

REPUBLIC OF KENYA
MURANG'A COUNTY ASSEMBLY
THE HANSARD

Tuesday, 26th November 2024

The Assembly met at 9:40 a.m.

[The Speaker (Hon. Johnson Mukuha) in the Chair]

PRAYER

PAPER

REPORT OF PUBLIC INVESTMENT AND ACCOUNTS COMMITTEE ON THE AUDITED
FINANCIAL STATEMENTS OF GATANGA COMMUNITY WATER SCHEME FOR THE
YEAR ENDED JUNE 30, 2019 AND JUNE 30, 2020.

Hon. Ndunda Makau: Thank you, Hon. Speaker. I beg to lay the following Paper; -

The Report of the Public Investments and Accounts Committee on the audited financial statements of Gatanga Community Water Scheme for the year ended June 30, 2019, and June 30, 2020.

Thank you, Hon. Speaker.

NOTICE OF MOTION

ADOPTION OF REPORT OF PUBLIC INVESTMENT AND ACCOUNTS COMMITTEE ON
THE AUDITED FINANCIAL STATEMENTS OF GATANGA COMMUNITY WATER
SCHEME FOR THE YEAR ENDED JUNE 30, 2019 AND JUNE 30, 2020

Hon. Ndunda Makau: Thank you, Hon. Speaker, once again. I beg to give notice of the following Motion; -

That, this Assembly adopts the Report of the Public Investment and Accounts Committee on the audited financial statements of Gatanga Community Water Scheme for the year ended June 30th, 2019, and June 30th, 2020, laid on the table of the Assembly on Tuesday, November 26, 2024.

Thank you, Hon. Speaker.

MOTION

ADOPTION OF REPORT OF LAND, HOUSING, PHYSICAL PLANNING AND SETTLEMENT COMMITTEE ON THE COUNTY GOVERNMENT OF MURANG'A MASTERPLAN FOR THE LAND REFERENCE NUMBER 12157/8.

Hon. Gerald Wambugu: Thank you, Mr. Speaker, Sir. I beg to move the following Motion; -

That, this Assembly adopts a Report on the sectoral Committee on Land, Housing, Physical and Urban Planning on the County Government of Murang'a masterplan for the land reference number 12157/8 laid on the Table of the Assembly on 20th November 2024.

Hon. Speaker, it is my privilege to present to this honourable House, the Land, Housing Physical and Urban Planning Report on the deliberations during the report writing on local physical and land use development plan for parcel number LR 12157/8 for the years 2024 to 2034.

Mr. Speaker, a Local Physical and Land Use Development Plan, otherwise called LPLUD serves as a blueprint for a specific area orderly growth and sustainable development. The plan provides a framework for efficient and effective land use while considering social, economic, environmental and cultural factors. The LPLUDP provides a clear vision and framework for how the ceded Delmonte land will develop. It ensures that infrastructure, housing, industry and other facilities are well planned and do not lead to haphazard or unregulated growth. Del Monte Kenya limited, Mr. Speaker, a fruit processing company in Kenya, agreed to cede portions of its land to the County Government of Murang'a title no. LR 12157/8, measuring 531.09 Ha (1312.35 acres). This presented an opportunity for the County Executive to develop a comprehensive Local Physical and Land Use Development Plan for parcel LR 12157/8, maximizing its potential and ensuring full utilization of the land. The strategic location of the planning area along the A2-Thika highway ensures excellent connectivity to Nairobi, and the nearby towns, making it highly attractive to prospective investors. This prime location meets the growing demand for land and enhances its appeal as a hub for industrial activities.

Mr. Speaker, the preparation of the plan was driven by the County's need to secure land for infrastructural development, including establishing a level six specialized hospital and industrial facilities for agricultural value addition and export processing zones. This plan aims to support the County's development goals, which are to make Murang'a an agro-industrialized County with strong infrastructural and socio-economic growth for the well-being of all residents. While most of the land

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in Murang'a County is under freehold, making investments costly due to compensation processes, the leasehold status of this parcel makes it more attractive for investment.

The specific objectives of the plan are; -

1. To establish a framework for surveying and registration of land.
2. To designate the various land uses and make land available for investments.
3. To protect and conserve the fragile eco-systems.
4. To provide standards and guidelines for physical development activities and projects undertaken by both public institutions and private investors.

Hon. Speaker, this Report provides a comprehensive and detailed analysis of the intention to plan as guided by the experts. However, allow me to briefly highlight the key areas for your quick reference and understanding.

Mr Speaker, the plan covers the surrendered portion of L.R No.12157/8, which was originally part of L.R No. 12157/1, previously owned by Del Monte Kenya limited. This portion measures approximately 531.09 hectares (1,312.35 acres). The Plan aims to guide the development of the planning area for ten years beginning in 2024.

