

MASTER THESIS

Konza Techno City and Its Impact on the Surrounding Local Communities



One of the entrance to Konza Techno City project site with Project Details signages (Avianto, 2017)

Research Location: Konza City – Nairobi Metropolitan, Republic of Kenya

Diky Avianto

5886082

Words Count: 26,420

**Master Program in International Development Studies
Department of Human Geography and Spatial Planning
Faculty of Geosciences
August 2017**



Universiteit Utrecht

[this page is intentionally left blank]

ACKNOWLEDGEMENT

First of all, I would like to show my gratitude to Lembaga Pengelola Dana Pendidikan or LPDP (Indonesia Endowment Fund for Education) for the financial support to fund my master degree study at Utrecht University through Indonesia Education Scholarship (Beasiswa Pendidikan Indonesia/BPI) scheme. It is an honor for me to receive a prestigious scholarship funded by the Government of Indonesia.

I would like to continue my acknowledgment with thanking my supervisor, Dr. Femke van Noorloos, for your valuable support, feedback, and knowledge. I am so lucky to have you as my master thesis' supervisor. It was a precious learning moment during my study at Utrecht University.

I also express my appreciation to Mr. Romanus from the University of Nairobi – Kenya, who helped me a lot during my field research in Kenya. Thanks for your valuable input and connection to important key persons. Thank you to my translator and research assistants in Kenya: Stephen, Gerarld, and Matiba.

Last but not least, I would like to thank my support system during my stay in Utrecht – Netherlands: my Indonesian fellow students in *Perhimpunan Pelajar Indonesia* (PPI) Utrecht, IDS fellow students 2016, 'The Hive' flat mates, and my family members who always support me even though they are far away in Indonesia.

And to all the people who helped me during my study, my field research, and my thesis writing.

Thank you!

Terima Kasih!

Asante Sana!

ABSTRACT

This study investigates the how the Konza Techno City as a new planned city project and its buffer zone affect the local communities in the surrounding area of the project area. The focus of this study is to the two small towns namely Malili and Old Konza in surrounding area of Konza Techno City because the dynamic of Konza Techno City happen in the 10-km buffer zone area as the project area is still empty land or under construction. Thus, a comprehensive analysis should be on the trace back of planning process and the livelihood condition in Malili and Old Konza. The initial analysis is based on the planning process including tracing the community participation in the planning process, the stakeholder's analysis, land use plan in the buffer zone area, and livelihood. With questionnaire survey, transect walks, and in-depth interview, this study tries to get the local communities' awareness and perception of the project and compare it to the planning document and the reality of the project. The strong top-down approach on the planning process with the low degree of community participation makes the impact of Konza Techno City to surrounding local communities is inevitable. This study found that the Konza Techno City and its buffer zone affect local communities in Malili and Old Konza in certain ways and degree. There are two frame time, the current impact and the expected impact when the Konza Techno City has already built. The results show that the Konza Techno City and its buffer zone affect the local community in several aspects: access to the land, land speculation, the uncertainty of the buffer zone plan, and the opportunities to change livelihood strategy.

Keyword: New City; Local Community; Urban Development; Planning; Kenya

TABLE OF CONTENTS

ACKNOWLEDGEMENT	i
ABSTRACT	ii
TABLE OF CONTENTS.....	iii
LIST OF GRAPHS	v
LIST OF FIGURES	vi
LIST OF TABLES	vii
LIST OF ABBREVIATION.....	viii
I. INTRODUCTION.....	1
I.1 Background	1
I.2 Purpose of Study	2
I.3 Research Question.....	3
I.4 Relevance and contribution to International Development Studies.....	4
II. THEORETICAL FRAMEWORK AND LITERATURE REVIEW	5
II.1 New City.....	5
II.2 Community Participation and Communicative Planning.....	8
II.2.1 Ladder of Citizen Participation	9
II.2.2 Communicative Planning.....	11
II.3 Stakeholders Engagement and Power Relations.....	12
II.4 Peri-Urban, Land Tenure, and Land Use Change.....	13
II.5 Livelihood.....	14
III. METHODOLOGY AND RESEARCH METHODS	17
III.1 Operationalization.....	17
III.2 Research Methods and Data Collection	19
III.3 Sample and Unit of Analysis	21
III.4 Process of Analysis.....	22
III.5 Limitations.....	23
III.6 Role and Positionality of Researcher.....	23
III.7 Ethical Consideration	24
IV. INTRODUCTION TO THE STUDY AREA	25
IV.1 Africa Regional Context.....	25
IV.2 Kenya National Context.....	27
V. Finding and Analysis	32
V.1 Formal Planning Process and Implementation Phase of Konza Techno City.....	32
V.1.1 Initiation of Konza Techno City.....	33
V.1.2 Planning Process	35
V.1.3 Problem on Planning Process	37
V.1.4 Stakeholder Involvement and Power Relations.....	39

- V.2 Community Participation on Konza Techno City Planning Process43
 - V.2.1 Laws and Regulations about Community Participation in Kenya.....43
 - V.2.2 Local Community’s Awareness and Involvement.....44
- V.3 Buffer Zone, Lend Tenure, and Land Use50
 - V.3.1 Buffer zone Plan.....50
 - V.3.2 History of the land and acquisition process.....53
 - V.3.3 Land Tenure and Land Use.....56
 - V.3.4 Land Speculation62
- V.4 Impact on Livelihood65
 - V.4.1 Livelihood Condition in Malili and Old Konza65
 - V.4.2 Job Opportunity Utopia vs. Level of education69
 - V.4.3 Land as Important Asset71
- VI. Discussion75
- VII. Conclusion.....81
- VIII. Policy Recommendation.....84
- IX. Bibliography85

APPENDICES

- APPENDIX A: List of Interviewees
- APPENDIX B: List of Survey Respondents
- APPENDIX C: In-depth Interview Guidelines
- APPENDIX D: Questionnaire Survey Form
- APPENDIX E: Photos from the field

LIST OF GRAPHS

- Graph 5.1 Information about Konza Techno City in Malili and Old Konza
- Graph 5.2 Awareness of Buffer Zone Plan
- Graph 5.3 Local people who heard the government socialization about the Konza Techno City
- Graph 5.3 Local people who heard the government socialization about the Konza Techno City
- Graph 5.4 Local Community think about the importance of their involvement
- Graph 5.5 Land Tenure status in Malili based on Questionnaire Survey
- Graph 5.6 Land Tenure status in Old Konza
- Graph 5.7 Awareness of people buy land from outside
- Graph 5.8 Opinion about whether Konza Techno City will affect the household income
- Graph 5.9 Percentage of local people that want to change the job for better opportunity
- Graph 5.10 Opinion about of the government control the development

LIST OF FIGURES

- Figure 2.1 Ladder of Participation
- Figure 4.1. Map of Kenya
- Figure 4.2 Situation Map around Konza Techno City Project
- Figure 5.1 The location of Konza Techno City
- Figure 5.2. The differences between the first plan (top) and the second plan or MPD1 (bottom)
- Figure 5.3 Buffer Zone Zoning Map
- Figure 5.4 Land Tenure Situation
- Figure 5.5 Malili Satellite Imagery 2003
- Figure 5.6 Malili Satellite Imagery time to time
- Figure 5.7 Old Konza Satellite Imagery 2003
- Figure 5.8 A land parcel with fences
- Figure 5.9 Structures with sign 'X' which will be demolished

LIST OF TABLES

Table 2.1	Explanation of Ladder of Participation (Arnstein, 1969)
Table 2.2	Land Tenure Categories (adapted from FAO, 2002)
Table 3.1	Research methods and target group
Table 5.1	Stakeholders Involvement List
Table 5.2	Livelihood Conditions in Malili and Old Konza

LIST OF ABBREVIATION

BPO	: Business Process Outsourcing
DPP	: Director of Physical Planning
EIA	: Environmental Impact Assessment
GDP	: Gross Domestic Product
ICT	: Information and Communication Technology
IFC	: International Financial Cooperation (part of World Bank)
KoTDA	: Konza Technopolis Development Authority
KTC	: Konza Techno City
KSh	: Kenyan Shilling (Kenya's Currency)
LPDP	: Local Physical Development Plan
MCA	: Member of County Assembly
MDP	: Master Development Plan
MIC	: Ministry of Information and Communication
NEMA	: National Environment Management Authority (Republic of Kenya)
PPP	: Public-Private Partnership
SEA	: Strategic Environmental Assessment

I. INTRODUCTION

I.1 Background

"As a country in Sub Sahara Africa, we have deliberately gone against the grain to think outside the box and chart a strategic national development direction. History will credit it one day with the audacity to conceptualize and develop Konza City. The Americans did it with Silicon Valley and the Indians did it with Chennai. Kenya is now doing it with Konza! Unknown to many people, at 5,000 acres, Konza is comparable to other excellent contemporary cities including Manhattan, London Zone 1, Venice, Paris and Beijing Inner City."

Mugo Kibati - Director General of Vision 2030 Delivery Secretariat
(Government of Kenya, 2013)

The quote abovementioned is a part of the speech from Mugo Kibati, the Director General of Vision 2030 Delivery Secretariat, during the ground-breaking ceremony of Konza Techno City on 23rd January 2013. This ceremonial event was indicating that the wave of new city in Africa just entered Kenya. The new city wave is a phenomenon of the growing number of new city projects in developing countries. As the most of the current cities are too crowded and full of problems, most of the governments want to expand them. urban expansion is not only about to enlarge the city border but also to create new city near the current city as its satellite. Many governments in Africa want to upgrade their cities into so-called world class city as their economic growth went well in recent decades (Watson, 2013; Cain, 2016). For many urban planning researcher, this trend called as African Urban fantasies or Utopia.

