

REPUBLIC OF KENYA



NAKURU COUNTY  
COUNTY OF UNLIMITED OPPORTUNITIES

**Municipality of Naivasha**  
**P.O. Box 2870-20100**  
**NAKURU**  
**www.nakuru.go.ke**  
**Contact: (051)2216379/80**

## **SECOND STAKEHOLDER PARTICIPATION REPORT**

**Naivasha SEZ Buffer Zone Local Physical and Land Use Development Plan**

**Venue: Inland Container Depot (ICD), Naivasha**

**Date: 25th July 2024**

**Convened by: Naivasha Municipality in collaboration with the County Government of Nakuru**

### **1. MEMBERS PRESENT**

Members present were as per the attached attendance register representing the National Government, County Government of Nakuru, professional bodies, community representatives, and other key stakeholders.

### **2. AGENDA**

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

### **3. INTRODUCTION**

The meeting was called to order at 12:00 noon by the Naivasha Sub-County Coordinator, Mr. King'ori. The session began with a word of prayer by Pastor Cyrus.

The purpose of the meeting was to engage stakeholders in reviewing and providing input on the Draft Naivasha Special Economic Zone (SEZ) Buffer Zone Local Physical and Land Use Development Plan, which is being prepared to guide orderly development within the SEZ surrounding areas.

The stakeholder participation exercise forms part of the statutory public participation process required under the Physical and Land Use Planning Act, 2019 and is being coordinated by Naivasha Municipality in collaboration with the County Government of Nakuru.

### **4. OPENING REMARKS**

Remarks by Stella Mwaura

Chief Officer – Lands & Physical Planning

The Chief Officer welcomed all participants and introduced officers present from various government institutions including the National Government, County Government of Nakuru, Municipality of Naivasha, and the National Land Commission.

She emphasized the importance of stakeholder participation in the preparation of the development plan and encouraged participants to actively contribute ideas and suggestions that would improve the final document.

The Chief Officer highlighted that the development plan must ensure environmental sustainability during implementation, and urged stakeholders to familiarize themselves with the provisions of the Physical and Land Use Planning Act (PLUPA), 2019, which provides the legal framework guiding the preparation and implementation of the plan.

She further noted that the County Government has already made significant investments in water supply infrastructure within the SEZ and surrounding areas, which will support future development. Stakeholders were encouraged to take the planning process seriously since they are the primary beneficiaries of the proposed development framework.

#### **Remarks by Hon. John Kihagi**

CECM – Lands, Physical Planning, Housing and Urban Development

The County Executive Committee Member welcomed all stakeholders and expressed appreciation for their participation in discussions regarding the Naivasha SEZ Buffer Zone Plan.

He explained that the Special Economic Zone (SEZ) was gazetted to promote industrial development and economic growth through incentives such as subsidized manufacturing, affordable land, and lower power costs.

The CECM informed stakeholders that the land allocated for the SEZ currently covers approximately 1,000 acres, with ongoing discussions to expand the area to approximately 5,000 acres in the future. The expansion would support the long-term vision of transforming the area into a major urban and industrial centre within the next 30 years.

He further explained that the purpose of the SEZ Buffer Zone Development Plan is to regulate development within a 10-kilometre radius of the SEZ in order to control unplanned urban growth and ensure compatible land uses.

The plan will guide:

- Subdivision of land
- Approval of building developments
- Provision of social facilities such as schools, hospitals, social halls, and recreational spaces
- Development of infrastructure including roads, water supply, sewer systems, and solid waste management facilities

The CECM clarified that the stakeholder meeting was not intended to resolve existing land disputes, which should be addressed through the appropriate legal processes. Once disputes are resolved, affected landowners will be able to benefit from the development opportunities created by the plan.

He also informed stakeholders that the County Government intends to establish a Community Liaison Committee to ensure that local communities benefit from employment opportunities created by investments within the SEZ.

#### **Remarks by the CECM – Youth, Sports and Gender**

The CECM emphasized the importance of ensuring inclusive development and equitable access to economic opportunities arising from the SEZ project. She encouraged stakeholders to support the planning process to ensure the region achieves sustainable economic growth.

### **5. PLAN PRESENTATION**

The Chief Officer for Lands and Physical Planning invited Planner Mbatia to present the draft development plan.

During the presentation, the planner explained the proposed zoning structure and land use proposals within the SEZ buffer zone. Stakeholders were encouraged to review the zoning proposals carefully to understand how they relate to existing land ownership patterns and development opportunities.

