proposals
	Are the proposed policies and regulations appropriate?	Sound policies and regulation	Not adequate	See suggestion in item C
Development strategies /Projects	Have the strategic development proposals been presented?	Development Strategies & Projects	Well done	
	Do the development strategies address the key areas of concern including the stakeholders concerns?	Link between strategies and stakeholder concerns	Yes	
	Have the strategies been supported by projects / programmes?	Link between strategies and projects	Adequate	
	Are the projects practical /achievable in reference to cost?	Feasible projects	No cost projections provided in the plan. TORs did not provide for that	
	Do the Proposed strategies achieve the	Strategies aligned to plan's objectives	Accessibility and livelihoods not adequately addressed	Primary roads of 12m proposed

Themes	Evaluation Question	Expectations	Comments	Recommendations
	Plan's objectives?			Secondary roads of 9m proposed Service lanes and footpaths proposed Commercial node proposed
Implementation mechanism	Is the implementation mechanism proposed? Are the implementation governance and institutional issues identified? Is the mechanism realistic (timeframe, basic needs) and addressing the issues?	Implementation Matrix Opportunities & constraints Governance issues	Yes	
	Is the map properly presented?	Time conscious implementation frame	Yes	
Layout design		Standardized presentation in terms of title, grid lines, scale, accessibility, abutments, location plan, zoning lines, labeling, legend, scale, paper sizes and the presentation and the printing materials	All aspects are satisfactorily presented Labeling of roads to show direction and continuity	Improve on labeling of road network
Report layout	Is the report properly laid and presented?	In terms of title, outline, the authorization, fonts, captions, text and content issues and precision, reference, annex	Adequate	

Recommendations on Land Management (Special Conditions On Allotment Letters and Titles to Beneficiaries)

- To achieve the 15m conventional physical planning standard, all plots abutting 12m road reserves in the plan shall each surrender 1.5 m on either side during submission of development applications.

- To achieve the 12m conventional physical planning standard, all plots abutting 9m road reserves in the plan shall each surrender 1.5 m on either side during submission of development applications.
- To achieve the 9m conventional physical planning standard, all plots abutting 6m road reserves in the plan shall each surrender 1.5 m on either side during submission of development applications.
- To achieve the 9m conventional physical planning standard, all plots abutting 7-8m road reserves in the plan shall each surrender 1m and 0.5m respectively on either side during submission of development applications.
- Based on subdivision regularization guidelines adopted by the County, all lease holders shall be required to make fresh development applications. The condition in the approval to include road widening provisions.
- All plots designated as commercial zones shall be required to surrender 6m service lane, adopt increased density as per the development control guidelines in the approved plan and mixed use.
- The planning period should be reduced to 5years to allow for revision of the plan.

5.3: Group Two: County Scheme and Makhau Clusters 3 (Phase One) and Cluster 4 (Phase Two)

Themes	Evaluation Question	Expectations	Comments	Recommendations
Socio-economic survey and physical mapping	Were the objectives of the socio economic survey achieved in terms of the identification, enumeration and verification of beneficiaries, structures, structure owners/tenants and issuance of the identification documents?	Proof of enumeration <ul style="list-style-type: none"> • List of beneficiaries, structures, structure owners/tenants • Proof of issuance of identification documents 	- Done <ul style="list-style-type: none"> - Evidence provided 	List of beneficiaries presented separately
	Were the population attributes in the settlement adequately analyzed?	<ul style="list-style-type: none"> • Total population • Population projections • HDI (life expectancy, Literacy) • Household Nos and sizes • Occupation/employment • Household income levels • Housing typology /nature • Water 	<ul style="list-style-type: none"> • Life expectancy, Literacy not provided 	<ul style="list-style-type: none"> • To be provided

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Themes	Evaluation Question	Expectations	Comments	Recommendations
Stakeholders engagement	What is the evidence of stakeholder's engagement?	• Sanitation facilities Tools of engagement (lists with signatures, minutes)/evidence	Provided	
	Was the level and scope of engagement acceptable?	No. of Workshops, minutes, list of attendance -Analysis of stakeholders who were engaged.	Well captured	
	Were the concerns of the stakeholders captured and analyzed?	Analysis of stakeholder concerns	Provided	
	Were the stakeholders concerns addressed?	The link between stakeholder concerns and the plan proposals	<ul style="list-style-type: none"> The link not addressed fully. Standards in sewerage coverage not addressed Actors to be very specific Security concerns not addressed Quality of education is not a planning issue 	<ul style="list-style-type: none"> To be improved
Base map and site analysis	Did the consultant engage the community in the delineation of the boundary of the planning area?	Proof in terms of minutes, sessions of the agreement on the boundary	Well captured	
	Was the topographical map prepared?	A Geo-referenced map A map with Contours, manmade and natural features	Provided	
	Were thematic layers	Separation of the layers	Provided	

Themes	Evaluation Question provided?	Expectations	Comments	Recommendations
Planning issues	Are planning issues identified and captured sectorally / thematically?	Sector specific issues	Captured	
	Do the issues capture the stakeholders concerns?	List of stakeholders concerns	Captured	
Land use plan	Are the land uses proposals presented?	Land use proposals	Structure plan should come before plan proposals	
	Are the proposed land uses appropriate (content and explanations)?	Land use proposals	Some land use proposal to be revised as indicated in the plans e.g commercial and industrial specifically in Maklau	
	Are land use, land management policies and regulations proposed	Land use, Land management policies and regulations / standards	Legal framework should follow the following order:- 1. The Constitution 2. Policy framework 3. Legal framework and 4. Institutional framework	
Are the proposed policies and regulations appropriate?	Are the proposed policies and regulations appropriate?	Sound policies and regulation provided		
	Have the strategic development proposals been presented?	Development Strategies & projects	Well Captured	
Development strategies / Projects	Do the development strategies address the key areas of concern including the stakeholders concerns?	Link between strategies and stakeholder concerns	Not well covered Use POC (Potentials, opportunities and constraints) to address the stakeholders concerns	
	Have the strategies been supported by projects / programmes?	Link between strategies and projects	Captured	
	Are the projects practical	Feasible projects	Yes	

