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THE SENATE
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THIRTEENTH PARLIAMENT - FIFTH SESSION

THE SENATE



STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES

REPORT ON THE A PETITION REGARDING EVICTION OF
KOROGOCHO COMMUNITY LIVING IN THE NAIROBI RIVER
CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA

PAPERS LAID	
DATE	16/9/2026
TABLED BY	Charles Rt. Hon. Speaker
COMMITTEE	Land
CLERK AT THE TABLE	Kavata

You may approve for tabling
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Clerk of the senate/secretary PSC
Date: 14/09/26

Clerk's Chambers,
Parliament Buildings,
NAIROBI.

15/09/26

SEPTEMBER, 2026

APPROVED
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ABBREVIATIONS

CECM	- County Executive Committee Member
CEO	- Chief Executive Officer
COGMERS	- Church of God Seventh Day
CoK	- Constitution of Kenya
EIA	- Environmental Impact Assessment
EMCA	- Environmental Management and Coordination Act
MoLPWHUD	- Ministry of Lands, Public Works, Housing and Urban Development
NGAO	- National Government and Administration Officers
NRC	- Nairobi Rivers Commission
PLUPA	- Physical and Land Use Planning Act
SPA	- Special Planning Area

PREFACE

Mandate of the Committee

The Standing Committee on Land, Environment and Natural Resources is established pursuant to standing order 228(3) of the Standing Orders of the Senate. As set out in the Fourth Schedule, the Committee is mandated to consider all matters relating to lands and settlement, housing, environment, forestry, wildlife, mining, water resource management and development.

Committee Membership

The Committee comprises the following Members

- | | |
|---|---------------------------|
| 1. Sen. Mohamed Faki Mwinyihaji, CBS, MP | - Chairperson |
| 2. Sen. Karen Njeri Nyamu, MP | - Vice Chairperson |
| 3. Sen. Johnes Mwashushe Mwaruma, CBS, MP | - Member |
| 4. Sen. Abdul Mohammed Haji, CBS, MP | - Member |
| 5. Sen. James Kamau Murango, MP | - Member |
| 6. Sen. Allan Kiprotich Chesang, CBS, MP | - Member |
| 7. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 8. Sen. Joe Nyutu, MP | - Member |
| 9. Sen. Mariam Sheikh Omar, MP | - Member |

CHAIRPERSONS FOREWORD

Mr. Speaker Sir,

At a sitting of the Senate held on Wednesday 16th April, 2025, the Honorable Senator for Nairobi County, presented to the Senate a Petition that had been submitted through the Clerk, by the representatives of Korogocho community residing along the Nairobi River corridor. The Petition concerns the alleged eviction of the community living along the Nairobi River corridor after its declaration as a Special Planning Area (SPA).

The Committee thereafter received a request to be enjoined in the Petition from the Church of God Seventh Day - COGMERS on the demolition of COGMERS developments along the Nairobi River Corridor after its declaration as a Special Planning Area on 15th March, 2026 and received by the Clerk of the Senate on 23rd March, 2026. *{Refer to Annex III(c) – Copy of the request}*

Mr. Speaker Sir,

Pursuant to Articles 37 and 119(1) of the Constitution, section 5(2) of the Petition to Parliament (Procedure) Act and standing order 238(2) of the Senate Standing Orders, the Committee is mandated to consider the Petition and respond to the Petitioners within the prescribed period.

To facilitate an informed disposal of the Petition, the Committee resolved to conduct an inquiry on the issues raised in the Petition. In this regard, the Committee requested the Petitioners to submit written documents to elaborate further on the issues raised in the Petition and to supply supporting evidence on the same.

The Committee proceeded to seek responses from the Cabinet Secretary, Ministry of Lands, Public Works, Housing and Urban Development (MoLPWHUD), the Nairobi Rivers Commission and from the Office of the Governor of Nairobi County, to address the issues raised in the Petition.

The Committee concluded its sittings by conducting a visit to the areas mentioned in the petition to verify the facts as alleged by the Petitioners vis a vis the submissions made by the stakeholders on Monday, 15th June, 2026. (Annex IV – Pictorial representation of the site visit)

Committee Observations

Prayer One: The Committee recommends that the Ministry of Interior and National Administration should work closely with the County Government of Nairobi in protecting the affected residents from intimidation and inhumane evictions

1. The Committee observed that the Nairobi City County Government declared the Nairobi River Corridor as a Special Planning Area following a request by the MoLPWHUD.
2. The Committee observed that it is prudent for the National Government and County Government to conduct any planned evictions in a humane manner with adequate consultation through public participation together with the residents and their local leaders. Therefore, no form of intimidation and threats of eviction should be applied on the affected residents.

Prayer Two: The Committee recommends the immediate allocation and resettlement of the Petitioners on available alternative land as compensation for the evicted land

1. The Committee observed that Nairobi City County Government disputed that implementation of Nairobi River Corridor Regeneration initiative has resulted in forced displacement and unlawful eviction. The County Government further submitted that proof of displacement/unlawful eviction can only manifest after considering three aspects. The three aspects are; outcome of ground survey, gazette notice that Government will appropriate property along Nairobi River and provision of ownership documents by petitioners.
2. The Committee observed that the Nairobi Rivers Commission is not privy to any unresolved compensation issues and cannot comment further on the matter of past evictions. Nonetheless, the NRC is willing to engage the Forum of stakeholders within the law to resolve compensation disputes through collaboration with other state actors.

Committee Recommendations

The Committee having investigated the matter in accordance with its mandate under the standing order 228(4) of the Senate Standing Orders recommended as follows –

1. That, prior to any planned evictions, the National Land Commission (NLC) and the County Government of Nairobi coordinated by the Nairobi Rivers

Commission should conduct a thorough audit of the land falling within the Special Planning Area;

2. That, all pending compensation be completed by the Ministry of Interior and National coordination within six months of adoption of this Report and that in cases of future evictions, then an effective plan of compensation and resettlement should be considered prior to the displacement of the affected people;
3. That, the Nairobi County Government and the Nairobi Rivers Commission should further engage the elected and community leaders in the activities carried out under the Special Planning (SPA) Area within six months of adoption of this Report;
4. That, the National Government to consider and prioritize the re-settling of evicted residents within the Special Planning Area, if any;
5. That, the County Government of Nairobi and the Ministry of Lands, Public Works, Housing and Urban Development in consultation with Nairobi Rivers Commission conducts a joint survey of the entire Special Planning Area (SPA) to determine the exact river boundary and historical river movement within six months of adoption of this Report;
6. That, the National Land Commission (NLC) should further investigate the matter as per its mandate under Section 5 of the National Land Commission Act, to determine and resolve the eviction, resettlement and compensation actions towards the Petitioners within six months of adoption of this Report; and
7. That, the National Land Commission (NLC) should work closely with the County Government of Nairobi to establish and map out the exact coordinates of the SPA area and conduct further public awareness with the area residents together with their local leaders within six months of adoption of this Report.

ACKNOWLEDGEMENT

Mr. Speaker Sir,

The Committee thanks the Offices of the Speaker of the Senate and the Clerk of the Senate for the support extended to the Committee in the execution of its mandate. The Committee further extends its appreciation to the Petitioners and the Ministry of Lands, Public Works, Housing and Urban Development, the Nairobi Rivers Commission and the County Government of Nairobi for their submissions and contribution to the resolution of this matter.

Mr. Speaker Sir,

It is now my pleasant duty and privilege, pursuant to SO 238 (2) on behalf of the Committee, to present this Report of the Standing Committee on Land, Environment and Natural Resources on the alleged eviction of Korogocho community living along the Nairobi River corridor after its declaration as a Special Planning Area.

Signed:  _____ Date: 1/09/2026

**SEN. MOHAMED FAKI MWINYIHAJI, CBS, MP,
CHAIRPERSON,**

**CHAIRPERSON, SENATE STANDING COMMITTEE ON LAND,
ENVIRONMENT AND NATURAL RESOURCES**

CHAPTER ONE

1.1 INTRODUCTION

1. At a sitting of the Senate held on Thursday 16th April, 2025, the Honorable Senator for Nairobi, presented to the Senate a Petition that had been submitted through the Clerk, by the representatives of Korogocho community members living along the Nairobi River corridor in Korogocho ward, Nairobi County.

1.1.1 Underlying Constitutional and Statutory Provisions

2. **Article 1(1) and (2)** of the Constitution, vests all sovereign power in the people of Kenya and shall be exercised only in accordance with the Constitution.
3. **Article 1(3) (a)** of the Constitution delegates sovereign power of the Constitution to, *inter alia*, Parliament and the legislative assemblies in the county governments.
4. **Article 37** of the Constitution provides that *every person has the right, peaceably and unarmed, to assemble, to demonstrate, to picket, and to present petitions to public authorities* while **Article 119(1)** of the Constitution provides that *“every person has a right to petition Parliament to consider any matter within its authority, including to enact, amend or repeal any legislation.”*
5. **Section 5(2)** of the Petition to Parliament (Procedure) Act, provides that *a petition that is tabled in Parliament under this Act shall be considered in accordance with the Standing Orders of the relevant House.*
6. **Article 40** of the CoK 2010 guarantees the protection of the right to acquire and own property and provides safeguards against arbitrary deprivation.
7. **Land Act, 2012:** Part VIII (Compulsory Acquisition of Land): Establishes the legal procedure the government must follow to acquire private land for public purpose, including:
 - a) Section 107: Requirement for a Compulsory Acquisition Notice served on the owner and occupier.
 - b) Section 112: Requirement for prompt payment of full and just compensation before the State takes possession.
 - c) Section 152: Protects lawful occupiers from arbitrary eviction.
 - d) Section 14: Riparian Land - Prohibits private development within riparian reserves.

8. Physical and Land Use Planning Act, 2019:

- a) Section 5(1)(c) & (d): Principles of Planning - Requires plans to be people-centered, promote public participation, and safeguard environmental resources.
- b) Section 15: Declaration of Special Planning Areas - Outlines the procedure for declaring a Special Planning Area (SPA), including:
- c) Section 15(1): Requirement for a written notice published in the Gazette and at least two newspapers of nationwide circulation.
- d) Section 15(3): Requirement for adequate public consultation during the preparation of the development plan for the SPA.
- e) Section 30: Contents of County Spatial Plans - Must include measures for sustainable development of riparian zones and disaster management areas.
- f) Section 36: Preparation and Approval of Development Plans - Mandates public participation at various stages.
- g) Section 52: Declaration of a Special Planning Area - provides that a county government may on its own motion or as may be requested by the national government or the National Physical and Land Use Planning Consultative Forum, declare an area as a special planning area.
- h) Section 53: Contents of a Special Area Plan - Provides for the contents of the Special Area Plan.

9. County Governments Act, 2012:

- a) Section 87(1): Public Participation-Mandates County governments to promote and facilitate public participation in policy making, planning, and service delivery.

10. Environmental Management and Co-ordination Act (EMCA), 1999:

- a) Section 42: Environmental Impact Assessment (EIA) - Requires projects likely to have significant environmental impacts (like large-scale evictions and redevelopment in an ecologically sensitive corridor) to undergo an EIA, which includes public participation.
- b) Section 55: Riparian Reserves - Defines riparian reserves and restricts activities within them.
- c) Section 57: Conservation Orders - The declaration effectively functions as a conservation order, triggering EMCA protections and procedures.

11. Evictions and Resettlement Guidelines, 2022 (Published by the Ministry of Lands): While subsidiary legislation/policy, these guidelines provide the detailed procedural framework derived from the Constitution and Land Act for conducting lawful, humane evictions, including:

- Adequate Notice.
- Genuine Consultation and Participation.
- Humane Treatment.
- Provision of Resettlement or Compensation.
- Protection of Vulnerable Groups.
- Access to Justice and Grievance Mechanisms.

1.1.2 Background of the Petition

12. The petition, submitted by the Korogocho Community Forum on behalf of residents in Ruaraka Constituency, Nairobi County, urgently appeals to the Senate to intervene against the forced eviction of the Korogocho community living along the Nairobi River Corridor. This crisis stems from Nairobi City County's declaration vide Gazette Notice No. 3372 on 6th March, 2025, designating the river corridor as a "Special Planning Area." The declaration, published in local dailies on March 6th, 2025, defines the corridor as stretching from Naivasha Road to Ruai (including tributaries) and imposes a 60-meter buffer zone: 30 meters designated as a riparian reserve and an additional 30 meters as a development area, measured from the high-water mark on either side of the river.
13. Invoking their constitutional right under Article 119, the petitioners outline severe grievances regarding the process and implications of this declaration. Foremost is the complete lack of meaningful public participation. The community representatives only received the public notice after the mandated 14-day consultation period had expired, rendering them unable to submit opinions or memoranda. This failure to consult violates constitutional principles (Articles 10, 174, 196) and relevant county legislation.
14. Further, the petition details a pattern of unfair eviction practices and intimidation by authorities during the planning and execution of evictions, with no discernible fair criteria applied. Despite attempts to engage county and national officials, the situation remains unresolved. Crucially, the community asserts it has had no genuine

representation in the decision-making processes concerning the corridor's planning or the evictions.

15. The Petition highlights a critical unresolved injustice: Residents evicted during an earlier phase of evictions in 2024 from alleged riparian land remain entirely uncompensated, with no communication regarding their fate or any compensation plans. Alarming, the recent March 2025 notice contains no commitment whatsoever to compensate the current and future residents facing eviction. Many of these residents are lifelong structure owners with deep roots in Korogocho and no alternative housing options, making the threat of eviction without redress potentially catastrophic and inhumane.
16. The Petitioners emphasize that they have exhausted all local avenues for resolution. Attempts to engage the Nairobi City County Governor, the responsible County Executive Committee Member (CECM), and the Nairobi County Assembly have proven futile, leaving them with no option but to petition the Senate. They confirm that the matter is not currently before any court or legal body.
17. The Petitioners argue that the Senate possesses not only the constitutional authority (Article 96) but also a moral imperative to act. It contends that the Nairobi City County and the national government have demonstrated a clear unwillingness to address the residents' legitimate concerns or adhere to constitutional mandates regarding fair administrative action (Article 47), housing rights, and public participation.
18. The Petition from the Church of God Seventh Day - COGMERS on the demolition of COGMERS developments along the Nairobi River Corridor after its declaration as a special planning area that was filed on 15th March, 2026 and received by the Clerk of the Senate on 23rd March, 2026 highlights and prayed as follows –
 - (1) THAT, the leadership and congregation of Church of God Seventh Day COGMERS respectfully submit this petition concerning the recent government directive declaring a 60-metre riparian reserve along the river bank, which directly affects our church parcel of land located at LR209/18506 Nairobi Area
 - (2) Direct the relevant authorities to conduct a joint and independent survey to determine the exact river boundary and historical river movement, and undertake a site-specific environmental assessment rather than applying blanket enforcement measures;
 - (3) Facilitate structured dialogue between the church and the relevant government agencies to explore practical mitigation measures including controlled drainage systems, vegetative buffer restoration, reinforced riverbank protection, and improved wastewater management;

- (4) Allow conditional regularization or compliance measures in instances where environmental impact is minimal, instead of compulsory demolition;
 - (5) Ensure that fair compensation and relocation support are provided in the event that acquisition of the property is ultimately deemed unavoidable.
- *{Copy attached as ANNEX III(c)}*

1.1.3 Analysis of Facts in the Complaint

- 19. Procedural Failures (Constitution, PLUPA, County Gov Act): Lack of adequate notice, failure to conduct meaningful public participation before and during the declaration and planning for the SPA.
- 20. Unlawful Eviction Process (Constitution, Land Act, Eviction Guidelines): Intimidation, lack of fairness, failure to follow due process outlined in the Land Act and Eviction Guidelines.
- 21. Lack of Compensation (Constitution Art 40, Land Act Part VIII): Failure to compensate those already evicted and lack of commitment/plan to compensate future evictees, despite the constitutional and statutory requirement for prompt, full compensation.
- 22. Violation of Housing Rights (Constitution Art 43(1)(b)): Threatening the right to adequate housing without providing alternatives or compensation.
- 23. Exclusion from Decision-Making (Constitution Art 10, 56, 232; PLUPA; County Gov Act): Failure to include community representatives in processes affecting them directly.
- 24. Environmental Process Concerns (EMCA): Potential failure to properly trigger and conduct necessary environmental assessments (like EIA) with public participation for the large-scale project implied by the SPA declaration and evictions.

The Petitioners prayed that-

- 25. The Petitioners are seeking the intervention of the Senate to-
 - a) Prayer One: that the Committee recommends that the Ministry of Interior and National Administration should work closely with the County Government of Nairobi in protecting the affected residents from intimidation and inhumane evictions; and
 - b) Prayer Two: that the Committee recommends the immediate allocation and resettlement of the Petitioners on available alternative land as compensation for the evicted land.

1.2 LEGAL BASIS FOR PETITIONS

26. Petitions to the Senate are governed by the Constitution, the Petition to Parliament (Procedure) Act, No. 22 of 2012 and the Senate Standing Orders.
27. **Article 37** of the Constitution provides that *every person has the right, peaceably and unarmed, to assemble, to demonstrate, to picket, and to present petitions to public authorities* while **Article 119(1)** of the Constitution provides that “*every person has a right to petition Parliament to consider any matter within its authority, including to enact, amend or repeal any legislation.*”
28. **Section 5(2)** of the Petition to Parliament (Procedure) Act, provides that *a petition that is tabled in Parliament under this Act shall be considered in accordance with the Standing Orders of the relevant House*. In this regard, standing order 238 of the Senate Standing Orders provides as follows-
29. *Committal of Petitions (SO 238)*
- (1) Every Petition presented or reported pursuant to this Part, shall stand committed to the relevant Standing Committee.*
 - (2) Whenever a Petition is committed to a Standing Committee, the Committee shall, in not more than sixty calendar days from the time of reading the prayer, table its report to the Senate for consideration.*
 - (3) The Senate shall consider the Report under paragraph (2), within fourteen sitting days of its tabling.*
30. Standing order 239 requires the Clerk to, within fifteen days of the resolution of the Senate under Standing Order 238 in writing notify the petitioner of the decision of the Senate.

CHAPTER TWO

2.1 CONSIDERATION OF THE PETITION

2.1.1 Approach taken by the Committee

31. In considering the Petition, the Committee observed that it would be important to verify the facts alleged in the Petition. The Committee therefore resolved to conduct an inquiry on the issues raised in the Petition.
32. In this regard, the Committee received the Petition from the Petitioner through the House and further requested for written submissions and evidence from the Petitioners.
33. Thereafter, the Committee invited the Cabinet Secretary, Ministry of Lands Housing Public Works and Urban Development (MoLHPUD), the Chief Executive Officer of the Nairobi Rivers Commission and the Governor of Nairobi County who appeared before the Committee and provided written responses to the Committee.
34. The Committee concluded its sittings by conducting a visit to the areas mentioned in the petition to verify the facts as alleged by the Petitioners vis a vis the submissions made by the stakeholders on Monday, 15th June, 2026. (*Annex IV – Pictorial representation of the site visit*)

2.1.2 Petitioners Submissions

35. Vide a letter REF: SEN/DSEC/DPEAC/LENR/2025(3) (175) dated 15th May, 2025, the Committee invited the Petitioners to physically appear before the Committee on Thursday, 29th May, 2025. Further, the Petitioners also submitted written submissions and evidence.
36. Evidence submitted includes; (*copies Annexed as Annex II Petitioners Submissions*)
 - a. A copy of various correspondences between the petitioners and the County Government of Nairobi.
 - b. A copy of the original land registration documents showing proof of occupation.
 - c. A copy of the alleged eviction order from the County Government of Nairobi.

2.1.2.1 Submission by the Cabinet Secretary, Ministry of Lands Public Works Housing and Urban Development

37. Vide Letter REF: SEN/DSEC/DPEAC/LENR/2025(3) (166), dated 8th May, 2025, the Committee had invited the Cabinet Secretary to respond to Statements and

Petitions and proceeded to admit written responses with a provision to seek for further clarification should the submissions be insufficient.

The Ministry of Lands responded as follows-

38. The Ministry stated that the matters raised in the Petition fall within the mandate of the Nairobi City County Government. Therefore, they are best placed to provide a comprehensive response.
39. A further response was received from the Cabinet Secretary, Ministry of Lands Public works Housing and Urban Development, dated 11th November, 2025 indicating as follows-
40. The declaration of the Nairobi River Corridor as a Special Planning Area seeks to address critical environmental degradation, public health concerns, and informal development patterns along the riverine zone. It is part of a broader government initiative (Nairobi River Regeneration Programme) to restore the ecological health of the Nairobi River, enhance urban resilience, and promote orderly and sustainable development within the capital.
41. To this end, the Nairobi City County Government expressed its intention to declare Nairobi River Corridor as a Special Planning Area (SPA) under the provisions of the Physical and Land Use Planning Act, No. 13 of 2019 through Gazette Notice No 3359 of 6th March 2025. *Annexure 1 is a copy of the Gazette Notice.*
42. A comprehensive planning and stakeholder engagement process has been initiated, encompassing public participation and consultations with residents of Korogocho and other settlements within the corridor to ensure participatory decision-making.
43. The Ministry of Lands and Physical Planning, in collaboration with the Nairobi City County Government, National Environment and Management Authority (NEMA), other implementing agencies and stakeholders remain committed to ensuring that any relocation or resettlement arising from the special planning area interventions will be humane, consultative, adequately supported through provision of suitable alternatives and essential services will be maintained throughout the planning and implementation phases of the Nairobi River Regeneration Programme.
44. In response to questions 1, 2 and 3, compensation falls under the mandate of the National Land Commission (NLC) on behalf of the acquiring entity in this case the Nairobi City County. In regards to the eviction of Korogocho community living along the Nairobi River corridor, please note that the matter relating to the management, rehabilitation, public participation and governance of the Nairobi River corridor falls under the purview of Nairobi City County Government and the Nairobi River Commission who are responsible for all concerns and grievances

arising from the recent evictions and related activities along the Nairobi River corridor.

2.1.2.2 Submission by the Chairperson, Nairobi Rivers Commission

45. The County Executive Committee Member, Built Environment and Urban Planning - Nairobi City County Government, in a notice dated March 6th, 2025, issued a special notice notifying the public of the intention to declare the Nairobi River Corridor as a Special Planning Area (SPA) and invited the public to submit their views within two weeks. This followed a request by the Ministry of Lands, Public Works, Housing, and Urban Development, which proposed the designation to facilitate structured planning and sustainable development along the river.
46. The designated planning area includes the River Corridor, defined as a 60-meter buffer zone beyond the high-water mark on each side of the river—comprising a 30-meter riparian corridor and an additional 30-meter development area—and the broader planning area guided by physiographic characteristics, administrative boundaries, electoral units, existing infrastructure, storm-water wayleaves, and other planning objectives. Maps defining the planning area are attached (Annex 1). The area spans from Naivasha Road to Ruai, including river tributaries. This will enable preparation of a Local Physical Development and Land Use Plan.
47. **The Physical and Land Use Planning Act (2019):** The Physical and Land Use Planning Act, enacted in 2019, establishes a robust system for physical and land use planning in Kenya. The Act promotes sustainable land use, orderly development, and efficient land utilization while considering environmental and socio-economic factors. Primary objectives include-
 - a) Providing a framework for preparation/implementation of physical/land use plans at national, county, and local levels.
 - b) Regulating land use/development, including subdivision, amalgamation, and change of use.
 - c) Promoting sustainable land management and environmental conservation.
 - d) Facilitating coordination of development projects/infrastructure across sectors/government levels.
 - e) Establishing institutions for effective land use planning/enforcement.
48. The Act outlines principles/procedures for preparing, approving, and implementing development plans (national, regional, county, local). These plans guide land use, development, and infrastructure aligned with Kenya's goals. The Act establishes the

National Physical and Land Use Planning Consultative Forum to coordinate national planning.