In line with the speech of Mr. Kibati above, Konza Techno City is embarked as the world class cities with smart and eco-friendly feature (Johari, 2015). It is located 60 km out of Nairobi. It is the flagship project of Kenya Vision 2030. It supposed to support Nairobi, set as Kenya version of Silicon Valley and main ICT hub in Africa (Johari, 2015). However, how smart is this kind of smart city? Or is it really based on the what people needs? Those two questions rise when we see the real condition of African Region. With all the kind of urban fantasies for the sake of macroeconomic growth, there are some problems underneath the good expectation on the surface. The problem is related to the fact that most of the people living in African cities are living the poverty zone and lack of basic services (Watson, 2014). Many researchers are also questioning these new cities project whether this kind of project is necessary or not for Africa. It is also questionable that this new city with 'smart' or 'eco' label will really meet the global standard based on

Sustainable Development Goals (SDGs). SGD number 11 mandated to make inclusive, safe, resilient and sustainable.

The ground breaking process of Konza Techno City was attended not only by the government officials but also the surrounding local communities with big hopes in their heart to this future city near their home. There are two major settlement area near the Konza Techno City: Malili and Old Konza. Building a new city from scratch seems easy, but how about the this local communities who are already living in or near the planned project site for many years? Moreover, there is a plan to manage the area within 10 km surrounding the project site to be a buffer zone. It will be regulated by the government and plan to support the core site of Konza Techno City. Many research about new city have been conducted but only few of them discuss about the relations of new planned city to the surrounding local community.

Therefore, this study examines the how the Konza Techno City as a new planned city project and its buffer zone affect the local communities in the surrounding area of the project area. It is important to know the impact of the new planned city to the local communities because there are people who already live there in the settlement area (village or small town) before the new city planes were announced. This study will do explanatory analysis which based on the planning process including tracing the community participation in the planning process, the stakeholder's analysis, land use plan in the buffer zone area, and livelihood. In the end, this study will produce the policy recommendation to make the Konza Techno City plan become better and inclusive.

I.2 Purpose of Study

The purpose of the study is to investigate the impact of Konza Techno City (KTC) and its buffer zone as New Planned City project to the local community surrounding the project site. This study is also testing the relations between the new city project and local community whether the project has already fulfilled the participation process or not. To do this, the history or sequence of formal planning process, local community perception, land tenure and land use change, and local community perception will be studied. The analysis will be done both inductive and deductive through the lens from the theoretical and conceptual framework.

The aim is to make an explanatory study on a topic New City in developing countries with sense of Development Studies instead of Urban Planning studies. Due to

into Development Studies, the focus will be more to the local people in the local communities adjacent the New City project's site. Furthermore, the study complements and adds to previous research about New City topic and Konza Techno City in particular. Thereby, the study will contribute to improve the adaptive planning of new city projects.

I.3 Research Question

This study will answer this main research question:

To what extent and how do Konza Techno City project and its buffer zone affect the surrounding local communities?

The study included the buffer zone plan of the KTC because it is related to the project itself and has the policy which can affect the surrounding communities. There are two small towns in the vicinity of the KTC namely Malili and Old Konza.¹ Therefore, the focus of this study will be more into the local communities in Malili and Old Konza. The term 'affect' is used to describe both in physiological (e.g. perception) and impact on the local communities' livelihood.

There are four sub-questions to help answer the main research question, as follows:

Sub-question 1: *What did the planning process and implementation of Konza Techno City look like?*

Sub-question 2: *To what extent did the local communities in Malili and Old Konza involve in the planning process and implementation of Konza Techno City?*

Sub-question 3: *How does in the buffer zone of Konza Techno City change the land tenure and land use plan in Malili and Old Konza?*

Sub-question 4: *How does the implementation of Konza Techno City and land use change in the buffer zone potentially affect the livelihood of local people in Malili and Old Konza?*

¹ The official name of Old Konza is Konza. This study adds 'Old' in front of Konza to make a clear distinction from Konza Techno City. Besides that the term of Old Konza is also getting popular in the local communities in Malili and (Old) Konza.

I.4 Relevance and contribution to International Development Studies

The results of this research study would be benefited for both academics and institutions concerned in this study by providing information on the results of stakeholders mapping and analysis of community involvement in the project planning and implementation. Thus, that will enable to generate the recommendation for better future planning and the implementation of new city project and the KTC project in particular. Moreover, this study may enhance the knowledge from the local communities' perspective of the Urban Development topic because of it is usually closely related to the Spatial Planning and Urbanism studies.

II. THEORETICAL FRAMEWORK AND LITERATURE REVIEW

This section will discuss the theoretical framework of some theories or concepts which are important as the departure point for this study. The first part will describe the idea of a new city with the explanation of the waves of new planned city time to time and its critics. The concept of the development of new city will relate to the Urban Planning process. As this study will more focus on community participations in Urban Planning process, therefore the concepts that will be used here are the Ladder of Citizen Participation and Communicative Planning Theory. It continues to the concept of Stakeholders Engagement and Power Relations as the community participation cannot be separated with stakeholders and its power. The fourth part will explain the concept of Land Tenure, including land management and land use planning in relations to Peri-Urban land. Lastly, this section will also explain the basic knowledge of Livelihood and its capitals with the land as one of the important capital for a rural area.

II.1 New City

The development of the new city or new planned city is still happening time to time. As the urbanization rate is increasing and the existing cities are overcrowded, many of governments and private sector are initiating to build a new city to overcome the problems of the existing city. The emerged of the new planned city around that time inspired Ervin Galantay's fundamental work about New Towns and planned settlements "New Towns: Antiquity to Present." Galantay observed that new planned city as a model project of societal modernization and transitional stage of human society (Gotsch, 2009). It means that new planned city is viewed as the symbol of the modern world with replacing the old architecture into new modern buildings. Moreover, New Towns became an idealized paradigm of urban development (Cf. Frieling 2007, Provoost 2007). Another description of a new town is defined by the International New Town Institute as (INTI, 2009):

"...human settlements that were founded at a certain moment in history by an explicit act of will, according to a preceding plan and aiming to survive as a self-sustaining local community and independent local government, able to play a role in the ongoing development of the region in which the new town is located."

The trend of the new city is not a new phenomenon. There are several waves of the development of the new city from post-industrial revolution to the latest wave in Asia and

Africa (Gotsch, 2009). The most known wave is the growing number of new planned city post-World War II in Europe, United States, and some developing countries such as Egypt and Iran (Gotsch, 2009).

The first wave of new planned town or city in the modern era emerged after the post-industrial revolution in Great Britain. The notion behind it as a reaction to the problems in existing towns as many European big cities got experienced a period of extreme urbanization (Panait, 2013). This first wave is also known as Garden City Movement. It has founded in the late 1800s by Ebenezer Howard. Garden City theory was a solution for overcrowded and polluted cities in Europe due to the industrialization of the city itself (Panait, 2013).

After post-Second World War, many of European cities were damaged and needed some reconstructions. In Great Britain, the Garden City changed into a new policy called "New Towns Program" (Panait, 2013). It was a government program to build a new planned town or satellite city nearby the existing cities. The notion is still the same as to overcome the overcrowding and congestion, and to make the settlement more scattered (Osborn & Whittick, 1969). The notion was also as a response to the lack of housing in urban areas after the war.

The second wave of the new planned city also happened in the United States. However, the development of new towns in U.S. was influenced by different schools and traditions (Panait, 2013). The new planned city in U.S. had a strong philanthropic element as Prosperous classes, thought it was their duty to extend their protection over the poor classes of the city (Panait, 2013). The emerged of new city wave made some of the governments also think to create their new capital city. Some examples can be found in Canberra (Australia), Brasilia (Brazil), and New Delhi (India).

At the end of 20th century, the new planned town lost its popularity in the North world. However, the wave is coming to the South world such as in the Asia. The wave can be seen in the large scale new towns projects in China, South Korea, Taiwan, Egypt, and Iran (Gotsch, 2009). The new town strategy continues as the best practice from the North. Many of them related to the neoliberal economic and societal restructuring (Gotsch, 2009). Therefore, the emerged number of new towns project in Southern countries discloses that new planned city is on the global agenda again.

In the last decades, the growing number of urbanization rate in Africa is also reflected the number of new city projects in this region. Watson in her articles discussed the recent trends of modernizing African cities through new city plan projects (Watson, 2013). She argued that the projects be the ambitious vision of politicians and government.

She also mentioned that the ambitious vision is just an urban fantasy which reflects the notion about Africa is rising regions and the economy grows fast. However, deep down of the good macroeconomic data, there is a fact that most of the urban populations in Africa are living the poverty and lack of basic services (Watson, 2013). The plan of these urban fantasy cities is for the middle-up income population. Then, she contends that the new city projects can make the urban poor people become more marginalized and increased the inequality with the spatial separation between the rich and the poor (Watson, 2013).

The development of New Planned Cities does not always give the good impacts. There are some Critics about it. Alexander Garvin said that the good intentions of creating new cities have nothing to do with fixing the cities because it becomes the utopia (Garvin, 1996). Moreover, the creating of the new planned city is closely related to private urban enclaves and gated communities (Gotsch, 2009). Most of the new city projects are led by the private sector with the upper middle-class society as the main target. It also promises the exclusivity and safety, thus closed neighborhoods or gated community are the dominant contemporary trend in urban development (Gotsch, 2009).

The exclusivity neglects the fact that some of the new city projects in developing countries build on the suburban or peri-urban area with the existing communities live in poor condition. For instance, in Africa, the new cities projects are neglecting the fact that most of the population in Sub-Saharan Africa is still in extremely poor and living in informal settlements. Watson argues that in most city government find that building a new city is easier rather than removal or upgrading dense slums because the land will be easier for clearance (Watson, 2013). Moreover, the new city projects mostly just provide the housing and other facilities for people with a middle-up budget. Thus, it seems not solve the urban problem but making the inequality gap wider because it excludes the vulnerable low-income group.