Themes	Evaluation Question	Expectations	Comments	Recommendations
	Achievable in reference to cost?			
	Do the proposed strategies achieve the plan's objectives?	Strategies aligned to plan's objectives	Project Objectives to come before project output	
Implementation mechanism	Is the implementation mechanism proposed?	Implementation Matrix	Add deliverables in the matrix Transportation should cover:- <ul style="list-style-type: none">• Road opening• Road widening• Road establishment	
	Are the implementation governance and institutional issues identified?	Opportunities & constraints Governance issues	Use POC (Potentials, opportunities and constraints) table to analysis	
	Is the mechanism realistic (timeframe, basic needs) and addressing the issues?	Time conscious implementation frame	Add deliverables and time column in the matrix framework	
Layout design	Is the map properly presented?	Standardized presentation in terms of title, grid lines, scale,accessibility, abutments, location plan, zoning lines, labeling,legend, scale, paper sizes and the presentation and the printing materials	Use A3 map paper sizes in presenting the maps in the report	
Report layout	Is the report properly laid and presented?	In terms of title, outline, the authorization, fonts, captions, text and content issues and precision, reference, annex	Well captured	

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Recommendations on Land Management (Special Conditions on Allotment Letters and Lease Certificates to Beneficiaries)

County Scheme Phase I

- R15 to expand to 9M
- R16 to expand to 9M
- Cul de sac in plot no 142,140 and 153B
- R18 special condition- gradual incremental to 9M
- R22 expand to 6M
- R3 AND R6 expand to 9M
- R2 expand to 9M,R14 expand to 6M
- Close R2 at 11B and 12.
- R4 expand to 8M
- R7 expand to 9M
- N002 to accessed through access neck
- R8 (6M) to access plot no 60 only
- Plot no 57 and 72 to be accessed through access neck
- Expand R12,13 to 6M

County Scheme Phase II

- R1 should be expanded from 5m to 9m road
- R5 should be extended to join R6 (new structure at plot no.84.) public interest to override individual interest
- Cul de sac to access plot no.79 and 83
- Junction from R6 to R4 to R3 should be expanded to 9m (affected structures in plot no.181,142 and 84)
- 198 to be accessed through access neck from R1
- Plot 186 to be served from R4
- Plot 221 to be served by R1 only
- For development control R1 should be one way to facilitate smooth flow of traffic from the market

- R6 to connect with county phase 1 and should be 6m
- R19 should be expanded to 9M gradually
- Plot 21 should be accessed through access neck
- R19 to connect to R20 and expand to 9M
- Access to plots 13,14,15 from Namu phase 1 and should introduce a cul de sac
- R7 expand to 9M and shift entrance along the perimeter wall
- Plot 35 should be accessed through access neck
- Cul de sac to serve plot 40,41 and 37 (toilet to be affected)
- Plot no 47 shift the road to affect the shop at opposite side of the plot in Namu phase 1
- Expand R17 to 9M
- Extend R8 to join R14 and pass through the opposite side of the cemetery and should gradually expand to 9M
- 157 and 157B to be confirmed if they are one plot
- Cul de sac at 162 and 163
- Plot no.56 and 31 and 173 to have the dominant use as residential

Makhanu phase One Recommendations

- A commercial zone proposed close to the livestock market
- Propose light industrial park/zone near the market
- Roads R4,R71,R26,R42,R92 to have road widened to 9M currently and 12M in the future
- R38 to be expanded to 15M wide
- R131 to be expanded to 9M and 12M in the future
- R90 to expand to 12M currently and in future
- All 6M to achieve 9M width in the future except those serving one or two plots
- The road around the livestock market to be expanded to 9M and 12m in the future
- R1 to expand to 12M and 15M in the future.

Makhanu phase Two Recommendations

- All roads marked in red to expand to 9M wide
- All roads marked in blue to expand to 12M wide
- The light industrial zone to be moved near the livestock market so as to be accessed easily and have a market for their products.
- A commercial zone to be provided.
- All 6M service lanes to achieve 9M width in the future except those serving one or two plots

5.4: Group Three -Namu Clusters 3 (Phase one) and 4 (Phase two) and Iskadek Clusters 3 (Phase one) and 4 (Phase two)

Themes	Evaluation Question	Expectations	Comments	Recommendations
Notice of Intention To Plan	Were the objectives of the socio economic survey achieved in terms of the identification, enumeration and verification of beneficiaries, structures, structure owners/tenants and issuance of the identification documents?	Proof of enumeration <ul style="list-style-type: none"> • List of beneficiaries, structures, structure owners/tenants • Proof of issuance of identification documents 	Done -satisfactory	
Socio-economic survey and physical mapping	Were the population attributes in the settlement adequately analyzed?	<ul style="list-style-type: none"> • Total population • Population projections • HDI(life expectancy, Literacy,) • Household Nos and sizes • Occupation/employment • Household income levels • Housing typology /nature 	Done -satisfactory	