The planner noted that the buffer zone plan is intended to protect and support the development of the SEZ, which is a nationally significant project.

The plan will guide how land surrounding the SEZ will be developed and provide investors with clarity on appropriate locations and types of development.

The planner also outlined the planning process undertaken so far, which included:

- Publication of Gazette Notice No. 7650 of 16th August 2019 establishing the SEZ
- Preparation of the base map
- Conduct of the first stakeholder consultation meeting
- Preparation of the draft development plan

It was also clarified that Mai Mahiu Town is not covered under the SEZ Buffer Zone Plan, as it already has an approved development plan.

## **6. PLENARY SESSION AND STAKEHOLDER COMMENTS**

Following the presentation, the Chief Officer for Lands moderated a plenary session where stakeholders were invited to provide feedback and raise questions.

Issues Raised by Stakeholders

1. Concerns were raised that Utheri wa Lari area appeared to be excluded from major development proposals such as commercial and industrial uses. Stakeholders requested reconsideration of development proposals for the area.
2. Stakeholders asked whether the minimum development requirements for parcels could be adjusted to allow better utilization of available land.
3. Clarification was requested regarding the total size of the Special Economic Zone.
4. Stakeholders asked about the extent of the buffer zone on the Longonot side.
5. Questions were raised regarding the size of government-owned land within the planning area.
6. Stakeholders sought clarification on how the plan would interact with existing land ownership disputes.
7. Participants asked whether developments within the buffer zone would be undertaken by government or private investors.
8. Concerns were raised about how the plan would accommodate pastoralism and grazing practices practiced by local communities.
9. Questions were raised regarding government interventions for landowners whose parcels fall below the minimum acreage required for certain land uses.

## **7. RESPONSES FROM THE CECM – LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT**

The CECM explained that planning is flexible and responsive to evolving development needs and that professional planning advice would guide final decisions.

He explained that the Heavy Industrial Zone may accommodate industries such as:

- Fertilizer manufacturing plants
- Cement production plants
- Steel smelting facilities

Each planning zone has specific development guidelines and permitted uses aligned with the SEZ framework.

Stakeholders were encouraged to submit written memoranda to provide further input into the planning process.

The CECM also clarified that:

- Existing land parcel sizes will be accommodated within the planning framework where possible.
- Subdivisions that occurred during the moratorium period will be reviewed.
- Implementation of the development plan will involve both public and private sector investments.
- The plan will also provide designated areas to accommodate pastoral activities.

## **8. COMMENTS FROM PROFESSIONALS**

Comments by Planner David Gatimu

Heavy Industrial Zone

- Provide for a dedicated railway line with appropriate sidings.
- Include bonded warehousing facilities.

### **Zoning**

- Establish a Core Zone recognizing mixed-use development around key transport nodes including the Ngema KPC Depot, Standard Gauge Railway (SGR), and the EPZ.
- Ensure clear delineation of zones using roads, natural features, or subdivision boundaries.
- Consider establishing pure commercial zones along the SGR corridor to support hotels and transport hubs.

### **Road Infrastructure**

The plan should clearly indicate existing road infrastructure sizes to guide:

- Road hierarchy
- Looping, bypass and ring roads
- Mass rapid transit systems including bus terminals and taxi ranks
- Required road widening to support future development
- Protection of strategic roads such as Ngema KPC Road
- Control of development spillover along Narok Road

### **Storm Water Management**

A comprehensive storm water drainage system should be incorporated into the plan.

Planner Gatimu also reminded stakeholders that the completion notice will be advertised for 60 days, allowing submission of public comments before final approval.

## **9. ADDITIONAL COMMENTS**

Office of the Member of Parliament

- Improve communication to ensure all stakeholders are adequately informed.
- Include provisions for a higher education facility within the planning area.

Chief Officer – Environment

- Ensure proper land use planning to safeguard land value.
- Strengthen water supply infrastructure.
- Encourage tree planting and environmental conservation within the planning area.

## **10. CLOSURE**

Following a successful plenary session, the meeting was concluded with a word of prayer by Douglas Ongori, Sub-County Planner, at 4:00 PM.

The stakeholders were thanked for their participation and contributions towards improving the Naivasha SEZ Buffer Zone Local Physical and Land Use Development Plan.