There are several examples of established new city projects in Africa. The two satellite cities of Johannesburg: Waterfall City and Lanseria Airport City are the perfect example of the privatized urbanism. These cities built from scratch and purely as large-scale profit-oriented urban enclaves which operated outside the public administrative (Herbert & Murray, 2015). Herbert and Murray argued these cities as the way of high-class societies seek to separate themselves from the poverty, slum, and urban problem that exist all around them. They also show the analysis that those cities based on neoliberalism where "entrepreneurial modes of urban governance have replaced public administration, where large-scale property owners establish the institutional rules governing the use of urban space" (Herbert, C. & Murray, M. 2015).

Other examples are two urban projects in Nouakchott (Mauritania) and Khartoum (Sudan) which are inspired by the successful transformation and modernization of cities in Gulf (Arab) countries). Choplin and Franck argue that Mauritanian and Sudanese governments try to follow the Arab States due to the discovery of oil resources in both countries. They mentioned that those cities become the showcase of internationalization, a tool for attracting capital flow and for generating new inward investments or they called it "Dubalization" Choplin, A. & Franck, A. 2010).

One of the elements of the new city is strong planning process. From the literature above mentioned, the planning process of the new city is meant to make it will not make the same mistake as what happened in the most of existing city. Besides that, the other element of the new city is it builds on the new place from scratch. Therefore, this study will include more emphasis on the urban planning side with the focus on the impact of a new city to the surrounding area. On the next subsection, there will be explained about the concept of community participation and communicative planning.

II.2 Community Participation and Communicative Planning

Community participation is an interchangeable terminology with community engagement. There is no single common definition of it. World Bank defines community participation as "a process through which stakeholders influence and share control over development initiatives, and the decisions and resources which affect them" (World Bank, 1995). In the area of Urban Planning, there is a process called participatory planning which is involving the local community in the process of making the strategic and management decision of urban planning (Lefevre; et.all, 2000). The aims to harmonize views among all of its participants as well as prevent future conflict and to make the marginalized group have a voice in the planning process (Lefevre; et.all, 2000). Participation is a process of which all members of a community or organization are involved in and have an influence on judgments related to development activities that will affect them (Lefevre; et.all, 2000).

Community participation has become the important aspect of the urban planning process after the UN-HABITAT highlighted it in the Planning Sustainable Cities Report of 2009. In the report, it mentioned that participatory planning is one of the most significant changes in urban planning, from expert-driven to be more inclusive to local communities (Wilson, Hannington & Stephen, 2015). This inclusiveness is also becoming one of the

targets in SGDs goals number 11: Make cities inclusive, safe, resilient and sustainable (UN, 2015). This can ensure the inclusion of marginalized demographic groups and communities with allowing them to have a voice in development processes. In Urban Planning studies, there are two major concepts or theories about the citizen participation: Ladder of Citizen Participation and Communicative Planning.

II.2.1 Ladder of Citizen Participation

Ladder of citizen engagement from Arnstein (1969) still at the core of many approaches to the involvement despite being issued some 40 years ago. Sherry Arnstein created the concept of Ladder of Citizen Participation to analyse the degree of community participation in an urban development planning process. The concept based on the step of a ladder. It consists of eight rungs ranging from various degrees from nonparticipation to citizen power (Arnstein, 1969). The concept emerged from her piece of work in urban planning studies in the United States in the 1960s. Based on Arnstein, the focus of participation is in citizen power which means "the redistribution of power that allows the have-not citizens, presently omitted from the political and economic processes, to be purposefully included in the future... the means by which they can induce significant social reform" (Arnstein, 1969). Her ladder is based on a conceptualisation that 'participation is a categorical term for power.' It is fundamentally a power struggle between the citizens who are trying to climb up the ladder and controlling institutions (Collins & Ison, 2014). Her concept can be seen in the figure below.

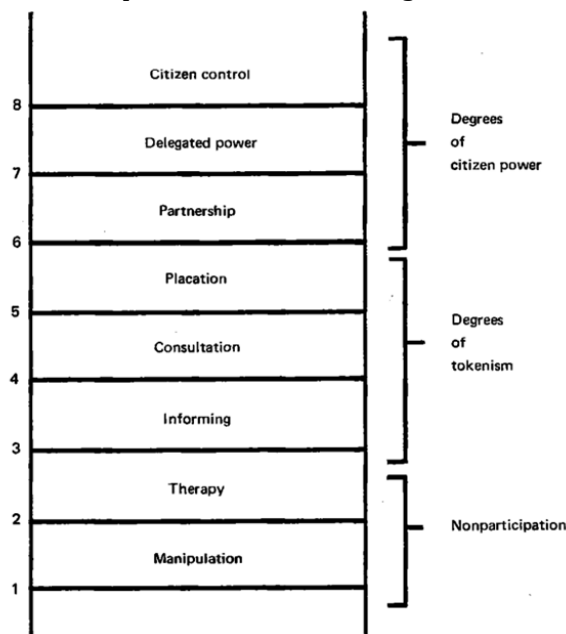


Figure 2.1 Ladder of Participation (from Arnstein, 1969)

The explanation of each step on the ladder can be summed up as in the table below (based on Arnstein, 1969)

	Step on Ladder	Explanation
1 & 2	Manipulation and Therapy	Both are non-participation. The aim just to achieve public support through public relations.
3	Informing.	A most important first step to legitimate participation. However, it emphasizes only a one-way flow of information without a channel for feedback.
4	Consultation	A legitimate step attitude surveys, neighborhood meetings, and public inquiries. However, Arnstein said this is just a window dressing ritual.
5	Placation	This allows the citizens to advise or plan <i>ad infinitum</i> but still retains for power holders the right to judge the acceptability or feasibility of the advice.
6	Partnership	Power is in fact redistributed through negotiation between citizens and power holders. Planning and decision-making responsibilities are shared e.g. through joint committees.
7	Delegated Power	Citizens are holding a clear majority of seats on committees with delegated powers to make decisions. The public now has the power to assure accountability of the program to them.
8	Citizen Control	Have-nots or citizen do the entire job of planning, policy making, and managing a program

Table 2.1 Explanation of Ladder of Participation (Arnstein, 1969)

There are some critics about the ladder of participation concept. Even Arnstein already criticize her concept that neglect the gender analysis on it (Arnstein, 1969). Other critics came from the article from Tritter and McCallum's (2006). They criticized the ladder of participation on three aspects. First is the assumption of hierarchical order of the ladder with the citizen control as the highest achievement of the participation. The citizen control is not aligned with the core of participation as in for engaging the citizen in the decision-making process (Tritter and McCallum's, 2006). As a measure of success, not achieving full citizen control implies some automatic failure or delegitimization (Haywood et al., 2005) of the participatory practice, even though those involved may be content with

level has been attained (Collins & Ison, 2006) Another writer, Choguill's (1996) try to remake of the ladder in a development context. He suggests that "where there is no national infrastructures or support, then individuals revert to self-management as the only strategy open to them when neglected by the state" (Collins & Ison, 2006).

II.2.2 Communicative Planning

Communicative planning theory or collaborative model had been created largely from the theory of communicative. This theory has been held up by planners like Forester, Tore Sager, Judith Innes, Patsy Healy et.al. The main notion of this theory has been the Habermasian communicative rationality put forward by Jurgen Habermas. Habermas's original approach is drawn back to Hegelian idealism and Marxist critical analysis. It is a procedural planning theory that came to reputation in the 1990s (Healy, 1992).

Communicative planning theory emphasizes on using communication to help diverse interests in the process recognize each other. The idea is that each actor will approach a dialogue with its own subjective experience thus shared goals and possibilities will emerge (Healy, 1992). Participation plays an essential role in this theory. The model pursues to include a broad range of opinion to enrich the debate and negotiation that is supposed to form the centre of the planning process. In this model, participation important to the planning procedure happening. Without the involvement of apprehensive interests, there is no planning. In this theory, the planning is essentially done after communication with the public and stakeholders involved. It is catering to the needs of the marginalized actor interests and not in relation to power. Failures in planning usually have stemmed from the lack of communication. Therefore, communication is a key or important element in the planning process (Taylor, 1998).

There are some critiques of this theory. First, it is criticized for its strong normative tendency and blindness to the role of power. Planners like Bengs, Foucault, Fainstein opposes about many aspects of this theory. The different paradigms have also appeared in reaction to this theory stimulating the making of new planning theory, for example mainly Foucauldian Theory and Faludian Theory. Another critique come from Bengs (2005) that says communicative planning theory as contrary to the idea of public interest. According to him, this theory takes the economic interests of investors and developers as the point of departure. It is not as a single particular issue among others to be adapted and balanced against the public interest (Bengs, 2005).

II.3 Stakeholders Engagement and Power Relations

A stakeholder is a term into common usage by most donor organizations: it was first used in business management theory and has since been widely adopted as a further refinement to the development sector. Based on the article from GTZ (now GIZ), the term of stakeholders as becoming vague because it has a variety meanings: such as the notion of the participant or involved party, as well as the recipient and responsible party (GTZ, 2007). Another definition by the International Finance Cooperation of World Bank Group mentioned that "Stakeholders are persons or groups who are directly or indirectly affected by a project, as well as those who may have interests in a project and/or the ability to influence its outcome, either positively or negatively" (IFC, 2012) .

Stakeholders may include locally affected communities or individuals and their formal and informal representatives, national or local government authorities, politicians, religious leaders, civil society organizations and groups with special interests, the academic community, or other businesses (IFC, 2007). Stakeholder involvement is an integral part of a stepwise process of decision making (NEA, 2004). At different phases, involvement may take the form of sharing information, consulting, dialoguing or deliberating on decisions. It should always be seen as a meaningful part of formulating and implementing good policy (OECD, 2015). It covers all the people and organizations who have a stake in and may be affected by an activity of development program who have an impact on it. (Hobley and Malla, 1996)

In reality, marginalized groups (poor people) are frequently described as being in the "*in the shadow of decision making*"; "*politically weak*"; "*without a voice*". Although this understanding remains overriding among development practitioners and as their advocacy for inclusive democratization, there is growing skepticism among those who subscribe to Scott's argument that the weak are powerful in their own right (Sithole, 2002). It is critical that one is able to identify the relative power of the various stakeholders (Pfeffer, 1992). He notes that the knowledge of the power distribution is itself an important source of power. The accurate awareness of distribution of power is a essential requirement for any stakeholder seeking powerful support for their need or demands. In this dynamic power-laden process there are no neutral parties; everyone is engaged (Long and Long 1992, Slocum *et al.* 1995). Power relations affect our activities in different ways though they may affect some activities more than others. Moreover, Politics involves the mobilization of power to achieve or protect certain values and interests (Sithole, 2002).