Themes	Evaluation Question	Expectations	Comments	Recommendations
Stakeholders engagement	What is the evidence of stakeholder's engagement?	Tools of engagement (lists with signatures, minutes)/ evidence	Done -satisfactory	
	Was the level and scope of engagement acceptable?	No. of Workshops, minutes, list of attendance -Analysis of stakeholders who were engaged.	Done -satisfactory	
	Were the concerns of the stakeholders captured and analyzed?	Analysis of stakeholder concerns	Done -satisfactory	
	Were the stakeholders concerns addressed?	The link between stakeholder concern and the plan proposals	Done -satisfactory	
Base map and site analysis	Did the consultant engage the community in the delineation of the boundary of the planning area?	Proof in terms of minutes, sessions of the agreement on the boundary	Done -satisfactory	
	Was the topographical map prepared?	A Geo-referenced map A map with Contours, manmade and natural features	Contours-done Man-made-done Man-made-done	Abutting features: (contour,structures,facilities)
	Were thematic layers provided?	Separation of the layers	Done -satisfactory	
Planning issues	Are planning issues identified and captured sectorially /thematically?	Sector specific issues	Done -satisfactory	
	Do the issues capture the stakeholders	List of stakeholders concerns	Done	stakeholders concerns to be highlighted in a separate page

Themes	Evaluation Question	Expectations	Comments	Recommendations
Land use plan	Are the land uses proposals presented?	Land use proposals	Done -satisfactory	Title: Proposed Land Use Plan The proposed land use plan map to be presented.
	Are the proposed land uses appropriate - adequacy (content and explanations)?	Land use proposals	Done	Explain the criteria used in making of various land use proposals
	Are land use, land management policies and regulations proposed	Land use, Land management policies and regulations / standards	Yes	
	Are the proposed policies and regulations appropriate?	Sound policies and regulation	Yes	
Development strategies / Projects	Have the strategic development proposals been presented?	Development Strategies & projects	Yes	Change the transportation strategies to reflect the new proposals
	Do the development strategies address the key areas of concern including the stakeholders concerns?	Link between strategies and stakeholder concerns	Partly	To be addressed fully
	Have the strategies been supported by projects/ programmes?	Link between strategies and projects	Not provided in the T.O.Rs	
	Are the projects practical / achievable in reference to cost?	Feasible projects	Not applicable	

Themes	Evaluation Question	Expectations	Comments	Recommendations
	Do the proposed strategies achieve the plan's objectives?	Strategies aligned to plan's objectives	Yes	
Implementation mechanism	Is the implementation mechanism proposed? Are the implementation governance and institutional issues identified?	Implementation Matrix Opportunities & constraints Governance issues	Partially Done Adequately addressed	All strategies should be included in the implementation framework
	Is the mechanism realistic (timeframe, basic needs) and addressing the issues?	Time conscious implementation frame	Adequately addressed	
Layout design	Is the map properly presented?	Standardized presentation in terms of title, grid lines, scale, accessibility, abutments, location plan, zoning lines, labeling, legend, scales, paper sizes and the presentation and the printing materials	Legend not proportional Location plan should have a scale of 50,000 Land use of abutting land	Revise the legend to ensure proportionality Show land use of abutting land Change scale of locational map.
	Is the report properly laid and presented?	In terms of title, outline, the authorization, fonts, captions, text and content issues and precision, reference, annex	Legend missing in the problem map Adequately addressed	To be done
Report layout				

Recommendations on Land Management (Special Conditions on Allotment Letters and Titles to Beneficiaries)

- In short term period implement the roads on the revised LPDPs
- Any parcel of land accessed by 6m lane, to surrender 1.5m to achieve 9m road reserve in the long run. This will be reciprocated to all other proposed standard roads.

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- The beneficiary list to indicate the amount of road width in metres, he or she is supposed to surrender in future as per the proposed standard roads. The information to be included in the preparation of the land information system.
- The consultant to recommend proper sensitization of the beneficiaries on the regularization policy to be prepared by Garissa County Government.

WORKING SESSION 6:

CONCLUSION AND WAY FORWARD

Summary Recommendations

1: The following recommendations were harmonized and agreed upon by the participants:

- The road hierarchy established herein shall be presented for approval (primary roads: 12m, secondary roads: 9m, service lanes: 6-8m, foot paths: below 6m);
- The desired road hierarchy over and above the adoptive 12 and 9 meters shall be achieved incrementally through the development control mechanisms as established by the proposals;
- The National Physical Planning Department to provide an outline on the plan report presentation to the Consultant;
- The final plans to be presented in an appropriate scale. The plans in the report to be provided in A3 size paper;
- Introduce a synthesis of all sectoral issues in a matrix form;
- Include HDI included in the situational analysis;
- The development strategies need to be specific;
- Mirror plan objectives, strategies and the implementation;
- The plan layout to be done in the specified way (balanced, correct symbology, planning colours) as given in the sample. The National Department of Physical Planning to share the planning colour codes they have in the office with the Consultant-- on 21st January, 2019;
- Highlight the stakeholders concerns and link them with the implementation strategies
- Deliberately delineate appropriate areas for commercial purpose. Give the owners incentives for commercial development;
- The Consultant to indicate, within the plan report, the need for the County Government to formulate a development control regularization policy to aid in the plan implementation process;
- The plans period to be scaled down to 7years time frame to fit in the CSP framework and give the Physical Planning Department room for review;
- The plans should recommend to the County Government to prepare a regularization policy through public participation;

- The Plans should explicitly recommend certificate of lease as the preferred type of tenure as opposed to freehold tenure and give justifications for the same;
- Special future roads widening conditions to be clearly indicated in the allotments letters and the lease certificates.
- The roads network for the revised LPDPs to be presented in two ways (phases):
 - Phase (I) – for immediate implementation
 - Phase (II) – for incremental (future) implementation

Critical Action Points

6.2: The Consultant was requested to revise the plans taking into account of the recommendations made during the three days' retreat and based on the following dates:

- The retreat report to be ready by close of business Wednesday, 23rd January, 2019.
- The Consultant to submit the revised draft plans for review to the National Director of Physical Planning office in two weeks' time (on or before 1st February, 2019).
- The Physical Planning Department to revert to the Consultant after one week (on or before 8th February, 2019).
- The Consultant shall submit the final revised plans for adoption by the County Government of Garissa on or before 15th February 2019.
- The Consultant shall submit the adopted plans for approval by the Cabinet Secretary through the National Director of Physical Planning on or before 22nd February 2019.