49. County Physical and Land Use Planning Consultative Forums oversee county-level planning. They prepare/implement county plans, ensuring alignment with national policies. The Act regulates land use through requirements for development permissions, change-of-use permits, and subdivision/amalgamation approvals. It also outlines enforcement procedures for compliance.
50. The Act emphasizes public participation and stakeholder engagement, mandating authorities to consult communities, civil society, and stakeholders during plan preparation/implementation.
51. It addresses environmental considerations by requiring environmental impact assessments and sustainability principles in planning. It protects sensitive ecosystems, cultural heritage, and environmentally significant areas. Overall, the Act establishes a coherent land use planning system promoting sustainable development, environmental protection, and efficient land use.
52. Why designating the Nairobi River Corridor as a Special Planning Area (SPA) is critical for restoration: Designating the Nairobi River Corridor as an SPA addresses social/environmental injustices from pollution, neglect and unregulated development. Encroachment affects all neighborhoods, irrespective of income levels.
53. Uncontrolled development has caused devastating flooding, water contamination, loss of life, property destruction, and damage to ecosystems (river basins/catchment areas).
54. Recurring disasters underscore the need for long-term solutions to mitigate extreme weather, enhance urban resilience, safeguard natural resources, and ensure ecological/economic stability. Restoring riparian reserves requires addressing urban planning deficiencies. Integrating these areas into planning frameworks is essential for sustainability.
55. The corridor offers immense potential to create environmentally beneficial spaces. Green infrastructure (e.g., wetlands, riparian buffers) can filter pollutants and improve water quality. Riverfront parks would enhance quality of life through recreation, relaxation, and social interaction.
56. What is the Special Planning Area (SPA) process? The SPA designation is anchored in Sections 52 and 53 of the Physical and Land Use Planning Act, 2019, and The Physical and Land Use Planning (Special Planning Area) Regulations Legal Notice 249 of 2021.
 - a) Ensures affected individuals are treated respectfully, with fair solutions across communities.

- b) Systematic, transparent, participatory process safeguarding dignity.
- c) Maps flood zones using empirical data (historical records, GIS, remote sensing, ecological assessments, hydrological modeling) to guide interventions.
- d) Addresses legal gaps/inconsistencies (e.g., Water Act 2002, Agriculture Act, EMCA 1999, Survey Act, PLUP Act) hindering riparian protection.
- e) Facilitates harmonized standards/guidelines for riverside buildings/development.
- f) Integrates slum upgrading plans (Korogocho, Mukuru, Kibera), modifying them where necessary to meet planning objectives: embedding long-term solutions to mitigate extreme weather, enhance urban resilience, safeguard natural resources, and reinforce ecological/economic stability.

57. Public Participation Safeguards in SPA preparation:

After the County Executive Committee Member publishes a notice in the Gazette (Form PLUPA 5-1), affected persons may submit written representations stating reasons/relief sought.

58. Additionally:

- a) The Member shall conduct sensitization forums to consider public views.
- b) Engagement methods include: direct contact (interviews/questionnaires), newspaper notices, mass media (radio/TV), digital platforms, newsletters, public hearings, group discussions, conferences, seminars, workshops, town hall meetings, and document accessibility.
- c) Before finalizing the SPA plan, stakeholder meetings must ensure effective participation and assess interests/impacts.
- d) After drafting the plan, a notice (Form PLUPA 5-2) invites public comments via the Gazette and two national newspapers.

59. In handling comments, the CECM may:

- i. Incorporate them into the plan; or
- ii. Dismiss them with written reasons.

60. Appeals:

- i. Aggrieved persons may appeal to the County Physical and Land Use Planning Liaison Committee within 60 days (Form PLUPA 5-3).
- ii. The Committee may set aside, confirm, or vary the decision.
- iii. Decisions follow rules of natural justice/fair administration.

- iv. Dissatisfied persons may appeal to the Environmental and Land Court within 30 days.

61. The County Executive Committee and the SPA team is in the process of preparing teams for public participation. The Nairobi Rivers Commission is finalizing a Community Engagement Framework to guide this process.

62. What the SPA process is NOT:

63. Contrary to misinformation:

- i. The SPA is a planning process with comprehensive public participation for transparency/accountability.
- ii. Planning Authorities must disclose all planned land uses/infrastructure to protect rivers (including reclaiming legal wayleaves/riparian reserves).

64. The SPA Notice is NOT:

- a) Annexation of titled private land.
- b) Demolition or relocation notice for settlements within the 60m corridor to enable Social/Affordable Housing.
- c) Authorization for evictions or displacements without legal justification, resettlement plans, or compensation. These require due process.

Submission on Issues Raised by Korogocho Community Forum

The Forum petitioned the Nairobi City County Government via the Senate Committee, urging:

- i. Adequate/humane compensation for past/future evictees.
- ii. Credible public participation in SPA preparation.
- iii. Inclusion of community representatives in decision-making.

65. The Senate Committee on 20th May 2025 resolved to request the Nairobi Rivers Commission to respond and suspend demolitions pending its consideration.

Nairobi Rivers Commission's Response

Lack of Adequate Knowledge and Community Participation

66. Public notices for the SPA declaration were published as required:

- Daily Nation – 10th March 2025

● Kenya Gazette – 14th March 2025

● Kenya Gazette – 21st March 2025

67. The PLUP Act (2019) mandates public consultation. Participation will align with the Constitution 2010. The Commission continues to engage riverine communities organized into 6 Zones, including Korogocho. It will investigate why the Forum is excluded from local community groups.

Unfair Eviction Criteria and Intimidation

68. The SPA Notice does not authorize evictions/displacements without legal justification, resettlement plans, or compensation. Flood-evacuated residents were to be listed by National Government Administration Officers (NGAO) for compensation with priority allocation to new social housing.

Lack of Representation in Decision Making

69. Sections 52/53 of the PLUP Act (2019) and Regulations on public participation will be implemented. The County Executive Committee and SPA team is preparing participation teams. The Commission's Community Engagement Framework will guide the process.

Unresolved Compensation Issues

70. The Commission is not privy to unresolved compensation issues and cannot comment. It is willing to engage the Forum of stakeholders within the law to resolve disputes.

Lack of Commitment to Compensate Affected Persons

71. The Commission, collaborating with state actors, is ready to engage the Forum of stakeholders lawfully to resolve compensation disputes.

2.1.2.3 Submission by the CEO, National Land Commission

72. That, The Commission acknowledges that the issues contained in the petition are substantial matters touching on public participation, decision-making, evictions and compensation of affected persons. As indicated the CECM in charge of Built Environment and Urban Planning in the City County Government of Nairobi pursuant to section 52 of the Physical and Land Use Planning Act, Cap 303 issued a notice indicating 'intention' to declare the Nairobi Rivers Corridor as a Special

Planning Area through Kenya Gazette Notice No. 3372 dated 6th March, 2025. This was done following request by the Nairobi Rivers Commission (NRC).

73. That, NRC was established by H.E. the President of the Republic of Kenya through the Kenya Gazette Notice no. 13907 of 25th October, 2024 in response to the pressing need to address the deteriorating state of the rivers within the Nairobi Basin. The rivers were heavily polluted and degraded due to unregulated urbanization, industrial activities, and inadequate waste management practices. The Commission was established to spearhead coordinated efforts towards reclaiming, restoration and revitalization of the ecosystems.
74. The management of the Nairobi Rivers Basin requires a multi-sectoral approach drawing from expertise and resources from various agencies, authorities, community groups, and civil society organizations. A broad spectrum of activities, including catchment protection, riparian restoration, waste management, and community engagement initiatives are necessary to help in reversing the ecological degradation of the rivers and to promote sustainable development and management practices.
75. Further, in consideration of the foregoing the NRC was advised on the need for a development plan framework to coordinate the various activities by the multiple agencies. Hence the request to Nairobi City County Government (NCCG) to declare the corridor as a special planning area was made to facilitate the planning initiative.
76. Also, while following up on this matter, it was revealed that after the issuance of Notice by the CECM the planning process has not made any progress. According to the NCCG officials the notice notwithstanding the County Government was not in possession of the requisite financial resources to undertake the planning project. In any case the special planning area project would require massive capital outlay since it was to cover an extensive area and it is basically an inter-county (Nairobi, Kiambu, and Machakos) region plan.
77. Noting that, such a plan would require to be prepared under the inter-county planning framework in accordance with section 29 of Physical and Land Use Planning Act, Cap 303 and be spearheaded by the National Government. The idea of preparing a plan for the inter-county rivers basin originated from a National Government MDA and therefore falls under the dimension of a project of strategic national importance that requires funding and management by the national government.
78. Therefore, the National Land Commission has established that NCCG did provide terms of reference (ToRs) for the Special Planning Area planning project and requested for funds through the Nairobi River Commission as the proponent of the

project. Thus, the County Government of Nairobi and other agencies that will be involved in the project are waiting for the response and further guidance.

79. Recognizing that, the petition by the Korogocho Community Forum regarding evictions is not directly related to the execution of the Special Planning Area planning project which accordingly has not commenced. However, under the Nairobi Rivers Basin Regeneration Programme (NABREP) which is one of the projects under NRC meant to implement the Nairobi Rivers Recovery Strategy with specific goals to stem pollution, flooding and refocus development opportunities along the Nairobi Rivers frontage, cases of evictions may have occurred in the past especially along the flood-prone riparian zones. Similarly, other activities by the multi-agencies involved in environment protection and restorations resulted in similar displacements not related to any formal planning initiatives.
80. In conclusion, the NLC as the monitoring and oversight authority in land use planning will play its critical role when the project kick start. Additionally, the Commission will liaise with project implementing agencies to ensure safeguard of public interests including compensations for affected persons by projects that will fall under the Special Planning Area.

2.1.2.4 Submission by the Governor, Nairobi City County

81. The Committee sought responses following its invitation to the Governor to physically appear on Thursday, 13th November, 2025 before the committee via letters Ref: SEN/DSEC/DPEAC/LENR/2025(3)(202) dated 25th June 2025 and another Ref: SEN/DSEC/DPEAC/LENR/2025(3)(240) dated 14th October, 2025 where he presented as follows –
82. The response to this petition is premised on the fact that while Constitution of Kenya 2010 (CoK, 2010) describes the state as a guarantor of fundamental rights, the same CoK 2010 also underscores sustainable development in Article 10(2)d, and environmental protection as core principles of governance. The response is also premised on the response to the County's statutory obligation to plan and control development in pursuit of public good within its jurisdiction as outlined in the Fourth Schedule of COK, 2010, Section 104-115 of County Government Act 2012, Urban Areas and Cities Act and the Physical and Land use Act 2019.
83. Management of Nairobi River riparian corridor attains urgency because physiographically Nairobi is considered a hydrologically dense City, whose drainage system is undergoing immense pressure and significant degradation. The immense pressure and significant degradation on Nairobi's drainage system is attributable to interplay among several factors such as: unregulated development along riparian

zones, rapid urban expansion, inadequate storm-trunk infrastructure, solid waste pollution and climate-change induced fluctuations in hydrological cycle. Cumulatively, these factors influence the quality and quantity of storm water run-off and potentially exacerbate flood risk.

84. Anecdotal evidence describes flooding of Nairobi River as a recurrent urban phenomenon with notable incidences implies intensifying frequency and potential loss recorded in Years 2016, 2020, 2023 and 2024.
85. The rate of flood incidence implies intensifying frequency and potential loss of livelihoods and property if unaddressed.
86. On project rationale, they draw attention to an April 2024 Cabinet resolution, whereby, the Cabinet citing advice from National Metrological Department, advised inhabitants living along riverbanks to relocate to higher grounds. The cabinet resolution was taken in anticipation of enhanced rainfall and associated flood risk.
87. By May, 2024 Nairobi experienced enhanced rainfall as forecasted. Due to partial observance of relocation advice conveyed in the April 2024 Cabinet resolution and impeded storm water flow by human development, widespread flooding occurred leading to loss of life and property. Subsequently, the GoK paid compensation to some of the flood victims.
88. While evaluating the petition, they find concurrence among sectoral legislations such as Survey Act Cap 299, Environmental Management and Coordination Act, Agriculture Act & PLUPA 2019 on the need to discourage human activity from riparian corridors as a precondition for enabling their performance of ecological function. As earlier observed, it is likely that the immense pressure and significant degradation on Nairobi River drainage system will continue until multi-sectoral interventions are deployed, among which include Land use Planning.
89. Specifically, several factors inform Land use planning's logic of why riparian corridors constitute marginal areas unfit for human habitation. First, being recipient of riverine siltation and soil sedimentation implies that riparian corridors exhibit weak soil formations. The weak soil formations exhibit low load bearing capacity in addition to being prone to landslide/erosion. Second, the low-attitude topographic disposition comparative to rest of elevated topography consigns them the role of by-default basins/sponge of water (storm water or discharged wastewater) that flows gravitationally towards them. Third, further to their characteristic waterlogging predisposing them as breeding grounds for vectors responsible for human diseases such as Malaria, Bilharzia and Gastrointestinal tract infections, the high water-table within riparian corridors renders them unviable for water-borne sanitation. Allow us to confirm at this point that Nairobi County's role in the project is limited to Corridor

Land use planning and technical advice, the County has in no way been involved in any forced displacement and unlawfully eviction.

90. The foregoing notwithstanding, our evaluation of the petition at hand finds it inadequate in suggesting that implementation of Nairobi River Corridor Regeneration initiative has resulted in forced displacement and unlawfully eviction. On the contrary, we submit that proof of displacement/unlawful eviction can only manifest after considering three aspects. The three aspects are; outcome of ground survey, gazette notice that Government will appropriate property along Nairobi River and provision of ownership documents by petitioners. We further urge the petitioners not to read in isolation the Cok 2010 about nexus of right to livelihood and socio-economic right, but also consider Articles 10(2)d, 60, 70 that provides for enforcement of environmental rights.
91. Finally, on findings from site visit, they can confirm that with reference to Nairobi River Corridor Regeneration Project, no demolition has been undertaken in Korogocho settlement nor has ground pegging (survey) commenced by date of this letter.

ISSUES FOR CONSIDERATION

I). *Whether there was adequate notice for public participation in declaring the Special Planning Area?*

The Petitioners submitted evidence as follows-

92. That the public notice for the declaration of the Nairobi River Corridor as a special planning area by the CECM, Nairobi City County, dated 6th March, 2025, was communicated to the community's representatives after the expiry of the 14-day notice period. Consequently, the community was unable to submit their opinions and memoranda on this matter. The reasons for the delay can only be known to the local leadership, including the local chiefs and other leaders.

The MoLPWHUD responded as follows-

93. That the matters raised in the petition fall within the mandate of the Nairobi City County and therefore they are best placed to provide a comprehensive response.

The NRC responded as follows-

94. The Public notices for the SPA declaration were published as required:

- Daily Nation – 10th March, 2025
- Kenya Gazette – 14th March, 2025
- Kenya Gazette – 21st March, 2025

95. The PLUP Act (2019) mandates public consultation. Participation should align with the Constitution 2010. That, the Commission continues to engage riverine communities organized into 6 Zones, including Korogocho, and it will investigate why the Forum was excluded from local community groups.

Committee Observation

The Committee observed that the County Government of Nairobi carried out due diligence as per the laid-out procedures and guidelines in declaring the Special Planning Area. The Committee noted that there is need to ensure that all the communities living along the Nairobi River corridor who might have been left out during the consultation process are considered.

II) Whether there were unfair eviction criteria and intimidation towards the residents of the Nairobi River Corridor

The Petitioners submitted evidence as follows:

96. That the planning and eviction process for those affected along the Nairobi River Corridor has been marked by intimidation. Despite several attempts to engage the county and National government institutions, no improvement has been made to ensure a fair process.

The NRC responded as follows-

97. That the SPA Notice does not authorize evictions and displacements of residents without; legal justification, resettlement plans, or compensation. Flood-evacuated residents were to be listed by National Government Administration Officers (NGAO) for compensation with priority allocation to new social housing.

Committee Observation

98. The committee observed that the affected residents along the Nairobi River corridor deserve a fair process of eviction and resettlement which is void of any form of intimidation. Proper procedures and guidelines must be followed in the operationalization of the Special Planning Area declaration and that more public engagement should be conducted with the inclusion of the residents.

III) Whether the Petitioners lacked representation in decision making during the declaration of the Special Planning Area?

The Petitioner submitted evidence as follows-

99. That community residents were not adequately represented in the decision-making processes regarding the planning and eviction exercises. Public participation has not been conducted in any meaningful or inclusive manner.

The NRC responded as follows

100. The CEO clearly indicated that Sections 52/53 of the PLUP Act (2019) and Regulations on public participation will be implemented. Further that, the County

Executive Committee and SPA team were preparing participation teams. The Commission's Community Engagement Framework will guide the process.

Observations of the Committee

101. The Committee observed that as per the NRC submission the County Executive Committee and SPA team are preparing participation teams. Further the Committee notes that the Commission's Community Engagement Framework will guide the process.
102. However, the Committee noted that there exists a gap in the inclusion of community leaders during the setting up of the SFA participation teams.

IV) Whether there are unresolved compensation issues and if there is lack of commitment to compensate the affected persons of evictions?

The Petitioner submitted evidence as follows-

103. That the Residents who were evicted during an early eviction phase last year from the alleged riparian land remain uncompensated. To date, no clear communication has been made concerning their fate or any compensation plans. The recent notice by the County Government of Nairobi City, dated 6th March, 2025, did not outline any commitment or plan by the Government to compensate those who will be affected by the impending eviction. Many of these residents are structure owners who have resided in the area their entire lives and have no other place to call home.

The CEO of NRC responded as follows-

104. The CEO indicated that the Commission is not privy to unresolved compensation issues and cannot comment further on the matter of past evictions. Nonetheless, the NRC is willing to engage the Forum of stakeholders within the law to resolve compensation disputes through collaboration with other state actors.

Observations of the Committee

105. The Committee observed that it is necessary for the National Government and County government to revisit the issue of the past eviction which was done in 2024 and proper audit of the affected individuals should be done to ascertain the process

and the mode of compensation taken should be within the confines of the law. Further the committee observes that should there be any planned future evictions in the SPA declared, then the community and their leaders should be adequately represented and involved in the public participation process before being displaced to other areas. The committee notes that there should be a binding commitment from both the National and County governments when carrying out eviction to ensure adequate compensation or resettlement.

CHAPTER THREE

3.1 COMMITTEE OBSERVATIONS

Prayer One:

The Committee recommends that the Ministry of Interior and National Administration should work closely with the County Government of Nairobi in protecting the affected residents from intimidation and inhumane evictions

The Committee observed that it is prudent for the National Government and County Government to conduct any planned evictions in a humane manner with adequate consultation through public participation together with the residents and their local leaders. Therefore, no form of intimidation and threats of eviction should be applied on the affected residents.

Prayer Two:

The Committee recommends the immediate allocation and resettlement of the Petitioners on available alternative land as compensation for the evicted land

1. The Committee observed that Nairobi City County Government disputed that implementation of Nairobi River Corridor Regeneration initiative has resulted in forced displacement and unlawful eviction. The County Government further submitted that proof of displacement/unlawful eviction can only manifest after considering three aspects. The three aspects are; outcome of ground survey, gazette notice that Government will appropriate property along Nairobi River and provision of ownership documents by petitioners; and
2. The Committee observed that the Nairobi Rivers Commission is not privy to any unresolved compensation issues and cannot comment further on the matter of past evictions. Nonetheless, the NRC is willing to engage the Forum of stakeholders within the law to resolve compensation disputes through collaboration with other state actors.

CHAPTER FOUR

4.1 COMMITTEE RECOMMENDATIONS

The Committee having investigated the matter in accordance with its mandate under the standing order 228(4) of the Senate Standing Orders recommended as follows –

1. That, prior to any planned evictions, the National Land Commission (NLC) and the County Government of Nairobi coordinated by the Nairobi Rivers Commission should conduct a thorough audit of the land falling within the Special Planning Area;
2. That, all pending compensation be completed by the Ministry of Interior and National coordination within six months of adoption of this Report and that in cases of future evictions, then an effective plan of compensation and resettlement should be considered prior to the displacement of the affected people;
3. That, the Nairobi County Government and the Nairobi Rivers Commission should further engage the elected and community leaders in the activities carried out under the Special Planning (SPA) Area within six months of adoption of this Report;
4. That, the National Government to consider and prioritize the re-settling of evicted residents within the Special Planning Area, if any;
5. That, the County Government of Nairobi and the Ministry of Lands, Public Works, Housing and Urban Development in consultation with Nairobi Rivers Commission conducts a joint survey of the entire Special Planning Area (SPA) to determine the exact river boundary and historical river movement within six months of adoption of this Report;
6. That, the National Land Commission (NLC) should further investigate the matter as per its mandate under Section 5 of the National Land Commission Act, to determine and resolve the eviction, resettlement and compensation actions towards the Petitioners within six months of adoption of this Report; and
7. That, the National Land Commission (NLC) should work closely with the

County Government of Nairobi to establish and map out the exact coordinates of the Special Planning Area (SPA) area and conduct further public awareness with the area residents together with their local leaders within six months of adoption of this Report.

LIST OF APPENDICES

Appendix I	Minutes of the Standing Committee on Land, Environment and Natural Resources
Appendix II	Submissions from key stakeholders
Appendix III	Petition
Appendix IV	Submissions by the Petitioner
Appendix V	Site visit photos

APPENDIX I:

MINUTES



MINUTES OF THE ONE HUNDRED AND TWENTY SEVENTH (127TH) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD ON MONDAY, 15TH JUNE, 2026 AT KOROGOCHO LOCATION, RUARAKA CONSTITUENCY, NAIROBI COUNTY AT 12.30 P.M.

PRESENT

- | | |
|-----------------------------------|---------------------|
| 1. Sen. Allan Chesang, CBS, MP | - Member (Chairing) |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Joe Nyutu, MP | - Member |
| 4. Sen. Mariam Sheikh Omar, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Abdul Haji, MP | - Member |
| 5. Sen. Johnes Mwashushe Mwaruma, MP | - Member |

SECRETARIAT

- | | |
|------------------------|---------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Caroline Njue | - Clerk Assistant II |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. Simon Muinde | - Audio Officer |
| 5. Mr. Jack Lemeteki | - Media Relations Officer |
| 6. Mr. Boniface Mbithi | - Sergeant at Arms |

IN ATTENDANCE

NATIONAL LAND COMMISSION

- | | |
|-----------------------|---------------------|
| 1. Ms. Mary K. Ngundo | - Land use planning |
| 2. Mr. Ben Opaa | - Natural Resources |
| 3. Ms. Paddy Makena | - Survey |

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN PLANNING

- | | |
|----------------------|------------------------------|
| 1. Mr. Moses Mugendi | - Director Physical Planning |
|----------------------|------------------------------|

2. Mr. Adipo Peter

- Deputy Director Land and Administration

MINUTE SEN/LENR/762/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 12.30 p.m. followed by a word of prayer.

MINUTE SEN/LENR/763/2026:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Beatrice Ogola, MP, and seconded by Sen. Joe Nyutu, MP as follows –

1. Prayer;
2. Adoption of the Agenda;
3. **Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area;**
4. Any Other Business; and
5. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/764/2026:

**PETITION REGARDING
EVICTION OF KOROGOCHO
COMMUNITY LIVING IN THE
NAIROBI RIVER CORRIDOR
AFTER ITS DECLARATION AS A
SPECIAL PLANNING AREA**

The Korogocho Community Forum (KFC) thanked the Committee for its site visit to Korogocho and for engaging directly with residents affected by the 2024 demolitions of structures purportedly within the 30-metre riparian zone. KCF credited the Committee's intervention with halting further planned demolitions

The following concerns were raised:

1. 2024 demolitions

- Some structures demolished were, according to residents, well outside the 30-metre riparian zone, rendering occupants homeless to date; and
- Government stipends intended for affected victims were largely diverted to non-victims (relatives/associates of village elders and chiefs) rather than reaching genuine victims.

2. Threat to community schools

- Several community schools face demolition; KCF states some are outside the 30-metre zone and not in flood-prone areas;
- The two public schools in the area have a combined capacity of 6,000 pupils against an estimated 14,000+ school-going children, making community schools critical to local education access; and

- KCF is requesting leniency and review of demolition listings affecting schools to prevent disruption of learning and school drop-outs.
- 3. **Infrastructure deficit** - No internal access roads exist within the 8 villages, aside from main roads; KCF clarifies this is not due to resistance to development.
- 4. **Land allocation and title irregularities**
 - Daniel Toroitich Arap Moi), with sample lease titles issued in 2020 under President Uhuru Kenyatta;
 - KCF attributes the area's continued under-development to the Residents' Committee (RC), formed in 2009 to oversee resettlement, which it accuses of:
 - Inflating beneficiary numbers by including non-residents/non-structure-owners, reportedly up to five times the genuine count;
 - Allocating single plots (33ft x 33ft, four floors) to between 5 and 8 unrelated beneficiaries, creating disputes and safety risks;
 - Village elders allegedly selling plots, blocking development, and using intimidation/goons to extort residents; and
 - KCF notes the RC's mandate in the slum upgrading programme was officially terminated in 2018 but claims it continues to operate.