II.4 Peri-Urban, Land Tenure, and Land Use Change

This part will explain about the land tenure and land use change in relations to the peri-urban concept. This concept is important as a basis to analyses the land situation in the buffer zone area of Konza Techno City. The plan of the buffer zone will affect the land management and land use in the area which potentially gives the impact of livelihood of the local communities in the surrounding area because land is one of the assets of livelihood.

Land tenure can be defined as "the relationship, whether legally or customarily defined, within people, as individuals or groups, with respect to land" (FAO, 2002). It is an institution created by the people to control behavior and define how property rights to land are to be allotted within peoples (FAO, 2002). Land tenure also controls the rights to use, control, and transfer land, and associated responsibilities and restraints (FAO, 2002). It is an essential part of social, political and economic structures of the society. It can be well-defined and enforceable in a formal law or customary structures. Land tenure is often categorized as (FAO, 2002):

	Land Tenure Category	Rights for
1	Private	It is rights to a private party who may be an individual, a married couple, a group of people, or a corporate body such as a commercial entity or non-profit organization.
2	Communal	a right of commons may exist within a community where each member has a right to use independently the holdings of the community. For example, members of a community may have the right to graze cattle on a common pasture.
3	State	property rights are assigned to some authority in the public sector.
4	Open Access	specific rights are not assigned to anyone and no-one can be excluded. This typically includes marine tenure where access to the high seas is generally open to anyone; it may include rangelands, forests, etc.

Table 4.2 Land Tenure Categories (adapted from FAO, 2002)

In order to understand land tenure in a bigger context and how it managed, there is land administration to create the rules and operationalized the land tenure. In land administration systems, there are several processes to administer (based on FAO, 2002):

- land rights means to control the allocation of land, how the land is transferred, and the boundaries of the land.
- land-use regulation means to control how the land will use for.
- land valuation and taxation means how the land will be valued or a revenues form and calculate the tax from the land.

In this study, the land administration part will more focus on the land-use regulation. Land-use itself is to plan or manage the development of land within their jurisdictions. It is done by the government, whether it is national or local government (FAO, 2002). It seeks to order and regulate land in an efficient and ethical way to prevent land-use conflicts. Usually, it established a comprehensive plan that provides a vision for the upcoming potentials of development in the neighborhoods, cities, or any defined planning area (FAO, 2002).

Land-use change in the peri-urban area has the higher possibility to change the urban land use due to proximity to the city and city expansion (Jaquinta and Drescher, 2000). In developing countries, the peri-urban land is associated with the urban expansion and land development activities which lead to growing informal settlement (Home, 2004). In Sub-Saharan region, land tenure in peri-urban has gradually come under risk from urban expansion (UN-Habitat, 2010). It also becomes the 'home' for a land speculator to enjoy the possession of 'unregulated' land because sometimes this area is neglected by the government (Adam, 2014). However, once there is a land acquisition by governments, it will give the result of the land rights lost and livelihoods of the local landholders (Adam, 2014). This makes the rise of land-tenure insecurity and the land-related conflicts happened (Adam, 2014).

II.5 Livelihood

This section explains the concept of livelihood and its relations to the rural area and land as important livelihood assets. Livelihood can be defined "as the activities, the assets and the access that jointly determine the living gained by an individual or household" (Ellis 1998). There is a framework about how the people make a strategy for

their livelihood called Sustainable Livelihood Approach (SLA). The framework's foundation can be drawn back to an article from Chambers and Conway (1991).

They explain that

"livelihood comprises the capabilities, assets (stores, resources, claims and access), and activities required for a means of living: a livelihood is sustainable which can cope with and recover from stress and shocks, maintain or enhance its capabilities and assets, and provide sustainable livelihood opportunities for the next generation; and which contributes net benefits to other livelihoods at the local and global levels and in the long and short term" (Chambers and Conway 1991; Nawrotzki, Hunter & Dickinson, 2012).

The capital or assets of the livelihood can be seen as the table below (Carney et al. 1999; Nawrotzki, Hunter & Dickinson, 2012):

	Livelihood Capital	Assets
1	Financial capital	It represents the financial resources available to individuals and households (e.g., savings, supplies of credit, regular remittances or pensions) that provide opportunity for the pursuit of different livelihood options.
2	Physical capital	It represents the basic infrastructure (transport, shelter, water, energy, and communications) and the production equipment and means enabling the pursuit of various livelihood strategies.
3	Human capital	It comprises the skills, knowledge, and ability to labor central to various livelihood pursuits.
4	Social capital	It contains the social resources, such as networks, group memberships, and trust relationships, upon which individuals and households draw.
5	Natural capital	It represents access to land, water, and wildlife, from which households engage in agricultural pursuits and/or resource collection for both sustenance and income generation.

Table 2.3 Livelihood Capital

Besides the capital and assets, the livelihood can be determined by several factors, such (Ellis 2000):

- A labeled system or social class which defines an individual's livelihood , e.g. the caste system in India.
- Gender status which can determine individual livelihood based on gender status
- Inherited livelihoods which an individual receive the 'heritage' livelihood that has been passed-on in his/her family. For instance: pastoralists.

- Education and migration. Education determined qualifications of work or type of employment. Migration is where people move to the new area for searching employment and a better life

This study focuses on the livelihood in the rural or peri-urban area. Hence the concept of livelihood presented here is more about the rural livelihood and explaining the land as one of the most important assets for rural livelihood. About 90 % of rural households are involved in agricultural activities (Davis et al. 2010). In the African region, it is about 70 % of the household's income in rural areas come from agricultural activities (Davis et al. 2010). In these rural populations, the common livelihoods are kind of small-scale farming, fishing, raising livestock and non-farm activities (e.g., small scale commerce)(de Sherbinin et al., 2008). However, the households in the rural area are often combining some livelihood activities in order to survive in severe rough conditions from weather to the lack of basic services. The access to different livelihood capitals and opportunities will form the potential combination of activities (Ellis 1998; Bryceson 2002).

III. METHODOLOGY AND RESEARCH METHODS

To answer the research problem and main question, this study will use the explanatory qualitative methodology and more to policy oriented. Hence, the qualitative methodology is fit to this research because it can study people in their natural settings, in order to identify how their experiences. Moreover, the qualitative methodology is relevant because this study is an exploratory study to gather more scientific empirical data due to lack of existing data about this project and the surrounding communities. Therefore, based on Hennink et. al. qualitative research also seeks to embrace and understand the contextual influences on the research issues. (Hennink. Et. All, 2010). Another reason why this research uses qualitative study because, in this research, the researchers mostly want to gather the data about the people's experiences and perception towards a phenomenon.

III.1 Operationalization

Sub-question 1:

How did the planning process and implementation of Konza Techno City look like?

- How was Konza Techno City planned in chronological order?
- What is the aim of creating Konza Techno City?
- What are the challenges of Konza Techno City during the planning and implementation process?
- To what *extent* does Konza Techno City's plan meet the requirement that set by Kenyan Laws and Regulations?
- Which actors are involved in the planning and implementation process of Konza Techno City project?

Methods of data collection: Literature review of secondary data and In-depth Interviews

The analysis of this sub-question uses the theoretical framework of City and New City

Sub-question 2:

To what extent did the local communities in Malili and Old Konza involve in the planning process and implementation of Konza Techno City project?

- How the local communities in Malili and Old Konza perceive the project?
- To what extent do the local communities in Malili and Old Konza aware of the project?
- What are the law and regulation in Kenya related to community participation?

- What kind of activity did the Konza Techno City's project involve the local communities?
- How is the power relations among the stakeholders (including local community) during the planning process?

Methods of data collection: questionnaire survey, transect walk, secondary data and In-depth Interviews.

The analysis of this sub-question uses the theoretical framework of Community Participation, Communicative Planning, and Stakeholders Engagement & Power Relations.

Sub-question 3:

How does in the buffer zone of Konza Techno City change the land tenure and land use plan in Malili and Old Konza?

- What is the Konza Techno City's buffer zone?
- What is the history of land purchase for Konza Techno City's project site?
- How does land tenure in Malili and Old Konza look like?
- To what extent does the buffer zone plan change the land use plan in Malili and Old Konza?

Methods of data collection: questionnaire survey, transect walk, secondary data and In-depth Interviews.

The analysis of this sub-question uses the theoretical framework of Land Tenure.

Sub-question 4:

How does the planning-implementation of Konza Techno City and land use change in the buffer zone potentially affect the livelihood of local people in Malili and Old Konza?

- How is the livelihood condition of local community in Malili and Old Konza?
- To what extent does the Konza Techno City project potentially change the livelihood of the local community in Malili and Old Konza?

Methods of data collection: questionnaire survey, transect walk, secondary data and In-depth Interviews.

The analysis of this sub-question uses the theoretical framework of Land Tenure and Livelihood.

III.2 Research Methods and Data Collection

This study investigates the planning process of Konza Techno City and its buffer zone as a new planned city and how it affects the surrounding local communities. Hence, the research method that useful for capturing the awareness and perception of local communities as well as gathering the information from an expert is required (Bryman, 2012). Therefore, a clear structured research method is needed to be able to collect the data and information. During data collection period, the researcher used several mixing qualitative research methods, as follow:

1. Semi-structured Interview

The interview will be used to identify individual perceptions, beliefs, feelings, and experiences. This method is used to gain depth information, especially for the sensitive issue (Hennink et. al, 2010). For this research, the researcher will conduct several in-depth interviews with key informants such as government officials, developers, investors, local NGOs, and local leaders. Besides that, some informal interviews with local people during the field visit to the villages near the project site.

