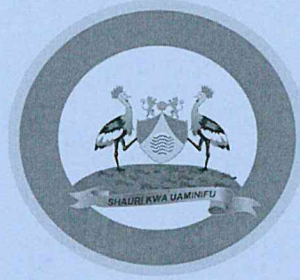


GOVERNMENT OF NAIROBI CITY COUNTY

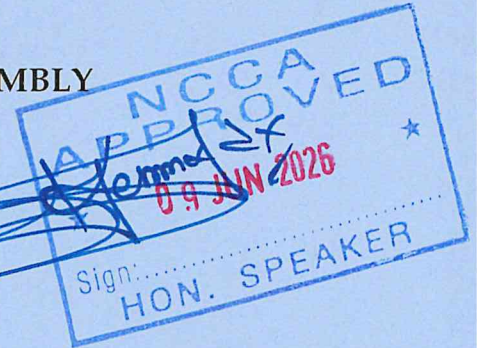


Paper laid by Hon  
palapala<sup>MCA</sup> on 9<sup>th</sup> June,  
2026. *[Signature]*

THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

THIRD ASSEMBLY  
(FIFTH SESSION)



NCCA/TJ/PL/2026(67)

9<sup>TH</sup> JUNE, 2026

PAPER LAID

SUBJECT: REPORT OF COMMITTEE

Pursuant to the provisions of Standing Order 221(2) and 196 (6), I beg to lay the following Paper on the Table of the Assembly, today Tuesday, 9<sup>th</sup> June, 2026

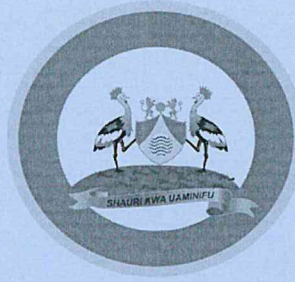
— THE REPORT OF THE SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING ON THE PETITION BY THE RESIDENTS OF KANGEMI AND DAGORETTI ON THE IMPLEMENTATION OF THE NAIROBI RIVER REGENERATION PROGRAMME

(Chairperson, Sectoral Committee on Lands, Planning & Housing)

Copies to:  
The Speaker  
The Clerk  
Hansard Editor  
Hansard Reporters  
The Press



GOVERNMENT OF NAIROBI CITY COUNTY



THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

THIRD ASSEMBLY

(FIFTH SESSION)

NCCA/TJ/PL/2026(67)

23<sup>RD</sup> APRIL 2026

---

PAPER LAID

SUBJECT: REPORT OF COMMITTEE

Pursuant to the provisions of Standing Order 221(2) and 196 (6), I beg to lay the following Paper on the Table of the Assembly, today Thursday, 23<sup>rd</sup> April, 2026

- THE REPORT OF THE SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING ON THE PETITION BY THE RESIDENTS OF KANGEMI AND DAGORETTI ON THE IMPLEMENTATION OF THE NAIROBI RIVER REGENERATION PROGRAMME

(Chairperson, Sectoral Committee on Lands, Planning & Housing)

Copies to:

The Speaker

The Clerk

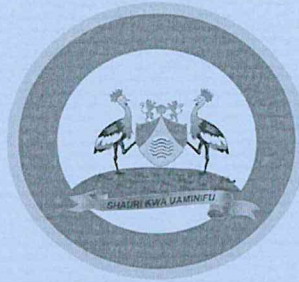
Hansard Editor

Hansard Reporters

The Press



GOVERNMENT OF NAIROBI CITY COUNTY



THE NAIROBI CITY COUNTY ASSEMBLY

OFFICE OF THE CLERK

THIRD ASSEMBLY  
(FIFTH SESSION)



NCCA/TJ/PL/2026(67)

22<sup>ND</sup> APRIL 2026

---

PAPER LAID

SUBJECT: REPORT OF COMMITTEE

Pursuant to the provisions of Standing Order 221(2) and 196 (6), I beg to lay the following Paper on the Table of the Assembly, today Wednesday, 22<sup>nd</sup> April, 2026

— THE REPORT OF THE SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING ON THE PETITION BY THE RESIDENTS OF KANGEMI AND DAGORETTI ON THE IMPLEMENTATION OF THE NAIROBI RIVER REGENERATION PROGRAMME

(Chairperson, Sectoral Committee on Lands, Planning & Housing)

Copies to:  
The Speaker  
The Clerk  
Hansard Editor  
Hansard Reporters  
The Press



GOVERNMENT OF NAIROBI CITY COUNTY



NAIROBI CITY COUNTY ASSEMBLY  
(THIRD ASSEMBLY – FIFTH SESSION)

MEMO

TO : PCA (L&P)  
FROM : Ag. PCA (C)  
DATE : 20<sup>TH</sup> APRIL 2026

---

RE: FORWARDING OF COMMITTEE REPORTS FOR TABLING

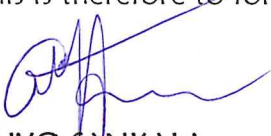
---

The above matter refers.

Kindly find herewith attached the following report of the Sectoral Committee on Lands, Planning and Housing:

- Report on Petition presented by Hon. Speaker on behalf of the residents of Kangemi and Dagoretti on the implementation of the Nairobi River regeneration programme.

This is therefore to forward to you the said report for tabling in the Assembly.

  
GUYO SANKALA  
PCA (C)

*SCA - Austin*  
*Please process for tabling*  
*Muri*  
*PCA (L&P)*  
*22/04/26*



**COUNTY GOVERNMENT OF NAIROBI CITY**



**NAIROBI CITY COUNTY ASSEMBLY**

**THIRD ASSEMBLY– FIFTH SESSION**

---

**REPORT OF THE SECTORAL COMMITTEE ON LANDS, PLANNING AND  
HOUSING**

**ON**

**PETITION PRESENTED THE HON. SPEAKER ON BEHALF OF THE  
RESIDENTS OF KANGEMI AND DAGORETTI ON IMPLEMENTATION OF  
NAIROBI RIVER REGENERATION PROGRAMME.**

---

Clerk's Chambers,  
Nairobi City County Assembly  
City Hall Buildings  
NAIROBI.