There are seven key principles that guide the experts as they prepare for the plan which are: -

1. Accessibility- The plan aims to guarantee the timely delivery of essential services and enhance the efficient use of land to maximize benefits and minimize waste.
2. Aesthetics - The plan will seek to enhance the aesthetic appeal of the planning area. Aesthetics, I think is something related to beauty, Mr. Speaker.
3. Compatibility - The plan ensures land use activities coexist in harmony
4. Economic Viability - The plan aims to promote land use practices that support economic growth at both the County and National levels. This includes allocating land for investments and industrial purposes.
5. Efficiency- The plan ensures optimal returns from investment and versatility in proposals
6. Inclusivity- The plan considered the needs and opinions of the community, to enhance transparency and accountability.
7. Sustainable use of land-The plan aims to maximize the potential of the planning area by ensuring that land-use activities promote conservation and protection of fragile ecosystems, avoid environmental degradation, and optimize natural resources.

The technical team, Mr. Speaker, comprised of 22 experts from both the national and county departments for Lands and Physical Planning were involved in the preparation of this plan and engaged the National Land Commission, commonly called the NLC, as the custodian of the land as well as members of the public through various public participation engagements which have been Tabled before this House.

The plan preparation procedure comprises of a 12-step process namely; pre-planning, stakeholder consultations, reconnaissance, preparation of the base map, secondary data collection, primary data collection, data analysis, preparation of the draft plan, second stakeholders' engagement, notice of completion of the plan, validation of the plan, preparation of the final plan, plan approval

The preparation of the plan involved a collaborative, multi-disciplinary and participatory approach between the state department of Land and Physical Planning; County Government of Murang'a; National Land Commission and the local community.

We have the plan proposals. The first proposal is residential, the plan provides two types of residential developments to accommodate the working population within the planning area: medium and high-density residential areas. An area of 9.17 Ha has been reserved for high-density residential developments, upon which affordable housing shall be developed, while an area of 5.0 Ha has been designated for high-density residential developments.

The other proposal is industrial land use. The industrial land use has been designated into four zones: EPZ, light, medium, and heavy industrial, as discussed below. Light industrial zone. The light industrial zone measures 35.60 Ha and is located adjacent to compatible uses such as the proposed commercial and educational land uses. This zone will have various types of industries, such as assembling, packaging, and logistics.

Medium industrial zone, the second. The medium industrial zone measures 48.90 ha and will consist of processing industries. It forms a transitional zone from the light industries to the heavy industries.

Heavy industrial zone. The heavy industrial zone measures 28.10Ha, and it shall consist of manufacturing and hazardous industries.

Export Processing Zone. The plan designates 175.74 ha (432 acres) for the establishment of an EPZ, which will mainly consist of international industrial players. The zone is also envisaged to accommodate local industrial investors who manufacture local products.

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The plan proposes the preparation of a detailed action plan for the EPZ. The plan therefore envisages that the EPZ will prepare a detailed action plan for implementation of their specific industrial needs and requirements.

The plan has provided a 25-metre-wide road which shall act as a buffer zone between the industrial zones and the abutting land uses. Trees and vegetation will be planted along the road reserves to provide for carbon sinks and aesthetics.

We have another zone, educational proposed primary school zone 2₁. The plan provides for a primary school of approximately 3.17Ha (7.83 acres) to serve an estimated population of 5000 within the planning area and the neighborhood. The school will help decongest the nearby existing schools. The plan envisages vertical development for the primary school infrastructure, guided by the zoning regulations of the planning area and relevant laws and policies. f) Proposed secondary school zone. The plan proposes a secondary school measuring 3.19 ha (7.88 acres) to serve the expected population increase in the planning area. Vertical development is encouraged for efficient land use management.

The other zone is on recreation. The plan proposes three zones within the recreation land use as follows. Stadium Zone. The planning area designates a stadium of 4.05 Ha (10 Acres). The stadium will serve the population within the planning area and the neighborhood. It is estimated to hold a seating capacity of 30,000 people. The stadium will accommodate parking, indoor games, recreational facilities, track and field sporting facilities, and administrative offices.

The second zone, recreational park zone. The recreational park, which measures approximately 23.11 ha, is proposed adjacent to the dam and along the Makindi river. It will act as a buffer between the river and the dam and provide space for relaxation.

Public court zone. The plan designates a public court measuring 1.42 Ha within the commercial zone. The court provides an area for relaxation and leisure activities and enhances the planning area's aesthetics.

Mr. Speaker, we have another zone, public purpose. We have a proposed teaching and referral hospital zone. The planning area designates an area of approximately 28.81Ha (71.19 acres) for a level six teaching and referral hospital. The facility will provide space for training and specialized medical services for the county and the country at large. This is where we have built the Kenneth Matiba hospital.

We have another zone. Proposed police station zone. The plan designates an area of 0.5 ha to accommodate a police station that will provide security services to the increased population in the planning area.

Proposed public administration offices zone. The plan proposes an administrative block with an approximate area of 2.9 Ha. It also forms part of the Central Business District. The area is defined by the national government administration offices.

Then we have another zone. Proposed public administration offices zone. The plan proposes an administrative block with an approximate area of 2.9 Ha. It also forms part of the Central Business District. The area is defined by the National Government administration offices.

