



COUNTY GOVERNMENT OF NYERI MUNICIPALITY OF NYERI

Office of the Municipal Manager



When replying please quote
Our reference no. and date

P.O BOX 1112 -10100
NYERI, Kamukunji, 1st Flr.
municipality@nyeri.go.ke/

MINUTES OF THE MEETING HELD AT THE MUNICIPAL YARD ON TUESDAY 23RD APRIL 2024 TO DELIBERATE ON MATTERS DEVELOPMENTS WITHIN 'KAHUA NEIGHBOURHOOD'

Present

See attached signed attendance sheets.

Agenda:

1. Introductions.
2. Deliberations on matters developments within Kahua Neighborhood.
3. Way Forward.

Min 1. Preliminaries.

Mr. Fredrick Maina opened the meeting with a word of prayer led by one of the residents in "kahua" and called on the members to introduce themselves. He highlighted the objectives of the meeting.

Min 2 Brief on Matters Physical Planning and Development Control.

The Director Physical Planning and Urban Development Ms. C.K. Beatrice briefed members on the chronology of development control from the Constitution of Kenya 2010 to the mother law governing physical planning; Physical and Land Use Planning Act no.13 of 2019 and other related regulations and their Objectives. In addition, she highlighted the individual rights to use of Land and the obligation of the County Government to Public interest hence public participation to seek opinions; in this case the neighborhood in relation to development applications submitted to the department for consideration of approval by the County Executive Committee Member.

She further informed members that "Kahua Neighborhood" lies on Nyeri/Municipality Block 15 (Original no. 6384/5) and L.R 6384/6 original number.

Municipal manager – Ms. Perister Kigwa; informed of the members on the various ways to achieving the right to association as enshrined in the constitution, though welfare groups, registered neighborhood associations e.t.c.

Min 3 Applications submitted.

The chief officer and the director highlighted that the following summarized applications have been submitted for consideration of approval and have attracted written objections, leading to the meeting of concerned stakeholders.

County Reg No	Land Registration Number.	Type of Application	Detailed Scope.
NYI/2023/155	NYI/MUN BLK 15/17	Change of Use and	C.O.U to Residential Multi-dwelling use.
		Residential multi-dwelling building Plans.	06- 02-bedroom units. 03 – 03-bedroom units.

NYI/2024/S.124	6384/25 and 6384/26	Change of Use.	C.O.U to Residential Multi-dwelling use.
NYI/2024/031	6384/37	Residential multi-dwelling building plans.	Multiple dwelling units on one land parcel.
NYI/2021/324	6384/41 and 6384/42	Residential multi-dwelling building plans.	Detached 04 blocks of single dwelling units on each parcel.

Min 4 Remarks by members present;

Dr. Nelson Muriu	<ul style="list-style-type: none"> • He gave a brief on the genesis of the neighborhood; namely that there are two; Kahua Garden and Kahua Close. • He stated that some members have had several meetings overtime from 2021 to discuss welfare/best interest of the estate and submitted minutes to support the same. • Further he highlighted the special conditions stipulated in the Lease Document; of One Private Dwelling House excluding a guest house. 	
Mr. Joel Githande	<ul style="list-style-type: none"> • Stated that the residents are not objecting to investments just concerned on the compatibility of the future investments and single dwelling units quoting the principle of "Majority shall have their way, but the Minority shall also have their say". 	
Mr. John Bosco Mutegi	<ul style="list-style-type: none"> • Highlighted that some developments are similar to multi-dwelling units in the same estate. • He highlighted he has had conversations with some of residents in the area and that they do not object to future investments as long as they are townhouses; maintaining the character and status of the neighborhood. 	The director Physical Planning confirmed that there is a duplex that was approved on condition that it maintained the character of the neighborhood.
Mr. Christopher Mwaura; Advocate - Regina Kagiri	<ul style="list-style-type: none"> • Stated that land as a natural resource is scarce and that if a developer intends to develop contrary to the lease conditions the PLUPA provides for Change of Use application. • His client intends to develop units that are of similar if not equal to the standards of the existing developments. 	
Dr. Dennis Gitombu	<ul style="list-style-type: none"> • As a resident he was concerned on how to ensure any and all agreements done are applied/enforced without fail particularly on levels and by-laws if formulated. 	
Mr. Muya - Architect Dr. Mwangi	<ul style="list-style-type: none"> • Both Championed on agreement to the housing typology to be developed in considerations of all highlighted issues. 	

