



**REPUBLIC OF KENYA  
COUNTY GOVERNMENT OF NAKURU  
DEPARTMENT OF LAND HOUSING AND  
PHYSICAL PLANNING**



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**REPORT OF A STAKEHOLDERS SENSITIZATION AND AWARENESS FOR  
THE PREPARATION OF LAKEVIEW LOCAL PHYSICAL AND LAND USE  
DEVELOPEMENT PLAN MEETING HELD ON THE 28<sup>TH</sup> MARCH, 2024 AT  
NAIVASHA SUBCOUNTY CHAMBERS**

**MEMBERS PRESENT**

As per the attached list

**Planning Committee**

1. Hon John Kihagi- CECM –LPPH&UD
2. Stella MWaura – C.O – LPP
3. Justine Mayaka – Principal Planner – LPP
4. Douglas Ongori – Sr Physical Planner
5. Patrick Mwai - Sr Physical Planner

**STAKEHOLDERS PRESENT**

As per the attached list

**Agendas**

1. Introduction
2. Justification
3. Plenary / comments
4. Closure

**Introduction**

The meeting began with a word of prayer from Bishop Kanyingi at 11:00 am. The chief officer requested all participants to introduce themselves. She highlighted the key purpose of the meeting and thanked the participants for availing themselves.

**Opening remarks - chief officer land and physical planning**

The chief officer introduced the intention of planning Lakeview citing several calls on Land tenure as stipulated in the Land Act, 2012 and the constitution of Kenya, 2010 to enhance processing of ownership documents that will help the land owners have more access to

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economic activities and other infrastructural developments. According to her sentiments uncontrolled developments necessitated zoning to guide the modern changes and infrastructural development to comply with the PLUPA, 2019. She also pointed out the significance of land survey which will reduce land disputes and other development control boundaries. The chief officer called to the attention of sustainable development incorporated in the intention to plan.

#### **Remarks from Hon CECM- Land, Physical Planning, Housing and urban development**

The CECM notified the stakeholders that law provides for how to update plans and provide for new developments', which is enshrined in the constitution and the physical and land use planning act of 2019. He quoted that the law under the county Government Act 2012, and the CoK, 2010 provides for public participation which informs the plans.

He pointed out the aim of the plan which is to ensure that the neighborhood is functional i.e introducing a commercial node, provide for infrastructure development and ensure that there is guided growth for the area.

The activity will also address tenure security issues as there are double allocation concerns in some areas. Other spearheading importance of the plan listed include;

To ensure compatible land uses and including provision of social facilities.

The plan should be visionary to cater for the needs of future generations.

He guided that all stakeholders be involved in the plan preparation and implementation to achieve the objectives. The plan was aimed to develop guidelines for various localities within the planning area.

He urged the stakeholders to share their expectations openly.

#### **Justification and the planning process - Ag. Director's remarks**

The director gave a brief history of the development noting that it was done in the sixties.

That the development trend currently has necessitated the update/revision of the plan.

He provided the justification of the exercise

1. Lack of a spatial framework – to guide and coordinate developments
2. Legal requirement – lower-level plan borrowing from the CSP, ISUDP and the neighborhood plan
3. Tenure regularization – there are areas without lease titles, the plan to be implemented through survey and finally registration

The director elaborated on the planning process emphasizing that it will be done in a participatory approach.

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That currently the meeting was being held to inform the public on the need to plan.

**He outlined the planning process;**

1. Notices of intention to plan- to be done after a concept note is done
2. Data collection – primary and secondary data
3. Survey report –Situation analysis
4. 1<sup>st</sup> stakeholders meeting – highlighting thematic areas
5. Draft plans
6. 2<sup>nd</sup> stakeholders meetings
7. Final plan
8. Approval
9. Publication of the plan

The timeline for the plan is anticipated to be 8 months

The stakeholders are vital as they impact the plan.

**Plenary**

1. The land is already developed- how will the new plan introduce new land uses, residents are already converting uses silently and on demand. (trends)
2. What will happen to the pending building plan approvals- the approvals to be suspended once the process commences
3. The current sewer infrastructure is inadequate, they would wish to have a road naming system and buildings done on road edges. Response- 50% of the residents are served by the sewer. The CECM also said that the budget of the sewer expansion to be included in the plan.
4. Solid waste management issue – the environment officer noted the concern and promised to address them.
5. Grazing of animals within the neighborhood - The enforcement office to enforce bylaws as animals are not allowed in towns. Urban agriculture is recommended though with standards for compliance.
6. Tenure regularization concern of areas previously surveyed- those with allotment letters will be issued new plans and a survey will be done afresh.
7. Will the plan adopt all existing developments (structures) – no. this will be on a case-by-case basis.
8. Security lights be provided

**Municipal manager comments**

The municipality to formulate bylaws for daily operations of the locality and enable ease of enforcement.

The investment plans be included to ensure programs are implemented  
To provide easement of infrastructure to enable the county deliver services  
To enhance land use compatibility

**PHO comments – Naivasha**

To provide a sewer system  
To provide a health facility within the planning area to ease congestion in the level v hospital

PHO – lakeview

To provide linkage of sewer system to schools and the institutions in the area to reduce sinking pits  
To control livestock farmers especially pig farmers in the area.

**Closing remarks**

The purpose of the activity is to identify and validate the planning needs of the area.  
Planning is meant for the people and environment.  
Infrastructure needs identified i.e. Roads, pedestrian walk ways, social infrastructure, Security  
Inclusivity in public participation  
Waste management concerns – liquid and solid  
Recreational areas lacking  
To ensure compatible uses.

**Way forward**

**The exercise of intention to plan notice, data collection, base map preparation, and planning preliminaries to commence.**

**Vote of thanks**

The bishop appreciated the effort by the county to take a bold step to enhance land tenure and sustainable development. He prayed that the process come to completion and all the objectives achieved.

The meeting ended at 1:00 pm after a word of prayer from Bishop Kanyingi.

Prepared by:

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