To make it flexible, the researcher used semi-structured interview method which the interviewer can discuss specific topics without any restrictions during the interview session. It means that there are some freedoms in the interview session to discover other aspects and follow the situation (Bryman, 2012). However, the researcher also made the interview guideline which consisted of some key questions to interview in line with the research question. The semi-structured interview guideline can be found in the Appendix part.

2. Field observation and Transect Walks

This method is useful to observe how people act and interact in the certain social situation. The researcher conducted the field observation in the two small towns (Malili and Old Konza) near the project which becomes the focus area of this study. Transect walk can be defined as an information gathering exercise and tool for describing and showing the location and distribution of resources features, the main land uses and landscape along a given transect" (Hoyle et al. 2007). Observation and Transect walk has been done for several times in Malili and Old Konza in order to understand the situation and how local communities live there in daily life. Some of the informal interviews or small conversations with local inhabitants were also happened to gather the information and saved it in observation notes.

3. Questionnaire Survey

The survey is a method to gather data from a sample of individuals (Bryman, 2012). Each of respondents was asked the same set of questions, both close question and open-ended question. Therefore, the researcher used this method to know about people awareness and perception about the KTC and its buffer zone. Besides that, the livelihood conditions were also gathered with this methods. The gathered data reflects a certain population of the survey. In this study, the target population of the survey is not meant to generalize the all population in the study area but more to gather a more general idea of the situation. There are two area, Malili and Old Konza, which became the survey area. The questionnaire survey form and list of respondents can be found in the appendix section.

4. Literature review and secondary data

Secondary data is useful to know the official documents of the project to see the planning process. The planning documents are usually available on the internet except for the national classified documents. The secondary data is a complimentary to the primary data from interview and survey. Moreover, it is useful to find the quoted statements because some of the experts or government official could not be reached Besides that, there is also literature review to know about the previous research about the same topic. Thus, this study can check, confirm and add the established empirical findings.

The methods for each research sub-questions can be summed-up as in the table below:

	Sub-questions	Methods for Data Collection	Target Group
1	How did the planning process and implementation of Konza Techno City look like?	Semi-Structured Interview	Key informants such as the Government Officials and Urban Planning Experts in Kenya
		Secondary data and literature study	Planning Documents, News and previous study about Konza
2	To what extent did the local communities in Malili and Old Konza involve in the planning process and implementation of Konza Techno City project?	Semi-Structured Interview	Key informants such as the Government Officials, Urban Planning Experts in Kenya, Local leader in Malili and Old Konza

	Sub-questions	Methods for Data Collection	Target Group
		Questionnaire Survey	Local residents in Malili and Old Konza
		Secondary data and literature study	Planning Documents, News and previous study about Konza
3	How does in the buffer zone of Konza Techno City change the land tenure and land use plan in Malili and Old Konza?	Semi-Structured Interview	Key informants such as the Government Officials, Urban Planning Experts in Kenya, local leader in Malili and Old Konza
		Questionnaire Survey	Local residents in Malili and Old Konza
		Secondary data and literature study	Planning Documents, News and previous study about Konza
4	How does the planning-implementation of Konza Techno City and land use change in the buffer zone potentially affect the livelihood of local people in Malili and Old Konza?	Semi-Structured Interview	Key informants such as the local leader businessman and people who know the area well in Malili and Old Konza,
		Questionnaire Survey	Local residents in Malili and Old Konza
		Secondary data and literature study	Planning Documents, National statistics, News and previous study about Konza

Table 3.1 Research methods and target group

III.3 Sample and Unit of Analysis

During the data collection process, this study is using the different sampling method for each data collection method. First, questionnaire survey used non-probability sampling. This kind of sampling method is used when it is difficult to estimate the probability and due to its advantages of convenience and economical consideration (Hoyle et al. 2007). Thus, the sampling for questionnaire survey used the random selection of the sample. Each sample was chosen randomly during the field visit. The unit of analysis here is the local people in Malili or Old Konza who have already lived there for at least two years. The aim of this criteria is to make sure that the sample has already experienced living in the area and can tell their experiences. Even though Bryman said that random selection is lower the validity (Bryman, 2012), but I was trying to spread the surveyors to

be more cover all area in Malili and Old Konza with also balancing the gender of respondents. The list of respondents can be seen in the Appendix.

Second, the in-depth interview used snowball sampling. It is used when a researcher faces a special population whose samples are difficult to locate, especially the case when researching a foreign country (Bryman, 2012). The way to use this sampling is asking the interviewees to give the list of recommended people to be interviewed. The unit of analysis here are the experts, government officials, and people who have more knowledge with the condition either KTC project or condition in Malili and Old Konza. The in-depth interviews with key informants are crucial in delivering data and information because it can be used to triangulate the information obtained through the questionnaire survey or even another interview session.

One more consideration about the sampling methods is the selection of the focus area. This study focuses in the area of Malili and Old Konza as both small towns are the nearest inhabitant places in the surrounding area of KTC. Moreover, Malili and Old Konza are inside the buffer zone area.

III.4 Process of Analysis

This study uses hybrid analysis approach which both inductive and deductive reasoning are applied (Dunne, 2011). The theoretical framework was made by literature reviews before the field trip process and by identifying relevant theories or concepts after the data has already collected (Dunne, 2011). This approach allows the writer to come up with the new codes or concept from the collected empirical data. The analysis process has started since the very first data already collected, e.g. interviews were being transcribed and reviewed to get the idea for the other next interview sessions. The review is also meant to do triangulations of the data collected by reality check or encountering the collected data to get the diverse opinion. After the field trip had ended, all data was being reviewed again. The interview transcriptions or notes are being analyzed and coded. Then, the collected data was separated into the several themes based on the sub-questions. In the end, all of the different themes were put together in the discussion section and compared with the theoretical framework to answer the main research question.

III.5 Limitations

This study investigates how Konza Techno City and its buffer zone affect the local community in Malili and Old Konza in the context of perception, participation, and land as the natural capital in the livelihood. The design of the study takes the form of a case study. Therefore the findings will be limited to the context of Malili and Old Konza area. The KTC is also still in the first phase of its implementation. The conditions are very dynamic due to political situations. Thus, what written in this study is in the time frame until the field research ended (May 2017). Due to the limited field Research's time and scope of the research, the focus of how the KTC affects people's livelihood lies on the land as one of the important aspects of livelihood in a rural area. Moreover, since the timing of collecting the data was near Kenya's election process, the government's statement mostly cited from the secondary data such as previous research and newspaper. In terms of the methodology for this study, there are a limited number of samples for the questionnaire surveys due to limited time and high cost.

III.6 Role and Positionality of Researcher

This study cannot be freely independent of the researcher's positionality and identity as it was conducted by a human with political nature and subjectivity. Thus, it is important also to understand and aware of the researcher's identity to know the limitations of the study (Bourke, 2014). The researcher positionality as the Asian man will affect less of the data collection process because local people have a different perception of Asian as some of the Asian countries are doing the intensive physical development in Kenya. Therefore, I always tried to introduce myself in a proper manner to make local people understand my role during field research and data collection process.

Even though most of the interview of experts using English, many of respondents of the questionnaire survey are using local language. Therefore, I relied on the interpreter services to translate the question into the local language and help introduce me to the local residents. However, I was selective to brief the interpreter and research assistants in order to make the same perception in every single question of a questionnaire survey.

III.7 Ethical Consideration

Regarding the ethical issue during the field research of this study, the researcher is also aware of this matter and will follow a code of conduct of academic research at Utrecht University. Informed consent forms are prepared for all of the interviewees and during focus group discussion. All the interviewee's personal data will be hidden and kept as a secret to protect them. All the citation for the literature review and secondary data will be cited properly with a list of references. Finally, during the field research, the researcher will behave and follow the local context and follow the local rules and customs.

IV. INTRODUCTION TO THE STUDY AREA

This section explains the contextual background which is important in order to understand the related issue about the topic. It will be divided into three subsections. First is about Africa Regional context which explains the economic growth and urbanization in the region who lead to the new city wave in Africa. The second subsection explicates the details of Kenya as the country which includes the socio-economy condition, new constitution 2010, land act, and Kenya Vision 2030. Lastly, the project area of Konza Techno City itself will be explained briefly with the situational map of the area.

IV.1 Africa Regional Context

Africa is an uprising region in the recent decades. A report from McKinsey Global Institute in 2010 showed the economic progress of Africa which potentially will be as "lions on the move" (Leke & Barton, 2016). During the last 15 years, African continent reached the average real average real annual GDP growth of 5.4% between 2000 and 2010, and a bit slowed 3.3% a year between 2010 and 2015 because of global financial crisis (Leke & Barton, 2016). Although it was getting slow down, in the long term the positive economic growth in Africa will sustain. There are several factors which support the economic growth of Africa. First is the growing number of young population as the productive age for labor force in Africa that expected will reach 1.1 billion in 2034 (Leke & Barton, 2016). Second is the high urbanization rate which leads to urban expansion that will be contributing to the rapid growth in consumption by households and businesses (Leke & Barton, 2016).

The urbanization rate in Africa reached the highest growth in the last two decades with 3.5% per year (AFDB, 2012). However, this rural to urban migration can be viewed as two sides of a coin. Positively, it can grow the consumption of households which leads to the economic growth (Leke & Barton, 2016). On the other side, urbanization failed to bring about inclusive growth. It has resulted in the proliferation of slums, urban poverty and rising inequality (AFDB, 2012). The slum and urban poverty become the major issues in the big African cities. As also already explained in the theoretical framework about New City, the combination of good economic growth and the problem in the existing city make the government and private sector want to build a new planned city. This led to the booming of the development of the new planned city in Africa.

