



**COUNTY GOVERNMENT OF NAKURU**  
**Department of Lands, Physical Planning, Housing &**  
**Urban Development**



**2ND STAKEHOLDER PARTICIPATION OF THE NAIVASHA SEZ BUFFER ZONE LOCAL  
PHYSICAL AND LAND USE DEVELOPMENT PLAN REPORT HELD AT THE ICD ON THE  
22ND MAY, 2024.**

**MEMBERS PRESENT**

As per the attached list

**Agenda**

1. Introduction
2. Plan Presentation
3. Plenary / comments
4. Closure

The meeting was called to order at 12:00 noon by the Naivasha Sub county Administrator Mr. King'ori followed by a word of prayer from Pastor Cyrus.

**Agenda 1/22/5/2024. Remarks by Stella Mwaura - Chief Officer, Land & Physical Planning**

The CO began by introducing all staff from the various arms of government (N,G, CGN, N.L.C). She welcomed the CO Environment MR. Ken Mungai to make his opening remarks.

The CO highlighted the need to ensure that the plan provides for environmental sustainability during its implementation. The Chief Officer urged the stakeholders to be keen on the regulations of PLUPA 2019, and other legislations that the Plan is anchored on to ensure that all the needs have been catered for. She requested the members to air their views to make suitable ideas during the finalization stage. Being an intensive plan the CO requested the stake holders to take the plan seriously as they are the first beneficiaries. She highlighted that the County has invested in the supply of water within the SEZ and the neighbourhood.

**Remarks by Hon. John Kihagi - CECM – Lands Physical Planning, housing and Urban Development.**

He welcomed all stakeholders to have a discussion on the Naivasha SEZ buffer plan to ensure its sustainability. The County CECM welcomed all representatives of professional bodies who briefly introduced themselves. He explained the purpose of the SEZ to the stakeholders as per the provisions law elaborating that it is gazetted to provide for subsidized manufacturing to spur economic growth. He also informed

the stakeholders that the area of land allocated for the SEZ is approximately 1000 acres.

There are discussions to expand the area to approximately 5000 acres which would be used to expand the area into a city in the next 30 years. That various industries aim to set up within the SEZ due to low cost of power and land input amongst other incentives. The SEZ area should be functional with all facilities established. The purpose of the buffer plan is to control urban sprawl within the neighbourhood of SEZ. This will guide development within the 10km buffer. these include subdivisions, building plans.

The plan will guide provision of social facilities as hospitals, schools, social halls, recreational areas infrastructure (roads, water & sewer) and solid waste disposal sites. It aims at ensuring compatible land uses for sustainability. The plan will provide standard guidelines for implementation of developments.

The CECM communicated that the plan and the days exercise is not to resolve the current land disputes. These will be resolved through the legally provided means. Once the disputes are resolved they would enjoy the benefits of the plan. He also noted that the county would engage other stakeholders in setting up a community liaison committee to oversee employment interests of investors and residents.

Remarks by CECM Youth, sports and Gender

She highlighted the need of ensuring that the plan safeguards inclusivity in all aspects to spur economic development.

### **Agenda 2/22/5/2024. Plan Presentation**

The Chief Officer lands and Physical planning invited Plan. Mbatia to carry on with plan presentation.

The planner elaborated on the planning zones explaining the various land uses. The community were encouraged to understand the land uses in relation to the land. The plan is to safeguard the SEZ plan which is a national project of importance. The buffer plan aims at providing guidelines of how land around the SEZ, it will guide investors on where and what to develop.

He provided the process since inception including the various notices gazetting the of the SEZ. (gazette notice no .7650 of August 16th 2019). Followed by the preparation of the basemap, 1st stakeholders meeting and further the preparation of the draft plan.

The planner reminded the stakeholders that the plan does not cover maai mahiu town since it already had an approved plan.

### **Agenda 3/22/5/2024 Plenary/Comments/ Remarks**

After the presentation, the Chief Officer for lands moderated a plenary session. Those in attendance were asked to give their questions or comments regarding the plan and if it was in sync with their vision for the areas.

**The questions raised were as follows:**

1. Utheri wa Lari Land appeared to be left out from any major development e.g commercial and industrial. Could the Plan be re oriented to have other proposals accommodating Utheri wa Lari?
2. Can the minimum allowable development on the parcels be adjusted to have usage of more land?
3. What is the area of the Special Economic Zone?
4. What is the Size of the buffer zone on the side of Longonot?
5. What is the size of Government Land in the area?
6. How does the plan sit with land ownership disputes?
7. Who will be responsible for the development of the parcels is it government or private?
8. How is the plan in sync with grazing culture of persons in the area?
9. What will the government do to land owners whose lands fall in areas where acreage required is more than what they have?

**Discussion/Response from CECM – LPPHUD**

The CECM LPPHUD reiterated that in planning is flexible and diverse depending on the experts. On the type of heavy industrial development examples include fertilizer plant, cement factories steel smelting amongst others.

He explained that each zone has a defined user attached with its guidelines which are guided by the SEZ. The stakeholders were encouraged to prepare memoranda. The existing land sizes would be accommodated in the plan.

The CECM reported that those who subdivided during the moratorium period be revisited. The development plan to be implemented by both the private and public sector. The plan to be incorporate a pastoralism area.

**Discussions/Remarks from professionals**

Plan. Gatimu

Comments from Plan David Gatimu

1. Heavy industrial Zone
  - a. Provide for a dedicated rail line with appropriate sidings.
  - b. Bonded warehousing
2. Zoning
  - a. Core Zone. Taking cognisance of mixed use around the major transport triangulation defined by Ngema KPC depot, SGR and the core EPZ.

- b. Other Zones. Proper delineated zones. defined by roads, natural feature or subdivision blocks. Consider a pure commercial along SGR to accommodate hotels and transport transfer depot etc

### 3.Roads

He proposed that the plan to be clear on the existing road infrastructure sizes as depicted in the Cadastre. This will provide clear indication on

- Hierarchy, looping, by-pass & ring road
- Mass rapid transit/transfer systems (SGR, Bus terminal, taxi ranks)
- the required widening for elevated development
- Key Roads to avoid direct access particularly the new Ngema KPC road
- Protect spillover along Narok Road

### 4. Storm water

A proper storm water to be accommodated within the plan.

He requested the stakeholders to check on the completion advertisement for 60 days for comments after incorporation of comments from the public.

### **Comments from MPs office**

Ensure proper communication to include all stakeholders

The plan to include Higher Education facility

### **CO environment**

Value of land be safeguarded by ensuring proper use of land

The water supply infrastructure and ensuring payment for the supply

Ensure tree planting within the area

### **Agenda3/22/5/2024 Closure**

After a successful plenary session the meeting ended with a word of prayer from Douglas Ongori - Sub County Planner at 4.00 p. m.

Prepared by:

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