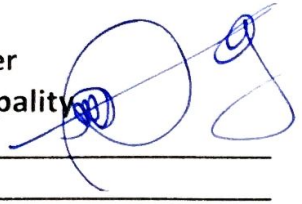
## **11. SIGNATORY SECTION**

This report documents the Second Stakeholder Participation Meeting for the Naivasha SEZ Buffer Zone Local Physical and Land Use Development Plan, conducted as part of the statutory public participation process under the Physical and Land Use Planning Act, 2019.

The stakeholder consultation was organized by Naivasha Municipality in collaboration with the County Government of Nakuru to ensure community input informs the final development plan.

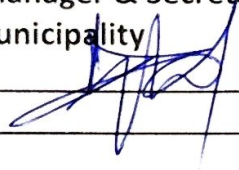
Prepared by  
Douglas Ongori  
Municipal Planner  
Naivasha Municipality

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



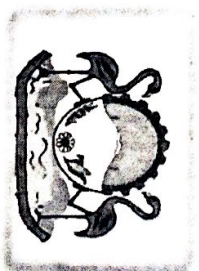
Verified by  
M.M. Daniel Mbogo Ndiritu, MBA  
Municipal Manager & Secretary to the Municipal Board  
Naivasha Municipality

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_





REPUBLIC OF KENYA  
COUNTY GOVERNMENT OF NAKURU  
DEPARTMENT OF LANDS, HOUSING, PHYSICAL PLANNING  
& URBAN DEVELOPMENT



TITLE PROGRAMME: STAKEHOLDERS MEETING ON PREPARATION OF THE NAIVASHA MAAI  
MAHIU SPECIAL ECONOMIC ZONE BUFFER ZONE PLAN.

DATE: 25 July, 2024

VENUE: MAAI MAHIU SPECIAL ECONOMIC ZONE - INTERNAL CONTAINER DEPOT

No.	Name	Designation	Tel No.	Signature
1.	DOROTI OKE ACHOSTO	AREA CHAIRMAN	0723 2174 42	
2.	NEIKAI GIDEON	COMM. SECRETARY	0992 128 325	NAIKAI
3.	SAMACH PARASENTA	Stakeholder	07 20095 137	PARASENTA
4.	SIMON PUSHTI	Stakeholder	0742635296	PUSHTI
5.	JOHN KARBURT	Stakeholder	0702772555	JOHN
6.	PHILIP KANTIM	Stakeholder	0729396054	PHILIP
7.	ROBERT KIPSHUN	Stakeholder	07	ROBERT
8.	BEN KARENKI	Stakeholder	0710194804	BEN
9.	TURANA KARBURT	Stakeholder	0704044944	TURANA
10.	STANISLAUS KANSTIAN	Stakeholder	0729527749	STANISLAUS

11.	SINIERE	7. NAKI	Stokholms. 0258250938	075425034	USA
12.	EGERAL	KAS I	Stokholms.	0741722701	USA
13.	K. KATIA	KAS I	Stokholms.	0724591231	TUN
14.	ERIC	KEMUNDE	Stokholms.	0708701928	USA
15.	JOHN	KIMETER	Stokholms.		<del>TUN</del>
16.	SABONYA	KASHURA	Stokholms.	0726364228	<del>USA</del>
17.	BEEMET, AM	KOLLET	Stokholms.	0722362212	FE
18.	TORBERG	OLE KJETIL	Stokholms.	0795421119	USA
19.	OLE	PUSHTAFI	Stokholms.	0728957983	USA
20.	OLE	NAGISA	OSIRO CHIRO PERSON	0722706136	<del>USA</del>
21.	JAYHA	KINDYA	Stokholms.	0715854050	<del>USA</del>
22.	SINIRI	METIARA	Stokholms.	0707142912	USA
23.	NEAUSAN	NUSEI	Stokholms.	0792162183	USA
24.	Pst. SARLAS	KOLLET	Uttoni CHARIE	0721707423	<del>USA</del>
25.	DEORI	KARANTY	Stokholms.	0714812797	USA
26.	KIANDU	KUSERO	Stokholms.	0726600636	HT
27.	TAPAYA	PARIKICU	Stokholms.	07284976256	FE
28.	LEKERU	KOLLET	Stokholms.	0742922119	USA
29.	AGNES	KAS I	Stokholms.	0701212255	USA
30.	JOSEPH	MUHA	Stokholms.	0715707782	USA
31.	POOL	YAMITA	Stokholms.	0724107731	USA

