



NAIROBI CITY COUNTY ASSEMBLY

OFFICIAL REPORT

Third County Assembly – Fifth Session

Wednesday 17th June 2026

The House met at 2.30 p.m.

[The Temporary Speaker (Hon. Diana Mwangangi) in the Chair]

PRAYER

QUORUM

Hon. Temporary Speaker: Hon. Members, you may take your seats. Clerk, confirm quorum.

(The Clerk-at-the-Table confirmed there was no quorum)

Sergeant-at-Arms, ring the Bell for 10 minutes for purposes of attaining quorum.

(The Quorum Bell was rung)

Order, Hon. Members! We have attained the requisite quorum. Let us proceed.

PETITIONS

STALLED PROJECTS AND BUDGET EXCLUSIONS IN KIAMAIKO WARD

Hon. Temporary Speaker: Hon. Members, we have a Petition by Kiamaiko Ward residents on stalled projects and budget exclusions in Nairobi City County.

We, the undersigned citizens of Kenya who are residents of Kiamaiko Ward within Nairobi City County, draw the attention of the County Assembly of Nairobi to the following: -

AWARE THAT, Article 185 of the Constitution of Kenya, 2010 vests the legislative authority and oversight of the County Governments in the County Assembly;

THAT, the Kenya National Land Use Policy, 2017 recognizes the need for social development that takes cognizance of provision of basic infrastructure and services;

THAT WHEREAS, Article 201 of the Constitution of Kenya, 2010 outlines the fundamental principles of public finance, establishing that all financial management must ensure openness, accountability, and public participation. It mandates equitable sharing of tax burdens, fair revenue distribution, and responsible, transparent management of public resources for the benefit of both current and future generations;

THAT WHEREAS, Section 116 of the County Governments Act, 2012 imposes an obligation on the County Government and its agencies to deliver services within its designated area of jurisdiction. Further, Section 117 (1) (a) of the Act provides that the County Government shall give priority to basic needs of the public to ensure that all members of the public have access to basic services;

THAT, this Petition raises concerns over the prolonged stalling of vital developments projects in Kiamaiko Ward and the unjust exclusions of the ward equitable resources allocation by the Nairobi City Government;

THAT, despite the fact that the community continue to exercise its constitutional mandate in participating in public participation and civic education in safeguarding its interest the County Government has not done its part in implementing the same;

THAT, the residents confirm that not even a single project was allocated in 2025/26 Financial year and even those that were allocated in previous years were yet to be started and those that were started stalled due to reasons best known by the Concerned sectors;

THAT WHEREAS, petitioners confirm that efforts have been made to have the matter addressed by the relevant body, it failed to give a satisfactory response;

AND THAT, all the matters in respect of which the Petition is raised are not pending before any court of law or constitutional body;

NOW THEREFORE, your humble Petitioners pray that the County Assembly of Nairobi City County intervenes and ensures that; -

1. There is immediate resumption and completion of all stalled projects within Kiamaiko Ward, including but not limited to roads, infrastructure, water and Sanitation, waste management, health, youth and women empowerment programs and public facilities construction;
2. There is inclusion in the allocation of County resources since there was omission of key ward projects by the County Government budget for the financial year 2025-2026;
3. Equitable and fair inclusion of Kiamaiko Ward in the current and subsequent Nairobi City Government budget and developments plans in accordance with article 201 of the Constitution of Kenya, 2010 on equitable sharing of resources; and
4. The relevant County officials responsible for the mismanagement, neglect and exclusion of Kiamaiko Ward projects be summoned and held accountable

And your petitioners will forever pray.



Presented by the Speaker, on behalf of the residents of Kiamaiko Ward and by extension all residents of Nairobi County.

This Petition stands committed to the Budget Committee.

STALLED AND ONGOING PROJECTS IN RUAI WARD

Hon. Temporary Speaker: I will continue to read another Petition by Chokaa residents. Public Petition by united Chokaa CBO residents from Ruai Ward on stalled and ongoing projects in Nairobi City County.