**MARCH 2026**

Table of Contents

1.0 PREFACE ..... 3

2.0 INTRODUCTION ..... 5

3.0 THE PETITION AS PRESENTED ..... 5

4.0 RESPONSE BY THE COUNTY EXECUTIVE COMMITTEE MEMBER ..... 7

5.0 DELIBERATIONS ON THE CEC MEMBER'S RESPONSE ..... 10

6.0 RESPONSE BY THE COUNTY EXECUTIVE MEMBER ..... 10

7.0 COMMITTEE OBSERVATIONS ..... 11

8.0 RECOMMENDATIONS ..... 11

## **1.0 PREFACE**

The Sectoral Committee on Planning and Housing is established under Standing Order 209, and its mandate amongst others, as outlined under Standing Order 209 (6) is to:-

- a) investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments;*
- b) study the programme and policy objectives of departments and the effectiveness of the implementation;*
- c) study and review all county legislation referred to it;*
- d) study, assess and analyze the relative success of the departments as measured by the results obtained as compared with its stated objectives;*
- e) investigate and inquire into all matters relating to the assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;*
- f) vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those under Standing Order 185(Committee on Appointments): and*
- g) make reports and recommendations to the County Assembly as often as possible, including recommendation of proposed legislation.*

### **Committee Membership**

The Committee comprises the following Members:-

1. Hon. Alvin Palapala, MCA - Chairperson
2. Hon. Collins Ogenga, MCA - Vice-Chairperson
3. Hon. Peter Imwatok, MCA
4. Hon. Anthony Kiragu, MCA
5. Hon. Paul Kados, MCA
6. Hon. Waithera Chege, MCA
7. Hon. Geoffrey Majiwa, MCA
8. Hon. Fuad Hussein, MCA
9. Hon. Hashim Kamau, MCA
10. Hon. Thuo Fiunifu, MCA
11. Hon. Paul Ndungu, MCA
12. Hon. Nasra Nanda, MCA
13. Hon. Hannah Wanjiru Muriuki, MCA
14. Hon. Nyantika Ricardo, MCA
15. Hon. Lily Akoth Kidenda, MCA
16. Hon. Jane Wanjiru, MCA
17. Hon. Nicholas Juma, MCA
18. Hon. Peter Maina, MCA
19. Hon. Clement Kamaru, MCA
20. Hon. Francis Kimondo, MCA

21. Hon. Patrick Macharia, MCA
22. Hon. Tricer Jeptoo, MCA
23. Hon. Martin Wairobi, MCA

The Committee exercises oversight role on the work and administration of the Built Environment and Urban Planning.

In accordance with the Third Schedule of the Standing Orders, the Planning and Housing Sectoral Committee is mandated to cover subject areas relating to:

- (i) County planning and development;
- (ii) Statistics, land survey and mapping;
- (iii) Boundaries and fencing; and
- (iv) Housing and outdoor advertisement.

**Mr. Speaker Sir,**

Pursuant to Standing Order No. 219, the Hon. Speaker on 7<sup>th</sup> August 2025 read a Petition on behalf of residents of Kangemi and Dagoretti praying to the Assembly to intervene on their concerns regarding the implementation of Nairobi River Regeneration Programme. The Hon. Speaker subsequently committed the Petition to the Sectoral Committee on Planning and Housing for consideration and reporting to the Assembly.

**Mr. Speaker Sir,**

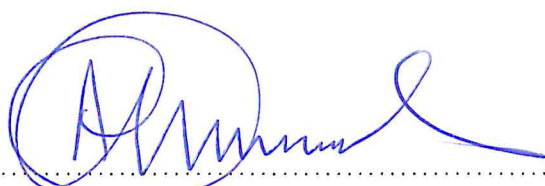
I wish to sincerely thank Members of the Committee for their hard work and dedication while inquiring into the matter. The Committee also wishes to sincerely thank the Offices of the Speaker, the Clerk of the County Assembly and the secretariat for their support.

**Mr. Speaker Sir,**

It is my honor and pleasure on behalf of the Committee to present this Report of the Committee on Planning and Housing on the Petition by residents of Kangemi and Dagoretti on implementation of Nairobi Regeneration Programme.

Thank You.

SIGNED .....



**HON. ALVIN OLANDO PALAPALA, MCA  
(CHAIRPERSON – LANDS, PLANNING AND HOUSING COMMITTEE)**

DATE.....

22/4/2025

## **2.0 INTRODUCTION**

Pursuant to Standing Order No. 219, the Hon. Speaker on 7<sup>th</sup> August 2025 read a Petition on behalf of residents of Kangemi and Dagoretti praying to the Assembly to intervene on their issues concerning the implementation of Nairobi River Regeneration Programme. The Hon. Speaker subsequently committed the Petition to the Sectoral Committee on Planning and Housing for consideration and reporting to the Assembly.

## **3.0 THE PETITION AS PRESENTED**

In the Petition, the Petitioners stated as follows:

“We, the undersigned residents of Kangemi and larger Dagoretti wards, Nairobi County, hereby present this Petition with utmost urgency and grave concern, regarding the public notice issued by the Nairobi City County Government CEC Member for Built and Urban Planning through the newspapers on 6<sup>th</sup> March 2025.

In the said notice, the general public is informed that the Minister of Lands, jointly with the County Government of Nairobi, intend to declare the Nairobi River corridor a special planning area, from Naivasha Road all the way to Ruai. This action is allegedly to pave way for, amongst others, development of social and affordable housing projects. While we support sustainable urban development and environmental conservation, we firmly believe that the current processes are fundamentally flawed, discriminatory and in blatant violation of our constitutional rights and existing laws. The grievances and grounds for the Petition being:

1. **Ancestral land and livelihoods;** Our presence along the Nairobi River in Kangemi and Dagoretti is not recent. This land is ancestral to many families who have lived here for generations. Our homes and livelihoods are deeply intertwined with this community, and any forced displacement will lead to immense suffering and destitution. These are lands that our ancestors occupied before independence. The said lands were inhabited by our ancestors, indigenous families in Dagoretti, then part of Kiambu and Western Nairobi before colonial rule, as explicitly stated in Morris Carter’s Kenya Land Commission of 1934. We have interred our deceased generations on these grounds over the years, thus they serve as the foundation for our historical and cultural existence. All Dagoretti landowners were granted freehold title deeds following the Swynnerton Land Plan Tenure reforms during the colonial era after the Mau Mau War. Currently, we hold title issued by the Government of Kenya, recognizing us as private and legal owners of this parcel of land.
2. **Arbitrarily and unlawful riparian land demarcation:** After our publication of the public notice, we witnessed the County Government jointly with Water Resource Management Authority (WARMA), and a foreign company, arbitrarily placed beacons extending the riparian buffer zone to 60 meters from the riverbank. This is a great diversion from the legally established threshold. The Environmental Management and Coordination (Wetlands, Riverbanks, Lake Shores and Sea Shore Management) Regulations, 2009,

enacted under the Environmental Management and Coordination Act, typically defined riparian land as six meters from the highest water mark for rivers. The arbitrary extension of 60 meters is punitive, lacks legal basis, and appears designed to displace a larger population.