	<ul style="list-style-type: none"> • Mr.Muya noted a great concern being the terrain, which might affect the housing typology specifications. 	
Mr. Simon Kihoro Maina.	<ul style="list-style-type: none"> • As the Group representative, they among others bought the land for speculative and investment purposes; hence the need for all players to be considered, during agreements on development types. 	
Eng. Joseph Mwangi – Principal Superintendent Engineer.	<ul style="list-style-type: none"> • He raised an additional concern on levels; highlighting that number of levels depending on the position of the site was very critical, considering development in buildings involves both the substructure and superstructure. • Also of consideration was the type of roofing whether pitched or flat and its usability. 	

General recommendations/proposals from the residents were as follows;

Allowable residential multiple-dwelling units would be characterized by;

- i. Minimum 03- bedroom units.
- ii. Maximum 03 levels (Ground plus two) with an uninhabitable flat roof/ Two levels (Ground plus one) with a pitched roof.
- iii. Maximum ground Coverage 65%.
- iv. Ensure the design of all balconies and openings are cognizant of privacy of neighboring properties.

Min 4 Summary of Technical Considerations and Adhoc Committee;

The Department technical staff present noted and highlighted the following four major concerns to be addressed within the neighborhood, in addition to stipulated lease conditions where applicable.

1. Typology.
2. Levels.
3. Design and Aesthetics.
4. Plot Coverage and Plot Ratio.

The Deputy Director, Mr. Joseph G. Njomo advocated for an Adhoc committee be formulated to look into the issues in detail to inform future decision making in regards to the neighborhood.

The Chief Officer, guided the members through the formulation of the Adhoc Committee to include representation as indicated below; the committee object being to agree on any and all conditions and restrictions for development, guided by a technical team from the department and the outcome of the deliberations to be forwarded to the County Executive Committee Member, for his further action.

Composition of the Adhoc Committee.		
1	Bishop Andrew Nganga	Resident
2	Mr. Dishon Muiruri	Resident
3	Dr.Nelson Muriu	Resident
4	Mr.Bosco Mutegi	Resident
5	Mrs. Mary Waweru	Resident
6	Mr. Christopher Mwaura	Advocate
7	Mrs. Grace Mwangi	Advocate/Resident
8	Mr. Charles Muya	Architect/ Nyeri Municipal Board Member

9	Mr. Ram Thiga	Architect
10	Dr. Mwangi	Resident
Department Technical team		
11	Ms. C.K Beatrice	Director Physical Planning and Urban development
12	Eng. Joseph Mwangi	Principal Superintendent Engineer
13	Mr. Daniel Mukiri	Director Lands and Survey
14	Ms. Perister Kigwa	Municipal Manager
15	Ms. Abigael Mukui	Legal.

The committee to be Co-Chaired by the Director Physical Planning and one of the residents in the neighborhood.

Min 5 AOB

A date for the subsequent meeting to be communicated soon subject to availability of the members.

The meeting was brought to an end at 1342hrs with a word of Prayer led by Arch. Charles Muya.

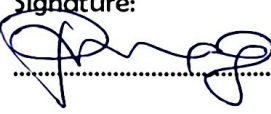
Minutes Prepared by;

Name: COUNTY GOVERNMENT OF NYERI
 MANAGER
 ELIZABETH MUKUI
 NYERI MUNICIPAL BOARD
 P. O. Box 1112 - 10100, NYERI

Signature:


Minutes Verief by;

Name: COUNTY GOVERNMENT OF NYERI
 PERISTER KIGWA
 NYERI MUNICIPAL BOARD
 P. O. Box 1112 - 10100, NYERI

Signature:


THE COUNTY GOVERNMENT OF NYERI



DEPARTMENT OF LANDS, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT

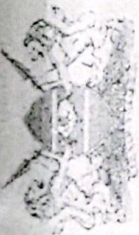
ATTENDANCE SHEET

CONSULTATIVE MEETING ON DEVELOPMENTS WITHIN KAHUJA NEIGHBOURHOOD.