We have a proposed county administration offices zone. The plan proposes an area of 2.02Ha to cater for county government offices for administrative functions.

Proposed fire station zone. The major land use in the planning area is industrial, which makes it susceptible to fires and other disasters. To curb any fire-related disasters, the plan designates 0.87 Ha for a fire station within the light industrial zone.

The station is strategically located along the main spine to effectively respond to emergencies. Fire hydrants shall be placed along the major roads within 30 m intervals to provide ease of access by fire engines. This station will complement the existing fire substation at Kenol. We have another zone, proposed Ardhi house zone. The plan proposes establishing Ardhi house on an area of 0.82 ha to facilitate land administration and management in the county. This will be the second land registry Mr. Speaker in the County.

Then we have another zone Mr. Speaker called commercial hub, the plan designates a 17.5Ha commercial zone that forms part of the CBD. The zone provides space for businesses and services to cater to consumers, including retail stores, offices, and entertainment facilities. The commercial zone will serve the industrial users and residents of the planning area and the adjacent areas. Its proximity to the major roads shall enhance its accessibility.

The plan also designates open public spaces, such as the recreational park in the commercial zone, to meet the planning area's and neighbourhoods recreational needs.

Overall, the commercial zones will facilitate the economic growth of the planning area and subsequently encourage investors in the commercial and industrial sectors. Integrating the commercial zone and other facilities, such as roads and industries, which will enhance the movement and consumption of goods produced and exchanged in the planning area.

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Then Mr. Speaker we have another zone called ICT hub zone, which has been proposed for 9.29 ha of land. The hub will be utilized for technological innovations and ICT skill training and development.

We have also proposed a modern area market zone which is approximately 1.07 Ha. The market is envisaged to support small-scale trade in the planning area and to deter hawking along the roads in the planning area.

Then we have public utility where we have a power station. The proposed master plan for EPZ, as indicated in the industrial use above, shall designate 0.404 Ha of land for the establishment of a power substation that shall serve the made-in- Kenya industrial zone as well as the EPZ. However, for a long-term and sustainable energy supply, the plan proposes the use of alternative renewable sources of energy, such as solar.

The station is strategically located along the main spine to effectively respond to emergencies. Fire hydrants shall be placed along the major roads within intervals of 30m to provide ease of access by fire engines. This station will complement the existing fire substation at Kenol.

Mr. Speaker we have also reserved land for solid waste collection point. The Gikono landfill located at Kabati will serve the planning area. Medical waste will be managed through incineration within the hospital, per the public health provisions. Waste bins will be placed within the routes, the recreational parks, and the commercial zone to facilitate environmental management. The plan encourages emerging trends like the circular economy to tackle pollution, waste management, and climate change for sustainable development.

Mr. Speaker, the plan proposes the main sewer lines along the 30m main spine road. This will act as the main collector for liquid waste from the land uses. The proposed master plan for EPZ shall designate 0.8 Ha to establish a sewer treatment plant.

Mr. Speaker we have also reserved roads, the planning area is located along the 60m wide A2-Nairobi-Embu highway. The A2 is the main artery from which other access roads are connected. The planning area will be accessed via a 30m wide road, which forms the main spine of the planning area. The designated land uses will be accessed via 25m wide access roads from the main spine. The minimum size of a road within an industrial area shall be 15m wide to accommodate trucks. The Kabati flyover will be redesigned to accommodate large trucks, enhancing accessibility. The plan proposes speed change lanes along the A2 road to access the planning area. In addition, it proposes the construction of a footbridge over the A2 road to connect the planning area with

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Makenji town. The plan has designated a 25m wide ring road around the planning area, which acts as a buffer between it and the conservation areas.

Mr. Speaker we have also reserved a bus station zone which is approximately 1.2 Ha to enhance mobility within the planning area and discourage the boarding of public transport vehicles along the roads, which might cause traffic congestion and accidents.

The total land area under transportation land use is 55.61Ha. Different land uses will be accessed through different hierarchies of roads as indicated in table 1.

Mr. Speaker on conservation, the planning area borders a swamp, a river running from northwest to southeast, and a dam on the western side. The plan provides for a 28.92 Ha riparian reserve for the river Kabuku, 18.77 Ha for the dam and river Makindi, and 26.57 Ha for the swamp, totalling approximately 74.26 Ha. Delineation of these conservation areas is important in protecting and conserving the ecosystem. The plan has designated a recreational area beside the dam to act as a protection and conservation area due to the compatibility of the two uses.

Mr. Speaker in summary the budget of this land is as follows; national government affordable housing 9.17 Ha, high density residential 5.0 Ha, light industries 35.6 Ha, Medium industries 48.9 Ha, Heavy industries 28.1 Ha, EPZ A 175.74 Ha.