3. **On lack of genuine and inclusive public participation:** The Constitution of Kenya, 2010, under Article 10 (2) (a), enshrines public participation as a national value and principle of governance. It mandates that citizens must be involved in policy making process, that being the public participation notice given as on a very short notice and the exercise conducted was a mere charade. It was discriminative as it was conducted in Kilimani Ward, thus failing to involve the entire affected population or communities along the Nairobi River corridor. Many residents complained that they were unaware and excluded from the purported public participation exercise. This, by law, renders the entire exercise null and void.
4. **Discriminatory application of the Nairobi River Regeneration Plan.**
5. **Violation of property rights:** Undue process in land acquisition over rights of property is protected under Article 40 of the Constitution of Kenya, 2010, which states; - “40 (1) Subject to Article 65, every person has the right, either individually or in association with others, to acquire and own property– (a) of any description; and (b) in any part of Kenya.” Further, the Land Act 2012, Part VIII on Compulsory Acquisition of Land, meticulously outlines the legal process for government acquisition of private land. This process demands that the acquisition is for a public purpose or in the public interest. Issuing of informal notices to all affected parties.
6. **Legal violation:** The actions of the Nairobi County Government contravene the following laws: - a) Article 40 of the Constitution of Kenya, 2010; b) Land Act, 2012; c) Article 10 (2) and Article 27 of Fair Administrative Action Act, 2015, that mandates that any administrative action affecting the public must be lawful, reasonable, and procedurally fair. And now to the prayers of the petitioners. In light of the foregoing, the residents of Kangemi ward and the larger Dagoretti humbly but firmly petition the Nairobi City County Assembly to:
  - i. Immediately halt any action beyond six meters along the Nairobi River corridor in Kangemi Ward and the larger Dagoretti until a lawful and just process is established;
  - ii. Order a review and correction of the riparian land demarcation to align with the legal stipulated six-meter threshold as per the Environmental Management and Coordination Regulations, 2009;
  - iii. Mandate a genuine, inclusive, and transparent public participation process;
  - iv. Ensure equitable application of the Nairobi River Regeneration Plan across all areas of Nairobi, from Naivasha Road to Ruai, including high-end estates and commercial properties to demonstrate fairness and adherence to the rule of law;
  - v. Enforce removal of the beacons by WARMA; and

- vi. Facilitate a constructive dialogue between the Kangemi and larger affected Dagorretti land owners, and affected residents along river, the Nairobi City County Government and relevant stakeholders, to find a mutual agreement and lawful solution that respect property rights, human rights, and promote sustainable development.”

At its meeting held on 17<sup>th</sup> September 2025, the Committee deliberated on the Petition and observed that it raised critical concerns regarding the Regeneration programme. Therefore, it was resolved that the Petitioners and the County Executive Committee Member for Built Environment and Urban Planning be invited to a meeting on 1<sup>st</sup> October 2025. Consequently, a meeting was held on the said date and the Petitioners; County Executive Committee Member for Built Environment and Urban Planning; and other Officers from the County Executive were in attendance. The Committee considered the oral presentation of the Petitioners and the response by the County Executive Committee Member which informs this report.

#### **4.0 RESPONSE BY THE COUNTY EXECUTIVE COMMITTEE MEMBER**

The County Executive Committee Member informed the meeting as follows:

- On the prayer for the Nairobi City County Government to review and correct the riparian land demarcation to align with the legally stipulated 6-meter threshold, the Committee was informed that in order to support the Nairobi River Regeneration Project, the County Government of Nairobi, in its statutory mandate as a County planning authority under Section 4 of the Physical and Land Use Planning Act 2019, declared the Nairobi River Corridor as Special Planning Area. The Notice was published in a Gazette on 6<sup>th</sup> March 2025. The stakeholders of the project are:
  - (i) Nairobi City County
  - (ii) National Environment Management Authority
  - (iii) Water Resource authority
  - (iv) Nairobi Water
  - (v) State Department for Housing/Ministry of Housing and Urban Development
  - (vi) Judiciary of Kenya
  - (vii) Kiambu County and the client representative and project manager: PS Ministry of Defense
- The Committee was informed that the following are the objectives of the Nairobi River Regeneration Project:
  - (i) Designate river corridors in areas contributing to and vulnerable to the highest pollution such as informal settlements, industrial areas and highest density residential areas as special planning areas;
  - (ii) Develop and implement appropriate engineering solutions and infrastructure interventions for storm water and sewerage;

- (iii) Develop and implement a river corridor focused affordable housing programme and associated social infrastructure to address riparian land encroachment;
- (iv) Develop and implement 3 catalytic projects/initiatives that will spur this programme: projects include: Nairobi Rivers Green Corridor project, Nairobi Rivers Waste-wealth project, Nairobi Riverfront Development, Museum Hill to Eastleigh First Avenue, Nairobi Dam Restoration, Dandora Dumpsite Riverfront de-contamination.

— In addition, the Committee was informed that in order to operationalize and effectively coordinate the project, Nairobi River Regeneration Commission formed the following sub Committees:

Sub-Committee	Lead	Coordinators
Trunk sewer and treatment plant	Eng. Kitheko	Maj. Khisa
Social affordable housing and markets	Arch. Wairagu	Maj. M. Njau
Flood control and storm water management	Eng. Ndege	Maj. R. Agula
Solid Waste management	CECM Maureen	Maj. Salim
NMT	Eng. Asin	Maj. R. Agula
Landscaping		
Special Planning area and survey and riparian corridors	CECM Mbogo	Maj. Messo
Stakeholder engagement	Co Eva	Maj. R. Agula
Museum Hill Interchange	Eng. Githinji	Maj. R. Agula
Coordination	P.M	Maj. Koech

The CEC Member stated that following a presidential directive, Water Resources Authority (WRA) was tasked with establishment of a 30-meter riparian corridor back in May 2024 as per the water Act 2016 Cap 11. In this regard, WRA followed the drainages and not administrative boundaries in managing the finite resources. Further, from a public Barraza held on 18<sup>th</sup> March 2025 at Kabete Social Hall, WRA representative clarified that the 30-meter riparian corridor applies to all, that is informal settlement estates and commercial properties.

— On the prayer for Nairobi City County to mandate a genuine inclusive and transparent public participation process that engages all land owners along Nairobi River Corridor, the Committee was informed as follows:

- (i) That in accordance with the Physical and Land Use Planning Act, 2019, particularly Sections 4, 52 and 57, the County Government of Nairobi recognizes its statutory obligation to facilitate inclusive, participatory and transparent planning process within designated special planning areas;

- (ii) That following the formal declaration of Nairobi River Corridor as a Special Planning Area (SPA), the County Government is committed to ensuring that all affected communities including land owners in Kangemi, Dagoretti and other areas along the corridor are meaningfully engaged in the development of the Nairobi River Regeneration Project;
  - (iii) That the Act explicitly mandates that public participation be embedded throughout the planning process, from inception to approval. This includes the convening of consultative forums, dissemination of planning information and incorporation of community feedback into the final plan.
  - (iv) Therefore, the County Government in conjunction with Nairobi Rivers Commission will initiate and facilitate structured dialogue platforms that bring together land owners, residents association, residents, civil society and institutional stakeholders to deliberate on land use, environmental restoration, infrastructure development and revitalization within the corridor.
- On the prayer for Nairobi City County Government to ensure equitable application of the Nairobi River Regeneration Plan across all areas in Nairobi including high end estates and properties, the CEC Member gave the assurance that Nairobi City County would ensure equity principle is applied where all land owners, regardless of economic or social status, will be subjected to the same planning standards and enforcement mechanisms. Accordingly, implementation will prioritize upgrading of infrastructure (sanitation, drainage system, housing support), rehabilitation of green corridors with public access and enforcement of riparian buffer compliance for all developments.
- On the prayer for the County Government to ensure the removal of beacons placed by WARMA and a foreign company until the matter is resolved, the Committee was informed as follows:
- (i) That Water Resources Management Authority (WARMA) was the predecessor to what is now known as the Water Resources Authority (WRA) in Kenya. Under the Water Act, 2016, WARMA was restructured and renamed to WRA expanding its mandate and modernizing its operations;
  - (ii) That WRA plays a critical role in projects such as Nairobi River Regeneration, where water quality, abstraction control and catchment protection are central to success. The authority marked and pegged following a presidential directive on evacuation of people and structures in 2024 after the floods. This precedes the Declaration of the SPA by Nairobi City County and WRA's report on mapping and pegging was provided.
  - (i) On the prayer for the County Government to facilitate a constructive dialogue between Kangemi and Dagoretti land owners and other affected areas along the Nairobi River Corridor, the CEC Member stated that Nairobi City County is a stakeholder in the Nairobi River Regeneration project. Through the office of the CECM Planning, a meeting would be arranged to bring on board the steering

committee that is the Nairobi River Commission, WRA and representation from all the stakeholders so as to ensure a well structured dialogue platform.