Remedies proposed by the Korogocho Community Forum (KFC)

- Conduct a fresh, on-site enumeration of structure owners to establish a clean, verified beneficiary list;
- Bar the Residents' Committee (RC) from transacting any further business on Korogocho land;
- Have the government surveyor review survey work to reflect a workable plot plan against the verified beneficiary list;
- Revoke/cancel all lease titles issued to date; and
- Remove village elders from the resettlement process; have new representative teams elected by residents.

Requests to the Committee

- Government compensation for those displaced by the 2024 demolitions who remain homeless;
- Compensation for families who lost children that had volunteered to rescue a drowning girl;
- Accountability hearing for individuals who misappropriated the Ksh. 10,000 stipend meant for demolition victims;
- Support for victims whose houses were demolished outside the targeted zone to rebuild;
- Summon the Cabinet Secretary, Ministry of Interior, to explain non-response to an EACC letter on the misappropriated funds (copy reportedly on file with the Committee);

- Summon the Cabinet Secretary for Lands to explain multi-beneficiary plot allocations and continued issuance of documents despite unresolved resident complaints;
- Committee intervention regarding Nairobi Governor Johnson Sakaja, whom KCF states committed to a follow-up meeting (November 2025) that has not yet taken place despite repeated follow-up.

MINUTE/SEN/LENR/765/2026:

ANY OTHER BUSINESS

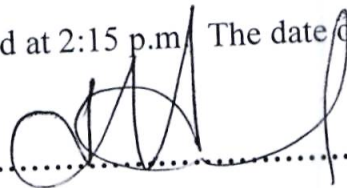
There was no other business.

MINUTE SEN/LENR/766/2026:

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 2:15 p.m. The date of the next meeting was to be called on notice.

SIGNED:



DATE:

23/02/26

**SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON.**



MINUTES OF THE EIGHTY THIRD (83RD) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD IN COMMITTEE ROOM 2, BUNGE TOWER ON TUESDAY, 23RD SEPTEMBER, 2025 AT 10:00 AM

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Mariam Sheikh Omar, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--------------------------------------|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 2. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 3. Sen. Joe Nyutu, MP | - Member |
| 4. Sen. James Murango, MP | - Member |
| 5. Sen. Abdul Haji, MP | - Member |

IN ATTENDANCE

1. Mr. Victor Bett
2. Ms. Ivy Nyambura
3. Ms. Regina Munyao
4. Mr. Simon Muinde
5. Mr. Jack Lemeteki
6. Ms. Christabelle Waiswa
7. Mr. George Kariuki

SECRETARIAT

- Clerk Assistant I
- Clerk Assistant III
- Legal Counsel I
- Audio Officer
- Assistant Media Relations Officer
- Public Communications Officer
- Intern

MINUTE SEN/LENR/447/2025:

PRELIMINARIES

The Chairperson called the meeting to order at 10.28 am followed by a word of prayer.

MINUTE SEN/LENR/448/2025:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted after having been proposed by Sen. Mariam Sheikh, MP, and seconded by Sen. Beatrice Akinyi Ogola, MP as follows –

1. Prayer;
2. Adoption of the Agenda;

3. **Meeting with the Chairperson, National Land Commission to deliberate on the following Nine (9) Petitions and Eight (8) Statements pending before the Committee; (*Committee Paper 58*)**
4. **Meeting with the following stakeholders-**
 - a. **Petitioners;**
 - b. **Governor, Meru County; and**
 - c. **Catholic Diocese of Meru****to deliberate on the Petition regarding public land grabbing in Kithima Location, Meru County; (*Committee Paper 59*)**
5. **Any Other Business; and**
6. **Date of the Next Meeting and Adjournment.**

MINUTE SEN/LENR/449/2025:

**MEETING WITH THE CHAIRPERSON,
NATIONAL LAND COMMISSION TO
DELIBERATE PENDING PETITIONS AND
STATEMENTS (*COMMITTEE PAPER 58*)**

The Committee expressed concern regarding the apparent laxity by the Commission in responding to legislative business referred to it by the Committee, noting that such delays were hindering the Committee's progress in the execution of its mandate. In response, the Chairperson of the National Land Commission acknowledged the concerns raised and assured the Committee of timely and proactive engagements going forward.

The Chairperson, National Land Commission proceeded to table the responses on Petitions that are summarized as follows –

- i. **Petition on Historical Injustices and Illegal Alienation of L.R. No. 7153/1, 7153/2, 7153/R, also known as L.R. 12825 in Kiambu County** – The Commission confirmed receipt of a Historical Land Injustices (HLI) claim in 2017. Hearings were initially stayed due to pending court cases. Although some suits have since been withdrawn, the matter is now subject to Judicial Review before the Environment and Land Court, and the Commission has complied with court orders to await determination.
- ii. **Petition Regarding the Plight of the Landless in Muthanthara, Embu County** – The Commission explained that the matter relates to land adjudication and settlement. Following the Land Laws Amendment Act, 2016, such matters fall under the Ministry of Lands, Public Works, Housing and Urban Development, which is therefore the proper body to address the petitioners' concerns.
- iii. **Petition by Marungu Residents within Mchanga Mwanda Ward, Taita Taveta County** – The Commission confirmed receipt of a Historical Land Injustices claim in 2021. The petitioners allege irregular adjudication and allocation of land to the

Catholic mission. NLC acknowledged the claim and indicated that it is under consideration within its HLI framework.

- iv. **Petition Concerning Recognition of Land Ownership Rights and Redress of Historical Injustices in Mombasa County** – The Commission reported that it has received and investigated several Historical Land Injustices claims from the county, including tenancy-at-will disputes. Determinations on these matters were issued in August 2025 and communicated to the parties, with outcomes also published on the Commission’s website.
- v. **Petition Regarding Land Ownership Dispute of the Mwananchi Settlement Scheme in Mwatate Constituency, Taita Taveta County** – The Commission noted that the land is subject to an ongoing dispute before the courts. The Environment and Land Court in Voi ruled in 2024 in favour of Wananchi Ranching Limited, but this judgment was stayed by the Court of Appeal. NLC, as a named party, recommended collaboration with the Attorney General to protect the interests of over 1,000 affected residents and to investigate the historical ownership of the land.
- vi. **Petition Concerning Land Injustices against Community Members Living in Olderkesi, Narok West Constituency, Narok County** – The Commission clarified that it has not received a petition directly on the matter. It observed that the issues appear to involve both community land and a conservancy. While matters relating to the Group Ranch fall under the Community Land Act (mandate of the Ministry of Lands), any lease renewal for the conservancy would be processed by NLC if a formal request is made.
- vii. **Petition Regarding Eviction of Korogocho Community Living in the Nairobi River Corridor After its Declaration as a Special Planning Area** – The Commission acknowledged the seriousness of the matter but emphasized that the declaration of the Nairobi River Corridor as a Special Planning Area falls under the mandate of the Nairobi City County Government. The County Government is therefore responsible for addressing the concerns raised in the petition.
- viii. **Petition Regarding Public Land Grabbing in Kithima Location, Meru County** – The Commission confirmed that the three parcels in question were reserved for public purposes (dispensary, primary school, and secondary school). They are held in trust by the Meru County Government, though by law schools are under the National Treasury while the dispensary remains under the County. NLC is awaiting a ground status report from its County Coordinator in Meru before providing a comprehensive way forward.

The Committee took note of the responses provided by the National Land Commission and resolved to follow up with the relevant Ministries and agencies on outstanding issues raised in the petitions. Further,

The Committee acceded to the request for an additional 2 weeks by the National Land Commission to submit comprehensive responses to the pending Statements and Petitions arising from the unsatisfactory responses provided.

MINUTE SEN/LENR/450/2025:

**MEETING WITH STAKEHOLDERS TO
DELIBERATE ON THE PETITION
REGARDING PUBLIC LAND GRABBING
IN KITHIMA LOCATION, MERU
COUNTY; (COMMITTEE PAPER 59)**

The Committee noted the absence of the Catholic Church, Diocese of Meru who failed to communicate their reasons for not honouring the Committee's invitation and the absence of the County Government of Meru. The County Government requested to be rescheduled to enable them to prepare adequately.

On further deliberation and engagement between the Committee, the National Land Commission and the Petitioner who was present, the Committee resolved to plan a site visit on a fact finding investigation regarding the Petition before the end of the session.

MINUTE SEN/LENR/451/2025

ANY OTHER BUSINESS

There was no other business discussed.

MINUTE SEN/LENR/452/2025

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 11.44 am. The date of the next meeting was to be called on notice.

SIGNED: 

DATE. 11/11/25

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP

CHAIRPERSON

**STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES.**



MINUTES OF THE EIGHTY SECOND (82ND) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD AT FOUR POINTS BY SHERATON, MACHAKOS COUNTY ON MONDAY, 22ND SEPTEMBER, 2025 AT 2:00 PM

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Joe Nyutu, MP | - Member |
| 5. Sen. Mariam Sheikh Omar, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|-----------------------------------|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Abdul Haji, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

IN ATTENDANCE

1. Mr. Victor Bett
2. Ms. Ivy Nyambura
3. Mr. Andrew Nyairo
4. Mr. John Gichia
5. Ms. Keziah Mutham
6. Mr. Simon Muinde
7. Mr. Boniface Mbithi

SECRETARIAT

- Clerk Assistant I
- Clerk Assistant III
- Legal Counsel II
- Research Officer III
- Fiscal Analyst III
- Audio Officer
- Serjeant At Arms

MINUTE SEN/LENR/443/2025:

PRELIMINARIES

The Chairperson called the meeting to order at 10.14 am followed by a word of prayer.

MINUTE SEN/LENR/444/2025:

**CONSIDERATION OF COMMITTEE
DRAFT PETITION REPORTS**

The Chairperson began by informing the meeting that eleven (11) draft reports in total to be considered that had been scheduled for discussion. The Secretariat then proceeded to take the Members through the reports highlighting the Petition backgrounds, engagements

with various stakeholders, investigations and county visits conducted as well as the key observations and recommendations.

In the course of deliberations, Members carefully examined the draft reports presented before them and engaged in an in-depth exchange of views. Various observations, clarifications, and proposals were made with the aim of strengthening the content, improving the structure, and enhancing the clarity of the reports. The Committee took note of the recommendations advanced by individual Members and resolved that the necessary amendments and refinements be incorporated into the drafts.

Upon conclusion of the discussions and having satisfied itself that the reports adequately captured the issues raised in the petitions and the Committee's determinations thereon, the Committee unanimously resolved to adopt a total of eight (8) Petition Reports as amended with the three (3) remaining Petitions requiring further stakeholder engagements. The Secretariat was accordingly directed to effect the agreed amendments and prepare the final versions of the approved and adopted reports for tabling before the Senate.

The following reports were approved and adopted with amendments as follows-

- i. **Petition by the Residents of Changara in Busia County concerning delays in implementation and completion of the Changara Water Pan World Bank funded project;**
- ii. **Petition on historical injustices and illegal alienation of L.R. No. 7153/1, 7153/2, 7153/R, also known as L.R. 12825 in Kiambu County;**
- iii. **Petition by Nyandarua IDPs on delayed compensation and occupation of parcels of land;**
- iv. **Petition regarding the plight of the landless in Muthanthara, Embu County;**
- v. **Petition by Marungu residents within Mghange Mwanda Ward, Taita Taveta County on the alleged threatened eviction from their ancestral land by Mghange Catholic Parish;**
- vi. **Petition on ownership dispute over Mwananchi Settlement Scheme in Mwatate Constituency in Taita-Taveta County;**
- vii. **Petition concerning recognition of land ownership rights and redress of Historical Injustices in Mombasa County; and**
- viii. **Petition by the Mwabundusi land squatters on delayed allocation of land by way of resettlement or compensation for their ancestral land.**

The following reports were deemed unsatisfactory and thus need further engagements with various stakeholders to be completed-

- i. **Petition regarding eviction of Korogocho Community living in the Nairobi River Corridor after its declaration as a special planning area, Nairobi County;**

- ii. Petition to the Senate concerning land injustices against the Olderkesi Community Members in Narok West Constituency, Narok County concern; and
- iii. Petition by CECARE on behalf of Pumwani residents, concerning the conversion of the LR NO. 209/ 2378/1 Pumwani Majengo from public to private land.

MINUTE SEN/LENR/445/2025

ANY OTHER BUSINESS

There was no other business discussed.

MINUTE SEN/LENR/446/2025

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 6.34 pm. The date of the next meeting was to be called on notice.

SIGNED:



DATE. 30/9/25

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP

CHAIRPERSON

**STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES.**



MINUTES OF THE SEVENTY SECOND (72ND) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD ON TUESDAY, 22ND JULY, 2025 IN COMMITTEE ROOM 1, FIRST FLOOR, BUNGE TOWER BUILDING AT 10:00 AM

PRESENT

- | | |
|--|--------------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 3. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 4. Sen. Joe Nyutu, MP | - Member |
| 5. Sen. Abdul Haji, MP | - Member |
| 6. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 7. Sen. Mariam Sheikh Omar, MP | - Member |
| 8. Sen. James Murango, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--------------------------------|----------|
| 1. Sen. Allan Chesang, CBS, MP | - Member |
|--------------------------------|----------|

IN ATTENDANCE

I. MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN

DEVELOPMENT

- | | |
|----------------------------|-------------------------------|
| 1. Hon. Alice Wahome, EGH, | - Cabinet Secretary |
| 2. Kennedy Njenga | - Director, Land Adjudication |
| 3. Nyandoro David | - Chief Land Registrar |
| 4. Harrison Mattevwa | - SAS, Parliamentary Liaison |
| 5. Stella Muthungu | - Parliamentary Officer |

II. SECRETARIAT

- | | |
|-----------------------|------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Ivy Nyambura | - Clerk Assistant III |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. John Gichia | - Research Officer III |
| 5. Ms. Keziah Muthama | - Fiscal Analyst III |
| 6. Mr. Simon Muinde | - Audio Officer |

7. Mr. Jack Lemeteki
8. Ms. Christabelle Wasilwa

-Assistant Media Relations Officer
-Assistant Public Comms. Officer

MINUTE SEN/LENR/380/2025:

PRELIMINARIES

The Chairperson called the meeting to order at 10.24 am followed by a word of prayer.

MINUTE SEN/LENR/381/2025:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted after having been proposed by Sen. Beatrice Akinyi Ogola, MP, and seconded by Sen. James Murango, MP as follows-

1. Prayer;
2. Adoption of the Agenda;
3. Confirmation of Minutes of the previous sitting;
4. Matters Arising;
5. **Meeting with the Cabinet Secretary, Ministry of Lands, Public Works, Housing and Urban Development and the Chairperson, National Land Commission to deliberate on the following Petitions -**
 - i. *The Petition on historical injustices and illegal alienation of L.R. No. 7153/1, 7153/2, 7153/R, also known as L.R. 12825 in Kiambu County;*
 - ii. *The Petition regarding the plight of the landless in Muthanthara, Embu County;*
 - iii. *The Petition on delayed allocation of alternative land by way of re-settlement or compensation for the ancestral land that was alienated by the Government of Kenya for creation of Kisii Agricultural Institute and Kisii Farmers Training Center;*
 - iv. *The Petition concerning recognition of land ownership rights and redress of historical injustices in Mombasa County;*
 - v. *The Petition regarding land ownership dispute of the Mwananchi Settlement Scheme in Mwatate Constituency in Taita Taveta County;*
 - vi. *The Petition concerning land injustices against community members living in Olderkesi, Narok West Constituency of Narok County;*
 - vii. *The Petition regarding eviction of Korogocho community living in the Nairobi River corridor after its declaration as a special planning area;*
 - viii. *The Petition regarding Public land grabbing in Kithima Location in Meru County; and*
 - ix. *The Petition by Marungu Residents within Mchange Mwanda Ward, Taita Taveta County.*
6. **Meeting with the Chairperson, National Land Commission on the following eight (8) Statements before the Committee -**
 - i. *Statement sought by Sen. Richard Onyonka, MP, regarding alleged delayed compensation of landowners affected by the Eldoret bypass project;*

- ii. *Statement sought by Sen. Fatuma Dullo, CBS, MP regarding alleged grabbing of community land in Isiolo County;*
- iii. *Statement sought by Sen. (Dr.) Steve Lelegwe Ltumbesi, CBS, MP, regarding acquisition of part of L.R. No. Samburu/East Waso/1 in Samburu County by the National Government;*
- iv. *Statement sought by Sen. Wahome Wamatinga, MP, regarding the status of land belonging to the Kenya Veterinary Vaccine Production Institute (KEVEVAPI);*
- v. *Statement sought by Sen. Andrew Omtatah Okoiti, MP, regarding the delay in compensating owners of land whose parcels were compulsorily acquired for the Ejinja- Bumala Road Project in Busia and Kakamega Counties;*
- vi. *Statement sought by Sen. Shakilla Abdalla, MP regarding acquisition and utilization of land for the construction of the Lamu Port and access roads;*
- vii. *Statement sought by Sen. Fatuma Dullo, CBS, MP, regarding the status of compensation to landowners displaced in the construction of the Horn of Africa Gateway Development Project; and*
- viii. *Statement sought by Sen. Agnes Kavindu Muthama, MP, regarding compulsory acquisition of land in Mutituni Market, Machakos County belonging to the late Reuben Mutuma by the Government.*

7. Any Other Business; and

8. Date of the Next Meeting and Adjournment.

MINUTE SEN/LENR/382/2025:

**CONFIRMATION OF MINUTES OF THE
PREVIOUS SITTING**

The confirmation of Minutes was deferred.

MINUTE SEN/LENR/383/2025:

MATTERS ARISING

There were no matters arising.

MINUTE SEN/LENR/384/2025:

**MEETING WITH CABINET SECRETARY,
MINISTRY OF LANDS, PUBLIC WORKS,
HOUSING AND URBAN DEVELOPMENT**

1. Petition on Historical Injustices – L.R. No. 12825, Kiambu County

Petition Summary: The Mbari ya Mbogo family claims that their ancestral land was illegally alienated, citing violations of land laws and irregularities in past survey and registration processes. They allege that the National Land Commission (NLC) conducted a biased and improperly concluded hearing and demand that the land be returned, development halted, and compensation awarded.

Ministry Response: The Ministry acknowledged the concerns raised but clarified that matters relating to historical land injustices fall under the constitutional mandate of the NLC pursuant to Article 67(2) (e) of the Constitution and the National Land Commission Act. As such, the Ministry referred the petitioners to the NLC for further action and determination.

2. Petition by Marungu Residents – Mwanda/Mgange Ward, Taita Taveta

Petition Summary: Petitioners alleged irregular allocation of 1,000 acres of trust land to the Holy Rosary Catholic Church, beyond an initially agreed 75 acres. They claim the demarcation lacked proper community consultation and suspect manipulation during a water project exercise.

Ministry Response: The Ministry presented documentary evidence showing legal allocation through the then County Council of Taita Taveta, including minutes, consent by the Land Control Board, and gazette notices. The allocation was formalized with a lease issued to the Catholic Archdiocese of Mombasa. The land was categorized as private in 2020, rendering it unavailable for adjudication. The Ministry maintained the allocation followed due process under the Trust Land Act (Cap. 288).

3. Petition on Landlessness in Muthanthara, Embu County

Petition Summary: Residents of Muthanthara village reported they have lived on the land since independence but lack title deeds and face threats of eviction. They seek recognition, protection from harassment, and declaration of the area as an adjudication section.

Ministry Response: The Ministry stated that Muthanthara is part of the Kamarandi Registration Section, which was declared in 1972, demarcated, and adjudicated by 1982. The adjudication register was finalized and registered in 1987. All disputes were addressed within the legal timelines. As the law does not allow re-declaration of adjudication sections, the Ministry cannot restart the process. However, it committed to conducting ground verification to identify affected individuals and reconcile occupancy with titles issued.

4. Petition on Alienated Land for Kisii Agricultural Institute and FTC

Petition Summary: Residents allege that land originally allocated to KALRO and the Kisii FTC in 1963 exceeded the lease terms and was never returned. They also claimed non-use of much of the land and lack of compensation to the original owners.

Ministry Response: The Ministry emphasized that compensation and historical land injustice matters fall within the purview of the NLC. It advised the petitioners to pursue

their claims through the Commission, which has the constitutional authority to investigate and recommend compensation or redress for historical grievances.

5. Petition on Land Ownership Disputes in Mombasa County

Petition Summary: Long-term tenants residing on various parcels in Mombasa County alleged exploitation by absentee landlords, lack of legal leases, and denial of tenancy rights. They requested lease agreements, policy clarity, and a pathway to land ownership.

Ministry Response: The Ministry pointed to the NLC as the appropriate forum for these matters. They acknowledged the complex historical land issues in the coastal region and encouraged the petitioners to engage with the Commission for redress, policy reform, and investigation.

6. Petition on Mwananchi Settlement Scheme – Mwatate, Taita Taveta

Petition Summary: Residents raised alarm over a recent court ruling that awarded the land (L.R. No. 12924) to a third party, threatening the tenure of over 1,300 beneficiaries who were settled on the land by the government and issued titles.

Ministry Response: The Ministry informed the Committee that it has lodged a civil appeal against the judgment delivered by the Voi Environment and Land Court on 18th October 2024. It assured the Committee that the appeal is active and that the Ministry will pursue all legal avenues to safeguard the rights of the beneficiaries pending the outcome.

7. Petition on Land Disputes – Olderkesi, Narok West

Petition Summary: Community members complained of irregular land allocation during subdivision of Olderkesi Adjudication Section, including exclusion of original members and unaccounted leases to a conservancy investor, Mr. Calvince Cottars.

Ministry Response: The Ministry outlined that Olderkesi was lawfully declared an adjudication section in 2010. A notice of register completion was issued and inspection was open for 60 days as required. No objections were formally lodged. Over 6,600 titles have already been issued out of the expected 7,818. On the conservancy matter, the Ministry stated it was not party to the private lease agreement, which should be handled by the conservancy committee. Legal remedies are available under the Land Adjudication Act.

8. Petition on Korogocho Evictions – Nairobi River Corridor

Petition Summary: The Korogocho Community Forum raised issues over evictions following the Nairobi River Corridor's designation as a Special Planning Area, citing lack of public participation, intimidation, and inadequate compensation.

Ministry Response: The Ministry clarified that planning, designation, and eviction decisions within Nairobi fall under the Nairobi City County Government. As such, the county is best placed to respond to the concerns raised, though the Ministry encouraged due process and adherence to the Constitution in all actions.

9. Petition on Public Land Grabbing – Kithima, Meru County

Petition Summary: Petitioners allege that three parcels of public land earmarked for a dispensary, primary, and secondary school have been illegally occupied by private entities.

Ministry Response: The Ministry confirmed that all three parcels—Kiirua/Nkando 704, 702, and 690—are registered in the name of the County Council of Meru for public use and have no encumbrances. The records show clear ownership, and any illegal occupation can be addressed through legal eviction mechanisms.

10. Petition by Nyandarua IDPs – Delayed Compensation and Survey

Petition Summary: Internally Displaced Persons (IDPs) in Nyandarua County petitioned the Senate over delays in compensation, issuance of title deeds, and lack of survey on farms settled between 2010–2013. They also cited frozen funds in banks.

Ministry Response: The Ministry reported that while some farms were planned and surveyed, others were not, and regularization is pending. A budget of Ksh. 25.9 million is required to finalize planning and issuance of title deeds for these farms. It noted that over Ksh. 7.6 billion has already been spent nationwide on IDP resettlement, and that the government ceased land purchase for IDPs in 2013 in favor of cash payouts. The Ministry committed to completing the pending exercises subject to budget availability.

On concluding the Committee took note of the Ministry's responses and acknowledged areas requiring further follow-up, particularly with the National Land Commission, county governments, and courts. The Ministry was commended for its cooperation and commitment to stakeholder engagement and resolution of land grievances.