WE, the undersigned citizens of Kenya who are residents of united Chokaa CBO from Ruai Ward within Nairobi City County, draw the attention of the County Assembly of Nairobi to the following: -

AWARE THAT, Article 185 of the Constitution of Kenya, 2010 vests the legislative authority and oversight of the County Governments in the County Assembly;

THAT WHEREAS, Article 201 of the Constitution of Kenya, 2010 outlines the fundamental principles of public finance, establishing that all financial management must ensure openness, accountability, and public participation. It mandates equitable sharing of tax burdens, fair revenue distribution, and responsible, transparent management of public resources for the benefit of both current and future generations;

THAT WHEREAS, Section 116 of the County Governments Act, 2012 imposes an obligation on the County Government and its agencies to deliver services within its designated area of jurisdiction. Further, Section 117 (1) (a) of the Act provides that the County Government shall give priority to basic needs of the public to ensure that all members of the public have access to basic services;

THAT, this petition raises concerns over stalled and ongoing projects in reference to the validation of County Annual Development Plan 2020/2021;

THAT, Chokaa residents strongly condemn continued neglect of Ruai Ward in the allocation of County resources specifically in the following areas:

1. Drainage and sewer line construction and fixation from Chokaa main road 47th Street and Oppos towards the Nairobi River;
2. Construction of all Chokaa feeder rough roads which clog during rainy seasons causing flooding;
3. Lack of public health utility due to scarcity of land; and
4. Street lighting where electric poles have been erected but no bulbs for them to function.

THAT WHEREAS, petitioners confirm that efforts have been made to have the matter addressed by the relevant body, it failed to give a satisfactory response;

AND THAT, all the matters in respect of which the Petition is raised are not pending before any court of law or constitutional body;

NOW THEREFORE, your humble Petitioners PRAY that the County Assembly of Nairobi City County intervenes and ensures that; -

- a) There is immediate resumption and completion of all stalled projects within Ruai Ward including but not limited to roads infrastructure, drainage and Sanitation, Waste management and Health facilities;
- b) There is inclusion in the allocation of County resources since there was omission of key ward projects by the County Government budget for the financial year 2020/2021; and
- c) Equitable and fair inclusion of Ruai Ward in the current and subsequent Nairobi City Government budget and developments plans in accordance with Article 201 of the Constitution of Kenya, 2010 on equitable sharing of resources.

And your Petitioners will forever pray.

Presented by Hon. Speaker, on behalf of the Residents of united Chokaa CBO from Ruai Ward, and by extension all residents of Nairobi County.

Also, this Petition is committed to the Budget Committee.

STATEMENT

BUSINESS APPEARING BEFORE THE ASSEMBLY FOR THE WEEK

Hon. Temporary Speaker: Hon. Martin Mbugua, you have a Statement on behalf of the Assembly Business Committee. Clerk, you can finish with the updated statement.

Hon. Martin Mwangi: Thank you, Hon. Speaker. Pursuant to Standing Order 47(2) (a), on behalf of the Assembly Business Committee, I rise to give the following Statement regarding the business appearing before the Assembly for the week beginning Wednesday 17th June 2026.

Hon. Speaker, the Assembly Business Committee met on Tuesday, 16th June, 2026 to allocate business for the week for consideration by this Assembly. In that regard Hon. Speaker, allow me to brief the Assembly as follows, THAT; -

1. Today, Wednesday, 17th June, 2026 under Order No. 8 and 9, the County Assembly will be considering the following Business items: -
 - a) The adoption of the report of the Sectoral Committee on Lands, Planning and Housing on the consideration of the Sessional Paper No. 1 of 2023 on the Nairobi City County Development Control Policy, laid on the Table of the Assembly on Tuesday 16th June, 2026; and
 - b) The Second Reading of the Nairobi City County Wards Development Program Bill, 2026 (Assembly Bill No.2 of 2026) by Hon. Dabar Ahmedqadar Mohamed, MCA, Chairman, Select Committee on Wards Development Fund.
2. Further, on Thursday, 18th June, 2026, under Order No. 8, & 9, the County Assembly will be considering the following Business items: -
 - a) The Second Reading of the Nairobi City County Alcoholic Drinks Control and Licensing (Repeal) Bill, 2026 (Assembly Bill No.3 of 2026) by Hon. Clarence