In conclusion, the CEC Member stated that NCCG is only a stakeholder in the Nairobi River Regeneration project. Consequently, he stated that more collaboration on issues arising from the project will be ensured moving forward. More importantly, the Committee was informed that Nairobi City county is committed to ensuring that the Nairobi River Regeneration is implemented incisively and equitably.

## **5.0 DELIBERATIONS ON THE CEC MEMBER'S RESPONSE**

The Committee and the Petitioners deliberated on the response as presented by the County Executive Committee Member and the following are the critical issues that emerged:

- (ii) That the implementers of the programme were illegally encroaching on the private land without following proper land acquisition procedures;
- (iii) That WRA, KDF and Police were actively laying beacons beyond the legally permitted 6 meters;
- (iv) That the extent of the land being marked is 60 meters as contained in the notice issued by the County Executive Committee Member contrary to 6 meters provided for in the National Environmental Management and Coordination, Act EM Regulations on Water Quality;
- (v) That there has never been proper public participation to enable the residents to give their views regarding the implementation and feasibility of the programme;
- (vi) That the initial objective of the programme was to clean up the river. However, contrary to the this, the Commission has introduced the aspect of construction of affordable housing projects which has not been explained;
- (vii) That the government officers installing beacons are unfriendly and use police and Kenya Defense Forces (KDF) to intimidate residents yet they were encroaching on private land;
- (viii) That the implementation of the programme and irregular acquisition of the land does not take into account the fact that the residents have historical attachment to the land having buried relatives on it; and
- (ix) That the programme is already being implemented without the County having developed the physical and land use plan for the area as required by the law.

## **6.0 RESPONSE BY THE COUNTY EXECUTIVE MEMBER**

Following the deliberations, the CEC Member reported as follows:

- (i) That the implementation of the programme along the river is not uniform in that the 60 meters contained in the notice is not applicable through the length of the river downstream, rather, only in sections where there is government land or where the government will acquire procedurally;
- (ii) On the laying of beacons, the CEC Member stated that Nairobi River Commission is the implementer of the programme and the Sector's mandate is limited to the planning authority thus, the County is not party to the beacons activity;

- (iii) On public participation, the meeting was informed that the notice that was given was but only an intend to declare the Nairobi River Corridor as a Special Planning Area. That in subsequent stages, residents along the river will be engaged in a comprehensive public participation once the area has officially been declared and a Spatial plan developed in accordance with the Physical and Land Use Planning Act, 2019;
- (iv) On implementation of affordable housing along the river, the meeting was informed that the commission will only construct affordable housing in areas that where there is public land or where it has been acquired procedurally and not on privately owned land;
- (v) On hostile officers installing beacons, it was stated that the County is not party to the activities taking places along the river at the time of the meeting including the installation of the beacons and that the County has not been involved in surveying the river corridor which is a critical step that should precede the marking; and
- (vi) That the physical and land use plan that will be developed by the County which will form the basis for implementation of Nairobi Corridor Regeneration Programme is yet to be concluded by the County. The plan should precede all activities including survey and installation of beacons.

#### **7.0 COMMITTEE OBSERVATIONS**

Having considered the prayers in the Petition as read by the Hon. Speaker and deliberated on the response by the County Executive Committee Member for Built Environment and Urban Planning, the Committee made the following submissions/observations: -

1. That Nairobi Rivers Commission, Nairobi City County and the relevant stakeholders were yet to conduct a meaningful public sensitization and public participation on the implementation of Nairobi River Regeneration programme in order to address the concerns being raised by the Petitioners;
2. That as per the WRA report presented to the Committee, Nairobi Regeneration Commission has mapped and pegged beacons along the Nairobi River Corridor;
3. That following a request from the National Government, Nairobi City County issued a notification via a Notice date 6<sup>th</sup> March 2025 as an intend to declare Nairobi River Corridor as a Special Planning Area pursuant to Section 52 (1) of the Physical and Land Use Planning Act, 2019;
4. That pursuant to Section 52 (6) of the Act, the County was yet to prepare Special Area Plan. Therefore, WRA mapping and pegging was being conducted contrary to the law;
5. That Nairobi City County was not involved in any surveying process before mapping and pegging of beacons along the River corridor; and
6. That the preparation of physical and land use plan must precede the mapping and pegging of beacons; and other activities related to the programme.

#### **8.0 RECOMMENDATIONS**

In view of the above, the Committee makes the following recommendations;

1. That Nairobi City County in conjunction with Nairobi River Commission to conduct a comprehensive sensitization and public participation with the citizens of affected Nairobi River Corridor in view of addressing the following amongst others:
  - (i) The objectives of Nairobi River Regeneration Programme;
  - (ii) The scope of the programme including areas designated for affordable housing project;
  - (iii) Allegations of discriminative implementation of the programme between informal and upscale areas along the River;
  - (iv) The application and the extent of the proposed 60-meter river front along the River; and
  - (v) Procedures to be followed in cases where the government intends to acquire private land along the river.
2. That Nairobi River Commission suspends all activities along Nairobi River Corridor until the County concludes the preparation of the Special Area Plan; and proper surveying and public participation are done;
3. That Nairobi River Commission to ensure that officers engaged in the implementation of the programme observe decorum and civility at the time of survey, mapping and surveying of the Nairobi River Corridor; and
4. That Nairobi River Commission to work closely with local political and administrative leadership along the River for seamless engagement and outreach to the areas to be affected by the project.

XX

**ANNEX I:** Minutes

**ANNEX II:** Copy of Petition

**ANNEX III:** Copy of CEC Member's response

MINUTES OF THE SITTING OF THE NAIROBI CITY COUNTY ASSEMBLY SECTORAL COMMITTEE ON LANDS, PLANNING AND HOUSING HELD ON 10<sup>TH</sup> MARCH, 2026 AT 11.00 A.M. IN COMMITTEE ROOM FIVE (5), CITY HALL BUILDING.