APPENDIX 1: Retreat Program

PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN GARISSA COUNTY

VENUE: MERICA HOTEL NAKURU

15TH – 19TH JANUARY 2019

	TIME	ACTIVITY DESCRIPTION
DAY 1 – Tuesday 15 th	Full Day	Travel to Nakuru by Garissa County Team
DAY 2 – Wednesday 16 th	07.30 AM	Departure from Nairobi Ardhi House to Nakuru
	10.30 AM	Arrival and settling
	11.00 AM – 11.30 PM	Tea / Coffee Break
	11.30 AM – 01.00 PM	Working Session 1: Introductions <ul style="list-style-type: none"> ▪ Welcome remarks – <i>Plan Mbui</i> ▪ Official Opening and and Agenda Setting – <i>National Director Physical Planning</i> ▪ Overview of Project Status – <i>KISIP Head Component 2</i> ▪ Formation of 3 Technical Working Groups - <i>Plan Mbui & Director Physical Planning</i> <i>Rapporteur: Renaissance</i>
	01.00 PM – 02.00 PM	Lunch Break
	02.00 PM – 06.00 PM	Working Session 2: Technical Working Groups (TWG) <ul style="list-style-type: none"> ▪ TWG 1 – Riig Phase 2 Lot 4 ▪ TWG 2 – Makhanu and County Phase 2 Lot 4 ▪ TWG 3 – Iskadek and Namu Phase 2 Lot 4 <i>Responsible: Respective Thematic Group Leaders</i> <i>Rapporteur: Consultant</i>
DAY 3 – Thursday 17 th	07.00 AM – 08.00 AM	Breakfast Arrival at Venue and Registration
	08.00 AM – 09.00 AM	Working Session 3: Day Agenda Setting <ul style="list-style-type: none"> ▪ Welcome remarks and Agenda setting <i>Responsible: Plan. Mbui</i> <i>Rapporteur: Consultant</i>
	09.00 AM – 10.30 AM	Working Session 4: Plenary <ul style="list-style-type: none"> ▪ Presentation and Discussion of TWG recommendations on Phase 2 Lot 4 <i>Responsible: Respective Thematic Group Leaders</i> <i>Rapporteur: Consultant</i>
	10.30 AM – 11.00 AM	Tea / Coffee Break
	11.00 AM – 01.00 PM	Working Session 5: Plenary <ul style="list-style-type: none"> ▪ Presentation and Discussion of TWG recommendations on Phase 2 Lot 4 <i>Responsible: Respective Thematic Group Leaders</i> <i>Rapporteur: Consultant</i>
	01.00PM – 02.00 PM	Lunch Break
	02.00 PM – 06.00 PM	Working Session 6: Technical Working Groups (TWG) <ul style="list-style-type: none"> ▪ TWG 1 – Riig Phase 1 Lot 3

		<ul style="list-style-type: none"> ▪ TWG 2 – Makhanu and County Phase 1 Lot 3 ▪ TWG 3 – Iskadek and Namu Phase 1 Lot 3 <p><i>Responsible: Respective Thematic Group Leaders</i> <i>Rapporteur: Consultant</i></p>
DAY 4 Friday 18 th	07.00 AM – 08.00 AM	Breakfast Arrival at Venue and Registration
	08.00 AM – 09.00 AM	Working Session 7: Day Agenda Setting <ul style="list-style-type: none"> ▪ Welcome remarks and Agenda setting <p><i>Responsible: Plan. Mbui</i> <i>Rapporteur: Consultant</i></p>
	09.00 AM – 10.30 AM	Working Session 8: Plenary <ul style="list-style-type: none"> ▪ Presentation and Discussion of TWG recommendations on Cluster III Plans <p><i>Responsible: Respective Thematic Group Leaders</i> <i>Rapporteur: Consultant</i></p>
	10.30 AM – 11.00 AM	Tea / Coffee
	11.00 AM – 01.00 PM	Working Session 9: Plenary <ul style="list-style-type: none"> ▪ Presentation and Discussion of TWG recommendations on Cluster III Plans <p><i>Responsible: Respective Thematic Group Leaders</i> <i>Rapporteur: Consultant</i></p>
	01.00 PM – 02.00 PM	Lunch
	02.00 PM – 05.00 PM	Working Session 10: Conclusion and Way Forward <ul style="list-style-type: none"> ▪ Harmonization of specific recommendations to be Implemented by Consultant ▪ Presentation of Specific recommendations on Lot 3 and Lot 4 Plans ▪ Adoption of Recommendations <p><i>Responsible: National Director Physical Planning</i> <i>Rapporteur: Consultant</i></p>
DAY 5 Saturday 19 th	09.00 AM	Departure from Nakuru

APPENDIX 2: Photo Gallery



Figure 4: Presentation on the project status by Principal Consultant



Figure 5: Remarks by KISIP component 2 head, George Arwa



Figure 6: Presentation by Philip O. Olale, KISIP



Figure 7: Remarks by the Office of NDPP- Plan Waswa



Figure 8: Remarks by the Garissa County Government Director of Survey, Abdullahi Hakar



Figure 9: TWG Presentations

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GARISSA PLANS REVIEW RETREAT BY DEPARTMENT OF PHYSICAL PLANNING, KISIP AND GARISSA COUNTY

ATTENDANCE LIST – 16/01/2019 (NAKURU)

No	Name	Title	Organization	Phone address	Email	Signature
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20.	Anthony K. Kinosh	S.A.O	KISIP	0717845336	Mulatai@bigmail.com	