Further, the Committee resolved that-

- i. The records in Committee possession regarding *the Petition regarding the plight of the landless in Muthanthara, Embu County* be shared with the Ministry of

Lands, Public Works, Housing and Urban Development for them to review the issues raised by the Petitioners before embarking on a site visit for further data collection;

- ii. That the land records regarding *the Petition on delayed allocation of alternative land by way of re-settlement or compensation for the ancestral land that was alienated by the Government of Kenya for creation of Kisii Agricultural Institute and Kisii Farmers Training Center* is sent to the Committee within seven (7) days;
- iii. That the Ministry of Lands, Public Works, Housing and Urban Development shares the list of beneficiaries who recently received titled deeds in the *Petition concerning land injustices against community members living in Olderkesi, Narok West Constituency of Narok County* within seven (7) days; and
- iv. That the Ministry of Lands, Public Works, Housing and Urban Development is given a grace period of 6 months to effect the commitment they made on resettling of the Nyandarua/Laikipia IDPS on the land already procured within this FY 2025/2026 and report back to the Committee.

MINUTE SEN/LENR/385/2025:

**MEETING WITH CHAIRPERSON,
NATIONAL LAND COMMISSION**

The Committee noted with concern the persistent requests for postponement of meetings by the Chairperson, National Land Commission and that the increase in submissions that are yet to be received by the Committee are a lot. The Committee thereafter proceeded to issue summons to the Chairperson, National Land Commission.

MINUTE SEN/LENR/386/2025

ANY OTHER BUSINESS

There was no other business discussed.

MINUTE SEN/LENR/387/2025

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 1.24 pm. The date of the next meeting was to be called on notice.

SIGNED: 

DATE. 6/8/25

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP

CHAIRPERSON

**STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES.**



MINUTES OF THE SIXTY-FOURTH (64TH) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD ON THURSDAY, 29TH MAY, 2025 IN COMMITTEE ROOM 7, FIRST FLOOR, BUNGE TOWER AT 10:00 AM

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Mariam Sheikh Omar, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--------------------------------------|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice Chairperson |
| 2. Sen. Johnes Mwashushe Mwaruma, MP | - Member |
| 3. Sen. Joe Nyutu, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |
| 5. Sen. Abdul Haji, MP | - Member |
| 6. Sen. James Murango, MP | - Member |

IN ATTENDANCE

FRIEND OF THE COMMITTEE

- | | |
|------------------------------|--------------------------|
| 1. Sen. Sifuna Edwin Watenya | - Senator Nairobi County |
|------------------------------|--------------------------|

PETITIONERS

- | | |
|----------------------------------|----------------------|
| 1. Hon. Absalom Odhiambo Onyango | - MCA korogocho Ward |
| 2. Mr. Allan J. Masika | |
| 3. Ms. Margaret Nyaga | |
| 4. Mr. Edin Abdow | |
| 5. Ms. Fatuma Sulleiman Adan | |

SECRETARIAT

- | | |
|-----------------------|------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Ivy Nyambura | - Clerk Assistant III |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. John Gichia | - Research Officer III |
| 5. Ms. Janice Lekuton | - Research Officer III |
| 6. Ms. Keziah Muthama | - Fiscal Analyst III |
| 7. Mr. Simon Muinde | - Audio Officer |

8. Mr. Boniface Mbithi
9. Mr. Jack Lemeteki
10. Ms. Christabelle Wasilwa
11. Ms. Cynthia Waithera

–Serjeant At Arms
 –Assistant Media Relations Officer
 –Assistant Public Comms. Officer
 –Intern

MINUTE SEN/LENR/329/2025:

PRELIMINARIES

The Chairperson called the meeting to order at 10.30 am followed by a word of prayer.

MINUTE SEN/LENR/330/2025:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Beatrice Akinyi Ogola, MP, and seconded by Sen. Mariam Sheikh Omar, MP as follows-

1. Prayer;
2. Adoption of the Agenda;
3. Confirmation of Minutes of the previous sitting;
4. Matters Arising;
 - i. **Petitioners on the Petition by Korogocho Community in Ruaraka Constituency regarding the ongoing and planned activities related to the Nairobi River Corridor after its declaration as a Special Planning Area (*Committee paper 40*); and**
 - ii. **Catholic Church to deliberate on the Petition by Marungu residents within Mghange Mwanda Ward, Taita Taveta County on the alleged threat of eviction from their ancestral land by Mghange Catholic Parish (*Committee Paper 41*).**
5. Any Other Business; and
6. Date of the Next Meeting and Adjournment.

MINUTE SEN/LENR/331/2025:

CONFIRMATION OF MINUTES OF THE PREVIOUS SITTING

The confirmation of minutes was deferred to the next meeting.

MINUTE SEN/LENR/332/2025:

MATTERS ARISING

There were no matters arising.

MINUTE SEN/LENR/333/2025

CONSIDERATION OF PETITIONERS ON THE PETITION BY KOROGOCHO COMMUNITY IN RUARAKA CONSTITUENCY REGARDING THE ONGOING AND PLANNED ACTIVITIES RELATED TO THE NAIROBI RIVER CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA (*COMMITTEE PAPER 40*);

The meeting commenced with a round of introductions. The Petitioners proceeded to provide the community with a brief history of the Korogocho area, outlining the settlement

process and progress made to date. It was noted that only approximately 750 individuals hold land titles out of a total of 3,308 residents.

The Petitioners further highlighted that the declaration of the Nairobi River Corridor as a Special Planning Area by Nairobi City County had significantly impacted residents of Korogocho living within 60 meters of the river. The community received notice of this declaration only after the 14-day period for public input had expired, which denied them any opportunity to participate or submit their opinions on the matter. The eviction process that followed was marked by intimidation and lacked meaningful engagement between the community and government authorities.

The meeting was informed that residents were not adequately represented in decision-making processes related to planning and eviction, as public participation was not conducted in an inclusive manner. Furthermore, those who were evicted in an earlier phase remained uncompensated, and there was no clear government commitment to compensate individuals facing future evictions. The petitioners thus asserted that they had exhausted all possible legal avenues for resolution without success, prompting them to seek intervention from the Senate.

Additionally, they stated that flooding had not been an issue historically, with the exception of the period in April and May 2024. The government had committed to give those affected by the floods with a stipend of 10,000. They further stated that, despite the government's commitment, the affected individuals had not yet received the stipulated compensation.

The respective Senator for Nairobi County urged the Petitioners to present accurate information before the Committee to facilitate appropriate assistance. He went on to emphasise the necessity of inviting representatives from the County Government of Nairobi to respond to the issues raised in the petition. Further, he called upon the Committee to investigate reports of intimidation directed at residents of Korogocho, specifically threats of demolition following the declaration of the Nairobi River Corridor as a Special Planning Area. Additionally, he noted with concern that public participation had not been conducted in the matter.

The area MCA, present in the meeting stated that government officials had indeed been harassing the residents notwithstanding the fact that the residents had not received timely information on planned demolitions by the County. Further, he stated that there were elements of discrimination on how the demolitions were conducted and the distribution of the stipend.

The Committee resolved on several actions to address the issues raised by the Korogocho Community petitioners as follows-

- i. Send a letter to the Nairobi County Government to stop any further demolitions of members of Korogocho Community residing along the Nairobi River Corridor;
- ii. Send a letter to the Ministry of Environment, Climate Change and Forestry and copy to National Environment Management Authority (NEMA) inquiring on the issue raised in the Petition by Korogocho Community;

- iii. Send a letter to the Ministry of Interior and National Administration regarding the harassment and intimidation meted on the aforementioned Petitioners due to the forceful evictions as well as the delay of issuance of eviction notice;
- iv. Send a letter to the Ministry of Lands, Public Works, Housing, and Urban Development to inquire on the delay and status of issuance of titles deeds to the Korogocho Community petitioners;
- v. Send a letter to the Nairobi River Commission regarding ongoing and planned activities related to the Nairobi River Corridor;
- vi. Schedule a meeting for all stakeholders and petitioners, ensuring a larger venue to accommodate attendees comfortably; and
- vii. Conduct site visit to Korogocho to assess the situation.

MINUTE SEN/LENR/334/2025

**CONSIDERATION OF CATHOLIC CHURCH
TO DELIBERATE ON THE PETITION BY
MARUNGU RESIDENTS WITHIN
MGHANGE MWANDA WARD, TAITA
TAVETA COUNTY ON THE ALLEGED
THREAT OF EVICTION FROM THEIR
ANCESTRAL LAND BY MGHANGE
CATHOLIC PARISH (COMMITTEE
PAPER 41)**

This matter was deferred.

MINUTE SEN/LENR/335/2025

ANY OTHER BUSINESS

There was no other business discussed.

MINUTE SEN/LENR/336/2025

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 12:04 pm. The date of the next meeting was to be called on notice.

SIGNED: 

DATE. 17/6/25

**SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON**

**STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES.**



MINUTES OF THE ONE HUNDRED AND TWENTY SEVENTH (127TH) SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL RESOURCES HELD ON MONDAY, 15TH JUNE, 2026 AT KOROGOCHO LOCATION, RUARAKA CONSTITUENCY, NAIROBI COUNTY AT 12.30 P.M.

PRESENT

- | | |
|-----------------------------------|---------------------|
| 1. Sen. Allan Chesang, CBS, MP | - Member (Chairing) |
| 2. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 3. Sen. Joe Nyutu, MP | - Member |
| 4. Sen. Mariam Sheikh Omar, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|--|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Abdul Haji, MP | - Member |
| 5. Sen. Johnes Mwashushe Mwaruma, MP | - Member |

SECRETARIAT

- | | |
|------------------------|---------------------------|
| 1. Mr. Victor Bett | - Clerk Assistant I |
| 2. Ms. Caroline Njue | - Clerk Assistant II |
| 3. Mr. Andrew Nyairo | - Legal Counsel II |
| 4. Mr. Simon Muinde | - Audio Officer |
| 5. Mr. Jack Lemeteki | - Media Relations Officer |
| 6. Mr. Boniface Mbithi | - Sergeant at Arms |

IN ATTENDANCE

NATIONAL LAND COMMISSION

- | | |
|-----------------------|---------------------|
| 1. Ms. Mary K. Ngundo | - Land use planning |
| 2. Mr. Ben Opaa | - Natural Resources |
| 3. Ms. Paddy Makena | - Survey |

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN PLANNING

- | | |
|----------------------|------------------------------|
| 1. Mr. Moses Mugendi | - Director Physical Planning |
|----------------------|------------------------------|

2. Mr. Adipo Peter

- Deputy Director Land and
Administration

MINUTE SEN/LENR/762/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 12.30 p.m. followed by a word of prayer.

MINUTE SEN/LENR/763/2026:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Beatrice Ogola, MP, and seconded by Sen. Joe Nyutu, MP as follows –

1. Prayer;
2. Adoption of the Agenda;
3. **Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area;**
4. Any Other Business; and
5. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/764/2026:

PETITION REGARDING
EVICTIOIN OF KOROGOCHO
COMMUNITY LIVING IN THE
NAIROBI RIVER CORRIDOR
AFTER ITS DECLARATION AS A
SPECIAL PLANNING AREA

The Korogocho Community Forum (KFC) thanked the Committee for its site visit to Korogocho and for engaging directly with residents affected by the 2024 demolitions of structures purportedly within the 30-metre riparian zone. KCF credited the Committee's intervention with halting further planned demolitions

The following concerns were raised:

1. 2024 demolitions

- Some structures demolished were, according to residents, well outside the 30-metre riparian zone, rendering occupants homeless to date; and
- Government stipends intended for affected victims were largely diverted to non-victims (relatives/associates of village elders and chiefs) rather than reaching genuine victims.

2. Threat to community schools

- Several community schools face demolition; KCF states some are outside the 30-metre zone and not in flood-prone areas;
- The two public schools in the area have a combined capacity of 6,000 pupils against an estimated 14,000+ school-going children, making community schools critical to local education access; and

- KCF is requesting leniency and review of demolition listings affecting schools to prevent disruption of learning and school drop-outs.
3. **Infrastructure deficit** - No internal access roads exist within the 8 villages, aside from main roads; KCF clarifies this is not due to resistance to development.
4. **Land allocation and title irregularities**
- Daniel Toroitich Arap Moi), with sample lease titles issued in 2020 under President Uhuru Kenyatta;
 - KCF attributes the area's continued under-development to the Residents' Committee (RC), formed in 2009 to oversee resettlement, which it accuses of:
 - Inflating beneficiary numbers by including non-residents/non-structure-owners, reportedly up to five times the genuine count;
 - Allocating single plots (33ft x 33ft, four floors) to between 5 and 8 unrelated beneficiaries, creating disputes and safety risks;
 - Village elders allegedly selling plots, blocking development, and using intimidation/goons to extort residents; and
 - KCF notes the RC's mandate in the slum upgrading programme was officially terminated in 2018 but claims it continues to operate.

Remedies proposed by the Korogocho Community Forum (KFC)

- Conduct a fresh, on-site enumeration of structure owners to establish a clean, verified beneficiary list;
- Bar the Residents' Committee (RC) from transacting any further business on Korogocho land;
- Have the government surveyor review survey work to reflect a workable plot plan against the verified beneficiary list;
- Revoke/cancel all lease titles issued to date; and
- Remove village elders from the resettlement process; have new representative teams elected by residents.

Requests to the Committee

- Government compensation for those displaced by the 2024 demolitions who remain homeless;
- Compensation for families who lost children that had volunteered to rescue a drowning girl;
- Accountability hearing for individuals who misappropriated the Ksh. 10,000 stipend meant for demolition victims;
- Support for victims whose houses were demolished outside the targeted zone to rebuild;
- Summon the Cabinet Secretary, Ministry of Interior, to explain non-response to an EACC letter on the misappropriated funds (copy reportedly on file with the Committee);

- Summon the Cabinet Secretary for Lands to explain multi-beneficiary plot allocations and continued issuance of documents despite unresolved resident complaints;
- Committee intervention regarding Nairobi Governor Johnson Sakaja, whom KCF states committed to a follow-up meeting (November 2025) that has not yet taken place despite repeated follow-up.

MINUTE/SEN/LENR/765/2026:

ANY OTHER BUSINESS

There was no other business.

MINUTE SEN/LENR/766/2026:

**ADJOURNMENT AND DATE OF
NEXT MEETING**

The meeting was adjourned at 2:15 p.m. The date of the next meeting was to be called on notice.

SIGNED:..... DATE: ...23/07/2026.....

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON.



**MINUTES OF THE ONE HUNDRED AND FORTY SEVENTH (147TH)
SITTING OF THE STANDING COMMITTEE ON LAND, ENVIRONMENT
AND NATURAL RESOURCES HELD ON TUESDAY, 25TH AUGUST, 2026 AT
CROWN PLAZA HOTEL, IGH, AIRPORT AT 2.00 P.M.**

PRESENT

- | | |
|--|---------------|
| 1. Sen. Mohamed Mwinyihaji Faki, CBS, MP | - Chairperson |
| 2. Sen. Mariam Sheikh Omar, MP | - Member |
| 3. Sen. Beatrice Akinyi Ogola, MP | - Member |
| 4. Sen. Joe Nyutu, MP | - Member |
| 5. Sen. Abdul Haji, MP | - Member |

ABSENT WITH APOLOGIES

- | | |
|---|--------------------|
| 1. Sen. Karen Nyamu, MP | - Vice-Chairperson |
| 2. Sen. Johnes Mwashushe Mwaruma, CBS, MP | - Member |
| 3. Sen. James Murango, MP | - Member |
| 4. Sen. Allan Chesang, CBS, MP | - Member |

SECRETARIAT

- | | |
|----------------------------|-------------------------|
| 1. Mr. Boniface Lenairoshi | - Deputy Director, DSEC |
| 2. Mr. Victor Bett | - Clerk Assistant I |
| 3. Ms. Caroline Njue | - Clerk Assistant II |
| 4. Mr. Andrew Nyairo | - Legal Counsel I |
| 5. Mr. John Mwiruri | - Research Officer III |
| 6. Mr. Simon Muinde | - Audio Officer |
| 7. Mr. Boniface Mbithi | - Sergeant at Arms |
| 8. Ms. Caroline Mukami | - DSEC Secretary |

MINUTE SEN/LENR/887/2026:

PRELIMINARIES

The Chairperson called the meeting to order at 2.30 p.m. followed by a word of prayer.

MINUTE SEN/LENR/888/2026:

ADOPTION OF THE AGENDA

The agenda of the meeting was adopted having been proposed by Sen. Mariam Sheikh, MP, and seconded by Sen. Joe Nyutu, MP as follows –

1. Prayer;
2. Introduction;
3. Adoption of the Agenda;
4. Confirmation of minutes of previous sittings;
5. Matters Arising;
6. **Adoption of the Reports of the Committee on-**
 - i. **The Petition regarding the eviction of Korogocho community living in the Nairobi River corridor after its declaration as a special planning area;**
 - ii. **The Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land.**
 - iii. **The Petition regarding public land grabbing in Kithima Location in Meru County;**
 - iv. **The Petition by the Single Mother's Association of Kenya (SMAK) regarding the eviction from property Ref No. CP & ARCH/00219 excision of L.R. NO209/6738 in Nairobi County;**
 - v. **The Petition concerning land injustices against community members living in Olderkesi, Narok West Constituency of Narok County.**
7. **Consideration of the Legislative Proposal on the Water (Amendment) Bill;**
8. Any Other Business; and
9. Date of the Next Meeting and Adjournment.

MINUTE/SEN/LENR/889/2026:

**CONFIRMATION OF MINUTES
OF THE PREVIOUS MEETING**

The confirmation of minutes of the previous sittings was deferred to a later date.

MINUTE/SEN/LENR/890/2026:

MATERS ARISING

There were no matters arising.

MINUTE/SEN/LENR/891/2026:

**ADOPTION OF COMMITTEE
REPORTS**

- i. **The Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land – the secretariat incorporated the changes on the recommendations as directed by the Committee and thereafter the Committee adopted the report having being proposed by Sen. Joe Nyutu, MP and seconded by Sen. Mariam Sheikh, MP.**

- ii. **The Petition regarding the eviction of Korogocho community living in the Nairobi River corridor after its declaration as a special planning area** - the secretariat incorporated the changes on the recommendations as directed by the Committee and thereafter the Committee adopted the report having being proposed by Sen. **Beatrice Ogola, MP** and seconded by **Sen. Joe Nyutu, MP**.
- iii. **The Petition regarding public land grabbing in Kithima Location in Meru County** - the Committee adopted the report having being proposed by Sen. **Joe Nyutu, MP** and seconded by **Sen. Beatrice Ogola, MP**.
- iv. **The Petition by the Single Mother's Association of Kenya (SMAK) regarding the eviction from property Ref No. CP & ARCH/00219 excision of L.R. NO209/6738 in Nairobi County** - the Committee adopted the report having being proposed by Sen. **Mariam Sheikh, MP** and seconded by **Sen. Beatrice Ogola, MP**.
- v. **The Petition concerning land injustices against community members living in Olderkesi, Narok West Constituency of Narok County** – The Committee did not adopt the report until the Visit to Narok County is done.

Committee Resolutions

The Committee resolved to invite the Cabinet Secretary, Ministry of Lands, to respond to the Petition regarding land injustices against community members living in Olderkesi, Narok West Constituency of Narok County on Tuesday, 8th September, 2026.

MINUTE/SEN/LENR/892/2026:

CONSIDERATION OF THE LEGISLATIVE PROPOSAL ON THE WATER (AMENDMENT) BILL

The Committee was taken through the proposal and resolved to invite the sponsor to deliberate on some amendments the Committee wants to make to the Bill before publication.

MINUTE/SEN/LENR/893/2026:

ANY OTHER BUSINESS

The Committee resolved to visit Muranga County on a Statement requested by Sen. Joe Nyutu, MP regarding the dumping of untreated waste by avocado processing factories within Kandara and Maragua sub-counties in Muranga County from Thursday, 10th September, 2026 to Saturday, 12th September, 2026.

MINUTE/SEN/LENR/894/2026:

**ADJOURNMENT AND DATE
OF NEXT MEETING**

The meeting was adjourned at 3:30 p.m. The date of the next meeting was to be called on notice.

Signed:  Date: 10/09/2026 _____

SEN. MOHAMED MWINYIHAJI FAKI, CBS, MP
CHAIRPERSON.

**APPENDIX II:
SUBMISSIONS
FROM KEY
STAKEHOLDERS**



REPUBLIC OF KENYA

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN
DEVELOPMENT

Office of the Cabinet Secretary

Tel: +254(0)20 2718050
Fax: +254(0)20 2724470
Email: pslands@ardhi.go.ke
Web: www.ardhi.go.ke
When replying please quote:

Ardhi House
1st Ngong Avenue
P.O.BOX 30450-00100
Nairobi, KENYA

Ref. No: MOLPWH&UD/CSO/1/913

Date: 11th November, 2025

Mr. J. M Nyegenye, CBS
Clerk of the Senate
Parliament Buildings
P.O.BOX 41842-00100
NAIROBI

**INVITATION TO A MEETING OF THE SENATE STANDING COMMITTEE ON LAND
ENVIRONMENT AND NATURAL RESOURCES**

We acknowledge receipt of your letter REF: SEN/DSEC/DPEAC/LENR/2025(3). (244) dated 14th October, 2025 inviting me to attend the meeting of the committee on Thursday, 13th November 2025 at 10.00 am.

Regrettably, I will be on official assignment accompanying His Excellency President Dr. William Samoei Ruto for the launch of key national projects under my Ministry in Makueni and Machakos Counties on the same dates. Attached please find the written response of the questions raised, and the itinerary of the Presidential Development Tour scheduled between 12th to 15th November, 2025.

Apologies for any inconvenience caused.

Hon. Alice Wahome, EGH.
CABINET SECRETARY

Copy to: Mr. Generali Nixon Korir, CBS
Principal Secretary
State Department of Lands and Physical Planning



REPUBLIC OF KENYA

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

**SUBMISSION OF A WRITTEN RESPONSE TO THE SENATE STANDING COMMITTEE
ON LAND, ENVIRONMENT AND NATURAL RESOURCES**

Honourable Chair,

Pursuant to a letter REF: SEN/DSEC/DPEAC/LENR/2025(3) (244) dated 14th October, 2025, the Committee invited the Cabinet Secretary Ministry of Lands, Public Works, Housing and Urban Development to a meeting to give detailed responses and supporting documentation in relation to the following petitions;

- a) Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area; and
- b) Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land.

1. Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area; and

PETITION

The petitioners who are residents of Korogocho have raised concerns regarding the ongoing and planned activities related to the Nairobi River Corridor which was declared a Special Planning Area by the County Executive Committee of Nairobi City County. They claim that the public notice for the declaration dated 6th March 2025 was communicated to the Community after the expiry of the 14-day notice period. That the planning and eviction process for those affected has been marked by intimidation and efforts to engage the County has seen no improvement. They add that the Community residents have not been adequately represented in the decision-making processes and that public participation has not been conducted in a meaningful manner.

The petitioners aver that the residents who were evicted during an earlier eviction phase last year have not been compensated to date and no clear communication has been made on the same.

The petitioners therefore pray that the Senate Standing Committee on Land, Environment and Natural Resources;

1. Compels the Nairobi City County and the National Government to adequately compensate those already evicted and those who will be affected by future evictions; while also ensuring that any evictions are humane in nature.
2. Ensure credible public participation is conducted as required by the constitution.
3. Ensure that community representatives are included in all decision-making processes involving the Nairobi River Corridor.

RESPONSE

Honorable Chair, we wish to respond as follows;

The declaration of the Nairobi River Corridor as a Special Planning Area seeks to address critical environmental degradation, public health concerns, and informal development patterns along the riverine zone. It is part of a broader government initiative (Nairobi River Regeneration Programme) to restore the ecological health of the Nairobi River, enhance urban resilience, and promote orderly and sustainable development within the capital.

To this end, the Nairobi City County Government expressed its intention to declare Nairobi River Corridor as a Special Planning Area (SPA) under the provisions of the Physical and Land Use Planning Act, No. 13 of 2019 through Gazette Notice No 3359 of 6th March 2025. **Annexure 1** is a copy of the Gazette Notice.

A comprehensive planning and stakeholder engagement process has been initiated, encompassing public participation and consultations with residents of Korogocho and other settlements within the corridor to ensure participatory decision-making.

Honourable Chair, the Ministry of Lands and Physical Planning, in collaboration with the Nairobi City County Government, National Environment and Management Authority (NEMA), other implementing agencies and stakeholders remain committed to ensuring that any relocation or resettlement arising from the special planning area interventions will be humane, consultative, adequately supported through provision of suitable alternatives and essential services will be maintained throughout the planning and implementation phases of the Nairobi River Regeneration Programme.