PRESENT:

1. Hon. Alvin Palapala, MCA - Chairperson
2. Hon. Collins Ogenga, MCA - Vice-Chairperson
3. Hon. Martin Wairobi, MCA
4. Hon. Hannah Wanjiru Muriuki, MCA
5. Hon. Lily Kidenda, MCA
6. Hon. Jane Wanjiru, MCA
7. Hon. Nyantika Ricardo, MCA
8. Hon. Tricer Jeptoo, MCA
9. Hon. Hashim kamau, MCA
10. Hon. Francis Kimondo, MCA

ABSENT

1. Hon. Clement Kamaru, MCA
2. Hon. Waithera Chege, MCA
3. Hon. Peter Imwatok, MCA
4. Hon. Antony Kiragu,
5. Hon. Fuad Hussein, MCA
6. Hon. Thuo Fiunifiu, MCA
7. Hon. Patrick Macharia, MCA
8. Hon. Nicholas Juma, MCA
9. Hon. Clement Kimaru, MCA
10. Hon. Peter Maina, MCA
11. Hon. Paul Ndung'u, MCA
11. Hon. Nasra Nanda, MCA
12. Hon. Geoffrey Majiwa, MCA
13. Hon. Paul Kados, MCA

SECRETARIAT

1. Mr. Austin Inyundele - Senior Clerk Assistant
2. Ms. Rebecca Adhiambo - Second Clerk Assistant
3. Ms. Caroline Kawira - Hansard Reporter
4. Mr. Titus Kitetu - Researcher

MIN.001/NCCA/LPH/10/MARCH/2026

– PRELIMINARIES

The Chairperson called the meeting to order at 11:10 am and opened the meeting with a word of Prayer. The Chair then welcomed Members present to the meeting and took them through the agenda which was adopted for consideration having been proposed by Hon. Hanna Wanjiru, MCA and seconded by Hon. Tricer Yobei, MCA as follows: -

1. Preliminaries (prayers and adoption of the agenda),
2. Consideration and adoption of the committee report on the petition by residents of Kangemi and Dagoretti on the implementation of the Nairobi River Regeneration Program.
3. Tabling of the statements requested by Hon. Robert Alai, MCA and Hon. Joseph Ndungu, MCA
4. Any Other Business,
5. Adjournment.

MIN.002/NCCA/LPH/10/MARCH/2026 – CONSIDERATION AND ADOPTION OF THE COMMITTEE REPORT ON THE PETITION BY THE NAIROBI RIVER REGENERATION PROGRAM.

The Committee was informed that following the committal to the Committee, the Petition that was read by the Hon. Speaker on behalf of residents of Kangemi Ward and the larger Dagoretti was to be processed and a report Tabled within 45 days. In this regard, the Committee was informed that the timeline had lapsed. Therefore, there was need to process the report and table. Accordingly, the Chairperson invited the Senior Clerk Assistant to take the Committee through the draft report as follows:

That the issues arising from the Petition are as follows:

1. Interference with ancestral land and livelihoods
2. Arbitrarily and unlawful riparian land demarcation
3. Lack of genuine and inclusive public participation
4. Discriminatory application of the Nairobi River Regeneration Plan
5. Violation of property rights
6. Legal violations of fair administrative justice

In view of the foregoing, the Petitioners prayed to the County Assembly to intervene as follows:

- i. Immediately halt any action beyond six meters along the Nairobi River corridor in Kangemi Ward and the larger Dagoretti until a lawful and just process is established;
- ii. Order a review and correction of the riparian land demarcation to align with the legal stipulated six-meter threshold as per the Environmental Management and Coordination Regulations, 2009;
- iii. Mandate a genuine, inclusive, and transparent public participation process;
- iv. Ensure equitable application of the Nairobi River Regeneration Plan across all areas of Nairobi, from Naivasha Road to Ruai, including high-end estates and commercial properties to demonstrate fairness and adherence to the rule of law;
- v. Enforce removal of the beacons by WARMA; and
- vi. Facilitate a constructive dialogue between the Kangemi and larger affected Dagoretti land owners, and affected residents along river, the Nairobi City

County Government and relevant stakeholders, to find a mutual agreement and lawful solution that respect property rights, human rights, and promote sustainable development.”

In this regard, the Committee held a meeting on 17<sup>th</sup> September 2025 with the Petitioners and the County Executive Committee Member to deliberate on the foregoing issues following which the Committee made the following observations:

1. That Nairobi Rivers Commission, Nairobi City County and the relevant stakeholders were yet to conduct a meaningful public sensitization and public participation on the implementation of Nairobi River Regeneration programme in order to address the concerns being raised by the Petitioners;
2. That as per the WRA report presented to the Committee, Nairobi Regeneration Commission has mapped and pegged beacons along the Nairobi River Corridor;
3. That following a request from the National Government, Nairobi City County issued a notification via a Notice date 6<sup>th</sup> March 2025 as an intend to declare Nairobi River Corridor as a Special Planning Area pursuant to Section 52 (1) of the Physical and Land Use Planning Act, 2019;
4. That pursuant to Section 52 (6) of the Act, the County was yet to prepare Special Area Plan. Therefore, WRA mapping and pegging was being conducted contrary to the law

Therefore, the following were the draft recommendations:

1. That Nairobi City County in conjunction with Nairobi River Commission to conduct a comprehensive sensitization and public participation with the citizens of affected Nairobi River Corridor in view of addressing the following amongst others:
  - (i) The objectives of Nairobi River Regeneration Programme;
  - (ii) The scope of the programme including areas designated for affordable housing project;
  - (iii) Allegations of discriminative implementation of the programme between informal and upscale areas along the River;
  - (iv) The application and the extent of the proposed 60-meter river front along the River; and
  - (v) Procedures to be followed in cases where the government intends to acquire private land along the river.
2. That Nairobi River Commission suspends all activities along Nairobi River Corridor until the County concludes the preparation of the Special Area Plan; and proper surveying and public participation are done;
3. That Nairobi River Commission to ensure that officers engaged in the implementation of the programme observe decorum and civility at the time of survey, mapping and surveying of the Nairobi River Corridor; and

4. That Nairobi River Commission to work closely with local political and administrative leadership along the River for seamless engagement and outreach to the areas to be affected by the project.

The report was adopted for Tabling having been proposed by Hon. Hashim Kamau, MCA and seconded by Hon. Martin Wairobi, MCA.


MIN.003/LPH /10TH/MARCH/2026: TABLING OF THE STATEMENT REQUESTED BY HON. ROBERT ALAI, MCA AND HON. JOSEPH NDUNGU.

The Committee was informed that at the Assembly Sitting held On 3<sup>rd</sup> March 2026, Hon. Joseph Ndng'u, MCA requested for a Statement from the Chairperson regarding structural safety of buildings in the County, specifically in the Central Business District (CBD). The Committee deliberated on the Statement and resolved that the two Statements including the one requested by Hon. Alai as tabled earlier be processed together with other pending Statements in view of inviting the CEC Member and Chief Officers to provide responses on 18<sup>th</sup> March 2026.

MIN.004/LPH /10TH/MARCH/2026: ADJOURNMENT

There being no other business to consider, the Chairperson adjourned the meeting at 12.20 p.m. The date of the next meeting would be communicated on notice.

CONFIRMED AS A TRUE RECORD OF THE PROCEEDINGS

CHAIRPERSON .....