The next land use is education. We have a proposed primary school which will sit on 3.17, proposed secondary school 3.19. Then we have another land use called recreational whereby we have a stadium which will sit on 4.0 Ha. Recreational park will sit on 23.11 Ha. Public transport will sit on 1.42 Ha. Then next land use is proposed public purpose we have a teaching and referral hospital which will sit on 28.1 Ha. Proposed police station will sit on 0.5 Ha. Proposed public administration which will sit on 2.9 Ha. We have proposed County administration offices which will sit on 2.02 Ha. We have proposed fire station it will sit on 0.87 Ha. We have proposed Adhi House it will sit on 0.82 Ha.

The next land use Mr. Speaker is commercial. Proposed commercial hub will sit on 17.8 Ha. Proposed ICT hub will sit on 9.2Ha. We have proposed modern air market will sit on 1.07 Ha.

The next land use Mr. Speaker is transportation. We have road reserves they are consuming 54.4 Ha. We have a bus station 1.21Ha.

The next land use Mr. Speaker is conservation. That one is on wet lands and they are defined by where they are placed or where those rivers the Kabuku and Makindi rivers flows. The first one

is 18.7 Ha. The next one is 28.92Ha and we have third one 28.57Ha. The Makindi is adjacent to Monalisa and Kabuku is on Kabati side. So, the total land area Mr. Speaker is 531.3 Ha.

These are the Committee's observations; one, that the presented local physical planning and land use plan was only for the ceded Delmonte land, LR number 12157/8, consisting of 1,298 acres. The County Executive Committee Member (CECM) has not, and I repeat, has not presented a local physical plan and land development use for the other ceded land registered number 12157/11. It consists of 200 hectares.

Mr. Speaker, the second observation is that the presented local physical and land use plan was accompanied by a detailed planning report that presented a background for the planning area, topographical and geological information, planning rationale and implementation guidelines. The third observation is that the implementation of the local fiscal and land use development plan will be part of the functions of the County Land Allocation and Lease Management Committee established by Murang'a County Allocation and Lease Management Act, 2023.

These are the recommendations of the Committee; one, that the Assembly adopts the presented local physical and land use development plan for LR number 12157/8 with all the amendments recommended by the Committee. Two, that the CECM in charge of Lands and Physical Planning presents to this Assembly a local physical and land use development plan for the ceded Land number 12157/11 within 30 days upon the adoption of this Report. I will repeat that recommendation; that the CECM in charge of Lands and Physical Planning presents to this Assembly a local physical and land use development plan for the ceded LR number 12157/11 which comprises of 200 acres within 30 days upon the adoption of this Report.

Number three, that the County Allocation and Lease Management Committee provides a progressive report on the status of implementation of this local physical and land use development plan. Four, that the CECM in charge of Land and Physical Planning declares the land block LR 12157 and block LR 12157/11 a special planning area pursuant to Section 57 (b) of the Physical and Land Use Planning Act, 2019. This is due to the areas unique potential for intensive and specialized development activity. I will repeat that one; that the CECM in charge of Land and Physical Planning declares the land block LR 12157/8, that is the 531.03 hectares, and block LR 12157/11, the 200 acres, as special planning area pursuant to Section 57 (b) of the Physical and Land Use Planning Act, 2019. This is due to the area's unique potential for intensive and specialized development activity.

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That the CECM in charge of Lands and Physical Planning presents to this Assembly deed plans for the block LR12157/8 and block LR12157/11 and all the correspondences between the County Government, the Ministry of Lands and the National Lands Commission. These documents should be presented within 30 days after adoption of these Reports. I want to repeat that one, it is a good recommendation. That the CECM in charge of Lands and Physical Planning presents to this Assembly deed plans for the block LR12157/8 and block LR12157/11 and all the correspondences between the County Government, the Ministry of Lands and the National Land commission. These documents should be presented within 30 days after adoption of these reports. This recommendation prevents the opaqueness of the process. We want the process to be as transparent as possible.

Mr. Speaker, number six or the last recommendation is that the County Land Allocation and Lease Management Committee established by the Murang'a County Land Allocation and Leases Management Act, 2023 in collaboration with the relevant County department spearheads the implementation of this Local Physical and Land use Development plan seven days upon adoption of these Reports. I now invite my able Vice-Chair to second the Report. Thank you, Mr. Speaker.

Hon. Chefman Njoroge: Thank you very much Mr. Speaker sir. I am Vice-Chair of the Land, Housing, Physical Planning and Urban and representing the good people from Kahumbu Ward. I rise to second the Motion and request the Members to pass the---- sorry not the Motion, the master plan of the land LR number 12157-8 as per the recommendations and whatever we have just seen in our files. This House will be in record and in history books once we are able to do and implement the master plan of the above. This will also create a chance, that in future, Murang'a will have a city and will be, I think the first one, in central or even the region of Mt. Kenya if one of the master plans is implemented and will give way of not only just a history but also creation of employment and creating a very significant of uplifting and creating the grading of our County as an agricultural County. So, I stand to second the Motion, and I just urge the Members also do the same and second so that we can move forward our future of our Murang'a County. Thank you, Mr. Speaker sir.