Munga, MCA, Chairman, Sectoral Committee on Culture & Community Services;
and

- b) The Motion by the Member for Nyayo Highrise Ward, Hon. Kennedy Oyugi, MCA, for the Assembly to resolve that: -
- i. The County Government, in collaboration with National Government institutions, establishes a clear framework for the identification, development, validation, verification, certification, and registration of carbon credit projects across key sectors including waste management, renewable energy, urban forestry, sustainable transport, and energy efficiency;
 - ii. The County Executive formally partners with National Government agencies such as the Ministry responsible for Environment and Climate Change, the National Environment Management Authority (NEMA), and other relevant bodies to ensure compliance with national laws, international standards, and carbon market protocols;
 - iii. The County Government mobilizes partnerships with private sector actors, development partners, and climate finance institutions to access technical expertise, funding, and market linkages necessary for carbon credit generation and trading, and
 - iv. Revenue generated from carbon credit initiatives be ring-fenced and utilized to finance climate action programs and other priority County development projects that promote sustainable development.
3. Lastly, Hon. Speaker, on Tuesday, 23rd June, 2026, under Order No. 8, 9,10 &11 the County Assembly will be considering the following Business items: -
- a) There will be resumption of debate interrupted on Wednesday, 10th June, 2026 at 2:30 p.m. on the Motion by the Member for Nairobi West, Hon. John Rex Omolleh, MCA - urging the Nairobi City County Executive in conjunction with the relevant National Government Agency to establish a Monument at a strategic place at Uhuru Park in honour of the late Rt. Hon. Raila Amolo Odinga for his contribution in the development and growth of the Kenyan State including his selfless sacrifice in championing for good governance, democratic space, rule of law and development of infrastructure for the period of his entire adult life;
 - b) The Adoption of the Report of Select Committee on Public Accounts on the consideration of the report of Auditor General on the Financial Statements of Nairobi City County Executive for the year ended 30th June 2024, laid on the Table of the Assembly on Tuesday 18th November 2025;
 - c) The Adoption of the report of Select Committee on Public Accounts on the consideration of the report of Auditor General on Receiver of Revenue for County Government of Nairobi.

Hon. Speaker, the Assembly Business Committee urges members of this Assembly to familiarize with the aforementioned Bills, Motions and Reports, and prepare accordingly for

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debate through the help of our Research Department. Details of the Bills, Motions and Reports can be obtained in the Notice Paper, being the last page of the day's Order Paper and on the County Assembly Website.

Hon. Speaker, the Assembly Business Committee shall be informing this Assembly through its designee the allotted business every Wednesday during the Statement Hour for timely preparation.

Finally, Hon. Speaker, the Assembly Business Committee will again meet on Tuesday 23rd June 2026 at the rise of the County Assembly to ballot Business for the subsequent week.

Hon. Speaker, I now wish to lay the Statement on the Table of the County Assembly. Thank you.

Hon. Temporary Speaker: Clerk, proceed.

MOTION

ADOPTION OF REPORT ON CONSIDERATION OF SESSIONAL PAPER ON NAIROBI CITY COUNTY DEVELOPMENT CONTROL POLICY

Hon. Alvin Palapala: Thank you, Mr. Speaker.

Hon. Temporary Speaker: I am not Mr. Speaker.

Hon. Alvin Palapala: Thank you, Madam Speaker. Sorry, you know you are rarely there, so I get confused.