There are several new planned cities in Africa which already launched to the public, such as (most of them based on Kermeliotis, 2013):

1. Konza Techno City – Kenya

It is planned for the ICT Hub of Africa or 'Silicon Savannah'. The location is about 60 km from Nairobi

2. Tatu City – Kenya

It is developed by private sector Rendeavour. Tatu City area had 1,035 hectares of land and located 15 kilometers from Nairobi.

3. Appolonia and King City – Ghana

It is designed by private sector Rendeavour. Appolonia and King City will be located in Greater Accra and Western Ghana.

4. Hope City – Ghana

Hope City is a \$10 billion high-tech IT hub that will be constructed outside Accra, It is aiming to make Ghana into a major ICT player.

5. Eko Atlantic City – Nigeria

It is a big project with multi-billion dollar residential and business development. Eko Atlantis is located on Victoria Island in coast side of Lagos

6. Kigali – Rwanda

This capital city of Rwanda has launched an ambitious urban development expansion plan to transform the city into the "center of urban excellence in Africa.

7. Waterfall City and Lanseria Airport City – South Africa

These cities built from scratch and purely as large-scale profit-oriented urban enclaves which operated outside the public administrative (Herbert& Murray, 2015).

8. Nouakchott (Mauritania) and Khartoum (Sudan)

They are inspired by the successful transformation and modernization of cities in Gulf (Arab) countries. Mauritanian and Sudanese governments try to follow the Arab States due to the new discovery of oil resources in both countries (Choplin and Franck)

IV.2 Kenya National Context

The Republic of Kenya is located in the East part of Africa and a member of East Asian Community. It has 47 counties including the big cities such as Nairobi, Mombasa, and Nakuru. In 2015, the number of population in Kenya was estimated about 46,790,758 people with 25.6% of them are living in the urban area (World Bank, 2016). The urbanization rate from 2010-2015 is 4.34% per year (CIA World Fact Book, 2016). This high number of urban population is not supported with basic services. For example, the sanitation facility improved is only about 31.2% of the urban population (World Bank, 2016). The biggest urban population lives in Nairobi as it is the center of economic and government activities.



Figure 4.1. Map of Kenya (mapsofworld.com, 2014)

Social & Economy Aspect

The economic condition of Kenya is mainly supported by the agriculture sector which is contributing 32.7% of GDP (CIA World Fact Book, 2016). It has big consequences for the working sector and land use in Kenya, about 80% of Kenya's population work at least part-time in the agricultural sector, including livestock and pastoral activities (CIA World Fact Book, 2016). Regarding land use, 48.1% of land in Kenya uses for the agriculture sector. Even though the agriculture sector is the backbone of Kenya's economy, Kenya still faces the high number of unemployment (around 40%) and poverty rate around 43.4% (CIA World Fact Book, 2016). The macroeconomic condition of Kenya is

performing quite well in the recent decade. Its GDP growth has averaged over 5% for the last seven years (CIA World Fact Book, 2016). As a result, in 2014, Kenya has been ranked as a lower-middle income country. It also makes Kenya as the economic and transport hub for East Africa (CIA World Fact Book, 2016).

New Constitution 2010 and Land Act 2012

In 2010, Government of Kenya enacted the New Constitution of Republic of Kenya to replace the old constitution which had been in place since the independence of Kenya in 1963 (VOA, 2013). This constitutional reform is based on the referendum where Over 67% of Kenyan voters approved this new constitution. It changed the political landscape in Kenya and also created more power distribution to its citizen. The changes include the removal power from the presidency, decentralized political system, bill of rights, civil rights, and land act reform (CNN, 2012)

The new constitution also established 47 counties in Kenya. Each county has its own local government consist of a county assembly and a county executive. It has the mandate to control their own agriculture, health services, public amenities, county trade development and regulations, county planning and development. In relations to the national government, senate or local leader represents each county in National Assembly.

Regarding the land act reform, the Constitution establishes the National Land Commission, which will be tasked with advising the government on titling and registration. The new set-up would increase taxes and take some power away from the president on an issue that is a key source of power and wealth. The Kenyan Constitution set the foundation that all land in Kenya belongs to the citizen of Kenya collectively as a nation, as communities, and as individuals. At that point, land in Kenya is classified as public, community or private (Government of Kenya, 2010). The land governance in Kenya has a long history since the beginning of the independence to the newest land act in 2012 based on 2010 new constitution of Kenya.

The former formal land registration systems in Kenya are based on statutory land law congenital from the colonial era or imported from the western rule. These systems are centralized, expensive, inflexible and involve complex legal requirements and technical procedure (Augustinus et al.; 2004). However, since the new constitution and land act, the central government has done the devolution and decentralization of land governance. The county government now has power in land management. However, still, the long absence

of a clearly defined land use policy in Kenya after years of independence has resulted in a haphazard approach to managing the different land use practices and policy responses (DPP, 2016). The phenomenon became legal pluralism where some land of the country is formally registered and administered under the statutory land law while other lands remain unregistered and subject to non-formal tenure rules (Wanyonyi, 2017). This resulted in inequalities in the security of land tenure in Kenya. Unregistered and undocumented land rights have evolved in under these non-formal tenure arrangements (Wanyonyi, 2017).

The government of Kenya recognizes the land tenure regarding ownership in four types: freehold, leasehold, easements and customary land rights. In freehold estates, it includes the most common form of land ownership: single ownership or a fee simple estate. Land tenure in informal settlements in Kenya takes the form of non-formal de facto tenure where land is acquired, occupied and used with or without the permission of its owner.

Kenya Vision 2030

The government of Kenya sees this situation as the opportunity to develop Kenya into the next stage. They launched the development strategy namely Kenya Vision 2030. It is the national long-term development policy that targets "to transform Kenya into a newly industrializing, middle-income country providing a high quality of life to all its citizens by 2030 in a clean and secure environment" (Government of Kenya, 2007). Kenya vision departed from the fact that the economy in Africa is raising and Kenya become of one of the growing countries in Africa.

The Vision comprises of three key pillars (based on Government of Kenya, 2007):

1. The Economic Pillar purposes to achieve an average economic growth rate of 10 per cent per annum and sustaining the same until 2030.
2. The Social Pillar pursues to engender just, cohesive and equitable social development in a clean and secure environment
3. The Political Pillar targets to realize an issue-based, people-centered, result-oriented and accountable democratic system

Those three pillars are attached on the fundamentals of macroeconomic stability; infrastructural development; Science, Technology and Innovation (STI); Land Reforms;

Human Resources Development; Security and Public Sector Reforms (Government of Kenya, 2007).

Konza Techno City Project

As the follow up of the Kenya Vision 2030, the Government of Kenya established several flagship programs to achieve the objective of the Vision 2030. These flagship programs include the KTC which aims make Kenya as the world class IT Hub (Government of Kenya, 2009). KTC is under the Economic Pillar of Kenya Vision 2030 which aims to achieve an average economic growth rate 10 per cent per annum and to sustain the same until 2030 with the support of the high-tech industry. KTC has located 60 km from Nairobi in between Machakos and Makeuni County. The further explanation about it can be read in the next chapter. This section is just an introduction to the study area. Therefore, on the next page, there is situation map around the research area to make a better understanding about the location of two nearest small towns (Malili and Old Konza).

Situation around Konza

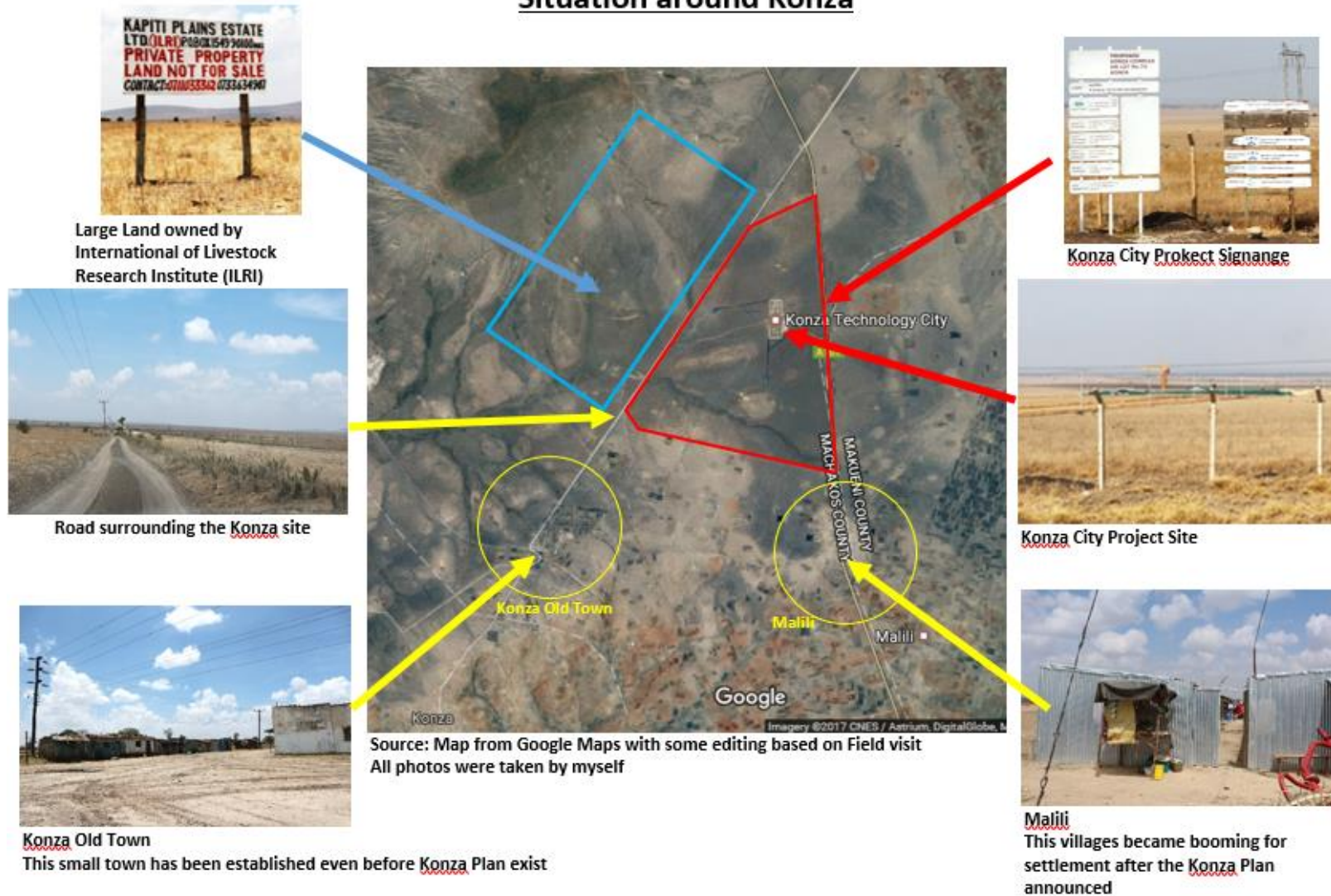


Figure 4.2 Situation Map around Konza Techno City Project (Google Maps and Avianto, 2017)

V. Finding and Analysis

After knowing the research design and the theoretical framework of this study, this section shows the finding from the field research. The finding will be categorized into four subsections to answer each research sub-questions. All the findings are based on in-depth interviews, questionnaire survey, and observation during the field research period with the literature study as secondary data to complement the primary data.