SIGNATURE

DATE

..... 22/4/2025 .....

THE COUNTY GOVERNMENT OF NAIROBI CITY



NAIROBI CITY COUNTY ASSEMBLY  
(THIRD ASSEMBLY – FOURTH SESSION)

INTERNAL MEMO

TO : Ag. PCA (C)

FROM : PCA (L&P)

DATE : 8<sup>TH</sup> AUGUST 2025

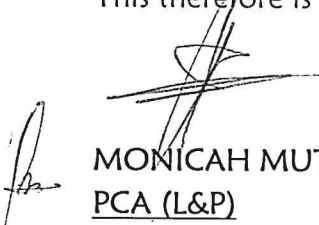
RE: FORWARDING OF PETITION

The above matter refers.

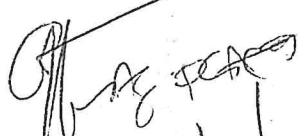
At the Assembly Sitting held on 7<sup>th</sup> August 2025, the following Petition was read by the Speaker and committed to the Sectoral Committee on Environment and Natural Resources for consideration and reporting:

- PETITION BY RESIDENTS OF KANGEMI REGARDING THE UNLAWFUL NOTICE AND DISCRIMINATORY IMPLEMENTATION OF THE NAIROBI RIVER REGENERATION PLAN IN KANGEMI- DAGORETTI CORRIDOR.

This therefore is forward to you a copy of the said Petition for your further action.

  
MONICAH MUTHAMI  
PCA (L&P)

SCA - Environment  
- BLU - letter to the Sector X  
Petition  
- BLU workplan

  
11/9/25



**TO:**

**The Honourable Speaker,**

Nairobi City County Assembly,

City Hall Buildings,

P.O BOX 45844 – 00100,

**NAIROBI.**

**FROM:**

The Concerned Residents of Kangemi and larger Dagoretti Wards, Nairobi County.

**DATE:** July 18<sup>th</sup>, 2025

**SUBJECT: PETITION REGARDING THE UNLAWFUL NOTICE AND DISCRIMINATORY IMPLEMENTATION OF THE NAIROBI RIVER REGENERATION PLAN IN KANGEMI-DAGORETTI CORRIDOR**

We, the undersigned residents of Kangemi and larger Dagoretti Wards, Nairobi County, hereby present this Petition with utmost urgency and grave concern regarding the public notice issued by the Nairobi County Government CECM for Built Environment & Urban Planning through the newspapers on 6<sup>th</sup> March 2025 (attached). In the said notice, the general public is informed that the **Ministry of lands** jointly with the **County Government of Nairobi**, intend to declare the **Nairobi River corridor** a **Special Planning Area from Naivasha road all the way to Ruai**. This action is allegedly to pave way for amongst others, development of Social and affordable housing projects.

While we support sustainable urban development and environmental conservation, we firmly believe that the current process is fundamentally flawed, discriminatory, and in blatant violation of our constitutional rights and existing laws.

## **OUR GRIEVANCES AND GROUNDS FOR PETITION:**

- 1. Ancestral Land and Livelihoods:** Our presence along the Nairobi River in Kangemi and Dagoretti is not recent; this land is ancestral to many families who have lived here for generations. Our homes and livelihoods are deeply intertwined with this community, and any forced displacement will lead to immense suffering and destitution. These are lands that our ancestors occupied before independence. The said lands were inhabited by our ancestral/indigenous families in Dagoretti (then part of Kiambu) and Western Nairobi before colonial rule as explicitly stated in the Morris Carter Kenya Land Commission of 1934. We have interred our deceased generations on these grounds over the years, thus they serve as the foundation for our historical and cultural existence. All Dagoretti landowners were granted freehold title deeds following the Swynerton Land Plan tenure reforms during the colonial era after the Mau Mau war. Currently, we hold titles issued by the Government of Kenya recognizing us as private and legal owners of these parcels of land.
- 2. Arbitrary and Unlawful Riparian Land Demarcation:** After publication of the public notice, we witnessed the County Government jointly with Water Resources Management Authority (WARMA) and a foreign company, arbitrarily place beacons extending the riparian buffer zone to **60 meters** from the river bank. This is a gross deviation from the legally established threshold. The **Environmental Management and Coordination (Wetlands, Riverbanks, Lake Shores and Sea Shores Management) Regulations, 2009**, enacted under the Environmental Management and Coordination Act (EMCA), typically define riparian land as **6 meters** from the highest water mark for rivers. The arbitrary extension to 60 meters is punitive, lacks legal basis, and appears designed to displace a larger population.
- 3. Lack of Genuine and Inclusive Public Participation:** The Constitution of Kenya, 2010, under **Article 10 (2)(a)**, enshrines public participation as a national value and principle of governance. It mandates that citizens must be involved in policy-making processes.

The "public participation" notice given was on a very short notice and the exercise conducted was a mere charade. It was discriminative as it was conducted in Kilimani Ward thus failing to involve the entire affected population or communities along the Nairobi River Corridor. Many residents complain that they were unaware and excluded from the purported public participation exercise. This by law renders the entire exercise null and void.

4. **Discriminatory Application of the Nairobi River Regeneration**

**Plan:** The Nairobi River Regeneration Plan, while commendable in its objective, is being implemented with glaring double standards. By the beaconing done by WARMA and a foreign Company in Kangemi, we observe with dismay that high-end estates and commercial establishments built directly along the Nairobi River, such as those in Lavington, Msongari, Ring Road, Kileleshwa, Riverside, Arboretum Drive, Chiromo, residences along James Gichuru Road etc, remain untouched. These affluent areas, which are along the river corridor, appear inexplicably exempt from similar eviction notices or demands to adhere to the supposed 60-meter riparian rule. Some of them do not even adhere to the required 6m rule. This selective enforcement exposes a clear bias and discrimination against vulnerable communities such as Kangemi and the larger Dagoretti and others thus undermining the integrity and fairness of the entire Nairobi River regeneration initiative.

5. **Violation of Property Rights and Due Process in Land Acquisition:**

Our right to property is protected under **Article 40 of the Constitution of Kenya, 2010**, which states:

- **Article 40 (1):** "Subject to Article 65, every person has the right, either individually or in association with others, to acquire and own property— (a) in any part of Kenya; or (b) of any description."
- **Article 40 (3):** "The State shall not arbitrarily deprive a person of property of any description or of any interest in, or right over, property of any description."

- **Article 40 (3)(b):** It further stipulates that if property is compulsorily acquired for a public purpose or in the public interest, it must be subject to "prompt payment of just compensation to the person and all those who had an interest in or right over the property." This presupposes prior consultations before the finalization of the plan, the alienation and utilization of the targeted land.

Furthermore, the **Land Act, 2012, Part VIII (Compulsory Acquisition of Land)**, meticulously outlines the legal process for government acquisition of private land. This process demands:

- That the acquisition is for a public purpose or in the public interest.
- Issuance of formal notices to all affected parties.
- Thorough assessment and prompt payment of just compensation for land, developments, and disturbance.
- Provision for resettlement where necessary.