Hon. Speaker, I beg to move:

THAT, this Assembly adopts the report of the Sectoral Committee on Lands, Planning and Housing on consideration of Sessional Paper No. 1 of 2023 on Nairobi City County Development Control Policy, laid on the Table of the Assembly today, Thursday, 11th June, 2026.

Hon. Speaker, at the onset, may I inform the Assembly that the document in issue is very critical to the built environment industry and the County. It aims to set standards and provide guidelines for developments based on scientific parameters such as plot ratio, ground coverage, maximum levels, land use and minimum plot size.

Hon. Speaker, based on the foregoing, permit me to bring the Assembly up to speed on the background and highlights of the policy:

1. The Sessional Paper No. 1 of 2023 was submitted and subsequently tabled in the County Assembly on 6th June 2023 and committed to the Sectoral Committee on Lands, Planning and Housing;
2. On 8th August 2023, the policy was subjected to a public participation that the Committee found to have not met the qualitative and quantitative threshold. This occasioned a second round of public participation on 18th, 19th and 20th February 2025 that robustly involved diverse stakeholders i.e professional bodies, developers and the general public;
3. The views obtained led to the Committee revising the tabled draft policy into what the Committee is calling upon the Assembly to adopt today;

4. This policy has been developed in response to the lack of an updated and responsive development control guideline to inform decisions made on approvals for development applications and comes at a crucial moment when the population of the City is rapidly growing and demand for infrastructure has grown significantly. There is also an increase in investments in real estate that needs to be regulated to foster sustainable and responsible development
5. The guidelines have taken into account the importance of environmental health and public sanitation. The guidelines have also considered special areas in the City, such as government institutions, diplomatic missions and embassies, places of worship and learning institutions. Further, the City is also currently implementing urban renewal programs, including affordable housing to enhance access to decent and affordable housing within the City, and this, together with special planning areas within informal settlements, has been given special consideration;
6. The policy has divided the City into 15 zones that have been demarcated as follows: Central Business District Zone, Westlands Zone, Eastleigh Zone, Woodley/Kilimani Zone, Langata Zone, Makadara Zone, Roysambu Zone, Runda Zone, Karen Zone, Dagoretti Zone, North Airport Zone, Donholm Zone, Dandora Zone, Kasarani Zone and Ruai Zone. Details on the areas covered can be found in the main report and policy. Specifically, Hon. Speaker, the policy addresses the following:
 - a) Institutional governance and reforms;
 - b) Zoning, land use and urban form;
 - c) Planning gain and development contributions;
 - d) Air rights and transferable development rights;
 - e) Sustainable and resilient development;
 - f) Public participation and transparency;
 - g) Recognition and collaboration framework with resident associations;
 - h) Introduction of Development Impact Fee (DIF) and establishment of the Nairobi Urban Infrastructure Reinvestment Fund (NUIRF);
 - i) The policy implementation framework, framework for demanding surrender of land within the Nairobi City County Government;
 - j) Development of legal instruments for effective realization of policy objectives
 - k) Infrastructure development;
 - l) Monitoring and evaluation; and
 - m) Tenure and review of the policy which is 10 years before review
7. The Committee is confident that if the policy initiatives are implemented as envisioned in the Policy, property development challenges affecting the city shall effectively be addressed. However, this shall require Commitment by all the stakeholders. Consequently, the Committee recommends to the Assembly as follows:

- I. The Nairobi City County Assembly approves the revised Sessional Paper No. 1 of 2023 on Nairobi City County Development Control Policy and its re-designation as Nairobi City County Development Control Policy, 2026;
- II. The Nairobi City County Assembly approves that the revised Policy come into force upon publication in the *Kenya Gazette* by the County Executive Committee Member for Built Environment and Urban Development, provided that such publication occurs within 21 days of the Assembly's approval and transmittal of its resolutions;
- III. The Nairobi City County Government, subject to annual budget cycles, and in collaboration with the National Government and development partners, to continuously and progressively rehabilitate, upgrade, extend and develop critical infrastructure systems, including sewer, roads, drainage, and enhance water provision and solid waste management; and
- IV. Pursuant to the provisions of the Physical and Land Use Planning Act, 2019 and the Nairobi Integrated Urban Development Master Plan (NIUPLAN), the Nairobi City County to develop local physical and land use plans covering all the 15 zones.