The Speaker (Hon. Johnson Mukuha): Thank you very much, I now propose the Question.

(Question Proposed)

The Speaker (Hon. Johnson Mukuha): Hon. Members, the Floor is now open for debate. Yes, Hon. Mirara.

Hon. Moses Mirara: Thank you, Hon. Speaker, I represent the people of Kangari Ward. I just wanted to interject the Chair but when he was reading, when he was going through the Motion because I did not have a copy.

(Hon. John Munyua rose on a point of Order)

The Speaker (Hon Johnson Mukuha): What is your Point of Order?

Hon. John Munyua: Hon. Speaker, I want to request my friend here to substantiate and say whether he is supporting the document or not.

The Speaker (Hon. Johnson Mukuha): Thank you. Open up by declaring your stand.

Hon. Moses Mirara: Thank you, Hon. Speaker. And I was getting to that point but now let me say that I support the Motion but on one condition, because even without the document, I have heard some few good remarks that have been said about maybe the ICT hub. But, I must speak my mind that I struggled to follow the Hon. Chair because I did not have the document.

I want to say that, what informs a robust debate in this House is good information that I can be able to interrogate and digest, I know the members may not understand it, what glitters is always said that it is not gold, so hon. Speaker I request the hon. Chair to provide me with that Report maybe after this. One thing that we do in this plenary session is to enrich Reports and If I am not well informed on how and wherever I have heard then I am not able to enrich the document.

Nevertheless, I want to urge members to pass this Motion because we are in the right side of history to bring Motions that are Wanjiku centric and I think that is why he brought this Motion but I also feel disfranchised by the House because the House is supposed to convince me to do my oversight work and if it does not give me the proper documents then I am not able to interrogate documents, I will finish by adding that I have not heard the chair give land to any tertiary institution including the university and I would like that to be captured that the land is huge and we only have one university within Murang'a and another polytechnic I would wish the chair to represent us in that end so that we may have a university or a tertiary institution within that land. I wish to reiterate what I said, that it is good that we are not used as conveyor belts to pass Motions without good scrutiny, I will not have anything with the honourable chair and I do not hold him in any suspicion but honourable speaker let me get the convenience that I need to work in this Assembly.

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Hon Samson Ngigi: I am a member of the Lands and Physical Planning Committee. I want to thank our able Chair for the good work he has done, for us who were keenly following the Motion, we have heard everything and for us with the advantage of knowing some policies and some information on land allocation and leases, and those of us who were concentrating when we were passing the lease agreements, we have followed him and we have heard whatever he has said and we have discussed that at the Committee level and I would like to assure the Assembly on what we have been discussing at the Committee level that this is what is going to bring a transformative change in our County.

I come from the Kenol area and I know with the trade that will come in Makenji and Kenol, Kabati and Makenji will soon be working and knowing that the area has lots of potential in terms of expansion, this is the best thing brought to our people. This will leave a legacy in the administration and those kids who come after us and that other generation that will come after us, when we will be old, we will be passing around that area and we will be proud of the work we did when we were in power and when we had the capacity.

Hon. Edwin Wairagu: I support the Motion as it is, it has been very elaborate, well articulate and the mover of the Motion was very direct, what my colleague has said that whoever was listening was able to make notes and every bit of statement that he made we were able to get particularly, I got everything and honourable from Kangari can get to me and I will verbally explain to him what have been said. Hon. Speaker, the member is the chair of IT department and therefore he is telling us that if we do not have these kinds of gadgets, he should have provided the gadgets such that---

(Hon. Moses Musa rose on a point of order)

Hon. Moses Musa:(*inaudible*)..... I cannot just sit here and listen to his rhetoric on a matter that is not in question.

The Speaker (Hon Johnson Mukuha): Honourable Wairagu, we have a subject, please stick to the subject.

Hon Edwin Wairagu: The subject here is this hon. Speaker, I will invoke Standing Order number 83, I think for this substantive Motions an honorable member should stand and say I am quoting this order before you say something so that we avoid interruptions where we do not know the implicit or explicit Standing Order

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The Speaker (Hon Johnson Mukuha): That is noted, please proceed for the sake of time

Hon Edwin Wairagu: In support of the Motion it is imperative to note, cognizant of what we have seen here, it is good for us members like me who know calculations, we have taken through 531 Hectares, we may not know how to convert hectares to acres and ideally in our local language we normally talk about acres and the honorable chair who is very much educated mentioned about hectares, I would suggest that maybe next time if I seek your leave, let u have a demonstration because we have a screen here, let us have facilities here and we should be utilizing them. For this kind of a document which is so sensitive to us and we should be able to know what is happening in the ground, it would be honourable from the honourable member if he can be helped by the clerk to be guiding us word by word including how the demarcation of this land has been done because I believe when we talk about 500 acres there must be a deed plan, there must be a plan, we also talked about those kinds of plans and we may not know about that. I suggest that next time when we talk about the figures like these ones and people are listening to us, let it be demonstrated exactly what it means so that we can internalize what it on the ground. Last but not least I agree totally to the Motion particularly there is a good phenomenal that has been raised here that we are going to have a land registry in that place. That one to me is positive trajectory because all that what we are saying here is that; we are going to eliminate congestion in our land registries. We have one in Kenya and one subject piece of land that is the best direction. I support the Motion and I request the members to follow suit as I do. Thank you.