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GARISSA PLANS REVIEW RETREAT BY DEPARTMENT OF PHYSICAL PLANNING, KISIP AND GARISSA COUNTY

ATTENDANCE LIST – 16/01/2019 (NAKURU)

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22.	FATHIMA M. ABDULL	Social devt	11	0702246653	farliqaholay46@gmail.com	
23.	CATHERINE KATUNDA	Physical Planner	Renaissance Planning Ltd	07222728398	cathykatunoda@gmail.com	
24.	ABULUSSEYF MUSAMMO	Planner	Renaissance Planning Ltd	0715566599	abulussayf.musammo@gmail.com	
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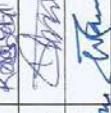
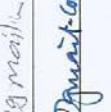
GARISSA PLANS REVIEW RETREAT BY DEPARTMENT OF PHYSICAL PLANNING, KISIP AND GARISSA COUNTY

ATTENDANCE LIST - 17/01/2019 (NAKURU)

No	Name	Title	Organization	Phone address	Email	Signature
1.	<u>Juliana Muriu</u>	Deputy Director	Physical Planning	0720311638	Karenthekay@yahoo.com	
2.	Zenab Kurui	Planner	KISIP	0725989357	Zenab.kurui@taloo.com	
3.	<u>Mary Wangui</u>	Dir. Phys. Planning	GARISSE	0724740336	mrwangui.mary@gmail.com	
4.	<u>Wendy Durcan</u>	Ass. Physical Planner	Renaissance	0706913526	Mwendukenya@gmail.com	
5.	<u>Victor Njambiwa</u>	Ass. Physical Planner	Renaissance	0701837288	victorlambe@gmail.com	
6.	<u>Rachel Kimununi</u>	Planning Asst.	MOLIP	0711233233	raulkim@yahoo.com	
7.	<u>Victor Nzue</u>	Planner	RENCENZA	0721730907	vicnzue@gmail.com	
8.	<u>Augustine Mutyuki</u>	PLANNER	Fleming Ltd.	071855597	augustinemutyuki@gmail.com	
9.	<u>Abdu Uluhi Hakar</u>	Director - Survey	G SAC	072256810	asafey68@gmail.com	
10.	<u>Rens Chepura</u>	Asst. Director Land Survey	KISIP	0721699193	rensofara@yahoo.com	
11.	<u>Ken Oguya</u>	SP & TA	MOLPP	0722321189	kenoguya@yahoo.com	
12.	<u>Avita Nakuze</u>	S. P. P.	MOLPP	0712228949	avitanakuze@gmail.com	
13.	<u>Abdullahi Muhammed</u>	P. Planner	GSA Group	0720503219	malowemedyo@gmail.com	
14.	<u>Phineas Muwai</u>	Ass. Planner	Vendisson Co. Planning limited	0722631579	phineasmuwai2@gmail.com	
15.	<u>Carrel R. Arock</u>	Planner	KISIP	07247352871	akarrelnel@gmail.com	
16.	<u>Philip O. Olale</u>	Physical Planner	KISIP	07852250911	olalephiy@gmail.com	
17.	<u>P. Mutava Muriu</u>	Lead Consultant	Renissance	0722233962	pmutava@gmail.com	
18.	<u>George Aswa</u>	KISIP	KISIP	0722712891	gasa72005@gmail.com	
19.	<u>Anthony K. Kinayof</u>	KISIP - STD	KISIP	0717801552	matthuko.0@yahoo.com	
20.	<u>Fathima Mohamed</u>	Social devt	GARISSE	0722466531	ferhatmohamed@gmail.com	

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GARISSA PLANS REVIEW RETREAT BY DEPARTMENT OF PHYSICAL PLANNING, KISIP AND GARISSA COUNTY

ATTENDANCE LIST – 17/01/2019 (NAKURU)

No	Name	Title	Organization	Phone address	Email	Signature
21.	CATHERINE KATUNGA	Physical Planner	Renissance Planning Ltd	072272838	cathykatunga@gmail.com	
22.	Felicita Omondi	Ass. Physical Planner	Renissance Planning	0706500881	onofefan776@gmail.com	
✓ 23.	Rachael N. Njugo	Physical planner	MOLPP	072571792	mugorael@gmail.com	
24.	Diana A. Muli	SPP	MOLPP	072313010	dyanabach@gmail.com	
25.	Teresia Mwanga	SPP	MOLPP	07225871687	teresia.mwanga@gmail.com	
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GARISSA PLANS REVIEW RETREAT BY DEPARTMENT OF PHYSICAL PLANNING, KISIP AND GARISSA COUNTY

ATTENDANCE LIST – 18/01/2019 (NAKURU)

No	Name	Title	Organization	Phone address	Email	Signature
21.	Doyad N. Nabi	SPP	MOLPP	0722313530	dryachachich@gmail.com	
22.	Reches Kimungui	Planning Assst.	MOLPP	0711233233	raelkim@yahoo.com	
23.	Ken Onguya	SPPA	MOLPP	072232189	kenoguya@yahoo.com	
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GARISSA PLANS REVIEW RETREAT BY DEPARTMENT OF PHYSICAL PLANNING, KISIP AND GARISSA COUNTY

ATTENDANCE LIST – 18/01/2019 (NAKURU)