Hon. Speaker, may I thank your office and that of the Clerk for the support to the Committee during the consideration of the document. I will not forget the invaluable wisdom and guidance of the Assembly Leadership, the majority of whom are Members of the Committee. Immense gratitude goes to the Members of the Planning Committee for their unwavering commitment to the process of developing this policy from the date it was tabled. May I also thank the County Executive Committee Member and his officers for initiating the formulation process and presenting the first document. Much appreciation to the Committee secretariat, who have relentlessly facilitated and advised the Committee throughout the process. The stakeholders who critiqued the document and provided professional opinions are also highly valued.

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Now, may I at this point, invite Leader of Minority to second the Motion.

Hon. Anthony Karanja: Thank you, Hon Speaker, I want to second the Motion. Development Policy in Nairobi is long overdue. Hon Speaker and the House, it is important to note that we have not had a Development Control Policy for long time, and what we are using is outdated. Maybe to bring you up to speed, the Development Policy that we have at the moment classifies Kilimani, Yaya and Hurlingham as residential areas.

Hon Speaker, this is a Policy that responds to what is on the ground, and the participation of the developers and the demands of Nairobi. As I second, I hope this Development Policy will not be used for bureaucracies, delays, exclusionary outcomes and risk of corruption for the developers in this City. So, as a Member of Planning, we have done our part by studying and listening to views of the people. I beg to second.

(Question proposed)

Hon. Temporary Speaker: Hon Members, it is your time to contribute. Hon Peter Imwatok, the Majority Leader.

Hon. Peter Imwatok: Hon Speaker, allow me also to put my voice on this particular Motion. Just to bring us to light, we are using a Policy that was last passed by the defunct City Council of Nairobi in 1986. I wonder how old was the Leader of Minority in 1986. At least I was 30 plus years. I am sure half of the Members in this House were not yet teenagers then, apart from myself, Hon Kidenda, Hon Lugonzo, Madam Kibra 1, Hon. Khatemeshi, Hon. Themendu, and Hon. Akama. The justice this Assembly can do is to deliver sanity in the Built Environment Sector. From 1986, the so called approval committees did base on what they could see and what they could earn out of approval of plans.

Hon Speaker, this particular policy has classified every zone within the City. If you are in Umoja, there is the Umoja One zone; in Kayole, there is the Kayole zone, with specificity. So, no officer in the County Government will derail an architect from what they want to achieve in terms of planning the City. If well planned, you will not find in Kayole a building with seven floors and another with three floors; it will be universal.

In the blue zone areas like the State House area, Muthaiga, Runda, Karen, and the rest – This Committee has done justice. We want this County to develop in a very harmonious way. Hon. Speaker, some of us who were privileged to live with our fathers in Karen, at some point you could not get approval because the residents' association was saying, "If you do not have a plot equivalent to one acre, you are not allowed to build." This Policy has identified how these programs can be run according to zoning areas.

Madam Speaker, I want to implore this House that this is important for the posterity of this country. I do not know who will review this policy after us, but it is a privilege for us as the Third Assembly of Nairobi to put the most comprehensive policy before the Executive. I will expect the Executive to do justice, because so far we have a myriad of cases in court, whereby when you go to Raphta Road, Parklands, Westlands, or Kilimani, there are cases before the court. We want to make sure that the court understands that now we have a Policy.