Each of subsections below is inter-related together in order to answer the main research question. The first subsection will explain the formal planning process for Konza Techno City and some finding of the controversial issues behind it. This finding will help to see whether the planning process was conducted by Kenya's regulatory corridors or not. Besides that, there will be stakeholders analysis for better understanding about which actors were involved and how does power relations affect the planning process. The next subsection will discuss one of the important parts of the planning process which is the community participation. The degree of community participation will affect the degree of impact of Konza Techno City to the local community in surrounding area (Malili and Old Konza). The third part will explore the buffer zone plan of Konza Techno City and its relations to land tenure in surrounding area. As the Konza Techno City itself is under construction phase, the socio-economy dynamic is happening in the buffer zone area. The land market speculation and the buffer zone policy will affect the local people the most because land is the important capital in the rural livelihood. The last part will assess the livelihood condition of local people in Malili and Old Konza whether the Konza Techno City and its buffer zone affected them or not. Besides that, local community perception is also important to see people's expectation of this project, and it will be compared to the reality check of the project itself.

V.1 Formal Planning Process and Implementation Phase of Konza Techno City

Konza Techno City is a new city project which is planned by the Government of Kenya. It builds from scratch in the empty land, 60 km southeast of Nairobi. The location is in Nairobi Metro Area between Machakos County and Makeuni County. The project is still related to the Kenya Vision 2030 because it is one of the flagship projects in economic pillar specifically in Information and Communication Technology (ICT). The city is projected to be a 'Silicon Savannah' of Africa or the hub of technology in Africa.

The aim of the Konza Techno City project is to promote Kenya as a Business Process Outsourcing (BPO) destination to increase demand for BPO services from Kenya globally to attract investments (Adeya-Wey, 2014). The major objective of establishing the City is to generate 17,000 direct jobs at the end of 2018 and have 200,000 residents who will be living in the city at the end of 2030. It is also expected to contribute the growth of GDP by 10% annually (Ministry of IC Kenya, 2016). Besides for ICT business purposes, Konza Techno City also provides educational facilities such as University & Science Park and housing for people who will work there. Overall, this city will be like one-stop living which provides all the needs for its residents.

V.1.1 Initiation of Konza Techno City

The owner of the project is Ministry of Information and Communications (MIC) of Republic of Kenya. The initial idea was proposed in 2006. At that time, according to the champion of this project (Former Permanent Secretary of Ministry of Information and Communication of Kenya), he was initiating this project because he thought Kenya needs to start building the ICT sector to achieve High-Middle Income Country. He proposed some ideas in ICT Sector such as (1) Development of ICT infrastructure; (2) encourage development of contents and applications; (3) Develop Public Private Partnership to fund the projects because the government do not have enough budget; (4) Develop massive capacity to boost national economy; (5) Create labor skilled employment (Interviewee 3, Former Permanent Secretary of Ministry of Information and Communication of Kenya). To achieve the ideas, Kenya needs a special city that focuses on the development of applied knowledge and high-technology industry. This conclusion appeared after the MIC delegations visited Silicon Valley (U.S.), Bangalore (India), and Putra Jaya (Malaysia). These study visits were initiated together with World Bank through International Finance Cooperation (IFC) to show the Government of Kenya about the example of IT City in the world (Johari, 2015). After the visits, they argued that in order to build ICT ecosystem, Kenya also needs one place that contains all the means support of High-Technology Industry (Interviewee 3, Former Permanent Secretary of Ministry of Information and Communication of Kenya). The idea was presented at the cabinet meeting and then the president at that time accepted the idea.

In 2008, the Government of Kenya revealed the first concept for ICT new city. It was originally named as Kenya Multimedia ICT Park and located near the Athi River (Johari, 2014). However, this plan was canceled as the government wanted to build a more

integrated new city with IT (software) industry, electronic industry, applied sciences university, residential, and commercial area (Interviewee 3, Former Permanent Secretary of Ministry of Information and Communication of Kenya; Johari, 2014). Therefore, in 2010, the project changed significantly when the Ministry of Information and Communications of Kenya (MIC) purchased the 5,000-acre land near Konza or 60 km south of Nairobi (Johari, 2014). According to the champion of this project, there are several reasons why the government relocated the planned city into this new area. He mentioned that if it is built near Nairobi, it will be very expensive and hard to build a city from scratch (Interviewee 3, Former Permanent Secretary of Ministry of Information and Communication of Kenya).

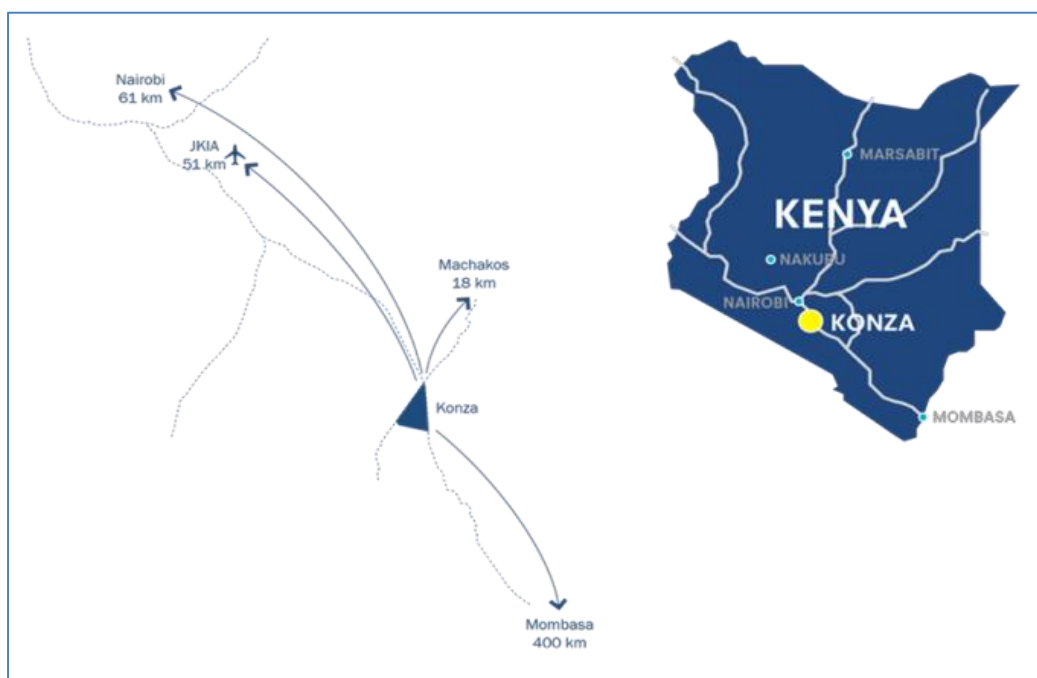


Figure 5.1 The location of Konza Techno City (source: konzacity.go.id)

Then, the government found the right and quite a cheap land outside Nairobi. The process of land acquisition took place around 2010 to 2011. MIC bought the land from the Director of Malili Ranch as the leader of all Malili Ranch's shareholders. The detail of land purchasing process will be explained more in the Land Tenure section. It is widely known that its process has been in court because of fraud and corruption case. Regarding ownership, legally, the land is owned by the government. However, the government would lease the 5,000 acre land for KTC to the private sector. This land will be leased by Konza Technopolis Development Authority (KoTDA) via an Expression of Interest (EOI) for the development of the first 24 parcels of land to be developed by private investors (KoTDA, 2016). There are several types or preferences of investor that could lease the land and

make the investment there such as higher education services, life sciences company, telecom, and BPO/ITES, supportive services and complimentary residences (KoTDA, 2016).

The scheme of KTC project is not fully driven by the private sector but through Public Private Partnership (PPP) with the Government of Kenya as the main promoter. It means the government's role will be minimal, only for public infrastructures such as roads, power and internet connectivity and regulatory guidelines. After all the master plan and public infrastructure have been done, the government will attract the private investor to lease the plots in KTC for 99 years (according to Kenyan Law) (Splinter 2014,). In the end, KTC will be managed by the semi-governmental organization (or KoTDA).

V.1.2 Planning Process

As MIC does not have the capabilities to design the new city, they were collaborating with International Finance Corporation (IFC) from World Bank Group to design the concept and possibility of funding for this new city. The IFC was also helping the Government of Kenya to attract investor and ICT companies to invest in this city. By this, IFC engaged as the Transaction Advisor and consultant for the MIC (Johari, 2014). The first design was made in 2009 with the US Company, Pell Frischmann, as the designer. However, the National Government of Kenya has rejected the proposal from Pell Frischmann because their plan was too centered in a central business district and not incorporated residential areas as the government proposed (Johari, 2014).