Honourable Chair, in response to questions 1, 2 and 3, compensation falls under the mandate of the National Land Commission (NLC) on behalf of the acquiring entity in this case the Nairobi City County. In regards to the eviction of Korogocho community living along the Nairobi river corridor, please note that the matter relating to the management, rehabilitation, public participation and governance of the Nairobi river corridor falls under the purview of Nairobi City County Government and the Nairobi River Commission who are responsible for all concerns and grievances arising from the recent evictions and related activities along the Nairobi river corridor.

2. Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from public to private land.

PETITION

The petitioner who is Cultural Environmental Care Society Limited claim that they are residents of Pumwani/Majengo and have been residents of the area since the colonial era and have built permanent structures including social amenities such as schools and clinics. They claim that they are a current population of 29,616 people and are majorly descendants of colonial workers having been brought in from the Coastal Muslim Community. They further claim that in 1932, the Kenya National Commission recommended that they be compensated through issuance of a house.

The petitioner alleges that the said land; LR NO. 209/2378/1 where they have settled was granted to the Nairobi Municipal Council for a period of 99 years which lapsed on 1st January 2023. They add that upon expiry of the lease, the County Government of Nairobi has been sub-leasing parts of the land to persons outside the Community who have caused evictions culminating in landless residents. They further claim that attempts to seek assistance from the relevant bodies such as Nairobi City County Government and the National Land Commission have borne no fruit.

The petitioner therefore pray that the Senate Standing Committee on Land, Environment and Natural Resources;

- a) Summon the Nairobi City County Governor and/or the CECM-Built Environment and Urban Planning to explain the irregular allotment of plots with regard to LR NO.209/2378/1 PUMWANI MAJENGU.
- b) Summon the Chairperson of the National Land Commission into the commission's failure to investigate the historical land injustices by the Nairobi City County and its predecessor Nairobi City Council with regard to LR NO.209/2378/1 PUMWANI MAJENGU.
- c) Investigates and make recommendations with regard to the ownership of LR NO. 209/2378/1 PUMWANI MAJENGU.

The petitioners particularly seek;

- i. Urgent investigation into the Petitioners claims.
- ii. Cancellation of any lease/allotment letter granted before or after 1.1.2023 conversion of the public land to community land on grounds of public need or land planning and use.
- iii. Recommendation that the current private projects to be stopped and the officers involved in the persistent misappropriation of the subject matter be investigated and prosecuted.

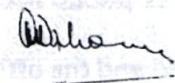
RESPONSE

Honourable Chair, according to our records, LR NO. 209/2378/1 (IR NO. 4097/1) was initially registered in favour of the then Municipal Council of Nairobi (now Nairobi County) as Grant I.R No. 4097/1 the proprietor. It was a lease for 99 years with effect from 1st January 1924 for an annual rent of peppercorn (if demanded). The land is situated in the Nairobi Municipality (now Nairobi County) containing by measurement approximately one Acre as more particularly delineated on land survey plan number 36670. **Annexure 2** is a copy of the title

Honourable Chair, on 29th December, 1939 the Municipal Council of Nairobi leased Lr. No. 209/2378/1 to Arthur Windle Sutcliffe (District Commissioner Nairobi) and Juma Bin Mbwana (Gazetted Headman of the Nairobi Municipality) as the Trustees of the Mohammedan Koran School. The lease was executed by the Mayor and the Town Clerk then in office. It was however, a condition on the lease that the Trustees were to use and permit the land and buildings erected for the purposes of a Koran School, teachers' residence and lodging house and for no other purpose whatsoever and that the rents from the said premises shall be used solely for the maintenance of the Mohammedan Mosque erected on the plot. Another lease condition was that if the land ceased to be used for the purpose of the grant, it would revert to the Municipal Council.

Honourable Chair, the lease was for a term of 84 years expiring on 1st January 2023. Upon expiry of the lease, the land became public land and now falls under the mandate of Nairobi City County Government in accordance with Article 62 (1) (c) of the Constitution of Kenya. There has been no transaction on LR. NO 209/2378/1. The same has not been converted from public to private use. The renewal of the lease for this parcel now lies with the National Land Commission (NLC) in consultation with the Nairobi City County Government.

Honourable Chair, I submit.



Hon. Alice Wahome, EGH
CABINET SECRETARY

11th November, 2025

Annexure 1

4th December, 2025	and afternoon Wednesdays - morning and Afternoon	to 9th February, 2026
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Note

(a) The County Assembly shall sit from 9.30 a.m. to 1.00 p.m. and 2.30 p.m. to 6.30 p.m. on Tuesday and Wednesday, pursuant to the County Assembly of Samburu Standing Orders.

(b) Special Sitings shall be notified through *Kenya Gazette* notices, as per the County Assembly of Samburu Standing Orders

Dated the 26th February, 2025.

MR/6527813 FRED L. LEPARLEEN,
Clerk, County Assembly of Samburu.

GAZETTE NOTICE No. 3559

PUBLIC NOTICE

DECLARATION OF NAIROBI RIVER CORRIDOR AS A SPECIAL PLANNING AREA

FOLLOWING a request by the Ministry of Lands, Public Works, Housing and Urban Development proposing to declare the Nairobi River Corridor as a Special Planning Area, and in exercise of the powers conferred by sections 52 and 53 of the Physical and Land Use Planning Act, 2019, the County Executive Committee Member, Built Environment and Urban Planning intends to declare the Nairobi River Corridor as a Special Planning Area. The Corridor spans the area along Nairobi River from Naivasha Road to Ruai, including the River tributaries. The corridor covers a spatial area extending 60m beyond the high water mark on each side of the River (30m Riparian corridor and an additional 30m Development area).

This declaration will enable preparation of a Local Physical Development and Land use plan. The plan will provide a framework for river regeneration, flood-hazard mitigation, riparian-land-use and re-development of the land, including infrastructure development and construction of Social and Affordable housing and associated social and physical infrastructure. It will also encompass a financing structure for the development of the Special Planning Area.

This multi-sectoral planning process will be undertaken by Nairobi City County Government in collaboration with the Ministry of Lands, Public Works, Housing and Urban Development, Nairobi Rivers Commission, National Environmental Management Authority and other relevant stakeholders.

A map detailing the designated area will be physically available at the office of the Chief Officer, Urban Planning and Development, 2nd Floor, City Hall Annex. The same will also be displayed at the precincts of the Nairobi City County Government offices at City Hall, all Ward Administration offices within the targeted Sub-Counties as well as the Nairobi City County official website.

We invite members of public to submit their comments on this proposal in writing within fourteen (14) days through email address: countysecretary@nairobi.go.ke or P.O. Box 30075-00100, Nairobi.

Dated the 6th March, 2025

MR/6522117 PATRICK MBOGO,
CECM, Built Environment and Urban Planning.

*Gazette Notice No. 3372 of 2025 is revoked

GAZETTE NOTICE No. 3560

THE KIAMBU COUNTY EDUCATION BURSARY

Moses Ndung'u Kar
Julius Ngatho Githu
Luke Njenga Wama
Ann Wanjiru Ngige
Veronica Wangari
Anthony Kamau
John Ngahu Waruun
Benard Njoroge Kar
John Mama Ngigi
William Mwaura M
Daniel Ngugi Kama
Mercy Ruguru Njen
Mercy Wanjiku Njo
John Ndabi
Tabitha Wangari Ka
Ephantus Macharia

Harun Karanja Thuc
Peter Mbugua Matir
Daniel Kimani Wan
Mary Wambui Kam
Joseph Karanja Kari
Rose Wangari

Dated the 13th M.

MR/6527843 CECM

Gazette

GAZETTE NOTICE No.

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NOTICE is given the Constitution and Relations Act (Cap Technical Committee load limit from the 1 vide Gazette Notice Mombasa in order to shall enforce compli. Vehicle Load Control roads effective from notice in the Kenya C

Dated the 19th M

MR/6522111

GAZETTE NOTICE No.

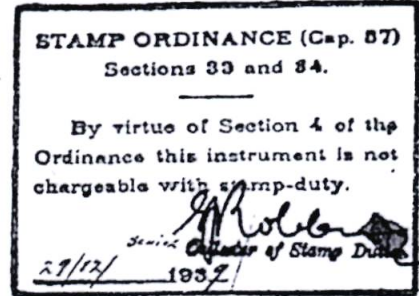
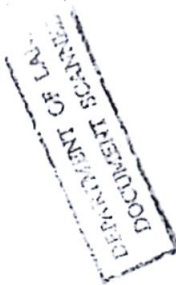
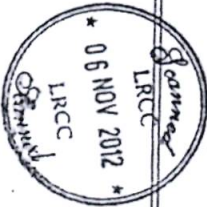
KIAMBERE-MWI

Annexure 2

(1)

13

IR 4097/1/6F



LEASE

TITLE NO. I.R. 4097/1.

WHEREAS THE MUNICIPAL COUNCIL OF NAIROBI a Body Corporate duly formed under the Local Government (Municipalities) Ordinance One thousand nine hundred and twentyeight (hereinafter referred to as the Council) being registered as the proprietor (subject to such charges as are notified by Memorandum endorsed hereon) and to the annual rent of a peppercorn (if demanded) of ALL THAT piece of land situate in the Nairobi Municipality (Native Location) of the Nairobi District of the Colony of Kenya containing by measurement one acre more or less that is to say Land Reference Number 209/2578/1 of --- Meridional District South A. 37² being portion of the premises --- comprised in a Grant dated the Fifteenth day of March One thousand nine hundred and thirtyfive (registered in the Registry of Titles at Nairobi as Number I.R.4097/1) and which said piece of land is -- held by it for a term of ninety-nine years from the First day of --- January One thousand nine hundred and twentyfour and is delineated on the plan annexed hereto and thereon bordered red and more ----- particularly on Land Survey Plan Number 56670 deposited in the --- Survey Records Office at Nairobi in consideration of the annual rent of a peppercorn (if demanded) DOTH HEREBY LEASE to ARTHUR WINDLE -- SUICLIFFE District Commissioner Nairobi and JUMA BIN MBWANA the Gazetted Headman of the Nairobi Municipality (hereinafter referred



to as the Trustees which expression shall where the context so admits include their successors in the offices of District Commissioner Nairobi and the Gazetted Headman of the Nairobi Municipality respectively) ALL THAT piece of land hereinbefore described TO BE HELD by the Trustees as tenants from the First day of January One thousand nine hundred and thirtynine for all the unexpired residue of the said term of ninety-nine years at the yearly rent of a peppercorn if demanded SUBJECT to the provisions and conditions of the Crown Lands Ordinance (Chapter 140 of the Revised Edition of the Laws of Kenya) (excepting Part Eleven thereof) and the Registration of Titles Ordinance (Chapter 142 of the Revised Edition of the Laws of Kenya) and to the terms and conditions following :-

1. The Trustees shall not erect any building on the land hereby leased unless and until proper plans drawings elevations and specifications thereof shall have been previously submitted to and approved in writing by the Council (such approval to be in addition to the approval of plans by the Council under the provisions of the Municipal By-laws) and by the Commissioner of Lands and Settlement (hereinafter referred to as the Commissioner).
2. The Trustees shall erect on the said land within two years from the commencement of the term hereby granted a building of a design approved as aforesaid to be constructed of stone burnt brick or concrete on proper foundations and shall maintain the same.
3. The Trustees shall use and permit the said land and the buildings erected thereon to be used for the purpose of a Koran School and Teacher's residence and lodging house and for no other purpose whatsoever and the rents from the said premises shall be applied solely to the maintenance of the Mohammedan Mosque erected on Plot Number 209/1868 Nairobi and of all the buildings erected on the land the subject of this lease.

COLONY & PROTECTORATE OF KENYA.

DISTRICT OF NAIROBI

Locality Nairobi Municipality (Native Location)

Meridional District South A. 37
G. II. d

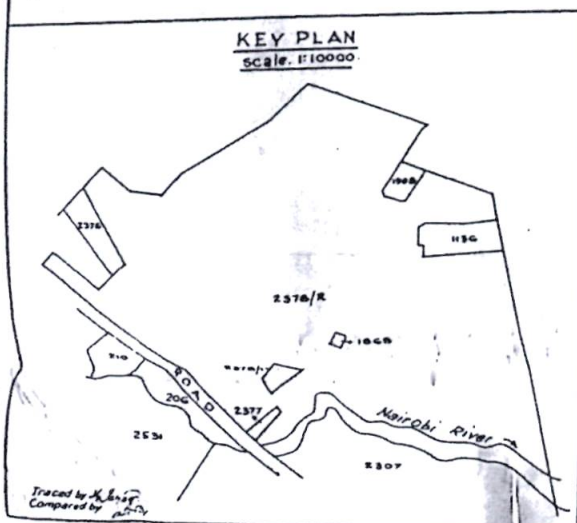
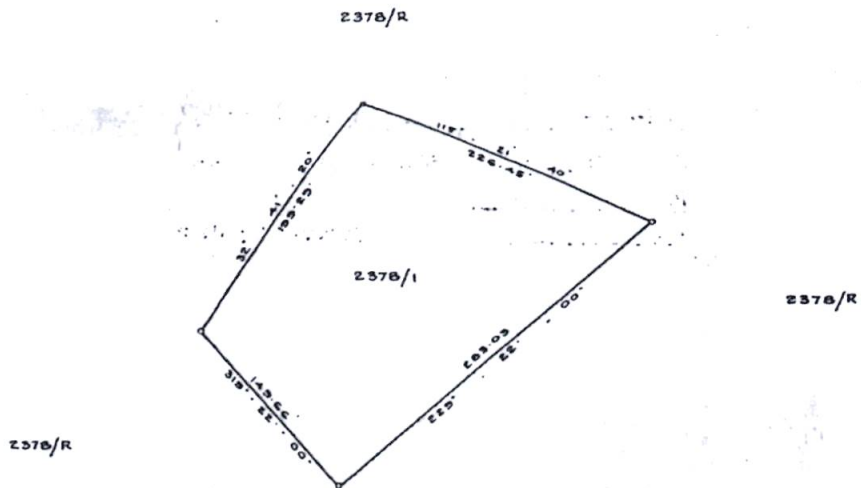
Scale: 1 in. 1000 or 83.33 Feet to 1 Inch.

Land Reference No. 209/2378/1
(Orig. No.)

Subdivision No. (Orig. No.)
of Section No.

Area - 1.000 Acre (Approx)

Bearings	Distances
	Feet



M. A. J. J.
Director of Surveys,
Surveyor General
Nairobi 29 NOV 1938



Please quote this PLAN No 36670

1R 40971/9

- Page Three -

4. The Trustees shall not assign sublet or otherwise part with the possession of the said land without the previous written consent of the Council and the Commissioner.

5. If at any time during the said term the Trustees shall cease to use the said land and the buildings erected thereon for the purposes set out in Condition Number 3 above or if there shall be any breach or non-observance of any of the conditions herein contained then and in any such case it shall be lawful for the Council to re-enter upon the said land and the buildings for the time being thereon or any part thereof in the name of the whole and to repossess the same as in its former estate.

6. At the termination of these presents the Trustees will yield and deliver up the said premises to the Council in a good and tenantable state of repair and condition.

AND We the Trustees hereby accept this Lease subject to the conditions restrictions and stipulations above set forth or referred to.

IN WITNESS WHEREOF the Common Seal of the Council has been hereunto affixed and the Trustees have hereunto set their hands this *twenty first* day of *December* One thousand nine hundred and thirtynine.

THE COMMON SEAL OF THE COUNCIL was hereunto affixed in the presence of :-

[Signature]
MAYOR.

[Signature]
TOWN CLERK.

SIGNED by the said ARTHUR WINDLE SUTCLIFFE in the presence of :-

E.R. [Signature]
[Signature]



Arthur Windle Sutcliffe



SIGNED by the said JUMA BIN MBWANA in the presence of:-

SR. STA. *Lane*
Ngũgĩ K. II

Official Seal

MEMORANDUM OF CHARGES:

NIL.

Stamp Duty ... Shs
do. Counterpart Shs
Penalty ... Shs
Registration Fee ... Shs

22/-

LAND TITLES REGISTRY — COLONY OF KENYA

INLAND DISTRICT, NAIROBI—REGISTERED No. 1. B. *4097/1/11*

Processed *29/12/12*
Vat *12/1/12*

W. R. O. L.
MINISTER OF VETERINARY





NATIONAL LAND COMMISSION
Office of the Commission
Secretary/Chief Executive Officer



National Land Commission, 316 Upperhill Chambers, 2nd Ngong Avenue, off Ngong Road
P.O. Box 44417 - 00100, Nairobi-KENYA, Tel: 0111042800, Email: info@landcommission.go.ke
Website: www.landcommission.go.ke

REF: NLC/CHR/12/11/2025/1(III)9/8/7

12th November, 2025

FCS Jeremiah Nyengeny, CBS.

Clerk of the Senate
Parliament Buildings
P.O. Box 41842-00100
NAIROBI.

**RE: REQUEST TO RESCHEDULE APPEARANCE BEFORE THE SENATE
STANDING COMMITTEE ON LAND, ENVIRONMENT AND NATURAL
RESOURCES**

The National Land Commission extends its compliments to your esteemed Office.

Reference is made to your letter dated **14th October, 2025**, **REF:SEN/DSEC/DPEAC/LENR/2025(3)(245)** inviting the Commission to appear before the Senate Standing Committee on Land, Environment and Natural Resources on Friday, 13th November, 2025.

The Commission wishes to respectfully inform the Committee that it has been invited by **His Excellency the President of the Republic of Kenya** to hand over **Commissioners' Exit Report** on the same day. In view of this, the Commission humbly requests that the Committee reschedules the planned session to a later date to enable its full participation in the Committee's proceedings..

The Commission appreciates the Committee's continued partnership and understanding.


Kabale Tache Arero, MBS
SECRETARY/CEO

VISION: Excellent administration and management of land for improved livelihoods and sustainable development.
MISSION: To secure and manage public land and exercise oversight on use of land for the benefit of all Kenyans.
MOTTO: Our Land, Our Wealth, Our Heritage / Ardhi Yetu, Mali Yetu, Urithi Wetu

A. PETITIONS

1. PETITION TO THE SENATE OF THE REPUBLIC OF KENYA REGARDING THE EVICTION OF KOROGOCHO COMMUNITY LIVING IN THE NAIROBI RIVER CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA

PETITIONERS' CLAIM

The petitioners, under the Korogocho Community Forum, claim that on 6th March 2025, the Nairobi City County issued a notice declaring the Nairobi River Corridor (stretching from Naivasha Road to Ruai, including its tributaries) as a Special Planning Area. The notice designated a 60-metre corridor on either side of the river — 30 metres riparian reserve and an additional 30 metres development buffer.

The Senate was requested to intervene and consider the following outlined issues:

- i. **Lack of Adequate Notice and Public Participation:** The public notice for the declaration of the Nairobi River Corridor as a special planning area by the C.E.C Nairobi County, dated 6th March 2025, was communicated to the community representatives after the expiry of the 14-day notice period. Consequently, the community was unable to submit their opinions memoranda on the matter. The reasons for the delay can only be known to the local chief and other local leaders.
- ii. **Unfair Eviction Criteria and Intimidation:** The planning and eviction process for those affected along the Nairobi River Corridor has been marked by intimidation. Despite several attempts to engage the County and National Governments, no improvement has been made to ensure a fair process.
- iii. **Lack of Representation in Decision-Making:** The community residents have not been adequately represented in decision-making processes regarding the planning and eviction exercises. Public participation has not been conducted in a meaningful or inclusive manner.
- iv. **Unresolved Compensation Issues:** Residents who were evicted during an earlier eviction phase last year from the alleged riparian land remain uncompensated. To date, no clear communication has been made concerning their fate or any compensation plans.
- v. **Lack of Commitment to Compensate Affected Persons:** The notice by the CECM Nairobi County City Planning, dated 6th March 2025, did not outline any commitment or plan by the Government to compensate those who will be affected by the impending eviction. Many of these residents

are structure owners who have resided in the area for their entire lives and have no other place to call home.

The petitioners requested the Senate Standing Committee on Land, Environment and Natural Resources to compel the Nairobi City County Government and the National Government to adequately compensate those already evicted and those who will be affected by future evictions while also ensuring that any evictions are humane in nature. In addition, they requested the Committee to ensure that credible public participation is conducted as required by the constitution, and that the community representatives are included in all decision-making processes involving the Nairobi River Corridor.

RESPONSE:

Honourable Chair, The Commission acknowledges that the issues contained in the petition are substantial matters touching on public participation, decision-making, evictions and compensation of affected persons. As indicated the CECM in charge of Built Environment and Urban Planning in the City County Government of Nairobi pursuant to section 52 of the Physical and Land Use Planning Act, Cap 303 issued a notice indicating 'intention' to declare the Nairobi Rivers Corridor as a Special Planning Area through Kenya Gazette Notice No. 3372 dated 6th March, 2025. This was done following request by the Nairobi Rivers Commission (NRC).

Honourable Chair, NRC was established by H.E. the President of the Republic of Kenya through the Kenya Gazette Notice no. 13907 of 25th October, 2024 in response to the pressing need to address the deteriorating state of the rivers within the Nairobi Basin. The rivers were heavily polluted and degraded due to unregulated urbanization, industrial activities, and inadequate waste management practices. The Commission was established to spearhead coordinated efforts towards reclaiming, restoration and revitalization of the ecosystems.

Honourable Chair, the management of the Nairobi Rivers Basin requires a multi-sectoral approach drawing from expertise and resources from various agencies, authorities, community groups, and civil society organizations. A broad spectrum of activities, including catchment protection, riparian restoration, waste management, and community engagement initiatives are necessary to help in reversing the ecological degradation of the rivers and to promote sustainable development and management practices.

Honourable Chair, in consideration of the foregoing the NRC was advised on the need for a development plan framework to coordinate the various activities by the multiple agencies. Hence the request to Nairobi City County Government (NCCG) to declare the corridor as a special planning area was made to facilitate the planning initiative.

Honourable Chair, our follow up on this matter has revealed that after the issuance of Notice by the CECM the planning process has not made any progress. According to the NCCG officials the notice notwithstanding the County Government was not in possession of the requisite financial resources to undertake the planning project. In any case the special planning area project would require massive capital outlay since it was to cover an extensive area and it is basically an inter-county (Nairobi, Kiambu, and Machakos) region plan.

Honourable Chair, such a plan would require to be prepared under the inter-county planning framework in accordance with section 29 of Physical and Land Use Planning Act, Cap 303 and be spearheaded by the National Government. The idea of preparing a plan for the inter-county rivers basin originated from a National Government MDA and therefore falls under the dimension of a project of strategic national importance that requires funding and management by the national government.

Honourable Chair, the National Land Commission has established that NCCG did provide terms of reference (ToRs) for the Special Planning Area planning project and requested for funds through the Nairobi River Commission as the proponent of the project. Thus, the County Government of Nairobi and other agencies that will be involved in the project are waiting for the response and further guidance.

Honourable Chair, the petition by the Korogocho Community Forum regarding evictions is not directly related to the execution of the Special Planning Area planning project which accordingly has not commenced. However, under the Nairobi Rivers Basin Regeneration Programme (NABREP) which is one of the projects under NRC meant to implement the Nairobi Rivers Recovery Strategy with specific goals to stem pollution, flooding and refocus development opportunities along the Nairobi Rivers frontage, cases of evictions may have occurred in the past especially along the flood-prone riparian zones. Similarly, other activities by the multi-agencies involved in environment protection and restorations resulted in similar displacements not related to any formal planning initiatives.

Honourable Chair, the NLC as the monitoring and oversight authority in land use planning will play its critical role when the project kick start. Additionally, the Commission will liaise with project implementing agencies to ensure safeguard of public interests including compensations for affected persons by projects that will fall under the Special Planning Area.

2. PETITION BY THE CULTURAL ENVIRONMENTAL CARE SOCIETY (CECARE SOCIETY) CONCERNING THE CONVERSION OF LR NO. 209/2378/1 PUMWANI MAJENGO FROM PUBLIC TO PRIVATE LAND.

PETITIONERS CLAIM

The petitioner, **Cultural Environmental Care Society Limited**, claims to represent long-standing residents of **Pumwani/Majengo**, stating that they are descendants of early colonial workers from the Coastal Muslim community who have occupied the area since the colonial period. They assert that the community, numbering approximately **29,600 residents**, has established permanent structures and public amenities such as schools and clinics on the land known as **LR No. 209/2378/1**. The petitioners allege that the land, initially granted to the **Municipal Council of Nairobi** for 99 years from 1924, **expired on 1st January 2023**, after which the **Nairobi City County Government** allegedly began irregular subleasing of portions to outsiders, leading to evictions and displacement of long-term residents. They further contend that efforts to seek intervention from the County Government and the National Land Commission have been unsuccessful.