Madam Speaker, just bringing to the attention of this House, the court had given direction, and the County Executive submitted before the court that the County Assembly is delaying in issuing this Policy. I want to challenge the Executive, that as we pass this Policy this afternoon, by the end of business today, which I believe the Clerk and Speaker are aware, we want to throw the ball back to the Executive. Let this policy leave our Assembly and cross the Executive side so that

we can now oversight the real approvals in this County. If Kilimani is said to be 18 floors plus 1, and we find there is approval of 23 floors, the Planning and Implementation committees will have work to do. If Westlands is said to be 25 floors plus the basement, then we find approved building with 27 floors, we have work to do, because it becomes a resolution of this House the moment we say, “As many as of the same opinion say aye.” Hon. Members, it is not about our business to say “aye”, this has to be followed up to make sure the Executive Committee will obey and take charge of Policies, Bills, and Regulations passed in this House.

Hon. Members, you are making history in this red carpet by placing a Policy before the people of Nairobi. I beg to support, Madam Speaker.

Hon. Speaker: Hon. Davidson Ngibuini. I thought you wanted to talk. Hon. Kamau Thuo.

Hon. Kamau Fiunifiu: Thank you, Madam Speaker, for this opportunity. I would also want to register my appreciation to the Committee of Planning that I serve in. As I have heard the Hon. Member from Makong’eni mention, the last Policy we had as a County dates back to 1986. So, that is why over the years we have developments coming in Nairobi that do not conform to the character of the areas.

As I stand here, Hon. Speaker, one of the mandates I have been given by the residents of Karura, which also the UN district hub is domiciled, is to make sure the character of that area is maintained. I would want to appreciate the associations, particularly that of Runda, Muthaiga, Nyari, New Muthaiga and Moringa for the support and effort they have put in place to make sure, even if Nairobi does not have a Policy over the years, those areas have been able to maintain the character of the area.

Hon. Speaker, we have a situation whereby people have lived in areas and they have sentimental value and emotional attachment to their property, then the next morning they wake up and there is a high-rise that has been approved without proper public participation. This Policy now becomes a bible to these associations to oversight whatever happens in their areas.

I am happy to also note the views of the area that I represent, have been incorporated in this Policy. We will no longer care whatever is passed in the County Executive. When you come to these areas to do your development, you will be looking at what the Development Control Policy says. I am also happy that this Policy has done away with densification of Ridge Ways.

The Policy also highlights that whatever happens on Kiambu Road, where we have the border with Kiambu, you can only do two levels of storey, and also on Limuru Road, you can only do twelve storeys on the frontage. We are happy with that. So, in a way this Policy now mitigates rogue developers, because we have developers who do not care about areas. They go to areas that have infrastructure and just want to put high-rise buildings, sell them and go.

Hon Speaker, maybe this will be the last submission I am doing on this matter. We cannot make Nairobi to be Pipeline, Eastleigh, or Parklands. We cannot live in a concrete jungle, because for most of those areas have no resemblance of green. We cannot have densification across the County. So, I am also happy that we have fifteen zones, and from where I represent, we are going to take care of our Zone 8 with this bible that has been provided here.

Hon Speaker, also this Policy seeks to manage rapid urbanisation, control and planned management, and also align with Nairobi Integrated Development Plan and Nairobi Master Plan of 2030. It might not be good document to everybody, Hon Speaker, because this is a negotiated document. It might not be perfect but we have a place to start on. So, with those few remarks, Hon Speaker, I fully support and ask my colleagues to support this Policy. Thank you.

Hon. Speaker: Hon Jared Akama.

Hon. Jared Ondieki: Thank you very much, Madam Speaker, I rise to support the Motion. First, I would like to congratulate the Planning Committee for finding it wise to come up with a review and hence the Policy. We have been advancing as Justice and Legal Affairs Committee that it is important that we get to review our policies. Therefore, this is a good move.

Hon speaker, as someone who comes from a constituency which has been affected adversely, because places like Karen were initially classified as agricultural zone for Nairobi. But of late, we have seen mushrooming of high-rise buildings in Karen and so forth. I want to believe that is because we have been having an outdated policy. When you see a city like Nairobi which is growing at a very high speed, I think we need to have a strong Policy like this, for the purpose of ensuring that we are planning our City in a way that is accommodating the growth of Nairobi.