32.	DICKSON KURARU	Shareholders	0727437875	<del>DK</del>
33.	CHRISTINE N. WANJOHI	Shareholder	0726674590	AK
34.	JOHN W. KABIRA	Shareholder	0714309342	JW
35.	EUNICE RAMSEY	Shareholder	0759700322	ER
36.	ROBERT DEMA	Shareholder	0707482454	RD
37.	LOUISA DEMA	Shareholder	0746446650	L
38.	CHARITY DEMA	Shareholder	0798758082	CC
39.	ELYA MUTHILI	SHAREHOLDER	0725746020	EM
40.	NEWTON NBARI	Shareholder	0722-281928	NS
41.	LILIAN KABIJI	SHAREHOLDER	0720066374	LK
42.	CHARLES AJIREGI	MP's Office - Nairobi	0702662385	CA
43.	SAMUEL MATURA	Shareholder	0725471429	SM
44.	PETER KOLOMBO	Shareholder	0729743667	PK
45.	PETER NYONDA NYETA	SEC. OFFER UP LARI	0728245619	PN
46.	SAMUEL <del>FIRO</del> GIOKO	Shareholder	0722-716990	SG
47.	Peter Njoroge Mbugu	Shareholder	0710904350	PN
48.	James Kamau Gichungo	Shareholder Uthuri wa Lari	0706835512	JK
49.	JOHN MATTHEW MUGANYI	Uthuri wa Lari (Spokesperson)	0702876198	JM
50.	Wendy Iremu	Uthuri	875755256	WI
51.	John Kahiu <del>George</del>	Shareholder	0711348222	JK
52.	Jackson Macharia Mathandu	Shareholder	0721442504	JM

\*

53.	Kou K Kawefhi	Shareholder	07244439000	
54.	IAENIE NJERI RURA	Shareholder	0705543262	
55.	MARY DAMIBAI KIHUNU	Shareholder	0722-234463	MCAE.
56.	George Kakamau	Shareholder	0202 163898	
57.	Rina Gadhuh	Shareholder	0714806256	
58.	Mary W Ndungu	Shareholder	0728147514	
59.	Alice M Kamfui	Shareholder	0722645768	
60.	Kaka Karega	Shareholder	0711860063	
61.	Ephraim Muteng	Shareholder	07228869402	
62.	Nicolas Mwarua	Shareholder	070659074	
63.	SAMSON GAETHUHI	Shareholder	0722446583	
64.	Samuel Kimara Sabaga	Shareholder	07132454406	
65.	Dominick KUBABU	Shareholder	0701006501	
66.	GENIE SITHAKI	Director/Member AMCHA	0722305801	
67.	Yvonne MARIKA	Shareholder	070941140	
68.	THO MBOGUA	Shareholder	0726939085	
69.	PETER KONO	Shareholder	0722755985	
70.	JAMES ole HIAMPUT	Shareholder	0796806018	
71.	KARANTA MBOGUA	Shareholder	07145708	
72.	BENSON KATEJE	PELIICAL SPOKESPERSON	0725-751167	
73.	JOEL TEMU	Shareholder	0726741776	

74.	Rt. BRUNO KUSERZO	STATE HILDER	0743297761	
75.	Eng JOHN ONDA	KURA	John@kura.go.ke	PM
76.	Esther J. Bitote	KURA	0720597912	
77.	MARANI JOSEPHINE VALERIE	KURA	0702455312	IBOIS
78.	Don Kalis C.	State Department of Land & Physical Planning	0722178212	
79.	MICHAEL KIMAHIL	DEPT OF INFRASTRUCTURE	0711017690	
80.	CHARLES ERNETA	DEPT. OF WATER & SANITATION	070586607	
81.	MARY NJOKI	ENVIRONMENT DEPARTMENT CGN	0714895380	
82.	Estimod Lebig	NAIROLING PROFESSIONAL ASSOCIATION	071166402	
83.	Kosdom Mukuusi	Mrs President Association	0720096943	
84.	Daniel M. Ndarinya	Municipal Manager, Nairobi	0721435005	
85.	Geoffrey Dierck	County Government of Nairobi	0721591893	
86.	James KARUKI	County Government of Nairobi	0723 220520	
87.	PATRICKY. MWAP	CGN - PLANNING	0722701155	
88.	EVANS OILENO	CGN - PLANNING	072631441	
89.	FRANCIS MUTUYI	SENIOR WAREHOUSE	0722171668	
90.	CHRIS WTONGA	LUP	0724738449	
91.	SAMANT MURGIA	State Department of Land & Physical Planning	0724511573	
92.	DUNGLEN ONGORI	CGN - Physical Planner	0726467413	
93.	STEPHEN KOKUA	SKIPP - CIP.P	0728560289	
94.	FREDRICK TUKUO	SKIPP - C.I.A.O	0714396712	