No	Name	Title	Organization	Phone address	Email	Signature
1.	CATHERINE KATUMA	Physical planner	Renaissance	0722728398	cathykatumba@gmail.com	
2.	MAMBUA MUTHUA	Ass. Physical Planner	Renaissance	070831248	Victorwambua@gmail.com	
3.	Faizala Onduo	Ass. Physical Planner	Renaissance	0706502881	osailofaizala@gmail.com	
4.	Augustine Muthua	Planner	Renaissance	0715566591	augustinemuthua@gmail.com	
5.	Phineas Mwili	Ass. Planner	Renaissance	0728639870	phineasmwili2@gmail.com	
6.	Philip Olate	Physical Planner	KISIP	075220901	oladephilip@gmail.com	
7.	Zenah Kuriu	Planner	KISIP	0725989357	Zenahkuriu@gmail.com	
8.	Rachael N. Njogo	Physical Planner	MOLPP	0725717792	njogael@gmail.com	
9.	Evans Mafuna	PLA	MOLPP	072169143	evanmafuna@gmail.com	
10.	Terrence Mafuna	Physical Planner	MOLPP	0720235987	terrencemafuna@gmail.com	
11.	Victor Njue	"	"	072173007	victornjue@gmail.com	
12.	Anita Nakuru	"	MOLPP	0712228949	anitnakuru@gmail.com	
13.	Anthony K. Kinosh	KISIP	KISIP	0715566591	maelako1@gmail.com	
14.	Abdirahim Mohamed	P. Planner	C.O.C.	0720503247	malowmedy1@gmail.com	
15.	Jude Muthuri	Health Officer	MOLPP	073034138	judemuthuri@gmail.com	
16.	Fatima Mohamed	Health Social doctor	MOLPP	0722466531	furiamohamed4@gmail.com	
17.	Many Wanyo	Director Phys. Planning	GariSSA	0724140336	manywanyo@gmail.com	
18.	Mwendwa Mwangi	Ass. Phys. Planner	Renaissance	07069113526	mwendwa.mwangi@gmail.com	
19.	S. Muthya Mburu	Lead Consultant	Renaissance	07429333967	replanning@gmail.com	
20.	Abdullahi Hafar	Director Survey	CGA	072566810	abdullahi68@gmail.com	
21.	Carroll Q. Hach	Planner	KISIP	07242282671	carrollq.hach@gmail.com	

ANNEX 6: PAPS CONSULTATIVE MEETING AND ATTENDANCE LIST

PROCEEDINGS OF THE PROJECT AFFECTED PERSONS (PAPs) MEETING FOR THE PLANNING AND SURVEYING OF RIIG INFORMAL SETTLEMENT (PHASE 1) IN GARISSA COUNTY HELD ON 8TH AUGUST, 2019 AT MASJIDUL MADINA MOSQUE – RIIG SETTLEMENT, GARISSA TOWN.

Agenda

- ❖ Opening Prayers
- ❖ Opening Remarks
- ❖ Presentations
- ❖ Plenary Session
- ❖ Adjournment

Min 01/07/2019: Opening Prayers

The Garissa County Assistant Director for Social Development officiated the meeting at 9.00 A.M. by requesting a volunteer to start the meeting with a word of prayer. She then introduced the team from the County Government and the consultant.

Min 02/07/2019: Opening Remarks

The County Assistant Director for Social Development explained that the main purpose of the meeting was to sensitize the Project Affected Persons (PAPs) on the legal and policy provisions with regard to ARAP and matters compensation. She encouraged the PAPs to feel free and seek clarification on anything regarding the project. She also reminded the members present that the project is on its final stages and there will be no changes that will be done since the Plan had already been approved.

She then invited the Settlement Executive Committee (SEC) chairperson who commended the County Government, KISIP and the consultant for the good job and requested for fast implementation of the Plan. He then thanked the members for embracing the project and urged them to continue to its completion.

The County Assistant Director for Social Development finalized by inviting the consultant to make a presentation.

Min 03/07/2019: Consultant's Presentation

The consultant's RAP specialist explained that a PAP is anyone affected by the project i.e. affected by the road expansion within the settlement as per the approved plan. The PAPs ranges from structure owners to tenants of the affected structures. He explained to them the reason why they were called was because their structures/livelihoods were affected.

Legal and Policy Framework

The consultant went ahead to highlight some of the legal and policy framework governing the ARAP implementation and preparation. He described them as follows-;

- ✓ The Constitution of Kenya, 2010- Establishes the protection of legally acquired land and property rights and any acquisition of rights to land and property.
- ✓ National Land Policy 2007- He clarified that this is a framework for legislations and defining key measures required to address critical issues such as land administration, access to land, land use and restitution related to historical injustices and an outdated legal framework.
- ✓ The World Bank Operational Policy 4.12- The policy states that the resettlement programs should be sustainable, include meaningful consultation with affected parties, and provide benefits to the affected parties.
- ✓ The Land Act (2012)-Provides guidelines on management of public land by the National Land Commission on behalf of both National and County government.
- ✓ The Environment and Land Court Act, 2012- The Act establishes a superior court to hear and determine disputes relating to the environment and the use and occupation of land and to make provisions for its jurisdiction functions and powers.

Socio-Economic Survey

He noted that the consultant carried out a socio-economic survey for all the PAPs. He explained that during the survey an open and closed questionnaire was used to collect information. Some of the information captured during the survey were; Age of the PAP, Marital status of the PAP, name and telephone number of PAP, the household size and the affected structure details i.e. building material, use and measurements. He explained that each information collected is vital for the whole ARAP process.

Valuation of Assets

The RAP Specialist stated that the structure details collected during the socio-economic survey i.e. the use, building materials and measurements were used to do the valuation for the affected structure, this was done according to the stipulated regulations of valuation.

Treatment and Identification of Vulnerable PAPs

He explained that the vulnerable people are in need of special care, support, or protection because of age, disability, or risk of abuse or neglect. He explained that the information captured during socio-economic survey was analyzed and the vulnerable people were identified. The vulnerable were categorized as the aged (70yrs and above), the widowed, children headed households (orphans) and the disabled (physically impaired).

Min 04/07/2019: Plenary Session

The County Physical Planner opened the session for the participants to present their comments and issues. He assured them the consultant will try as much as possible to clarify all their concerns.