The Chairman gave me the Policy and read. I want to say that I fully support. Thank you, Hon Speaker.

Hon. Speaker: Hon Clarence Munga.

Hon. Clarence Munga: Thank you Madam Speaker, allow me to support the policy that is before us, presented by the able Chairman of Planning Committee. Madam Speaker, this document is vital, especially to developers who are willing to come and invest in our County.

Madam Speaker, the biggest impediment we have had is when an investor who is willing to build a 30-floor building within a certain area, but due to bureaucracies in this County, they are not able to. Also, we have had the issues of corruption that has really made investors shy away from investing in this County. But with this policy, Madam Speaker, I think any investor who wants to come and invest will have a guideline. If I want to invest in Westlands, I know the County has given these number floors.

Madam Speaker, Liquor Board is actually depending on this document on guidelines on where some businesses are supposed to be set up. With the Zoning Policy, business areas are well demarcated. Without much ado, allow me to support this document and congratulate the Chairman and the Members of the Planning Committee for coming up with this policy. Thank you.

Hon. Temporary Speaker: Hon. Davidson Ngibuini.

Hon. Davidson Ngibuini: Thank you so much, Hon. Speaker. I was just consulting with the Leader of Minority, who is a planning expert. I am happy that Nairobi finally has gotten an opportunity to look at this control over developments that have been happening across the City.

Hon. Speaker, I must bring to this floor that some of the reports we see on television have been extremely saddening. For example, there was a time we saw, I believe it was in Kileleshwa Ward, a billboard erected in front of an apartment. You wonder and ask yourself, who approved that? I hope that by passing this Policy today, we will be able to cure some of those things. Because,

Hon. Speaker, it is extremely unfortunate that you own an apartment and you have been living peacefully enjoying your balcony and the view of the sunset and the sunrise, and then one morning you wake up, draw your curtains and you find somebody overnight erected a billboard in front of your house. You wonder, do we have a government? Do we have urban planning, and where is the redress?

Another thing that I have seen as a big challenge in terms of development in this City, especially where apartments are concerned, is the beacon-to-beacon building. I was just consulting with the Minority Leader and he was telling me that beacon-to-beacon building is allowed. But you find that that beacon-to-beacon building of apartments is also causing a lot of issues, where somebody excavates the wall next to you, and it even collapses because of that development. Can't we be able to cure some of these happenings via legislation? I know some of these things perhaps have not been captured in this Policy, but I am just saying this so that the Planning Committee can be able to look at these issues and bring forth such directives, such that our officers should not just be allowing anything to be built just because somebody has the rightful ownership of the land and has presented the building plans. We should also consider, how does approving this building plan affect the adjacent neighbor?

Hon. Speaker, the last thing I would like to say is that, we need a lot of work done, especially in the areas like ours, the urban parts of Nairobi where there are a lot of these apartments. I represent Woodley/ Kenyatta Golf course Ward that has Woodley Estate whose residents have resisted high-rise apartments. For a long time, Woodley has been an estate that is beautifully green with maisonettes. But now because of the urban development through the regeneration program, we faced demolitions. We brought to this House and now the residents don't know what is going to happen to the rest of it. In fact, one of these developments now has been given through Expression of Interest Lot 234. So, what is going to happen to our residential area? The Government of Nairobi, which owns the land, wants to clear maisonettes and have high-rise buildings. Are we going to turn Woodley into another Pipeline Estate? No offense to that Ward, but can't we have that considered? I think there is a lot of work ahead of us. Hon. Speaker, thank you.

Hon. Temporary Speaker: We can have Hon. Emmy Isalambo, allow the good Hon. Lady to make her contribution, then we finalize with Hon. Hashim Kamau. You can proceed.