The Speaker (Hon Johnson Mukuha): Hon. Gladys.

Hon. Gladys Wambui: Thank you Mr. Speaker, I rise to support the Motion and say that this is a good Report. Bearing in mind when we pass these Motion the economic growth for Murang'a County and the country will increase and there will also be job creation. Mine is just to ask the chairperson if he has considered to make a recreational park where we shall be resting when we go to the area. We need to have a forest to give us e a good environment to give us enough oxygen in that area in that area. As I finish, I want to support Hon. Mirara because we have been asking for these Reports for so many times and I ask whether it has been considered such a Motion is very important to all of us. Thank you

The Speaker (Hon Johnson Mukuha): Hon. Kabera

Hon. James Kabera: Thank you Mr. Speaker, I am in support because I have been following this Committee led by our chairman and they have done a great work. Since I know Murang'a will
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change after this. I would like we try to do quickly the remaining part. But still, I would like you take us to another retreat for this House because most of us as members we are going out of order. Thank you.

The Speaker (Hon Johnson Mukuha): Hon. Kamunyua

Hon. John Munyua: Thank you Mr. Speaker, I support the Motion and I believe we are well informed and a retreat is for those who will be back here. This is a big thing that is happening in our County and it is an opportunity for us all. I am thinking of how I will bring a Bill here that will ensure that those who will be opening shops, those go-downs will not be paying for licenses for at least one year because we need to support our people. I congratulate your Committee honorable chairperson you are doing a good job, kindly fastrack this we will pass the Motion here today and you guide us the next level but with some good reservations of questions; about whether we have a university there? because our future is in our hands what we decide now will affect our people for a long time and also some issues places like Hon. mama Mazingira is asking very important. On the other issue on how we can be here without a Report that we are discussing is a serious issue, I do not know the reason. for me I demand an explanation, it is wrong, it is uncalled for we have said this for many times. We have to have an order as much as we are here, we are talking of orders, we must have orders. Members I hope that is clear. I support the Motion because it is taking us somewhere.

Thank you, Mr. Speaker, for that time. I wish our great County a better future for our people.

The Speaker (Hon Johnson Mukuha): Thank you Kamunyua for record chair is the one I am sitting on but I am chairman when I am in another Committee, right now I am the Speaker, chair is a unit, the one I am sitting one. Yes Hon. Machigo.

Hon. Charles Machigo: *Asante sana Mheshimiwa Spika, ningetaka kushukuru hii Kamati kwa Ripoti hii ambayo wameleta ya mapangilio wa hii ardhi nambari 12157 yenye iko katika wadi ya Kakauzi. Ningetaka kuunga mkono na pia niwaeleze wabunge wenzangu ya kwamba mpangilio wa hii ardhi ulianza katika bunge la kwanza, ukaendelea katika bunge la pili na sasa tukiipitisha tutakua tunasaidia watu wetu wa Murang'a kwa sababu hayo yalikua ni matarajio makuu kutoka kwa wananchi wetu.*

Katika mpangilio huu mkuu wa hii ardhi tunafurahi ya kwamba wametilia maanani nafasi za utenda kazi, wananchi wetu watapata kazi katika hiyo ardhi, tunaonelea ya kwamba hii mpangilio mkuu utaleta wawekezaji na ukishaleta wawekezaji hiyo ni kumaanisha ya kwamba utajiri wa kaunti yetu utaongezeka. Kadhalika kuna huduma ambazo tunaona katika huo mpangilio bado wameweka

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huduma nyingi sana ambazo zitasaidia wananchi wetu. Nawaomba wabunge wenzangu tupitishie huu mpangilio na tutaingia katika historia ya kaunti yetu kwa sababu tangu wakati wa mkoloni hakuna mpangilio mwingine mpya ambao ushawahifanyika. Nawaomba wabunge wenzangu tupitishie hii mpango na pia tuwashukuru Kamati kwa vile mmefuatilia kwa haraka tungeomba hii kamati ya utekelezaji pia hii Ripoti tukishaipitisha ningewaomba waende waitilie maanani wahakikishe kwamba waziri wa hii ardhi anafuatilia mapendekezo yote ambayo impetishwa na Kamati hii. Naunga Mkono. Asante

(Thank you very much Mr. Speaker, I want to thank this Committee for the Report they have brought about planning for land LR no. 12157 in Kakuzi ward. I would like to support and tell my fellow representatives that land planning started in the first Assembly, it continued in the second Assembly and when we pass it, we shall be assisting the people of Murang'a because those were the greatest expectations from our people. In this land planning, they have considered performance; our people will get employment in that land, we see that this plan will bring in investors, meaning that the wealth of the County will increase. Further, we see increase in services that will help the people in this plan. I urge my fellow representatives to pass this plan and be part of history of this County because since independence, there is no similar plan that has been passed. I urge my fellow representatives to pass this plan and also thank the Committee for following up fast. We would also urge the Implementation committee to consider this report when we pass it, to ensure that the CEC Land follows all the recommendations passed by this Committee. I support, thank you.

