

**REPUBLIC OF KENYA**  
**MURANG'A COUNTY ASSEMBLY**  
**THE HANSARD**

Wednesday, 3<sup>rd</sup> May 2017

The House met at 2:38 p.m.

*(The Speaker Hon. Nduati Kariuki in the Chair)*

**PRAYERS**

**MOTION**

**ADOPTION OF REPORT ON LAND HOUSING AND PHYSICAL PLANNING  
COMMITTEE, ON URBAN LAND USE PLANNING**

**Hon. Duncan Njuguna:** I beg to move the following motion;-

That, this Assembly adopts the report on Land Housing and Physical Planning committee on urban land use planning, that entails monitoring and guidelines laid on the table of the Assembly on Tuesday 2<sup>nd</sup> May 2017.

This is a follow up of another report that was tabled and moved in this House by the same committee, regarding county spatial planning on the same topic. It was adopted and left for the Executive to implement as per the then recommendations; this one is not different although it is on different topic; which is on urban land use planning.

There was a meeting that was held in Nairobi at Kenyatta International Convention Centre (KICC) towards the end of March, it was launched by the Cabinet Secretary for land and the Chairman National Land Commission.

The Constitution of Kenya 2010, Article 27 (2) (h) mandates National Land Commission to do the monitoring and oversight on land-use; when proper planning is done in our cities and urban areas, it engineers development because those areas are open to connectivity and create employment, innovation and service to the surrounding areas.

If Murang'a is spatial planned we would have so many business coming up due to proper planning; a report was adopted in this House regarding the spatial planning of six towns in Murang'a. That is including Kiria-ini, Kanyenya-ini, Kihoya, Kahatia, Kambirwa and others.

The report is yet to be implemented so we are left with towns like Murang'a, Kenol, Kangari, Kirwara, Kaguku and others that are supposed to be spatial planned, so that we can have various activities in business and other things happening in those towns.

That was therefore the sole purpose of launching this program by the National Land Commission, so that they can be able to monitor and oversight especially the public land that is under the county government.

Mr. Speaker sir, on the purpose of guidelines, it is simple to guide and systemize the practice of preparing, implementing and reviewing of the way urban land is used. For example in Murang'a town we have so many un-surveyed plots and therefore it is very impossible to monitor and oversight the land use.

Like in Kiharu estate, we brought a report to this House two or three years ago and it was adopted and up to today they have not finalized re-planning of that estate because you find most of the houses are being built over the sewer lines and under the power lines because of lack of planning.

That is why the two reports from the National Land commission are there. Buildings are coming up where they are not supposed to be, they are demolished because they endanger the lives of the people of that area.

We have various objectives from the report, among them the monitoring and oversight of urban land use and planning in the county and also provide costing on urban land use plans

among others; it is there in the files of the members, they are well explained and it is very easy to understand them so that we can know where we are.

I remember in the budget estimates of fiscal year 2014/2015, we had budgeted for special planning and committed an amount of 200 million especially to re-plan Kenol because it is a fast growing town which if left like that, we will have shanties there. That is why we decided to commit that amount of money but it was not utilised.

On the on-going process of acquiring some few acres from the international farms, one of the intended purposes is to enlarge the boundaries of Kenol town. We therefore need proper planning so that we can have residential houses in one area, commercial houses in others and maybe schools, hotels, and hospitals within the area.

Mr. Speaker, we need such guidelines so that we can do proper planning which will be approved by the National Lands Commission.

On the current urban planning realities, rapid urbanisation makes us realise the need to have the spatial planning in the towns because they are saying that more than 50% of the population will be urbanised by the year 2030. We therefore need to have proper planning in these towns so that the people inhabiting the areas can have proper houses and other amenities such as the technical and institutional capacity at the county level.

For example, we have been committing a lot of money in the last four budgets so that we can have proper technical facilities to cater for the proper planning by the county technicians but this has not been forthcoming because the said laboratory has not been erected.

Failure by the county government to establish a town is another hindrance and this has been talked about on several seminars and workshops prepared or sponsored by the World Bank.

A recent one was held in Naivasha last month regarding the city because if you want our towns to grow, we need to have these management committees in place.

The World Bank is committing a lot of money, especially to the towns that are the headquarters of the county government; they even passed a regulation which stated that all the headquarters of the county government should be regarded as municipalities.

We have the municipality and therefore we need to have these committees to run those municipalities because there is even a proposal to enlarge the boundaries of Murang'a towns from areas like Kaweru, Karengo, Gikandu, Gicharu, Gwa-Thamaki and all those areas to be included in the municipality so that we can have a bigger area and proper planning for the Murang'a town.

Planning has been prioritized by the county government and this evidenced by the reports that we have brought to this House but have not been implemented. We have brought so many projects especially the D-plots and the so called unplanned town like Gakongo, Karinga, Kandara town and Kirathani among others which are either to be spatial planned or be re-planned so that we can have proper towns in place.

I will not go through the planning process because it is a bit large and it is well explained. We have the column of stage that is the preparatory stage and others and then the purpose of the preparatory and the output expected out of it. It is well explained in the report and as I have started earlier the purpose of planning is to have proper towns and to have conducive environment for this towns. We have three recommendations in the report;

1. That the House adopts the report on urban planning monitoring oversight guidelines that will enable the county government prepare, implement and review urban land plan and use and provide a sound basis for undertaking monitoring and oversight by the land commission.

That's what I was saying that if the Executive can implement this report we will be having well planned towns with waste management sewer lines and even the

infrastructure of these towns will be properly planned and therefore recommendation number one should be fully implemented.

2. To come up with a registration of the county's spatial planning for enforcement of the approved spatial plans. That one is very important because for example the town I had stated earlier, Kanyenya-ini, Kiria-ini, Kihoya and others since the report was adopted by this Assembly if we had legislation on the same it could have enforced implementation by the Executive.
3. The last one is that the ministry of land and the land committee should formulate specific regulations for the management of the urban areas in Murang'a county.

Very soon a town like Kenol will attain other status because it is fast growing. We have other towns like Makuyu, Kangari, Kangema, Kirwara and Kiria-ini; if we have proper legislations we will have the town properly managed.

I therefore urge this House as we continue with the 2017/2018 budget making; in the last three years the land department has been denied budgetary allocations.

We need to have proper planning of our towns and shopping centres so that we can manage these towns.

I urge the House to adopt the report and support the ministry during the budget allocations so that we can have our towns properly planned. I call upon Hon. Charity Rugu to second the motion.

**Hon Charity Rugu:** I stand to second the motion

*(Question proposed)*

*(No debate arose)*

*(Question put an agreed to)*

#### **ADJOURNMENT**

**The Speaker:** The House is adjourned until tomorrow 2:30 p.m. Thank you.

*The House rose at 2:58p.m.*