Hon. Emmy Isalambo: Thank you, Madam Speaker. Let me first thank the Committee of Planning for this important document. As we all know, Nairobi was at that point where we needed change in such things. For this Policy to have come out, they must have involved the petrologist who are within the County. In that, I mean the scientific study of the soil in Nairobi. That is why they came in with the 15 zones. I think after the study and zoning they mean well for the people of Nairobi in that certain areas are supposed to be built within the capacity required.

This is a very important document if the Nairobians are going to adhere to it. It will be past tense of all the brokers who have been soliciting a lot of issues concerning planning in the County. Our Governor had a vision to lead a city with dignity and green under the sun. With this policy in place, Nairobi will regain its dignity.

This Third Assembly will be among the top by coming up with very productive thing that is going to curb collapse of buildings. I want to congratulate the Committee that came with this. Thank you so much, Madam Speaker.

Hon. Temporary Speaker: Hon. Hashim Kamau.

Hon. Hashim Kamau: Thank you, Madam Speaker. I rise to support the motion. When the Leader of Majority was contributing, he did inform Members of the blue zone areas. I know it is not b intent, but forgot to mention California. California is not like Maringo, Shauri Moyo, or Huruma. As a member of this Committee, I can attest that it has been a journey that started in 2023 and the Committee has been keen in ensuring robust consultation with stakeholders including developers, professional bodies and the general public. For that, I support the Motion. Thank you, Hon. Speaker.

Hon. Temporary Speaker: Thank you. Hon. Palapala, this is your opportunity to reply.

Hon. Alvin Palapala: Thank you, Madam Speaker. I want to take this opportunity to thank the Hon. Members who have contributed to the important deliberations. I request that the document be approved in order to bring sanity, order and sense of direction in the development industry of this County.

Madam Speaker, let me take this opportunity to tell the Members of Planning Committee who are here to stand up so that we can applaud them for the good job done. This journey started in 2023 and has not been easy.

(Members of Planning Committee stood in their places)

Thank you. Mheshimiwa Majiwa, you are my Member of the Planning Committee. Kindly, a round of applause for the Members of Planning Committee?

(Applause)

Thank you for the good job you have done, as I continue serving you as your Chair, Planning Committee, Nairobi city county. I beg to reply.

(Question put and agreed to)

BILL

Second Reading

NAIROBI CITY COUNTY WARDS DEVELOPMENT PROGRAM BILL, 2026

Hon. Temporary Speaker: Hon. Dabar Mohammed.

Hon. Dabar Mohammed: Hon. Speaker, I beg to move:

THAT, the Nairobi City County Wards Development Program, Bill 2026...

Madam Speaker, 12 years ago, the County Assembly passed a Bill that was enacted into law as the Nairobi City County Ward Development Fund Act, 2014. Over the years, that has been amended four times to address the gaps that had been identified.

However, all these efforts to amend this Act provided futile and necessitated need to repeal and enact a new law that address the emerging issues regarding implementation of ward programs and resonate fully with the advisory of the Controller of Budget.

Madam Speaker, in the foregoing, draft Nairobi City County Ward Development Program Bill was developed and committed to the Select Committee on Ward Development Fund for consideration and reporting in line with Standing Order No. 135.

Madam Speaker, this Bill aims to ring fence the 5% ordinary County revenue, which will go a long way to ensure equitable development programs across the 85 wards.

Madam Speaker, having reported progress pursuant to Standing Order No. 135, the Committee is seeking an extension of one week to conclude its report in the Bill, before reporting to this Hon. House. Thank you.

Hon. Temporary Speaker: You can take your seat, Hon. Dabar. What was expected of you today was to read the Second Reading. You have sought for the extension for the submission of the report for one week. It is granted, and the Second Reading is hereby deferred.

(Bill deferred)

ADJOURNMENT

Hon. Temporary Speaker: Hon. Members, having deferred the Second Reading of the WDP Bill, the House stands adjourned until tomorrow, Thursday 18th June 2026 at 2:30 p.m.

The House rose at 4:05 p.m.