The petitioners therefore call upon the **Senate Standing Committee on Land, Environment and Natural Resources** to investigate the ownership and management of **LR No. 209/2378/1**, summon relevant County and Commission officials, and recommend cancellation of irregular leases or allotments, conversion of the land to **community land**, and investigation of any officials involved in its alleged misappropriation.

RESPONSE

Honourable Chair,

From records obtained by the Commission from the **Ministry of Lands, Public Works, Housing and Urban Development**, it is noted that **LR No. 209/2378/1 (I.R. No. 4097/1)** was originally registered in favour of the **Municipal Council of Nairobi** (now Nairobi City County) under Grant I.R. No. 4097/1 for a term of ninety-nine (99) years with effect from 1st January 1924 at a nominal annual rent. The parcel measures approximately one acre and is delineated on Survey Plan No. 36670.

Further, the Ministry's records indicate that on **29th December 1939**, the Municipal Council of Nairobi leased the parcel to **Arthur Windle Sutcliffe** (then District Commissioner, Nairobi) and **Juma Bin Mbwana** (Gazetted Headman of Nairobi Municipality) as **Trustees of the Mohammedan Koran School**. The lease required that the land be used exclusively for purposes of a Koran school, teachers' residence, and lodging house, with any rent derived therefrom to support maintenance of the mosque on site. It was an express condition that

should the land cease to serve this purpose, it would revert to the Municipal Council.

Based on the information available to the Commission through the Ministry, **no application for conversion of the said parcel from public to private ownership has been received or approved by the Commission.** The Commission therefore retains the position that the land remains of a public-trust nature consistent with its original grant conditions.

The Commission is currently liaising with both the **Ministry of Lands** and the **Nairobi City County Government** to ascertain the **current status, use, and occupation** of the parcel. Honourable Chair,

the Commission respectfully requests that it be **granted additional time** to conclude these consultations and furnish the Committee with a **comprehensive and conclusive report** on the matter.

CONCLUSION

Finally, **Hon. Chairperson and the Committee Members**, I wish to thank you and Members of your Committee for your continued support.

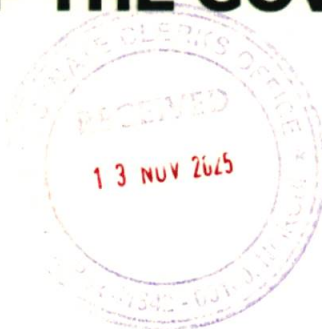
Honorable Chair, I submit.



NAIROBI CITY COUNTY

www.nairobi.go.ke

OFFICE OF THE GOVERNOR



Ref: NCC/GOV/ADM/132/2025

06th November 2025.

J.M Nyegenye, CBS
Clerk of the Senate
P.O Box 41842-00100
Nairobi, Kenya

Dear *Clerk,*

**RE: INVITATION TO A MEETING OF THE STANDING COMMITTEE ON LANDS,
ENVIROMENT AND NATURAL RESOURCES.**

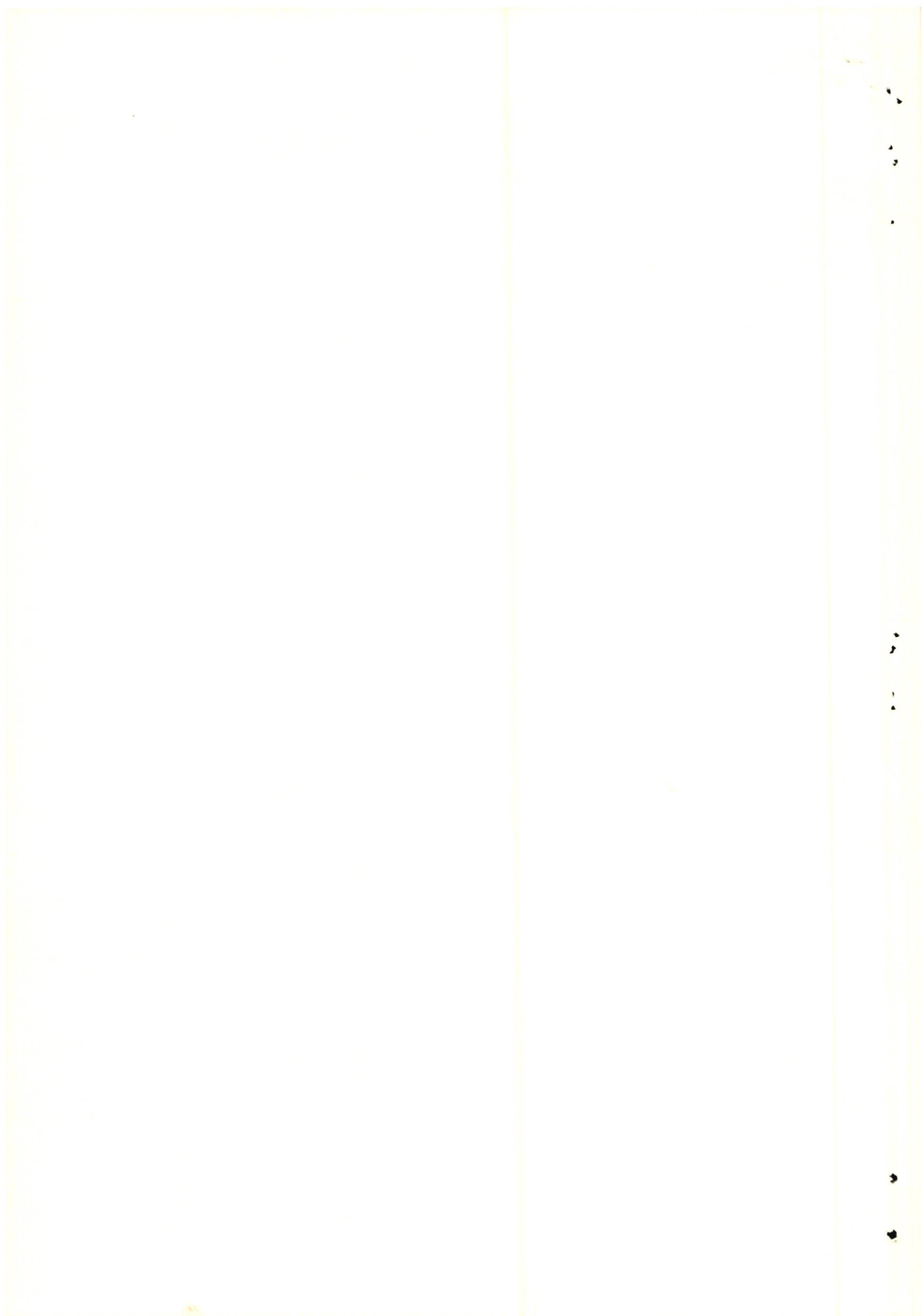
Reference is made to letter Ref. SEN/DSEC/DPEAC/LENR/2025(3) (240) dated 14TH October 2025 on the above subject. We acknowledge receipt of the invitation for the meeting scheduled for Thursday 13th November 2025.

Please find attached responses to the following Petitions as requested by the Committee;

- a) Petition regarding eviction of Korogocho community living in the Nairobi River Corridor after its declaration as a special planning area; and
- b) Petition by the Cultural Environmental Care Society (CECARE Society) concerning the conversion of LR NO. 209/2378/1 Pumwani Majengo from Public to Private Land.

Yours *truly,*

**H.E. HON. SAKAJA ARTHUR JOHNSON, CBS, EGH
GOVERNOR**





NAIROBI CITY COUNTY

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BUILT ENVIRONMENT AND URBAN PLANNING

Office of the County Executive Committee Member

RESPONSES TO THE PETITIONS BY THE SENATE STANDING COMMITTEE ON LANDS, ENVIRONMENT AND NATURAL RESOURCES ARE AS FOLLOWS:

A) PETITION TO SENATE REGARDING THE EVICTION OF KOROGOCHO COMMUNITY LIVING ALONG NAIROBI RIVER CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA.

This is in reference to your letter Ref: SEN/DSEC/DPEAC/LENR/2015(3) (202), dated 25th June, 2025.

Our response to this petition is premised on the fact that while Constitution of Kenya 2010 (CoK, 2010) describes the state as a guarantor of fundamental rights, the same CoK 2010 also underscores sustainable development in Article 10(2)d, and environmental protection as core principles of governance. We also premise our response on the County's statutory obligation to plan and control development in pursuit of public good within its jurisdiction as outlined in the Fourth Schedule of CoK, 2010, Section 104-115 of County Government Act 2012, Urban Areas and Cities Act and the Physical and Land use Act 2019.

Management of Nairobi River riparian corridor attains urgency because physiographically Nairobi is considered a hydrologically dense City, whose drainage system is undergoing immense pressure and significant degradation. The immense pressure and significant degradation on Nairobi's drainage system is attributable to interplay among several factors such as: unregulated development along riparian zones, rapid urban expansion, inadequate storm-trunk infrastructure, solid waste pollution and climate-change induced fluctuations in hydrological cycle. Cumulatively, these factors influence the quality and quantity of storm water run-off and potentially exacerbate flood risk.

Anecdotal evidence describes flooding of Nairobi River as a recurrent urban phenomenon with notable incidences implies intensifying frequency and potential loss recorded in Years 2016, 2020, 2023 and 2024. The rate of flood incidence implies intensifying frequency and potential loss of livelihoods and property if unaddressed.

On project rationale, allow us to draw your attention to an April 2024 Cabinet resolution, whereby, the Cabinet citing advice from National Metrological Department, advised inhabitants living along riverbanks to relocate to higher grounds. The cabinet resolution was taken in anticipation of enhanced rainfall and associated flood risk.

By May, 2024 Nairobi experienced enhanced rainfall as forecasted. Due to partial observance of relocation advice conveyed in the April 2024 Cabinet resolution and impeded storm water flow by human development,

widespread flooding occurred leading to loss of life and property. Subsequently, the GoK paid compensation to some of the flood victims.

While evaluating the petition, we find concurrence among sectoral legislations such as Survey Act Cap 299, Environmental Management and Coordination Act, Agriculture Act & PLUPA 2019 on the need to discourage human activity from riparian corridors as a precondition for enabling their performance of ecological function. As earlier observed, it is likely that the immense pressure and significant degradation on Nairobi River drainage system will continue until multi-sectoral interventions are deployed, among which include Land use Planning.

Specifically, several factors inform Land use planning's logic of why riparian corridors constitute marginal areas unfit for human habitation. First, being recipient of riverine siltation and soil sedimentation implies that riparian corridors exhibit weak soil formations. The weak soil formations exhibit low load bearing capacity in addition to being prone to landslide/erosion. Second, the low-attitude topographic disposition comparative to rest of elevated topography consigns them the role of by-default basins/sponge of water (storm water or discharged wastewater) that flows gravitationally towards them. Third, further to their characteristic waterlogging predisposing them as breeding grounds for vectors responsible for human diseases such as Malaria, Bilharzia and Gastrointestinal tract infections, the high water-table within riparian corridors renders them unviable for water-borne sanitation. Allow us to confirm at this point that Nairobi County's role in the project is limited to Corridor Land use planning and technical advice, the County has in no way been involved in any forced displacement and unlawfully eviction.

The foregoing notwithstanding, our evaluation of the petition at hand finds it inadequate in suggesting that implementation of Nairobi River Corridor Regeneration initiative has resulted in forced displacement and unlawfully eviction. On the contrary, we submit that proof of displacement/unlawful eviction can only manifest after considering three aspects. The three aspects are; outcome of ground survey, gazette notice that Government will appropriate property along Nairobi River and provision of ownership documents by petitioners. We further urge the petitioners not to read in isolation the CoK 2010 about nexus of right to livelihood and socio-economic right, but also consider Articles 10(2)d, 60, 70 that provides for enforcement of environmental rights.

Finally, on findings from site visit, we can confirm that with reference to Nairobi River Corridor Regeneration Project, no demolition has been undertaken in Korogocho settlement nor has ground pegging (survey) commenced by date of this letter.



NAIROBI CITY COUNTY

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BUILT ENVIRONMENT AND URBAN PLANNING

Office of the County Executive Committee Member

PUBLIC NOTICE

DECLARATION OF NAIROBI RIVER CORRIDOR AS A SPECIAL PLANNING AREA.

Following a request by the Ministry of Lands, Public Works, Housing and Urban Development proposing to declare the Nairobi River Corridor as a Special Planning Area, and in exercise of powers conferred by Section 52, and 53 of the Physical and Land Use Planning Act, 2019, the County Executive Committee Member, Built Environment & Urban Planning intends to declare the Nairobi

River Corridor as a special planning area. The Corridor spans the area along Nairobi River from Naivasha Road to Ruai, including the River tributaries. The corridor covers a spatial area extending 60m beyond the high water mark on each side of the River (30m Riparian corridor and an additional 30m Development area).

This declaration will enable preparation of a Local Physical Development and Land use plan. The plan will provide a framework for river regeneration, floodhazard mitigation, riparian-land-use and redevelopment of the land - including infrastructure development and construction of Social and Affordable housing and associated social and physical infrastructure. It will also encompass a financing structure for the development of the special planning area.

The multi-sectoral Planning process will be undertaken by Nairobi City County Government in collaboration with the Ministry of Lands, Public Works, Housing and Urban Development, Nairobi Rivers Commission, National Environmental Management Authority and other relevant stakeholders.

A map detailing the designated area will be physically available at the office of the Chief Officer, Urban Planning & Development, 2nd Floor, City Hall Annex. The same will also be displayed at the precincts of the Nairobi County Government offices at City Hall, all Ward Administration offices within the targeted Sub-Counties as well as the Nairobi City County official website.

We hereby invite members of public to submit their comments of this proposal in writing within 14 days through email address: email_countysecretary@nairobi.go.ke or P.O. Box 30075-00100, Nairobi.

CS. PATRICK MBOGO, OGW
COUNTY EXECUTIVE COMMITTEE MEMBER
BUILT ENVIRONMENT & URBAN PLANNING

Nairobi City County - Dated 6th day of March 2025



**THE PHYSICAL PLANNING ACT
(CAP 286)**

FORM P.P.A 3

r.3. (3)

NOTICE OF COMPLETION OF DEVELOPMENT PLAN

Title of Development Plan: Korogocho Local Physical Development Plan

Plan No. 42/20/2013/01

Notice is hereby given that preparation of the above Development Plan has been completed.

The Development Plan relates to land situated within Korogocho in Kasarani area of Nairobi County.

This is an action area development plan whose main objective is to provide for a secure land tenure system for the residents of Korogocho while guiding the overall development of the area.

The Plan has been prepared in collaboration with the Ministry of Local Government, City Council of Nairobi, area residents and other stakeholders.

Copies of the Development Plan have been deposited for public inspection at the chief's office, Korogocho, City Council of Nairobi Offices, Ministry of Local Government office, Cianda House and the office of the Director of Physical Planning, 5th floor Ardhi House, Upper Hill Area, 1st Ngong Avenue, Nairobi, between the hours of 8.00 a.m to 5.00 p.m., Monday to Friday.

Any interested person(s) who wishes to make representation in connection with or objection to the above named Development Plan may send such representation or objection in writing to be received by the Director of Physical Planning, P.O. Box 45025-00100, Nairobi within sixty (60) days from the date of publication of this notice and such representation or objection shall state the grounds on which it is made.

Dated 5th February, 2013

**AUGUSTINE K. MASINDE, EBS
DIRECTOR OF PHYSICAL PLANNING**

HARDSHIPS | No supply of electricity or water for a fourth day in a row in Aleppo city

Syrian rebels seize top army base

Signs are that the army may be giving up parts of northern Syria, in order to secure the centre

BEIRUT, Wednesday

Syrian rebels took control of most of a strategic army base in northern Syria after a fierce firefight with President Bashar al-Assad's forces today, a monitoring group said.

The military complex, known as Base 80, is tasked with securing the nearby Aleppo international airport as well as the Nayrab military airport.

"Fierce clashes pitting troops against rebels loyal to Al-Nusra Front, Liwa al-Tawhid, Al-Muhajireen and other groups raged," said the Syrian Observatory for Human Rights.

The fighting came a day after rebels in Aleppo province seized a military airport at Al-Jarrah and launched an assault on other air bases in the area, including the Aleppo international airport, closed since January 1.

Dozens of fighters and troops have been killed in the fighting, the Britain-based Observatory said. Activists have said Aleppo's insurgents shifted their

focus from targets in the provincial capital to air bases because they are a source of ammunition and weaponry, and to put out of action warplanes used to bomb rebel bastions.

In Aleppo city itself, meanwhile, there was no supply of electricity or water today for a fourth day in a row, said the anti-regime Aleppo Media Centre, warning of a "humanitarian disaster" in what was once Syria's commercial hub.

Commenting on the rebels' advance in Aleppo province, Observatory director Rami Abdel Rahman said the army may be giving up on parts of northern Syria, in order to secure the centre. The army is barely resisting the rebels' advance on bases in the north. (AFP)

DEATHS

190 killed in one day

High toll: At least 190 people were killed in violence across Syria on Tuesday, among them 79 troops and 76 rebels, making it an exceptionally bloody day.

Raids: The air force launched at least 10 bombing raids on rebel-held Deir al-Asafer near Damascus.



Supporters of the Syrian president wave national flags with his portraits in the streets of central Damascus in a small pro-regime rally yesterday as rebels overran a military air base.

PHOTO: AFP

BRIEFLY

KUWAIT CITY

Iraq to resume Kuwait flights after 22 years

Iraq Airways will resume direct flights to Kuwait from February 1 after a 22-year stoppage due to the Iraqi invasion of the Gulf state, a top Kuwaiti civil aviation official said yesterday. "Iraqi Airways will resume flights to Kuwait on February 16 ... after the civil aviation authority approved a request" by its Iraqi counterpart, Fawwaz al-Farah, head of Kuwait's civil aviation authority, was quoted as saying by the official KUNA news agency. Iraqi Airways will fly four times a week to Kuwait airport from Baghdad with one direct flight, two via the Shiite holy city of Najaf and one through Arbil in Iraq's Kurdistan, Farah said. (AFP)

NANTES, FRANCE

Frenchman suicide over joblessness

An unemployed Frenchman died yesterday after setting himself on fire outside the state employment agency in the western city of Nantes, police said. The man had sent messages to journalists warning he would self-immolate this week after being declared ineligible for unemployment benefits. Meanwhile, gay rights activists were celebrating Wednesday after France's National Assembly endorsed a hugely controversial bill to legalise same-sex marriage and adoption. (AFP)



UNITED NATIONS CHILDREN'S FUND (UNICEF)

EXPRESSION OF INTEREST (EOI)

The United Nations Children's Fund, (UNICEF Somalia Support Centre), is soliciting applications from qualified companies to carry out a Capacity assessment and scoping study to develop a framework to build capacity for WASH agencies in Somalia

For companies to be pre-qualified, they **MUST** have:-

- Relevant experience (at least 5 years) in research with solid participatory research experience
- Good knowledge of the UN system, NGO humanitarian community and cluster approach
- Solid WASH sector knowledge and experience, especially in the East African region
- Knowledge of Somalia and recent work experience in Somalia
- Knowledge of Somali language and cultures

Additionally companies **MUST** submit the following documents:-

- Completed UNICEF Supplier Profile Form
- Certificate of Incorporation
- Copies of any other licenses or authorizations issued by the appropriate government authority to operate a business
- Company Profile which should include: organization/company structure, number and type of employees.
- Description of quality control systems applied
- At least three references of major customers/clients

This EOI is not a tender and is meant to pre-qualify interested companies who will participate in a tender to be issued at a later date. It therefore does not entail any commitment on the part of UNICEF, either financial or otherwise. UNICEF also reserves the right to require compliance with additional conditions as and when issuing the final tender document and the respective Terms of Reference.

Interested companies are requested to obtain the UNICEF Supplier Profile Form and return back along with the required documents to below address:

Closing Date for receiving supplier profile forms and supporting documents is 19th February 2013.

supply@unicef.org
Supply and Logistics Section
UNICEF Somalia Support Centre,
Block Q, UN Complex - Gigiri
P.O.: Box 44145, Nairobi, KENYA, 00100

unite for children

unicef



THE PHYSICAL PLANNING ACT (CAP 286)

FORM P.P.A.3

R.3. (3)

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Any interested person(s) who wishes to make representation in connection with or objection to the above named Development Plan may send such representation or objection in writing to be received by the Director of Physical Planning, P.O Box 45025-00100, Nairobi within sixty (60) days from the date of publication of this notice and such representation or objection shall state the grounds on which it is made.

Dated 5th February, 2013

AUGUSTINE K. MASINDE, EBS
DIRECTOR OF PHYSICAL PLANNING



NAIROBI CITY COUNTY
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URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

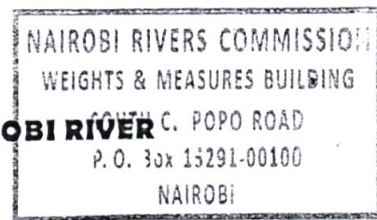
Ref: UPD/ADMIN/CCO/524B/NK

Date: 7th October 2025

The Principal Secretary
Ministry of Defence
P.O. Box 40668 – 00100
Nairobi



The Principal Secretary
State Department for Housing
Ministry of Housing and Urban Development
P.O. Box 30119–00100
Nairobi



RE: THE PREPARATION OF A SPATIAL PLAN FOR THE NAIROBI RIVER CORRIDOR

The County Government of Nairobi, in support of the Nairobi River Regeneration Project and pursuant to its statutory mandate under Section 4 of the Physical and Land Use Planning Act, 2019, formally designated the Nairobi River Corridor as a Special Planning Area (SPA) vide Gazette Notice of 6th March 2025.

In compliance with Section 52 of the Physical and Land Use Planning Act, 2019, and Regulation 49 of the Physical and Land Use Planning (General Development Control) Regulations, 2021, the declaration of the Nairobi River Corridor as a Special Planning Area places a statutory obligation on the County to prepare a Special Area Plan within twelve months of the Gazette Notice. The Plan must provide a detailed spatial framework for land use, infrastructure, environmental management, and socio-economic revitalization, developed in consultation with all relevant stakeholders.

Given the complexity, scale, and multi-sectoral nature of this assignment, the County Government highly values the collaboration of the Ministry of Defence alongside other partners, including the State Department for Lands, the Nairobi Rivers Commission, the Water Resources Authority, and the National Environment Management Authority.

In support of this initiative, the County has put in place:

- A dedicated technical team of 30 qualified urban planners ready to support all stages of the planning process;
- An established Nairobi County Land Use Planning Liaison Committee, which facilitates compliance with planning laws and public participation through determination of appeals, complaints, and disputes that may arise.

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY
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URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

- A functional Enforcement and Compliance Unit, tasked with the implementation, monitoring, and enforcement of approved land use regulations, development control, and environmental safeguards across the corridor.

While these internal capacities provide a strong institutional base, the County is currently facing two major challenges:

1. **Time Constraints** – The planning process requires accelerated preparation to align with national priorities and the timelines of the Nairobi River Regeneration Project.
2. **Financial Constraints** – The declaration of the Nairobi River as an SPA came after approval of the Annual Development Plan, leaving no budgetary allocation for the preparation of the Special Area Plan. This has left the process unfunded.

To address these challenges, we propose the engagement of a qualified consultant, supported through national-level financing and technical coordination. This approach will ensure timely delivery of a high-quality spatial plan while maintaining rigorous stakeholder participation and quality control.

We are confident that with your ministry's support, the Nairobi River Corridor Special Area Plan will provide a transformative framework-restoring ecological integrity, enhancing security, promoting inclusive socio-economic development, and advancing both county and national development priorities.

We look forward to your consideration and partnership in this critical undertaking.