One of the participants thanked the National Government for the project highlighting its benefit as land tenure regularization amongst others. He also stated that compensating them for their affected structures and businesses will help them maintain their living standard.

The participants reiterated their gratitude for the work being done by the consultant and promised they will continue to cooperate with the consultant. They also thanked the County Government for their support and urged the County Government to adopt similar procedures whenever they are implementing their own initiated project for successful completion.

One of the participants accredited consultant team for the work done during the socio-economic survey. He applauded the consultant for the in-depth presentation on compensation procedure and also on mechanism to be followed in case of grievance. He affirmed that the socio-economic data presented by the consultant was accurate.

The Riig Settlement Executive Committee (SEC) chairperson thanked the consultant for involving the residents throughout the project process. He assured the consultant for their full cooperation to completion of the project. He requested the National Government and the County government to speed up the process for issuance of lease certificate.

The participants presented various issues that they needed to be clarified: These included;

- ✓ They wanted to know if they were all going to be compensated
- ✓ What will determine the amount to be compensated for each structure?
- ✓ Will the business and residential affected structures be compensated the same?
- ✓ Will the vulnerable PAPs be given special treatment during compensation?
- ✓ The PAPs wanted to know when they will be compensated
- ✓ Will there be physical relocation of the PAPs?
- ✓ Where will they present their grievances?
- ✓ The PAPs wanted to know who was going to do the implementation.

Response to PAPs Questions

They wanted to know if they were all going to be compensated

The consultant's RAP specialist explained that all the PAPs eligible for compensation will be compensated as per the outcome of their asset valuation. The consultant reminded the participants of the cut-off date (21st December, 2016) which was declared during the final plan presentation on 28th October, 2016.

What will determine the amount to be compensated for each structure?

He explained the parameters that were used to determine the amount of compensation for the affected structures as: type of building material, structure use and the dimensions (area). He stated that the data was collected during the socio-economic survey.

Will the business and residential affected structures be compensated the same?

He explained that the all the structures affected will be compensation as per the valuation. However, the business affected structures will get an extra cost for the loss of livelihood as provided by the KISIP Resettlement Policy Framework.

Will the vulnerable PAPs be given special treatment during compensation?

The vulnerable PAPs were identified and will get extra assistance cost as provided by the KISIP RPF which is extra compensation given for 2 months.

When will the PAPs be compensated?

The Consultant explained that the implementation of the compensation will be done after approval of the ARAP by the World Bank. The implementation will be done within a period of not more than 3 months. He further explained that during the implementation phase, the Government will ensure all PAPs are facilitated as per the World Bank provisions.

Will there be physical relocation of the PAPs?

The consultant stated that there was no loss of the plots hence no physical relocation.

Where will they present their grievances?

On the grievances, he expounded that there is a three-tier Grievances Redress Mechanism (GRM) at no cost to the PAPs. He further noted that the first tier is the Settlement Grievance Redress Committee (SGRC) which already exists within the settlement level with assistant of the clan elders and the SEC members who discuss and agree on amicable resolutions. He informed the participants that this committee will be the first level of grievance redress. He continued to explain that the second level will be the Resettlement Implementation Committee (RIC), (in case the grievances cannot be solved at the first level), which will comprise of KISIP Project Coordinating Team (PCT), Garissa County KISIP representative and the local administration, and the third tier will be the option of allowing grieved party to seek redress at the Courts of Law/kadhis.

He addressed the concern about who will implement the ARAP by clarifying that the primary responsibility for the implementation is with KISIP Project Coordination Team (PCT) and the Garissa County Government KISIP Unit, noting that these units will ensure all PAPs are facilitated.

The PAPs wanted to know who was going to do the implementation

The consultant enlightened that implementation will be done by the KISIP Project Coordination Team (PCT) and the Garissa County Government KISIP Unit.

Closing Remarks

The County Physical Planner thanked the participants for their contribution and their continued support for the project and assured them that the county government is committed in ensuring speedy completion of the project.

Min 05 /07/2019 Adjournment

The meeting ended at 11:30 AM with a word of prayer from a volunteer.

Attendance List for The Project Affected Persons (PAPs)

PLANNING AND SURVEYING OF SELECTED INFORMAL SETTLEMENTS IN GARISSA COUNTY.