3

95.	Pla David Gathuru	Planning Consultant	0723 898688	<i>[Signature]</i>
96.	Joseph	Stakeholder	0720980082	<i>[Signature]</i>
97.	Ramon Kinyanjua	Stakeholder	0721611391	<i>[Signature]</i>
98.	Gachanja Kinyanjui	Stakeholder	0721806743	<i>[Signature]</i>
99.	Francis Kimani	Stakeholder	0725119023	<i>[Signature]</i>
100.	Nithi Kinyanjua	Shareholder	07222973290	<i>[Signature]</i>
101.	Samuel Kinyanjua	Stakeholder	0724856469	<i>[Signature]</i>
102.	Margaret Njanga	Security NPS	07226670732	<i>[Signature]</i>
103.	Josiah Mueeni	Security Des	0722911938	<i>[Signature]</i>
104.	Gerald Kinyanjui	Stakeholder	0721674380	<i>[Signature]</i>
105.	Kimani Kanu	Stakeholder	0729052702	<i>[Signature]</i>
106.	Nathan Gathura M	Service holder	0725086195	<i>[Signature]</i>
107.	Tamas Mutari	Stakeholder	0720900789	<i>[Signature]</i>
108.	Lekiso Gira	Stakeholder	0710224889	<i>[Signature]</i>
109.	Joseph KARANU	Stakeholder	0712231716	<i>[Signature]</i>
110.	Elizabeth Mwangi	Stakeholder	0725071408	<i>[Signature]</i>
111.	Baniel Kaduna	Stakeholder	0713985672	<i>[Signature]</i>
112.	Mke Pasely	Stakeholder	0799099491	
113.	Haah Pakasha	Stakeholder	0744170709	
114.	Stanik Tukoo	Stakeholder	0757151165	<i>[Signature]</i>
115.	Jehona Sasi	Stakeholder	074314335	<i>[Signature]</i>

*[Signature]*  
 Mgt. M. G. S. Mwangi  
 Wice

116.	Daniel	Mafura	Stakeholder	0722727067	<del>AKK</del>
117.	John	Mapi	Stakeholder	0725259308	<del>NK</del>
118.	Joseph	Tingisha	Stakeholder	0743838407	<del>JK</del>
119.	Peter	Nyengege	Stakeholder	0718458587	<del>SPB</del>
120.	Peper	MBURU MURIMI	Stakeholder	0723434697	<del>AKK</del>
121.	KIANO	Ote Masiane	Stakeholder	0729499686	<del>AKK</del>
122.	Samuel	Koncu	Stakeholder	0722897974	<del>AKK</del>
123.	BEN	KIHWA	"	0726420457	<del>AKK</del>
124.	EMWET	GITUNDI	"	0741533732	<del>AKK</del>
125.	BENSON	gichuki	"	0701760604	<del>AKK</del>
126.	Pau	Mboche	"	0721991521	<del>AKK</del>
127.	Koac	cechuki	"	0759306110	<del>AKK</del>
128.	BRIAN	KATHAM	"	0729522749	<del>AKK</del>
129.	CHARIS	SARITE	"	0729555750	<del>AKK</del>
130.	GARCE	MASIOHO	"	070112257597	<del>AKK</del>
131.	SONSON	SAREKALE	"	0795827601	<del>AKK</del>
132.	PATRICK	WARIANI	"	0725254927	<del>AKK</del>
133.	Paul	KMSI	"	071447925	<del>AKK</del>
134.	SEMMIAT	KASAPPA	"	0723478795	<del>AKK</del>
135.	Nyatu	chenge Nyutu	"		<del>AKK</del>
136.	David	Mantolol	"	0720015782	<del>AKK</del>

137.	PETER	MURTOLOLO	Stakeholder	0707029693	<del>PS</del>
138.	Jaya	ole PERIA	"	0741053206	<del>PS</del>
139.	KPOOTI	KARTIM	"	0797373700	<del>PS</del>
140.	Joseph	Santi	Stakeholder	0784862258	<del>PS</del>
141.	Johana	KORAO	Stakeholder	0720299699	<del>PS</del>
142.	John	Majo	"		<del>PS</del>
143.	Fyans	KURASH	"	0797349737	<del>PS</del>
144.					
145.					
146.					
147.					
148.					
149.					
150.					
151.					
152.					
153.					
154.					
155.					
156.					
157.					