PATRICK ANALO AKIVAGA
CHIEF OFFICER – URBAN DEVELOPMENT & PLANNING

The Chief Executive Officer
Nairobi Rivers Commission
P.O. Box 15291-00100
Nairobi

PLAN

Area in Ha (Approx)

20.7

3.2

0.2

0.3

0.08

0.16

0.04

24.6

16.8 Ha

4.8 Ha

0.2 Ha

0.08 Ha

0.124 Ha

2.069 Ha

NGO

KARIOI
NORTH

to final survey

approx. 100 m²

Development plan

0/2013/01

CHO

Johnstone M. Kiamba

X 2861 - 00200

DBI

flashdp@africa.com



3-3-14

3/3/2014
Date

14/03/2014
Date



NAIROBI CITY COUNTY
www.nairobi.go.ke

URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

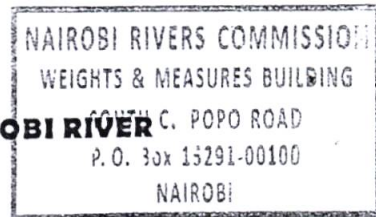
Ref: UPD/ADMIN/CCO/524B/NK

Date: 7th October 2025

The Principal Secretary
Ministry of Defence
P.O. Box 40668 – 00100
Nairobi



The Principal Secretary
State Department for Housing
Ministry of Housing and Urban Development
P.O. Box 30119–00100
Nairobi



RE: THE PREPARATION OF A SPATIAL PLAN FOR THE NAIROBI RIVER CORRIDOR

The County Government of Nairobi, in support of the Nairobi River Regeneration Project and pursuant to its statutory mandate under Section 4 of the Physical and Land Use Planning Act, 2019, formally designated the Nairobi River Corridor as a Special Planning Area (SPA) vide Gazette Notice of 6th March 2025.

In compliance with Section 52 of the Physical and Land Use Planning Act, 2019, and Regulation 49 of the Physical and Land Use Planning (General Development Control) Regulations, 2021, the declaration of the Nairobi River Corridor as a Special Planning Area places a statutory obligation on the County to prepare a Special Area Plan within twelve months of the Gazette Notice. The Plan must provide a detailed spatial framework for land use, infrastructure, environmental management, and socio-economic revitalization, developed in consultation with all relevant stakeholders.

Given the complexity, scale, and multi-sectoral nature of this assignment, the County Government highly values the collaboration of the Ministry of Defence alongside other partners, including the State Department for Lands, the Nairobi Rivers Commission, the Water Resources Authority, and the National Environment Management Authority.

In support of this initiative, the County has put in place:

- A dedicated technical team of 30 qualified urban planners ready to support all stages of the planning process;
- An established Nairobi County Land Use Planning Liaison Committee, which facilitates compliance with planning laws and public participation through determination of appeals, complaints, and disputes that may arise.

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- A functional Enforcement and Compliance Unit, tasked with the implementation, monitoring, and enforcement of approved land use regulations, development control, and environmental safeguards across the corridor.

While these internal capacities provide a strong institutional base, the County is currently facing two major challenges:

1. **Time Constraints** – The planning process requires accelerated preparation to align with national priorities and the timelines of the Nairobi River Regeneration Project.
2. **Financial Constraints** – The declaration of the Nairobi River as an SPA came after approval of the Annual Development Plan, leaving no budgetary allocation for the preparation of the Special Area Plan. This has left the process unfunded.

To address these challenges, we propose the engagement of a qualified consultant, supported through national-level financing and technical coordination. This approach will ensure timely delivery of a high-quality spatial plan while maintaining rigorous stakeholder participation and quality control.

We are confident that with your ministry's support, the Nairobi River Corridor Special Area Plan will provide a transformative framework-restoring ecological integrity, enhancing security, promoting inclusive socio-economic development, and advancing both county and national development priorities.

We look forward to your consideration and partnership in this critical undertaking.

PATRICK ANATO AKIVAGA
CHIEF OFFICER – URBAN DEVELOPMENT & PLANNING

The Chief Executive Officer
Nairobi Rivers Commission
P.O. Box 15291-00100
Nairobi



Nairobi Rivers Commission
Weights and Measures Building, Block C, Popo Road, South C, P.O.BOX
15291-00100 Nairobi | Email: chairpersonnrcl@gmail.com

5th November 2025

**SUBMISSION TO THE SENATE STANDING COMMITTEE ON LAND,
ENVIRONMENT AND NATURAL RESOURCES REGARDING THE ONGOING AND
PLANNED ACTIVITIES ALONG NAIROBI RIVERS CORRIDOR AND ITS
DECLARATION AS A SPECIAL PLANNING AREA.**

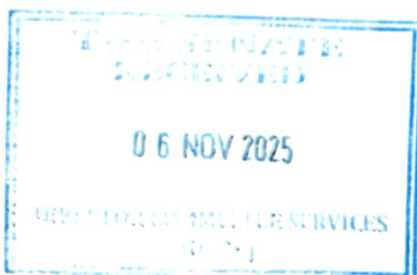
Introduction

The County Executive Committee Member, Built Environment and Urban Planning -**Nairobi City County Government**, in a notice dated **March 6, 2025** - issued a special notice notifying the public of the **Intention** to declare the Nairobi River Corridor as a Special Planning Area (SPA) and invited the public to submit their views within two weeks. This followed a request by the Ministry of Lands, Public Works, Housing, and Urban Development, which proposed the designation to facilitate structured planning and sustainable development along the river.

The designated planning area includes the River Corridor which is defined as a 60-meter buffer zone beyond the high-water mark on each side of the river—comprising a 30-meter riparian corridor and an additional 30-meter development area and the broader planning area of interest which is guided by the physiographic characteristics, administrative boundaries, electoral units, existing infrastructure, storm-water wayleaves and other characteristics important for the planning objectives. Maps defining the planning area are attached to this report (Appendix 1). The designated planning area covers an area spanning from Naivasha Road to Ruai, including the river tributaries. This will enable the preparation of a **Local Physical Development and Land use plan**.

The Physical and Land Use Planning Act (2019):

The Physical and Land Use Planning Act, enacted in 2019, establishes a robust and effective system for physical and land use planning in Kenya. The Act seeks to promote sustainable land use, orderly development, and the efficient utilization of land resources, while considering environmental and socio-economic factors. The primary objectives of the Act are:



Mr. Bett - LC. Lands
Kindly Present to the
committee
07/11/25

- To provide a framework for the preparation and implementation of physical and land use development plans at national, county, and local levels.
- To regulate the use and development of land, including the subdivision, amalgamation, and change of use of land parcels.
- To promote sustainable land management practices and the conservation of the environment.
- To facilitate the coordination and integration of development projects and infrastructure across different sectors and levels of government.
- To establish institutions and mechanisms for effective land use planning and enforcement.

The Act outlines the principles and procedures for the preparation, approval, and implementation of various types of development plans, including national, regional, county, and local physical and land use development plans. These plans are meant to guide and regulate land use, development, and infrastructure provision in line with the country's development goals and environmental considerations. Under the Act, the National Physical and Land Use Planning Consultative Forum is established to coordinate and harmonize physical and land use planning activities at the national level.

The Act also establishes County Physical and Land Use Planning Consultative Forums to oversee and coordinate planning activities at the county level. These forums are tasked with preparing and implementing county physical and land use development plans, ensuring alignment with national policies and strategies. Furthermore, the Act introduces provisions for the regulation and control of land use, including requirements for obtaining development permissions, change of use permits, and subdivision or amalgamation approvals. It also outlines the procedures for enforcing compliance with land use regulations and addressing violations.

The Act emphasizes the importance of public participation and stakeholder engagement in the land use planning process. It requires the relevant authorities to conduct public consultations and consider the views and concerns of local communities, civil society organizations, and other stakeholders when preparing and implementing development plans.

Additionally, the Act addresses environmental considerations by requiring the integration of environmental impact assessments and sustainability principles into the land use planning process. It also provides for the protection of sensitive ecosystems, cultural heritage sites, and other areas of environmental or cultural significance. Overall, the Kenya Physical and Land Use Planning Act 2019 represents a comprehensive effort to establish a coherent and effective land use planning system in Kenya, promoting sustainable development, environmental protection, and the efficient utilization of land resources.

Why the designation of the Nairobi River Corridor as a Special Planning Area (SPA) for preparation of a Local Physical Development and Land Use Plan is critical to the restoration of the Nairobi Rivers:

The designation of the Nairobi River Corridor as a Special Planning Area is a significant milestone in addressing social and environmental injustices caused by pollution, neglect and unregulated development along the Rivers of Nairobi. Unregulated developments and encroachment of the river riparian land is not limited to informal settlements and affects neighborhoods across all income levels.

The continued uncontrolled developments along the river corridors has long contributed to the devastating impacts of flooding and direct contamination of our water resources, including loss of lives, property destruction and destruction of critical eco-systems that include river-basins and water catchment areas.

These recurring disasters underscore the urgent need for long-term solutions to mitigate extreme weather effects and enhance urban resilience, and to safeguard Kenya's natural resources and reinforce long-term ecological and economic stability. Efforts to restore riparian reserves will be ineffective without addressing broader urban planning deficiencies. Properly integrating these areas into urban planning frameworks is necessary for long-term sustainability.

The Nairobi River corridor holds immense potential and presents a unique opportunity to develop spaces that benefit the environment and the local community. Green infrastructure, such as wetlands and riparian buffers, can be integrated to help filter pollutants and improve water quality, and the creation of river-front parks along the riparian corridors would go a long way in enhancing the quality of life in cities by providing green spaces for recreation, relaxation, and social interaction.

What is the Special Planning Area (SPA) process?

The designation of a Special Planning Area is anchored on Sections 52 and 53 of the Physical and Land Use Planning Act, 2019, and The Physical and Land Use Planning (Special Planning Area) Regulations Legal Notice 249 of 2021.

- The SPA process ensures that all affected individuals are treated respectfully, and solutions are applied fairly across all communities while upholding rights to safe and sustainable living environments.
- The SPA process is systematic, transparent, and participatory, safeguarding the dignity of affected individuals.
- The SPA process will provide the opportunity to map flood zones using empirical data such as historical records, Geographic Information System and remote sensing, ecological assessments, and hydrological modeling to guide effective interventions.
- The SPA will address gaps in legal frameworks such as inconsistencies in key legislations that include the Water Act (2002), Agriculture Act, Environment Management and Coordination Act (1999), Survey Act (CAP 299) and Physical and Land Use Planning Act (CAP 286) that hinder effective riparian protection.

- The SPA will facilitate the formulation of harmonized standards and guidelines for buildings that are adjacent to the rivers and other forms of development as defined under the physical and Land Use Planning Act, 2019.
- The SPA will facilitate integration of various slum upgrading plans prepared for Korogocho, Mukuru, Kibera and others and where necessary modify these plans, where necessary, to meet the planning objective, which is to embed long-term solutions necessary to mitigate extreme weather effects, enhance urban resilience, safeguard Kenya's natural resources and reinforce long-term ecological and economic stability.

Public Participation Safeguards in the preparation of Special Planning Areas (SPAs):

Once the County Executive Committee member publishes a notice in the Gazette in Form PLUPA S-1 as set out in the Schedule informing the public of the declaration of a special planning area: proposed development for which the declaration has been made; and commencement of the plan preparation, Any person affected by the declaration of a special planning area may make representations to the County Executive Committee Member in writing, stating reasons and the reliefs sought.

In addition to the publication of the notice:

- The County Executive Committee Member shall conduct sensitization forums in respect of the declaration at which public views thereof shall be considered.
- The County Executive Committee Member may use any method to engage various stakeholders and members of the public in respect of a declaration under this regulation, including - direct contact using interview guides and questionnaires; public notices in newspapers; mass media including radio and television; information communication platforms; newsletter; public hearings and group discussions; conferences, seminars or workshops, town hall meetings, public fora; and placement of documents at a common place that is available to the the public including noticeboards.
- Before the completion of the preparation of the special area physical and land use development plan, the County Executive Committee Member shall hold stakeholder meetings and ensure effective participation of key stakeholders and assess their interests and potential impacts.
- After completion of the preparation of the draft special area plan, the county executive committee member shall publish a notice in the Gazette and two newspapers of national circulation in form PLUPA S-2 as set out in the Schedule, inviting public comments.
- In dealing with comments and other representations regarding the draft special area physical and land use development plan from the public, the County Executive Committee Member may—incorporate the comments or representations into the plan; ordismis the comments or representations: Provided that if the County Executive Committee Member dismisses the comments or representations, he or she shall specify the reasons for doing so in writing.

- **Appeals**

- A person aggrieved by a decision of the County Executive Committee Member may appeal to the County Physical and Land Use Planning Liaison Committee within sixty days from the date of the decision in Form PLUPA S-3 as set out in the Schedule stating the grounds of appeal and the reliefs sought.
- When considering an appeal, the County Physical and Land Use Planning Liaison Committee may set aside, confirm or vary the decision appealed against.
- The decision of the County Physical and Land Use Planning Liaison Committee shall be made in accordance with the rules of natural justice and fair administrative action.
- A person dissatisfied with the decision of the County Physical and Land Use Planning Liaison Committee may lodge an appeal to the Environmental and Land Court within thirty days from the date of the decision of the Liaison Committee.

The County Executive Committee and the Special Planning Area team is in the process of preparing and establishing teams to carry out the public participation process. In addition, the Nairobi Rivers Commission is in the process of finalizing its Community Engagement framework, which is to guide the process of the Community Engagement.

What the Special Planning Area process is NOT:

Contrary to the misinformation being published in Social and Main-Stream media:

- The Special Planning Area process is a planning process that gives rise to a comprehensive public participation process that will be undertaken with all residents' and affected persons to ensure transparency, accountability and inclusive decision making.
- The Planning Authority is obliged to provide full and clear disclosure of all planned land-uses and the necessary planned infrastructure to protect the rivers, including any intention to reclaim all legally established wayleaves and riparian reserves, on public and private land.
- The Special Planning Area Notice is **not** a notice of Annexation of Private land which bears valid Title Deeds.
- The Special Planning Area Notice is **not** a notice to demolish existing residential settlements or relocation of residents within the 60m planning Corridor to pave way for the Social and Affordable Housing Program.
- The Special Planning Area Notice does **not** give right to any evictions or displacements necessary for environmental protection without adequate legal justification, resettlement action plan of affected persons or compensation where necessary – which can only be done with due process and in full compliance with the law.

Response to the Issues raised by the Korogocho Community Forum:

The Korogocho Community Forum have petitioned the Nairobi Assembly through the National Senate Standing Committee on Land, Environment and Natural Resources with a copy to the Senate Standing Committee on Roads, Transportation and Housing regarding the ongoing and planned activities along Nairobi rivers and the corridor and its declaration as a Special planning Area.

At its seating on 30th September 2025, the Senate Standing Committee on Land, Environment and Natural Resources considered the petition and resolved to request the Chairperson Nairobi Rivers Commission to submit its responses to the petition and suspend any scheduled demolitions until the Senate Standing Committee has completed its considerations of the aforementioned petition.

The following is the response by the Nairobi Rivers Commission on the issues raised by the Korogocho Community Forum:

1. LACK OF ADQUATE NOTICE AND COMMUNITY PARTICIPATION

The Public notice with the intention to declare the Nairobi River Corridor as a Special Planning Area was published in the newspapers and Kenya Gazette on the following dates (as is required by the law).

- Daily Nation – 10th March 2025
- Kenya Gazette Notice dated – 14th March 2025
- Kenya Gazette Notice dated – 21st March 2025

In addition, a Public Notice was issued by the Nairobi Rivers Basin project team in compliance with the Constitution of Kenya Article 118 and the Environmental and Management Act Cap 387 for a public consultation meeting on 01 April 2025 at the Korogocho Chief's Camp.

The Physical and Land Use Planning Act, enacted in 2019, requires the relevant authorities to conduct public consultations and consider the views and concerns of local communities, civil society organizations, and other stakeholders when preparing and implementing development plans. Public participation is being planned and will be carried out in line with the provisions of the Constitution 2010.

In addition, the Nairobi Rivers Commission continues to engage with riverine communities and organized them into 6 Zones along the Nairobi River. The Commission has met and continues to work with riverine communities in Korogocho. The Commission will assess why the Korogocho Community Forum members are not included in the Community group forums organized around the Korogocho area to ensure adequate engagement and representation.

2. **UNFAIR EVICTION CRITERIA AND INTIMIDATION**

The Special Planning Area Notice does **not** give right to any evictions or displacements necessary for environmental protection without adequate legal justification, resettlement action plan of affected persons or compensation where necessary – which can only be done with due process and in full compliance with the law.

Residents who were displaced during the flood-hazard evacuation exercise were to be enlisted by the National Government and Administration Officers (NGAO) for compensation and prioritization for allocations to the newly built social houses nearby.

3. **LACK OF REPRESENTATION IN DECISION MAKING**

The provisions within Sections 52 and 53 of the Physical and Land Use Planning Act, 2019, and The Physical and Land Use Planning (Special Planning Area) Regulations Legal Notice 249 of with respect to public participation will be implemented.

The County Executive Committee and the Special Planning Area team is in the process of preparing and establishing teams to carry out the public participation process. In addition, the Nairobi Rivers Commission is in the process of finalizing its Community Engagement framework, which will guide the process of Community Engagement.

Conclusion, in addition to all the above information, it is important to note that the planning mandate and custodian of the Special Planning Area (process and implementation) falls under the Nairobi County Government. The data and evacuation process is under the National Government and Administration Officers (NGAO) which under the Interior ministry. The implementation of the whole project is under the department of defense (DOD), who are the project managers. The Nairobi Rivers Commission mandate is coordination of all related MDAs and stakeholders.

I trust that I have addressed all your concerns. However, considering our mandate, I would suggest that any further enquiry, be addressed to the respective ministry. I request to be advised, if the above information is sufficient or am I needed to meet the committee at a later date.

Yours Sincerely,



HON. BISHOP MARGARET WANJIRU

CHAIRPERSON - NAIROBI RIVERS COMMISSION.

APPENDIX III: PETITION

**PETITION TO THE SENATE OF THE REPUBLIC OF KENYA REGARDING THE
EVICTION OF KOROGOCHO COMMUNITY LIVING IN THE NAIROBI RIVER
CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA**

3rd APRIL 2025

THE CLERK OF THE SENATE,
PARLIAMENT BUILDINGS,
P.O. BOX 41842-00100,
NAIROBI, KENYA.

07 APR 2025

Attn: Senate Standing Committee on Land, Environment and Natural Resources

Cc: Senate Standing Committee on Roads, Transportation and Housing

We the undersigned, on behalf of the Korogocho Community in Ruaraka Constituency, being peace-loving and law-abiding citizens of the Republic of Kenya, and in exercise of our right under Article 119 of the Constitution of Kenya, which grants every person the right to petition Parliament on any matter within its authority, we do hereby humbly submit this petition to the Senate of the Republic of Kenya for consideration.

Whereas; The Korogocho Community Forum is a community-based organization operating within Korogocho Location, Ruaraka Constituency, Nairobi County. This petition is submitted to your office for consideration of the following grievances and requests:

On 5th March 2025, the Nairobi City County issued a notice in local dailies, declaring the Nairobi River Corridor as a Special Planning Area. This corridor spans the area along Nairobi River, from Naivasha Road to Ruai, including the river tributaries. The notice declared the corridor to extend 60 meters beyond the high-water mark on each side of the river (30 meters riparian corridor and an additional 30 meters development area).

The purpose of this petition is to draw the attention of the Senate to several grievances and concerns raised by the residents of Korogocho regarding the ongoing and planned activities related to the Nairobi River Corridor as declared a Special Planning Area by the County Executive Committee (C.E.C) of Nairobi City County. The following issues are brought forth for consideration:

1. Lack of Adequate Notice and Public Participation

The public notice for the declaration of the Nairobi River Corridor as a special planning area by the C.E.C Nairobi County, dated 6th March 2025, was communicated to the community representatives after the expiry of the 14-day notice period. Consequently, the community was unable to submit their opinions and memoranda on the matter. The reasons for the delay can only be known to the local chief and other local leaders.

Unfair Eviction Criteria and Intimidation

The planning and eviction process for those affected along the Nairobi River Corridor has been marked by intimidation. Despite several attempts to engage the County and National Governments, no improvement has been made to ensure a fair process.

Lack of Representation in Decision-Making

Community residents have not been adequately represented in decision-making processes regarding the planning and eviction exercises. Public participation has not been conducted in a meaningful or inclusive manner.

**PETITION TO THE SENATE OF THE REPUBLIC OF KENYA REGARDING THE
EVICTION OF KOROGOCHO COMMUNITY LIVING IN THE NAIROBI RIVER
CORRIDOR AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA**

4. Unresolved Compensation Issues

Residents who were evicted during an earlier eviction phase last year from the alleged riparian land remain uncompensated. To date, no clear communication has been made concerning their fate or any compensation plans.

5. Lack of Commitment to Compensate Affected Persons

The recent notice by the C.E.C Nairobi County City Planning, dated 6th March 2025, did not outline any commitment or plan by the Government to compensate those who will be affected by the impending eviction. Many of these residents are structure owners who have resided in the area their entire lives and have no other place to call home.

Whereas; We the undersigned have pursued all possible legal means of resolution of these issues, in vain. We have therefore been left with no option but to petition the Senate of the Republic of Kenya.

And whereas; We the undersigned, on behalf of Korogocho Community affected by the evictions, aver that;

1. The Senate of the Republic of Kenya has the power and authority as well as the moral obligation to step in and save poor residents of Korogocho from inhuman evictions, without compensation.
2. The Nairobi City County and the national government have shown unwillingness to listen to the grievances of the residents.

THEREFORE; We the undersigned humble petitioners pray that;

1. The Senate Standing Committee on Land, Environment and Natural Resources compels the Nairobi City County and the National Government to adequately compensate those already evicted and those who will be affected by future evictions; while also ensuring that any evictions are humane in nature.
2. Ensure credible public participation is conducted as required by the constitution.
3. Ensure that community representatives are included in all decision-making processes involving the Nairobi River Corridor.

We humbly submit this petition for your consideration and appropriate action.

The undersigned petitioners are attached

Contact Person:

Allan J. Masika

Tel No: 071

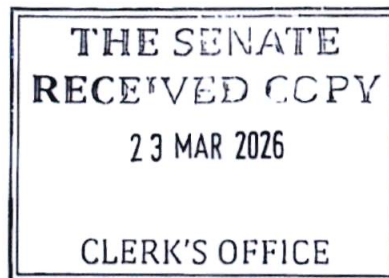
Email: kanswa2010@gmail.com

Reported by;

**Senator Edwin Sifuna, CBS, MP.
Nairobi City County,
3rd April 2025**

KOROGOCHO PETITION

	NAME	ID NO	PHONE NO.	SIGN
	DAVID MUTHAMA	2837	2547123	DAVID
2.	ALLAN J MASIKA	1165	25470577	ALLAN
3.	PETER MUCHIRI	1144	25472192	PETER
4.	MOSES OKUTOYI	9290	254710728	MOSES
5.	FRANCIS KINYANJUI	481067	25472169	FRANCIS
6.	EDIN ABDOW	849	25472281	EDIN
7.	SABINA ADIKINYI	2554	25470258	SABINA
8.	MILKA NGENDO KIARIE	1158	254725014	MILKA
9.	ESTHER WANJIKU KIMANI	2599	254712285	ESTHER
10.	FRANCIS MUNGAI	1995	2547033266	FRANCIS
11.	PETERSON KARIUKI	3100	25472397255	PETERSON
12.	MIRIAM WANGARI MWANGI	28291	254719244	MIRIAM
	JOSEPH KIARIE NJERI	337420	254792560	JOSEPH
14.	ERIC NGUGI	3480	254114805	ERIC
15.	GABRIEL WANJOHI	8920	25472232516	GABRIEL
16.	HASSAN MOHAMMED	0197	254725031	HASSAN
17.	SALOME NJERI	3550	254716253	SALOME
18.	JOYCE WANJIKU	3437	254742203	JOYCE
19.	JUDY WATHIRI	26109	254708492	JUDY
20.	IRINE MUCHIRI	7112	254115180	IRINE
21.	JOHN KANYOSYA	2035	254799445	JOHN
22.	JACINTA WANJA	1366	25471326	JACINTA
23.	HALIMA ABDHI	0011	254710460	HALIMA
24.	MARY NJOKI WAINAINA	0940	254719244	MARY
	JANE WAITHERA	7159	254722480	JANE
26.	NAOMI OKOLLA	29230	254729540	NAOMI
27.	JOSEPH MAWEU	1089	25472387	JOSEPH
28.	VERONICA NJERI	3094	25470715	VERONICA
29.	MARY WAIRIMU	31426	254710716	MARY
30.	VALENTINE WANGUI	34309049	25476883	VALENTINE



The Clerk of the Senate
Parliament Buildings
P.O. Box 41842 – 00100
NAIROBI
Email: csenate@parliament.go.ke

Attn: Senate Standing Committee on Land, Environment and Natural Resources

CC: Senate Standing Committee on Roads, Transportation and Housing

**RE: PETITION TO THE SENATE CONCERNING THE DEMOLITION OF
COGMERS DEVELOPMENTS ALONG THE NAIROBI RIVER CORRIDOR
AFTER ITS DECLARATION AS A SPECIAL PLANNING AREA.**

We, the undersigned,

Citizens of the Republic of Kenya, and residents of Nairobi County

DRAW the attention of the Senate to the following:

1. THAT, we, the leadership and congregation of Church of God Seventh Day COGMERS respectfully submit this petition concerning the recent government directive declaring a 60-metre riparian reserve along the river bank – Nairobi River, which directly affects our church parcel of land located at LR 209/18506 Nairobi Area.
2. THAT, the implementation of this directive, in its current form, threatens to partially or wholly deprive the church of its lawfully acquired property and disrupt religious, social, and community services that have been continuously offered to the public for many years.
3. THAT, the church lawfully acquired the parcel of land through due legal process and has held uninterrupted possession since acquisition.
4. THAT, Permanent structures including the sanctuary, classrooms, sanitation facilities, and community outreach facilities have been erected with approvals from relevant authorities.
5. THAT, the church serves not only as a place of worship but also provides community support including youth mentorship, counselling, charity programs, education support, and social assistance to vulnerable families.
6. THAT, the recent directive to repossess or restrict land within 30 metres of the river bank will substantially affect the church's operations and may render the property unusable.