None of these fundamental legal requirements for compulsory acquisition have been met. The County Government has not initiated a lawful acquisition process, nor has it engaged in any discussions regarding just compensation or resettlement for the affected residents.

Besides owning homes in the designated area of Kangemi, some residents have built apartments and earn a living through renting them to tenants. It is unclear and illogical that the government can forcibly seize private land and demolish homes and apartments in the name of constructing affordable housing.

## **6. Legal Violations**

**The actions of the Nairobi County Government contravene the following laws:**

- **Article 40 of the Constitution of Kenya 2010** – Guarantees the right to property and stipulates that no person shall be arbitrarily deprived of property.

**-Land Act (2012), Sections 107-134** – Outlines the legal process for compulsory land acquisition, including adequate notice, public participation, and fair compensation.

**-Article 10 (2), Article 196 and 232 (d) & (f)** of the Constitution outlining principles of governance and procedure for public participation.

**-Article 27 of the Constitution-** Touching on Equality and freedom from discrimination.

**-Fair Administrative Action Act (2015)-** Mandates that any administrative action affecting the public must be lawful, reasonable, and procedurally fair.

**-Water Resources Management Rules (2007)-** Defines the riparian reserve as 6 meters from the highest water mark, not 60 meters as claimed by the County Government.

#### **OUR PRAYERS:**

In light of the foregoing, we, the residents of Kangemi Ward, humbly but firmly Petition the Nairobi County Assembly to:

1. **Immediately halt any action** beyond six (6) meters along the Nairobi River corridor in Kangemi Ward and the larger Dagoretti until a lawful and just process is established.
2. **Order a review and correction of the riparian land demarcation** to align with the legally stipulated 6-meter threshold, as per the Environmental Management and Coordination Regulations, 2009.
3. **Mandate a genuine, inclusive, and transparent Public Participation process** that engages all land owners along Nairobi river corridor, ensuring their voices are heard and their concerns addressed before any further action is taken.
4. **Ensure equitable application of the Nairobi River Regeneration Plan** across all areas of Nairobi, from Naivasha Road to Ruai including high-end estates and commercial properties, to demonstrate fairness and adherence to the rule of law.
5. **Enforce removal of the beacons** placed by WARMA and a foreign company until this matter is heard and resolved. Residents need to be

accorded the rightful and peaceful enjoyment of their properties like any other citizen in the County/Country.

6. **Facilitate a constructive dialogue** between the Kangemi & the larger affected Dagoretti land owners, other affected residents along the river, the Nairobi County Government, and relevant stakeholders to find a mutually agreeable and lawful solution that respects property rights, human rights and promotes sustainable development.

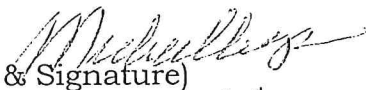
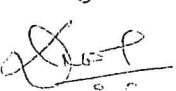

We trust that the Nairobi County Assembly, as the representative body of the people, will uphold its constitutional mandate to protect the rights of its citizens and ensure justice prevails for all.

Thank you for your time and consideration of this urgent matter.

Sincerely,

The Residents of Kangemi and larger Dagoretti Wards (Signatures Attached)


**LIST OF NAMES, ID AND SIGNATURES (ON BEHALF OF THE LANDOWNERS):**

1. PROFESSOR MICHAEL CHEGE 48294178 (Name, ID & Signature) 
2. MAS (RJD) P-NGOBE 6153117 (Name, ID & Signature) 
3. Max Gerd Kahende - 4865263 127 (Name, ID & Signature)
4. NANCY WANTIRO THUO - 3491045 - 09 (Name, ID & Signature)
5. Sophia W. Gichuhi - 6890708 (Name, ID & Signature) 

Please find below petitioners' contact information:-

- |                            |   |            |
|----------------------------|---|------------|
| 1. Nancy Wanjiku Thuo      | - | 0722369520 |
| 2. Professor Michael Chege | - | 0721921156 |
| 3. Marx Gad Kahende        | - | 0726902132 |
| 4. Maj (RTD) P. Ngobe      | - | 0799750323 |
| 5. Sophia W. Gichuhi       | - | 0723262388 |

Should you require any further clarification, please contact **Nancy Thuo** on **0722369520** or email – [wanjiku.nthuo@gmail.com](mailto:wanjiku.nthuo@gmail.com).



Thank you once again and we look forward to your assistance and positive response.





**NAIROBI CITY COUNTY**

**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 the 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.

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 & Development, 2<sup>nd</sup> 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](mailto:email_countysecretary@nairobi.go.ke) or P.O. Box 30075-00100, Nairobi.

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



23<sup>rd</sup> July 2025

TO

H.E The Governor  
Nairobi City County  
Nairobi City Hall  
P.O Box 30075-00100  
NAIROBI

**RE:ADDENDUM TO PETITION FROM CONCERNED RESIDENTS OF KANGEMI & LARGER DAGORETTI WARDS, NAIROBI COUNTY.**

The above matter refers.

I am writing to respectfully submit an addendum to the **PETITION REGARDING THE UNLAWFUL NOTICE AND DISCRIMINATORY IMPLEMENTATION OF THE NAIROBI RIVER REGENERATION PLAN IN KANGEMI-DAGORETTI CORRIDOR** which was submitted to your office on 21<sup>st</sup> July 2025.

I have noted that the contact details of the petitioners were inadvertently omitted from the original submission. We sincerely apologize for this oversight, which may cause inconvenience in the processing of the petition.

Please find below petitioners' contact information:-

1. Professor Michael Chege	-	0721921156
2. Marx Gad Kahende	-	0726902132
3. Nancy Wanjiku Thuo	-	0722369520
4. Maj (RTD) P. Ngobe	-	0799750323
5. Sophia W. Gichuhi	-	0723262388



This information is essential for any communication regarding the petition or further requirements. I kindly request that this addendum be linked to the original petition for your records. I have attached a copy of the Petition's page stamped 'received'.

Thank you for your understanding and assistance. Should you require any further clarification, please contact me at 0722369520 email – [wanjiku.nthuo@gmail.com](mailto:wanjiku.nthuo@gmail.com).

Yours Sincerely

Ms. NANCY THUO

PETITIONER AND RESIDENT NAIROBI COUNTY





NAIROBI CITY COUNTY  
www.nairobi.go.ke

## URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

### INTERNAL MEMO

---

**To: The County Executive Committee Member - Built Environment and Urban Planning**

**Ref: UPD /ADM/CCO/0483B/GNK**

**Date: 16<sup>th</sup> September 2025**

**RE: NAIROBI RIVER CORRIDOR REGENERATION-RESPONSE ON PETITION BY KANGEMI-DAGORRETTI RESIDENTS.**

This memo refers to correspondence NCC/CECM/BE&UP/ADM/18/469/2025/jao concerning the Nairobi River Regeneration Project.

Attached is a formal response to the issues raised by the Select Committee on Environment and Natural Resources. The document addresses the criteria for the Six metre riparian reserve, outlines the regulatory and oversight role of the Water Resources Authority, and also highlights the public participation framework adopted to ensure inclusive stakeholder engagement throughout the project. Plan.