23/04/2004

	NAME	PE NO. / ID NO.	L.R NO/ PLOT NO.	DESIGNATION	CONTACT	SIGNATURE
1	Nelson Mumu	22671191	6384/1b		0721619407	
2	Dennis Gikoboy	249 2732208	6384/3y		0713113757	
3	Damaris Makuku	28069276	6384/22		0711401433	D. Makuku
4	Cerence Muthoni	24330206	mum 601b		072275972	
5	Rachel Richard Gikohi	14627278	6384/7/3		072025287	
6	Lucy WATHOME	13554388	6384/18		07207506	
7	Said Ndirangy	10665780			07226109	
8	FRANCIS SILVANO WACHOGU	20221462			222176274	
9	Simon K Moina	23455995 (Group)			07211907	
10	Francis Kinyua	24234308	6384/25/2c		0720204073	
11	Ram Thiga	22002724	6384/20/2c		0722568057	
12	Paul Mathu	23446645	6384/14		0723165961	
13	Johnson Njirinde	11696314	17		0722893637	
14	Joel Wanjiku	0316655	18		072681962	
15	Gichia John	21248142	present		0720300544	

THE COUNTY GOVERNMENT OF NYERI



DEPARTMENT OF LANDS, SURVEYING, PHYSICAL PLANNING AND URBAN DEVELOPMENT

ADVERTISEMENTS

CONCLUSIVE MEETING ON DEVELOPMENTS WITHIN KAHUA NEIGHBOURHOOD.

23/04/2024

	NAME	PE NO. / ID NO.	L.R NO/ PLOT NO.	DESIGNATION	CONTACT	SIGNATURE
1	Grace Wambui	2257771	6384/13		0721985238	
2	Faveria Wambui	3373454			0721231520	
3	MARIA WAKWELU	1074954	6384/10		0721447622	
4	Sarah Njeri	25025534	15/15		0726380444	
5	Grace Kariuki	26765101	6384/26		0723106157	
6	Faveria Wambui	24103270	6384		0721032290	
7	JAKLICE KUPAHI	21995656	2627		072228990	
8	Jeremiah Kipkari	9075655	6384		0736039421	
9	Phu Mucuramba	20307655	6384/34		0733467248	
10	JACKSON WAKANA	11821079	6384/32		0720100118	
11	MOSES NGUMATI	24264876	6384/31		0725-536723	
12	CHRISTINE (DISHOR MURIEL)	22611822			0720-291571	
13	Rosemary Njeri	30356849	6384/34		0710321909	
14	TERESIA WAKWELU	13751455			0781977484	
15	Andrew Nganga	11153982	6384/15		0722-367586	

THE COUNTY GOVERNMENT OF NYERI



DEPARTMENT OF LANDS, TOWNING, PLANNING AND URBAN DEVELOPMENT

APPLICANT REGISTER

CONSERVATIVE MERGERS DEVELOPERS WITHIN KAHUA NEIGHBOURHOOD. 23/04/2024.

	NAME	F. NO. / ID NO.	LR NO / PLOT NO.	DESIGNATION	CONTACT	SIGNATURE
16	JOHUA MURITHI	26752564	6336/23		07255821	
2	JOHN MURITHI	22265814	6336/23		072370011	
3	REUBEN WANGI WANGI	0236968	6384/25		072827491	
4	CHARLES NYA FREEDMAN	0726026995	6384/37		0726024918	
5	PRASIER KIGWA	22250123	N/A	MUNICIPAL MANAGER	0722955713	
6	JOSEPH G. NJOMO	25704119	N/A	LHPP/JUD	0710282748	
7	A.M. CHEKE	97438571	N/A	LHPP/JUD	0780211155	
8	FREDRICK MAINI	26230364054	N/A	LHPP/JUD	072236334	
9	Beatrice C. Kwech	202005271	N/A	Director Planning	072980077	
10						
11						
12						
13						
14						
15						