7. THAT, the church acquired and developed the land based on approvals granted by public authorities. The congregation therefore had legitimate expectation that the land use approvals were valid and would not be retrospectively invalidated without fair administrative process.
8. THAT, the church serves hundreds of congregants weekly and functions as a community support center. Its displacement will negatively affect: - Youth programs and mentorship initiatives - Charity and welfare services to vulnerable families - Community gatherings and Social stability - Moral and social support structures in the neighborhood. The social cost of relocation outweighs the marginal environmental gain if mitigation measures can be applied instead.
9. THAT, the directive was issued without structured stakeholder engagement or public participation involving the church and surrounding community, contrary to principles of participatory governance and administrative fairness.
10. THAT, no site-specific environmental impact assessment has been conducted to determine whether the church structures materially contribute to river degradation or whether mitigation measures can sufficiently address environmental concerns.
11. THAT, the directive, if enforced without due process, affects: - Right to property - Freedom of religion and worship - Right to fair administrative action - Right to reasonable notice and hearing before deprivation of property.
12. THAT, Applying the 60-metre rule uniformly to longstanding approved developments imposes a retrospective penalty on citizens who relied on government approvals in good faith.
13. THAT, I/we have made the best efforts to have these matters addressed by the relevant authorities all of which have failed to give a satisfactory response.
14. THAT, none of these issues raised in this Petition is pending in any court of Law, Constitutional or any other legal body.

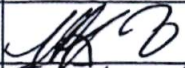
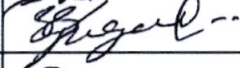
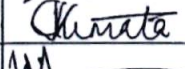
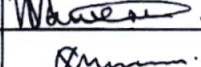
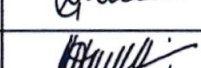
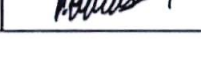
WHEREFORE, your humble petitioners pray that the Senate-

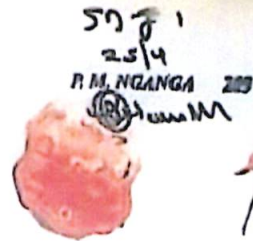
- 1) Direct the relevant authorities to conduct a **Joint and Independent survey** to determine the exact river boundary and historical river movement, and undertake a **site-specific environmental assessment** rather than applying blanket enforcement measures;
- 2) Facilitate **structured dialogue between the church and the relevant government agencies** to explore practical mitigation measures including controlled drainage systems, vegetative buffer restoration, reinforced riverbank protection, and improved wastewater management;
- 3) Allow **conditional regularization or compliance measures** in instances where environmental impact is minimal, instead of compulsory demolition;
- 4) Ensure that **fair compensation and relocation support** are provided in the event that acquisition of the property is ultimately deemed unavoidable.
- 5) Allow us to be enjoined with the Korogocho Petition handling the same issue in the Senate Committee.

Dated this 15th day of March 2026.

Contact Person(s)

Bishop Hezekiah Kuria Karanja
Church of God Seventh Day – COGMERS
Contact: 0722-612455 / 0733- 717453
cogmers7@gmail.com

No.	NAME	TEL NO.	SIGNATURE
1.	HEZEKIAH KURIA KARANJA	+254 722-612455	
2.	SAMWEL NYAGAH WACHIRA	+254 733-717453	
3.	JOSPHAT GITIMU KIMATA	+254 721-460716	
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5.	GLADYS WANGARI NJOGU	+254 723-219411	
6.	JAMES KARANJA MWAURA	+254 722-680506	



REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(Chapter 211)

GRANT: NUMBER L.R. 10110

ANNUAL RENT: Kshs. 72/- (REVISABLE)

TERM: 99 years from 1.7.1999

KNOW ALL MEN BY THESE PRESENTS that THE PRESIDENT OF THE REPUBLIC OF KENYA hereby grants unto ~~HEZELIA KURIA KARAUJA~~, ~~BENJAMIN MUKITHI ISACHA~~ and ~~STEPHEN MANGI KARIUKI~~ as trustees of COCHERS SEVENTH DAY MINISTRY of NAIROBI (Post Office Box Number 52247)

(hereinafter called "the Grantee") All that piece of land situate in the City of Nairobi in NATHONY AREA ~~DURUK~~ containing by measurement eight decimal eight eight six eight (0.8860) of a

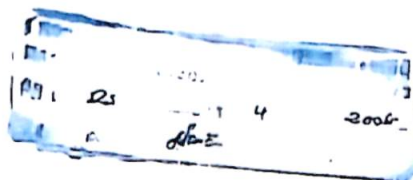
hectares/acre or thereabouts that is to say L.R. No. 209/18506

which said piece of land with the demarcations abutments and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 285095 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first day of July One thousand nine hundred and ninety nine
SUBJECT to (a) the payment in advance on the first day of January in

each year of the annual rent of shillings seventy two (Kshs. 72/-) (Revisable) w.e.f. 1.7.1999
(b) the provisions of the Government Lands Act (Chapter 210) and (c) the following Special Conditions (namely):—



[P.T.O.]

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings otherwise than in conformity with plans and specifications previously approved in writing by the Commissioner of Lands and the Local Authority. The Commissioner shall not give his approval unless he is satisfied that the proposals are such as to develop the land adequately and satisfactorily.
2. The Grantee shall within six calendar months of the actual registration of the Grant submit in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and village water) drawings elevations and specifications of the buildings the Grantee proposes to erect on the land and shall within 24 months of the actual registration of the Grant complete the erection of such buildings and the construction of the drainage system in conformity with such plans drawings elevations and specifications as amended (if such be the case) by the Commissioner PROVIDED that notwithstanding anything to the contrary contained in or implied by the Government Lands Act if default shall be made in the performance or observance of any of the requirements of this condition it shall be lawful for the Commissioner of Lands or any person authorized by him on behalf of the President to re-enter into and upon the land or any part thereof in the name of the whole and thereupon the term hereby created shall cease but without prejudice to any right of action or remedy of the President or the Commissioner of Lands in respect of any antecedent breach of any condition herein contained.
3. The Grantee shall maintain in good and substantial repair and condition all buildings at any time erected on the land.
4. Should the Grantee give notice in writing to the Commissioner of Lands that they are unable to complete the buildings within the period aforesaid the Commissioner of Lands shall (at the Grantee's expense) accept a surrender of the land comprised herein.
 - (i) Provided further that if such notice as aforesaid shall be given within 12 months of the actual registration of the Grant the Commissioner of Lands shall refund to the Grantee 50 per centum of the stand premium paid in respect of the land, or
 - (ii) At any subsequent time prior to the expiration of the said building period the Commissioner of Lands shall refund to the Grantee 25 per centum of the said stand premium. In the event of notice being given after the expiration of the said building period no refund shall be made.
5. The land and the buildings shall only be used for Church, Hostel, Nursery School and Residence for Pastor
6. The buildings shall not cover a greater area of the land than that prescribed by the Local Authority in its by-laws.
7. The land shall not be used for any purpose which the Commissioner of Lands considers to be dangerous or offensive.
8. The Grantee shall not subdivide the land.
9. The Grantee shall not sell transfer sublet charge or part with the possession of the land or any part thereof or any buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until special condition No. 2 has been performed.
10. The Grantee shall pay to the Commissioner of Lands on demand such sum as the Commissioner of Lands may estimate to be the proportionate cost of constructing all roads and drains and sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power to the land and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 30 days of demand) or be refunded the amount by which the actual proportionate cost exceeds or falls short of the amount paid as aforesaid.
11. The Grantee shall from time to time pay to the Commissioner of Lands on demand such proportion of the cost of maintaining all roads and drains serving or adjoining the land as the Commissioner may assess.
12. Should the Commissioner of Lands at any time require the said roads to be constructed to a higher standard the Grantee shall pay to the Commissioner on demand such proportion of such construction as the Commissioner may assess.
13. The Grantee shall pay such rates taxes charges duties assessments or outgoings of whatever description as may be imposed charged or assessed by any Government or Local Authority upon the land or the buildings erected thereon including any contribution or other sum paid by the President in lieu thereof.
14. The President or such person or authority as may be appointed for the purpose shall have the right to enter upon the land and lay and have access to water mains service pipes and drains telephone or telegraph wires and electric mains of all descriptions whether overhead or underground and the Grantee shall not erect any buildings in such a way as to cover or interfere with any existing alignments of main or service pipes or telephone or telegraph wires and electric mains.
15. The Commissioner of Lands reserves the right to revise the annual ground rental payable hereunder after the expiration of the thirty third and sixty sixth year of the term hereby granted. Such rental will be at the rate of per cent of the unimproved freehold value of land as assessed by the Commissioner of Lands.
16. The Grantee shall construct at his own expense all internal infrastructure to the standard approved by the Local Authority and the Commissioner of Lands.

Plan No. 285095

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map Sheet 111
5 8 2

Land Reference No. 100 800

(Orig No)

Sub division No

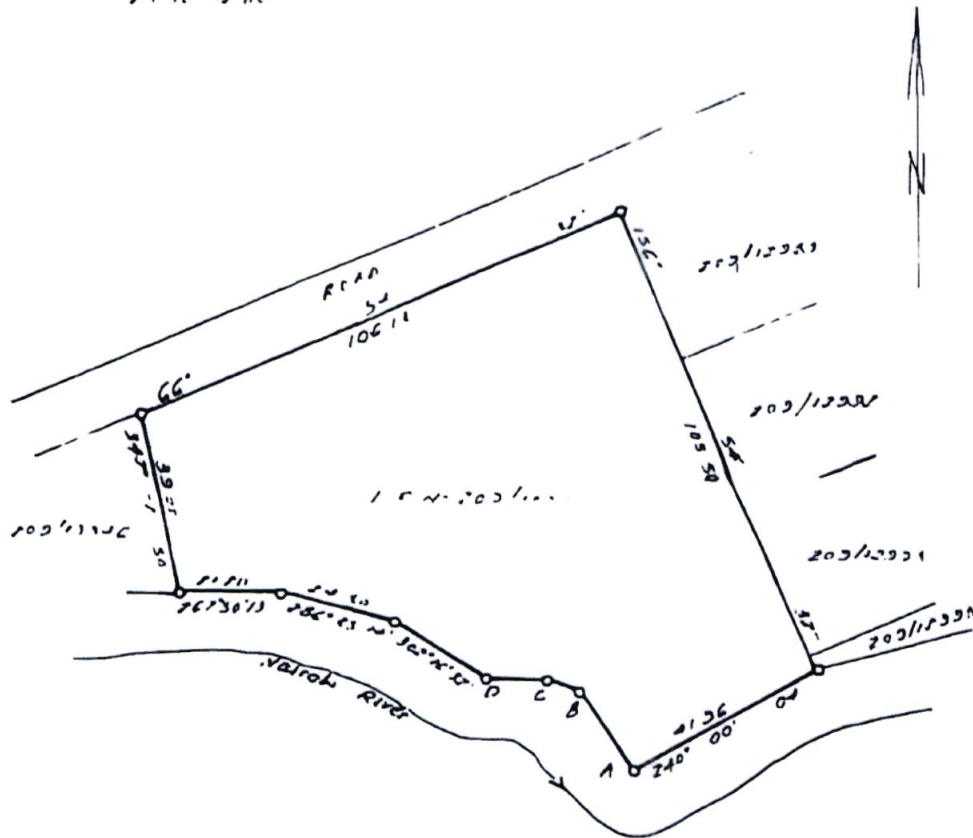
(Orig No)

of Section No

Area = 0 8 5 6

Hs (Approx)

Bearings		Distances in meters	
A B	350 51	50	50 50
B C	280 00	10	50
C D	272 10	10	50



J D Obel
Licensed Surveyor
P.R. No. 474/89
Comp. No. 55752

Traced by

Scale 1 in 1000

Compared by R. Kusuga

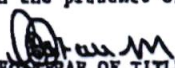
for Director of Surveys

Nairobi 7th March 2008

DEED PLAN No. 285095

17. Notwithstanding anything to the contrary contained herein or implied by the said Government Lands Act (Chapter 280) the Grantee shall on receipt of six months' notice in writing in that behalf surrender all or any part of the land required for public purposes without payment of any compensation save in respect of such of the approved buildings as may have to be evacuated or demolished. No compensation shall be payable in respect of severance of the land by reason of such surrender.

IN WITNESS WHEREOF I ZAILOR AGHATA MAREHA)
the Commissioner of Lands have by order of)
the President hereunto set my hand this 25th)
day of April)
two thousand and Eight)
in the presence of:-)


REGISTRAR OF TITLES

P. M. NGANGA - 209

DRAWN BY:

V. I. LUBULILAH

REGISTRAR OF TITLES

P.O. Box 30089

NAIROBI.

LAND TITLES DEPARTMENT

REGISTERED DOCUMENT

REGISTERED AS 11011011

PRELIMINARY 25th April 2008

INITIALS: [Signature]

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**APPENDIX IV:
SUBMISSIONS BY
PETITIONER**

MEMORANDUM

From

Korogocho Community Forum (KCF)

P.O Box- 47714-00100

Cell No: 0735222069/ 0705777260/ 0712351549

EMAIL: kanswa2010@gmail.com

Nairobi

Date: 15/06/2026

To

The Chairperson

The Senate Standing Committee on Lands, Environment & Natural resources

Parliament Building

P.O Box 41812-00100

The Parliament of the Republic of Kenya

REF: FOLLOW UP ON THE PETITION WITH THE SENATE RESPONSIBLE COMMITTEE

We are pleased to have this opportunity to extend our sincere gratitude for your visit here in Korogocho. This is proof enough that you really care for us. May you be blessed all.

We are convinced that after visiting and seeing how the area is and by talking to the residents you vividly got to understand the challenges that we go through and especially after the 2024 demolition of houses purported to have been in the river Riparian.

When you went round through the entire area along the rivers on both the Northern and Southern parts of Korogocho, you could realize that in some areas the demolitions were malicious because some house structures were way far from the 30-meter Riparian zone but were demolished rendering their occupants homeless to date as you also confirmed from the victims on the ground. Despite the

government promising and releasing stipends to the victims for upkeep and or shelter the real deserving victims never received even a penny instead it ended up in the pockets of strangers (kins and friends of the so called wazee wa Vijiji and chiefs) who are residents of other parts of the country/ areas as explained in our petition and other copies of correspondences to the relevant offices.

We would wish to take this opportunity to thank you so much for your intervention which put the intended further demolitions on hold, otherwise the situation could have been worse by this time.

We also have community schools which are currently under threat. Though some of them are within the proximity of 30 meters there could be a way to see on how they could be saved from demolitions because they are not in flood prone areas. There are those that are completely away from the 30 meters range but have been maliciously ear-marked for demolitions. This has caused panic and confusion to parents and children. We would request this to be reviewed for fairness to avoid disruption of learning for many children who risk being displaced and further drop out of school. The schools play a very critical role in the community complementing the only two public schools in the area whose capacity limit in total is 6000 pupils against over 14000 school going children hence it's important that the schools are spared from the demolition given that they aren't in the risky areas hence request for lenience.

On the part of infrastructure, as you went around, you could realize that there were no in-roads in the respective 8 villages apart from the main roads. This should not be misinterpreted to mean the residents don't want development.

As stated earlier in our first sitting with your committee on 29th May 2025 the petition we were able to demonstrate that Korogocho land was given through presidential order to the structure owners in the year 2000 by his Excellency the late Honorable Daniel Toroitich Arap Moi, the second president of the republic of Kenya and his Excellency Honorable Uhuru M. Kenyatta confirmed the same by issuing samples of lease titles in 2020 to a few of us and directed the rest to be issued at the local Chiefs' offices so the residents could construct modern and permanent houses. One wonders then, with all these good gestures by the two

heads of state, what happened that to date the area does not have in-roads and is not well developed? What could be the problem?

The problem and the reason why the area is still under-developed is with the coordinating committee referred to as residents committee (RC) which was constituted back in 2009 to steer the process of settling people but the process was marred with corruption and very poor planning. Corruption because the committee inflated the number of beneficiaries bringing in very many people from outside who are neither residents nor structure owners making the number of beneficiaries five times more than the correct number thence issuing of lease titles to outsiders at the expense of the genuine poor residents. Poor planning because the committee in collusion with ministry of lands and housing officers, they allocate done plot to between 5 and 8 people who don't know one another, a plot of four floors measuring 33ft by 33ft with a claim that each to own and occupy a floor (evident on the beacon certificate) where names of all beneficiaries are written. We believe, this kind of system is not well intended because, as it is, it exposes a dangerous scenario where people will start to eliminate one another so to remain as sole plot owners. Rampant cases of the so-called village elders (wazee wa Kijiji) who are part and heads of the committee, sell people plots and block those who would want to develop their plots with intentions of extorting money from them.

Abnormal moving of people from their plots to very far places and where they are lumped with very strange people as co-owners of a plot. Despite us raising our concerns over these grievances to the relevant offices for action, we have never gotten any solution. Our efforts to reach out to the CS of lands have never bore fruits due to so many bureaucracies coupled with corruption.

Residents are more than willing to develop their plots only with good plans and do welcome development that is meant to uplift their standards of living but not that of extortionist. A few of those who have managed putting up their houses have really gone through a lot of intimidation by the very "wazee wa Vijiji" using goons. We are of the opinion to finding a lasting solution over this matter and that by reviewing the process through;

1. Carrying out a fresh enumeration where by each structure owner will stand on his plot and be counted a fresh to root out the strangers and come up with

a clean list of the bonafide and true residents of Korogocho and hence beneficiaries.

2. The entire RC to be completely stopped from transacting any business on Korogocho Land.
3. The government surveyor to review the survey work with an aim to reestablish a workable plan and number of plots against the new list of beneficiaries.
4. Revocation or cancellation of all lease titles so far issued in totality.
5. All village elders to keep off the resettlement program and new teams to be elected by resident to help see it through. In any case the role of the RC in the Korogocho slum upgrading program was terminated in 2018 but they still hung on it only to exploit poor people in liaison with godfathers in the ministry of lands and housing development department.

With this, honorable members through the chair of the committee you can see why this area is not developed and why it might not grow if these kind of people (with, sorry to mention, hyena behaviors) are left to continue doing what they are doing to the very respectable and innocent residents.

Our prayers to your honorable committee are as:

1. To recommend for compensation by the government of all those who were displaced by the demolitions of 2024 and who to date are still suffering and are homeless (the list was submitted to your committee earlier)
2. Those who lost their children who had volunteered to rescue a young girl, who had drowned to be compensated as well.
3. Those who misappropriated money (Ksh.10000) meant for the victims be held to account after you sermon them for interrogation before honorable committee and us.
4. Those victims whose houses were maliciously demolished yet they were not within the area targeted should be supported to rebuild their houses.
5. Summon the cabinet secretary concerned with the misappropriation of the public coffers to explain why they did not respond to the letter from EACC that had asked them to state how the money had been spent (a copy of the letter from the EACC to the interior ministry is in your file)

6. Summon the Cabinet Secretary for lands to shed light on the Korogocho land and explain why they are allocating a plot to between 5-8 people using cartels and also explain why her officers still issue documents even after getting complaints from residents without first solving the problem that has severally been reported to them.
7. It is also important to note, honorable members that during our engagement with Governor Sakaja in November last year, he made several commitments one being an appointment to meet with us, which he has not honored to date despite us following up with him severally. Just like we indicated at the meeting, his office is completely inaccessible and he is not reachable either. We therefore request your honorable committee through the distinguished chair to intervene so he explains why he had to lie to us and the committee.

Otherwise, we look forward to your further invitation to your committee so that we further engage with the above requested cabinet secretaries with view to getting clarification on issues that continue affecting us and citizens of this country.

Thank you on behalf of the entire Korogocho community.

Regards,



Allan J. Masika

Patron KCF

DAVID
David Muthama

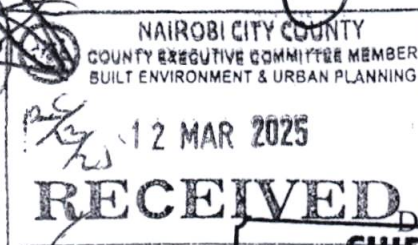
Chair person KCF

Plan Nyamoi

KOROGOCHO SLUM UPGRADING RESIDENTS COMMITTEE

Improving the livelihood of the Korogocho Residents
Tell: 020-2134498, 0723 499651 | P.O. BOX 609-RUARAKA NBL | kochresidents@gmail.com

TO
THE PRINCIPAL EXECUTIVE,
COMMITTEE MEMBER BUILT
ENVIRONMENT & URBAN PLANNING.



Date: 12 March 2025

ATT. MR. CS PATRICK MBOGO OGW

DEAR SIR,



RE: DECLARATION OF NAIROBI RIVER CORRIDOR AS A SPECIAL PLACE

While trust that this letter finds you well, the Korogocho Residents Committee (RC), on behalf of the Korogocho Residents hereby write to inform your office that as per the Public Notice which was dated on 6th day of March 2025 requesting members of Public to submit their comments of this proposal within 14days wish to confirm to your office that the Korogocho slum upgrading program was a collaborative effort between an Italian corporation and the Kenyan government, through State Department of Housing and Urban Development that begun in the year 2009 to 2021.

As the Resident committee established under the programme, we are pleased to share the significant milestones achieved through the program, including planning and cadastral survey, completion of a 7km road to Bitumet level, the establishment of a community hospital, upgrading of the Korogocho Stadium, construction of a perimeter wall around Daniel Comboni school and the development of a school hall in Daniel Comboni School, motorable bridge connecting Dandora Ph1 to Kariobangi Estate through Korogocho A, footbridge, public toilets among other initiatives.

To date, also there have been commendable achievements in realization of land tenure security through issuance of title deeds by the government of Kenya. To date, approximately 700 out of 2205 title deeds have been distributed to beneficiaries.

In view of the above, the RC is humbly requesting support from your office mainly in regard to opening and upgrading village level access roads and sewer line with the Korogocho cadastral survey. Your support in these crucial areas would significantly contribute to improving the living conditions of the Korogocho residents. We look forward to the collaborations towards creating a positive and lasting change within our community

In regards to this Sir, the issue of social and affordable housing will not work in Korogocho.

Yours Sincerely

Joseph
Joseph Gathu Kanjuki
Secretary
Korogocho Residents Committee
Phone: 0723 499 651

CC. MEMBES OF COUNTY ASSEMBLY
Korogocho Ward



CCO - UDSB
Keep this with the other submission on Declaration of SPA on Corridor
NRB Rwe

APPENDIX V: SITE VISIT PHOTOS







The Six (6) pictures above are representations of the *Korogocho community living in the Nairobi River corridor* as witnessed during the Committees visit to the area on Monday, 15th June, 2026.





The four (4) pictures above are representations of the ***Church of God Seventh Day - COGMERS on the demolition of their developments along the Nairobi River Corridor*** as witnessed during the Committees visit to the area on Monday, 15th June, 2026.

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