Also attached is a report from Water Resources Authority on the mapping and pegging of riparian for Nairobi River. The report speaks to the determination of the 30 meter riparian corridor along Nairobi river.



**PATRICK ANALO AKIVAGA**  
**CHIEF OFFICER – URBAN DEVELOPMENT & PLANNING**

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY  
www.nairobi.go.ke

## **URBAN DEVELOPMENT & PLANNING**

Office of the County Chief Officer

Date: 16<sup>th</sup> September 2025

**RE: Report on Issues Raised by the Select Committee on Environment and Natural Resources Regarding the Nairobi River Regeneration Plan in Kangemi- Dagoretti.**

- 1. That The Nairobi City County Government reviews and corrects the riparian land demarcation to align with the legally stipulated 6-meter threshold.**

In Order to Support the Nairobi River Regeneration Project, The County Government of Nairobi, In Its Statutory Mandate as A County Planning Authority Under Section 4 of the Physical and Land Use Planning Act (PLUPA), 2019, declared The Nairobi River Corridor as a Special Planning Area. The Notice Was Published in a Gazette Notice 6<sup>th</sup> arch 2025. The Stakeholders of the project are:

- Nairobi City County
- National Environment Management Authority
- Water and Resources Authority
- Nairobi Water
- State Department for Housing/Ministry of Housing and Urban Development
- Judiciary of Kenya
- Kiambu County and The Client Representative and Project Manager: PS - Ministry of Defence (MOD)

The Objectives of the Nairobi River Regeneration Project are;

1. Designate river corridors in areas contributing to and vulnerable to the highest pollution such as informal settlements, industrial areas, and high-density residential areas as special planning areas
2. Develop and implement appropriate engineering solutions and infrastructure interventions for storm water and sewerage.

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY  
www.nairobi.go.ke

## URBAN DEVELOPMENT & PLANNING

Office of the County Chief Officer

3. Develop and implement a river corridor focused affordable housing program and associated social infrastructure to address riparian land encroachment
4. Develop and implement 3 catalytic projects/ initiatives that will spur this Program: the projects include: Nairobi Rivers Green Corridor Project, Nairobi Rivers Waste-Wealth Project, Nairobi Riverfront Development, Museum Hill to Eastleigh First Avenue, Nairobi Dam Restoration, Dandora Dump-Site – River Front De-Contamination.

Below is the Nairobi River Regeneration Project sub committees

SUB COMMITTEES IN PROJECT		
Committee	Lead	Coordinators
Trunk Sewer And Treatment Plant	Eng Kitheko	Maj Khisa
Social Affordable Housing And Markets	Arch Wairagu	Maj M Njau
Flood Control And Storm Water Management	Eng Ndege	Maj R Agula
Solid Waste Management	Cecm Maureen	Maj Salim
NMT	Eng Asin	Maj R Agula
Landscaping		
Special Planning Area And Surveys And Riparian Corridors	Cecm Mbogo	Maj J Messo
Stakeholder Engagement	Co Eva	Maj R Agula
Museum Hill Interchange	Eng Githinji	Maj R Agula
Cordination	P M	Maj Koech

Following a presidential directive WRA were tasked with establishing a 30m riparian corridor back in May 2024. This is in line with their core mandate as

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY  
www.nairobi.go.ke

## **URBAN DEVELOPMENT & PLANNING**

### Office of the County Chief Officer

per The Water Act 2016 cap 11. WRA followed the drainages and not administrative boundaries in managing the finite resources

From a public baraza held on 18<sup>th</sup> March 2025 at Kabete Social Hall, WRA representative clarified that the 30 riparian corridor applies to all, that is informal settlements estates and commercial properties.

#### **2. The Nairobi City County Mandates a Genuine Inclusive and Transparent Public Participation Process That Engages All Land Owners Along Nairobi River Corridor**

In accordance with the Physical and Land Use Planning Act (PLUPA), 2019—particularly Sections 4, 52, and 57—the County Government of Nairobi recognizes its statutory obligation to facilitate inclusive, participatory, and transparent planning processes within designated Special Planning Areas (SPAs).

Following the formal declaration of the Nairobi River Corridor as an SPA, the County Government is committed to ensuring that all affected communities, including landowners in Kangemi, Dagoretti, and other areas along the corridor, are meaningfully engaged in the development of the Nairobi River Regeneration Project.

The Act explicitly mandates that public participation be embedded throughout the planning process, from inception to approval. This includes the convening of consultative forums, dissemination of planning information, and incorporation of community feedback into the final plan.

In this regard, the County Government in conjunction with Nairobi River Commission will initiate and facilitate structured dialogue platforms that bring together landowners, residents association, residents, civil society, and institutional stakeholders to deliberate on land use, environmental restoration,

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY  
www.nairobi.go.ke

## **URBAN DEVELOPMENT & PLANNING**

### Office of the County Chief Officer

infrastructure development, and socio-economic revitalization within the corridor.

#### **3. That The Nairobi City County Government Ensures Equitable Application of the Nairobi River Regeneration Plan Across All Areas in Nairobi Including High End Estates and Properties**

The Nairobi City County will ensure equity principle is applied where all landowners, regardless of economic or social status, will be subjected to the same planning standards and enforcement mechanisms. Implementation will prioritize upgrading of infrastructure (sanitation, drainage system, housing support), rehabilitation of green corridors with public access and enforcement of riparian buffer compliance for all developments

#### **4. That County Government to Ensure the Removal of Beacons Placed by WARMA and A Foreign Company Until the Latter is Resolved**

The Water Resources Management Authority (WRMA) was the predecessor to what is now known as the Water Resources Authority (WRA) in Kenya. Under the Water Act, 2016, WRMA was restructured and renamed to WRA, expanding its mandate and modernizing its operations.

WRA plays a critical role in projects like the Nairobi River Regeneration, where water quality, abstraction control, and catchment protection are central to success. The authority marked and pegged following a presidential directive on evacuation of people and structures in 2024, after the floods.

This precedes the Declaration of the SPA by the Nairobi city county Attached is a report that by WRA on the mapping and pegging.

LET'S MAKE **NAIROBI** WORK



NAIROBI CITY COUNTY  
[www.nairobi.go.ke](http://www.nairobi.go.ke)

## **URBAN DEVELOPMENT & PLANNING**

Office of the County Chief Officer

### **5. That County Government to Facilitate a Constructive Dialogue Between Kangemi and Dagoretti Land Owners and Other Affected Areas Along the Nairobi River**

The Nairobi City County is a stakeholder in the Nairobi River Regeneration Project. Through the office of the CECM planning, a meeting will be arranged to bring on board the steering committee that is the Nairobi River Commission/WRA, so as to ensure a well-structured dialogue platform including representation from all the stakeholders is achieved.

#### **Conclusion**

The Nairobi River Commission is the host of the Nairobi River Regeneration project and NCCG is a stakeholder. In this regards more collaboration on issues arising from the Project will be ensured moving forward.

However, Nairobi city County is committed to ensuring that the Nairobi River Regeneration Project is implemented inclusively and equitably.