The Speaker (Hon Johnson Mukuha): Hon. Steve Muigai. Is it that you will be the landlord of that place, did I put it right?

Hon. Steve Muigai: Hon. Speaker thank you so much for this chance. You will allow me to first of all thank the Chair, Lands Committee for the well deliberated and presented Report to this House. Mr. Speaker as a Committee, they must have burned the midnight oil to make sure that they present such a Report to this House. Mr. Speaker it is unfortunate that we are debating and discussing a Report that we as members are not able to go through because we didn't have it in our files. Nevertheless, the Chair was audible enough and we were able to grasp much of what he has presented to this House.

Mr. Speaker, as a member of that community I almost become emotional when I hear a project of such a magnitude that is going to come up in my area. And for the Committee to have sat

and thought of all those areas that they have mentioned you know touching on where dams are going to be built, schools and all that, it will be a step far much ahead for this County Assembly.

Mr. Speaker allow me to say that these will be one of the best things or one of the best debates that will have come to this House after the others that we may have had and had them successfully implemented by the County Government namely Kangata Care and the rest. This one will be a thing that will be remembered in ages in years to come. Mr. Speaker, I have just heard that we are the first Assembly on what and how to utilize this piece of land.

I would like congratulate the Committee once more endlessly because Mr. Speaker of what they have done so far. If you listen or look at the Report, if you listen to what has been presented to us, talking of a project that is going to have land measuring 134 acres going to roads only, it tells you that it is going to be such an extensive project. Mr. Speaker, I will just mention one thing that when we had Kibaki as the President, there was a conception or he came up with an idea of us Kenyans having a silicon city which was named Konza City. Konza City Mr. Speaker has taken so many years for it to begin, but for those who have been following Mr. Speaker you know very well that Konza City is now on. Konza City will be one of the most modern cities in this world and Mr. Speaker Konza City sits on a land measuring 5,000 acres.

We are talking of city that will be in Murang'a measuring, I mean sitting on a land measuring a 1300 or 1400 there about acres and so I see no reason why we should not have a city that will be almost the same as that of Konza City. That will not be almost the same as what we see from the developed countries. I am looking at the proximity of the city that we are just about to do in Murang'a County from Nairobi city, the capital of Kenya and that tells you, that, what we just about to do, is that we are doing Murang'a people a favor, because we are going to put Murang'a County at the global map.

Because I come from that area, I was able to follow through on the Report as it was read by the Chairman. When he mentioned that a dam that will be done along Makindi River I felt like I am almost at the dam. When he mentioned Kabuku river because it's an area that I very well know I feel like I am almost there.

And so, Mr. Speaker with all those things that have been mentioned, EPZ, a college and many other things that have been mentioned, quite unfortunate that there are some Members that were not able to follow up. It tells you this is going to be quite a profitable project for our County.

Mr. Speaker, you know when be the Chair was presenting at some point on the recommendation, he insisted that there are areas that he would want done in 30 days by the CEC Lands and the Executive and I totally agree with him. But Mr. Speaker I would like to just request the land he mentioned, the one that totals 200 acres and he mentioned the LR number which ends with 111, Mr. Speaker as we are speaking because it is in my area I have my people, my constituents who are now farming there and Mr. Speaker I would like to request the Committee and even this House that, that time, when it comes, when there are things that will be needed to be done on that specific land allow me first of all to inform those people, because they are peaceful people to first of all vacate so that they can give way for whatever plan we will have.

As I sit down, I would like once again to congratulate the Committee. Allow me to also end by saying, finish by saying, you know there's a saying in my dialect that says those who farm are not necessarily the one who eat. I do not want to say directly in my dialect but I would like to inform the Members, rather to beg the Members, we may not be the direct beneficiaries of what is going to come up but by us passing these Motion, by us passing the Report we are setting Murang'a at the right track. Thank you so much Mr. Speaker and I support.

The Speaker (Hon Johnson Mukuha): Mover to respond.

Hon. Gerald Wambugu: Thank you Mr. Speaker for giving me another chance to respond. I will respond, from the first response comes from my able Vice-Chair about the city status. After the adoption and implementation of this Report, all the necessary requirements will be done on the ground. Because I think, not I think but surveying works will start immediately because we had a conversation with the National Government through Hon. CS. Alice, she is willing to help the County Government of Murang'a bearing in my that she's our daughter from our great County. So, I don't see any reason why as the Assembly, I will suggest that we start the journey towards getting a city status for that area because it will attract a lot of people. And all the requisite for the city status will be there.