RIIG PHASE 1 INFORMAL SETTLEMENT PAPs MEETING

VENUE: MASJIDUL MADINA MOSQUE – RIIG SETTLEMENT, GARISSA TOWN

DATE: 8/8/2019

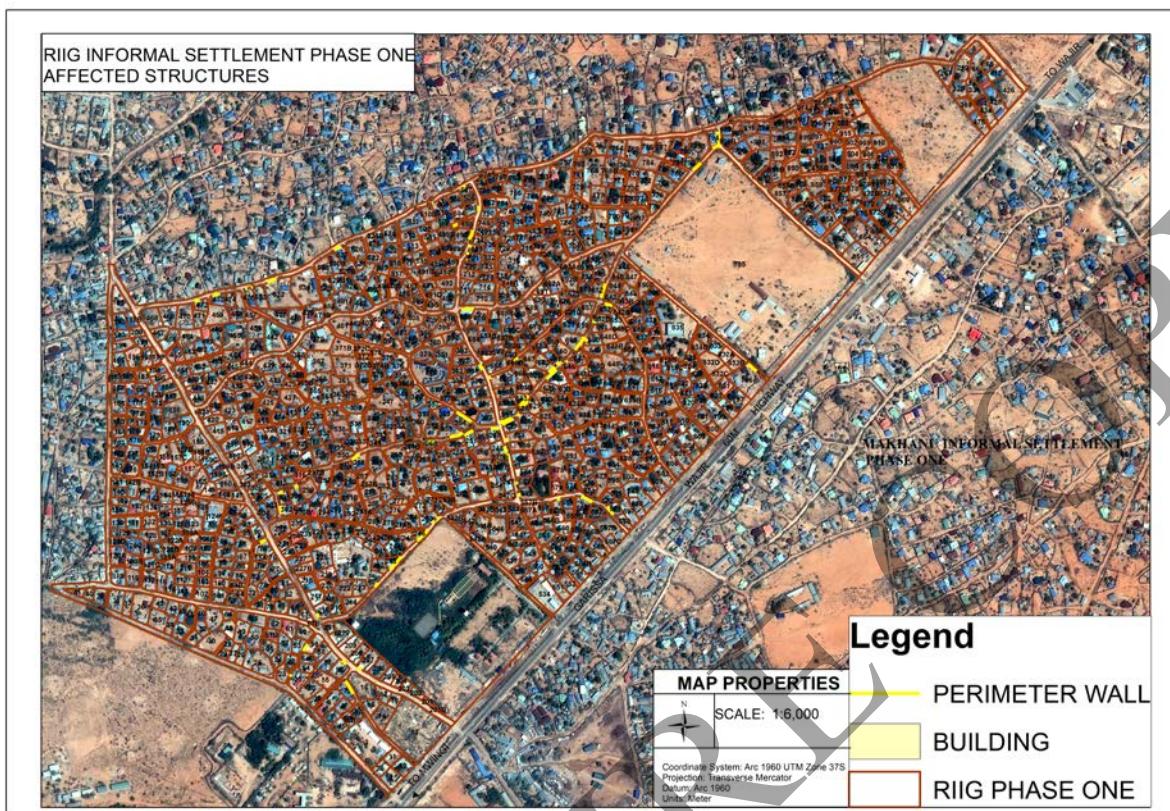


ATTENDANCE LIST

S.NO	NAME	ID NO	PLOT NO	PHONE NO	SIGNATURE	REMARKS
1.	AHMED Haji Muthoni	0023042	8300	072500077	<input checked="" type="checkbox"/>	OWNER & PLOT OWNER of plot.
2.	Mohamed Aboe Yusuf	20394124	650	072440231	<input checked="" type="checkbox"/>	
3.	Abdullahi Ahmed	007817283	650	0705884624	<input checked="" type="checkbox"/>	I represent my mother
4.	Mohamed Bare	21406280	647	072579744	<input checked="" type="checkbox"/>	Other Representing
5.	Khadid Mohamed	01900012	582	0711695225	<input checked="" type="checkbox"/>	Plot owner
6.	Hussein Hassan Abdi	07029046		0726031500	<input checked="" type="checkbox"/>	Represent Son.
7.	Magan Farrah M.	384		0720273333	<input checked="" type="checkbox"/>	Represent
8.	Amira Hussain Selsal	13886552	301	0715442010	<input checked="" type="checkbox"/>	Plot owner
9.	Enenba Adam Hussein	10029293	302	0720719692	<input checked="" type="checkbox"/>	Plot owner
10.	Helina Abdulla "Nurje" 2742736	377	87244722703	<input checked="" type="checkbox"/>	Plot owner	
11.	Kemica Nurun Hussein	1261530	1289	0726666598	<input checked="" type="checkbox"/>	Plot owner
12.	Malyun Shervif Osman	13003955	525	0723911436	<input checked="" type="checkbox"/>	Plot owner
13.	Mohamed Abdikadri 1135878	672	07223466997	<input checked="" type="checkbox"/>	Not owner	
14.	Fatima Aden Shale 497			0720724883	<input checked="" type="checkbox"/>	representative
15.	Wadwan Salha	8502538	510	0729300044	<input checked="" type="checkbox"/>	Not owner ✓

S.NO	NAME	L.D NO	PLOT NO	PHONE NO	SIGNATURE	REMARKS
16.	Mutawakkil Abogeldien 234825465-245	0722614653	M&J	Plot owner		
17.	Habib Ali Abdullaighi	13116314	582	0714652619	Abd	Representative - Husband
18.	Sofia Mohamed Sigeet	118841182	246	0713542812	8k	Plot owner
19.	Abdullah bin Mohamed Shange	—	—	—	—	—
20.	Mohamed Abdulkarim Selig	135116470	505	0722649193	SS	Representative - wife
21.	Mohamed Abdullaighi Selig	34822602	49	072052728	SS	Representative - Sister
22.	Abdi Ibrahim Seftun	35718205	75	0725889017	SS	Representative - Son
23.	Abub Farah Mohamed	26923462	663	0722713403	JW	Representative - wife
24.	Ahmed Abdi Farah	0047521	652	0722671844	bst	Owner
25.	Mohamed Abdullaighi Ibrahim	01895555	—	0702127566	KMAA	Owner
26.	Bishar Ali Abdullaighi Ali	11692306	273	071834322	ZJB	Representative - son
27.	Abdullahi Mohamed Hegi	11224321	248	0730314137	M&J	Representative - nephew
28.	Abdikadir Mohamed Abdalla	21519160	659	0722823254	KST	Representative - wife
29.	Abdullahi Abdi Arte	23491487	6732917774	SS	Tenant	
30.	Faham Mohamed	22365621	—	0722666531	SS	Asst. Director Social Development Gombe County
31.	Abdulkadir Mohamed	30621765	—	0720503048	ABD	County 'Physical Planner'
32.	Phineas Mohamed	24451193	—	0722650919	ABD	Specialist P&P specialist
33.	Sondra Abducho	29934560	—	0718264508	SL	Kenya Planner
34.	Tariqah Omolo	30142438	—	0706500881	TEH	Kenya Planning 1st Planner

ANNEX 7: MAP OF AFFECTED ASSETS



ANNEX 8: MAP OF ABSENTEE OCCUPIERS