On the response to my Hon friend Mirara from Kangari, I just want to inform Hon. Mirara that all documents that are brought to this Floor or to this House comes from the Office of the Clerk. I don't have powers to come with documents in this Assembly as per the Standing Orders and again he needs to be informed through Mr. Speaker, that, to get a charter for university you need around a hundred acres minimum. So, we cannot afford to have that project for university at that parcel. But because we have other lands within the County, it is a good consideration that when that time comes

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maybe we can have somewhere else. In fact, Mr. Speaker, as I stand here, I was one of the engineers because I was the Chair by that time who contributed immensely towards Mariira Technical Training Institute. What do we call it? Marira Agricultural something. We donated that land to Murang'a University. I spearheaded the process.

Mr. Speaker, I want to thank *Mheshimiwa* (honourable) Mukora for supporting the Motion, bearing in mind that every other time Mr. Speaker when you mention the name or the place Makenji, and on a light note Hon. Mukora, Makenji is prone to -----what do we call them? the *vijanas* (youth), okay. There is no law and order, particularly so many young people have died in hands on Delmonte stealing pineapples and all that. It means after the creation of industrial park and all this, we will get a good livelihood for those people and I think they will be in good hands with those factories because formerly they have been prosecuted enough by Delmonte Kenya Limited.

I want to thank Hon Member from Gitugi for supporting the Motion and he suggested that we should have a meeting for the whole House Mr. Speaker whereby we will take all the members through the said report and I am supporting. I am kindly asking your good office to facilitate the same. Then again, I also want to thank Hon. Wairagu for acknowledging we will have the second land registry along that area so *wananchi* (the people) will have good and efficient service delivery. To Mama Mazingira Mr. Speaker thank you for supporting the environment. We have created enough recreational parks whereby people can relax and at the same time they will be environmentally friendly. Thank you, senior Hon Wakabera, for supporting the Motion. This process will enhance economic growth and again I have insisted through my recommendations that we need to plan for the next parcel of land, that is 12157/11. It will be in the Assembly within the next 30 days as per the recommendation of the Committee.

Special thanks to Hon. Kamunyua from Gaichanjiru, you have come up with a very good idea on incentives. Mr. Speaker, I think this will be the next course because to attract investors we need to give them incentives so that they should come to this great County called Murang'a. Then it is also important to know that we have kids and future generation, whereby we need tertiary education like universities, and I think the Hon members of this House will support me when we ---because we have so many idle lands lying across County, we need to set apart more land for tertiary education like universities.

Thank you *mheshimiwa* (honourable) Machigo for supporting the Motion bearing in mind that you are the chair budget I could hear you talking about the revenues and job opportunities. I

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think by adoption of this report and if it is implemented to the letter, we have so many job opportunities and the County revenue will rise.

Special thanks to the deputy whip Hon. Muigai the way you have articulated your points has pleased me. I want to thank you again for having the Kakuzi people in your heart because Mr. Speaker when my friend Hon Muigai said that we should have peaceful human evictions for those people who are currently farming, on parcel No 12157/11 those are the people that brought us to this Assembly and in case we want to evict them, Mr. Speaker I concur with my friend that we should have a public participation and they should be given time before they are evicted. Again, Hon deputy clerk came up with the Konza City concept whereby we can our own Konza City ----

The Speaker (Hon. Johnson Mukuha): You correct, we have deputy whip not deputy clerk for the record.

Hon. Gerald Wambugu: Thank you, Mr. Speaker

(Laughter and loud consultations)

The Speaker (Hon. Johnson Mukuha): Yeah, correct those two statements it passed me the Makavilla one, we do not have a member like that, it is Hon Machigo, and Hon. Muigai is not the deputy clerk, he is the deputy whip.

(Laughter)

Hon. Kabera James: Hon Speaker Sir, I am also not senior

(Laughter)

The Speaker (Hon. Johnson Mukuha): Please proceed.

Hon. Gerald Wambugu: So, Mr. Speaker I was talking of the deputy whip he had graded his points well by talking of the Konza concept because I believe in the few years, we will have our "Konza" in Murang'a. So, this project is targeting 60 km radius whereby all those people within that radius will have their life impacted in one way or another positively. Thank you, Mr. Speaker I am looking forward for the Assembly to adopt the Motion.

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The Speaker (Hon. Johnson Mukuha): Thank you very much. I think today has been one of those vibrant times when most of you have debated. You have also agreed to follow House rules and I want to observe that every time we come here and I have instructed the members of the speakers panel we shall also be very very keen on the dress code. I have noted Hon. Munyua is not in parliamentary dress code but I have expressed my grace today. I think next time the members of the speakers panel we shall follow the rules by the book.

(Question put and agreed to)

ADJOURNMENT

(Laughter)

The Speaker (Hon. Johnson Mukuha): Hon. Members, excuse me there being no other Business ... give me a minute, sorry yeah..... *(laughter)*..... There being no other Business Hon. Members now this House stands adjourned until this afternoon, Tuesday, 26th 2024 at 2: 30 pm. Thank you.

The House rose at 11:00 a.m.