To change the plan quickly, in 2012, MIC collaborated with a team of consultants led by HR&A Advisors, Inc. (New York City-based) to make a detailed business plan and master plan for Phase 1. This was to replace the previous plan from Pell Frischmann which was no longer applicable. Besides that, the government also established Master Delivery Partner (MDP) Phase 1 for KTC which is supposed to be accomplished between 2014 and 2018. MDP1 consists of a multidisciplinary six-firm international team led by HR&A Advisors, Inc. (Johari, 2014). Meanwhile, the Center for Urban and Regional Planning of Kenya (CURP) was assigned to develop the Local Physical Development Plan LPDP for KTC. In current progress (2017), KoTDA creates a new consortium namely Master Delivery Partner (MDP) 2 which is a consortium consists of nine firms drawn from the USA, Germany, Netherlands, UAE, and Kenya (KoTDA, 2017). This MDP2 team is mandated to establish the second phase plan for KTC based on what MDP1 team has done before.



(source: kenyabuzz.com, 2017)



(source: konzacity.go.ke)

Figure 5.2. The differences between the first plan (top) and the second plan or MPD1 (bottom)

The major step of the planning and implementation process is when the KoTDA was established to coordinate the planning and development of the SMART City. KoTDA was institutionalized in the act of parliament with Legal Notice No. 23 of 5th April 2012 and started to operationalize in 2013. KoTDA has the responsibility for the all of the development of Konza and will also undertake the regulation and management of the city

once it has developed. The organization is autonomous, but still must account to the Ministry of Information and Communication because they had no mandate, no capacity and did not have the needed expertise to develop KTC.

Based on the news at that time, KTC was expected to be built during 2011. However, it just realized three years after when the first steps in the construction taken by the sinking of boreholes and the laying of power. In 2013, the Former President Mwai Kibaki broke ground in Malili to mark the commencement of the development of Konza Technopolis (KoTDA). The multiple delays have cast doubt on the actual creation of KTC (Kagwe, 2012; Splinter, 2014). The delay was caused by the unpreparedness of the MIC to submit the mandatory planning documents, and the environmental approvals were needed before construction could start (Splinter, 2014).

Besides planning of the KTC itself, in 2012, the Government of Kenya was also established 10 kilometers buffer zone outside the project site. The buffer zone starts right from the project site's border fence. The area of the buffer zone is about 20,677 Ha which is 20 times bigger than the KTC's site itself (Gatari, 2014). The buffer zone will prevent area surrounding the proposed KTC turning into slums area or pop-up shanty town. The buffer zone plan then embodied into the comprehensive Local Physical Development Plan (LPDP) which includes the land use plan of surrounding area (buffer zone). The further findings of the buffer zone will be explained in the next subsection.

V.1.3 Problem on Planning Process

Kenyan Law required every project to submit several planning documents to be assessed by the autonomous agency, National Environmental Management Authority (NEMA). One of them is Strategic Environmental Assessment (SEA) which need to be approved by NEMA before the project started. SEA contains an analysis of public participation/ enlarged focus group discussions, social and economic baseline conditions including land tenure and land use, livelihoods, and anticipated impacts and mitigation measures. According to the champion of this project, the plan was indeed changed twice. He mentioned that all of the requirement had been approved by NEMA (Interviewee 3, Former Permanent Secretary of Ministry of Information and Communication of Kenya).

Based on the previous research about the similar topic, there was something odd in the approval process. The first draft by Pell Frischmann submitted to NEMA and it was not approved in 2011. Director of Physical Planning rejected the first draft because the planning process was not following the Kenyan Planning Act and it did not involve the

Planning Department (Splinter, 2014). Therefore this rejection was the same time as the MIC rejected the Pell Frischmann's plan. However, Pell Frischmann was also assigned to make SEA for NEMA. They submitted the SEA documents in January 2011 and it always rejected until approval in February 2014. It turns out that the SEA documents which they submitted were still the same documents from Pell Frischmann's plan even though the actual plan is made by the MDP1 team (Splinter, 2014). They only adapted and improved a bit but still did not meet the NEMA standard. Based on a NEMA-officers which cited on Splinter's paper, NEMA got political pressure from national governments to approved Konza's SEA documents as they wanted to start the construction immediately (Splinter, 2014).

The appearance of Konza Techno City's plan also created local conflicts between 3 counties which claim the location of KTC in their area. These claims have the motives of the chance to get the tax revenues once the city has established (Johari, 2014). The 3 counties which involved in the claims are Machakos, Makeuni, and Kajiado. However, a respondent from MIC said that this claim is no longer a problem for KTC. He said that the government had established a new ministry to tackle this problem (Interviewee 3, Former Permanent Secretary of Ministry of Information and Communication of Kenya). The new ministry called Ministry of Nairobi Metropolitan Region which includes the counties surrounding Nairobi such as Kiambu, Nairobi, Machakos, and Kajiado. The Kenya Vision 2030 has set out that city regions should get an important role in the national economic growth and that integrative plans should be prepared for eleven urban regions throughout Kenya (Government of the Republic of Kenya, 2007; Splinter, 2014). The respondent also said that the idea of Konza Techno City appeared before the county system applied (as in Kenyan New Constitution 2010). Thus, the Konza Techno City will still belong to National Government.

Konza Techno City as the government project does not give any differences from the new city led by the private sector. The plan seems more to the private urban enclaves and gated communities as the target is the high tech technology with skilled labors. As belongs to the government, the project itself gets the political pressure in every aspects and lot of attentions in national-wide scale. Since its initial development, KTC has remained the most prominent project in the political, media and popular discourses (Splinter, 2014).

Although the KTC is supported by the government, the reality is not as good as in the paper. The slow progress of implementation and the problem with the planning process as already explained before are the indication that the project is uncoordinated

well. The big vision and objective from MIC to develop KTC as the big hope for Kenya Economy are not supported by all of the government's aspects. It is hindered by the actual institutional framework and practices, certainly since planning is not their area of expertise (Splinter, 2014). They were really keen to start the project immediately, but they did not consult other Ministries and looked for vacant land instead of considering all relevant factors (Splinter, 2014).

V.1.4 Stakeholder Involvement and Power Relations

There are many actors involved in KTC project and have different interests. Most of the stakeholders are government ministries or organizations which want to push the project to be done. With Kenyan political culture, the government project can be easily executed as they have the power to push the process. Most of the government projects are always using a top-down approach. This statement is also echoed by the Member of County Assembly (MCA) of Makeuni County who said that the Konza Techno City is a typical national government project which more to top-down approach and the national government set the plan alone with little involvement of other actors (Interviewee 5, Members of County Assembly of Makeuni). Thus, in KTC's case, MIC together with KoTDA and IFC are the main actor who has the high interest and high power of the KTC project. Other government ministries and agencies are the main supporters to develop Konza Techno City because it was mandated by the President and Kenya Vision 2030 policy. Their involvement will be medium because they have a task to build or plan some parts of KTC but the main coordinator for the KTC project is MIC with KoTDA as the operator. County Governments have little involvement because the KTC project is marked as a national project. They only can involve in the buffer zone area but still need to collaborate with KoTDA.

The marginalized actor, in this case, is the local communities in surrounding area of KTC's project site (Malili and Old Konza). This is based on the fact that the involvement of the local community is very minimal as already explained in the previous section. With the policy of participatory planning in Kenya is only the formality or 'cosmetic,' it makes the government power bigger and left the citizen being the have-nots or powerless. Moreover, people in Kenya, mostly the rural communities, are submissive (interviewee 2, Kenyan Urban Planning Expert). They are mostly just agreed with the government plans as long as they got benefit and compensated. The nature of submissiveness is embedded to

the citizen who did not get enough education or civic education about democracy as happened in the rural area. Thus, they become easily being marginalized.

The other actors such as the private investor, land buyer, ex-members of the group ranch can be categorized with the low involvement. The role of a private investor is still unknown as the government has never been clearly mentioned the final investor who invested in the Konza Techno City. Meanwhile, the land buyer and ex-members of ranches just got the benefit of land speculation in the buffer zone area. In order to see the full list of actors, their role, interests, and involvement, the table below sums up all of them.

	Actors	Function/Role	Interest	Involvement *	Remarks
1	Ministry of Communication and Information	Creator, the owner of the project, supervising the project development	Establish the city as soon as possible	High	National Government
2	Ministry of Land and Physical Planning	Oversight the physical planning in the project's area and its surrounding. Coordinator for the development of public infrastructure.	The public infrastructure progress is in-time.	Medium	National Government
3	Ministry of Devolution and Planning	Coordinator for Kenya Vision 2030	KTC as flagship program in economic pillar of Kenya Vision 2030 will be realized before 2030	Medium	National Government
4	National Land Commission Agency	monitor and have an oversight responsibility for land use planning	The land use in the buffer zone area is not changing. There is no land conflict	Medium	National Government
5	National Environment Management Authority (NEMA)	approval of the environmental impact assessment reports and continuous monitoring of the project to ensure compliance	Ensure that the project meets the standard requirement for environment and socio-economic impact	Medium	National Government
6	Konza Technopolis	Mandated to	Konza Techno City	High	Half-

	Actors	Function/Role	Interest	Involvement *	Remarks
	Development Authority (KoTDA)	control all developments within the Konza Techno City and its buffer zone	development is ongoing with no problems. The development in buffer zone will comply with the policy		government, half autonomous
7	Government of Machakos County	oversee the approval of the development plans within the county territory	Seek the revenue opportunities from the development of the project	Medium	County Government
8	Government of Makeuni County	oversee the approval of the development plans within the county territory	Seek the revenue opportunities from the development of the project	Medium	County Government
9	Government of Kajiado County	oversee the approval of the development plans within the county territory	Seek the revenue opportunities from the development of the project	Medium	County Government
10	IFC (World Bank Group)	Consultant for the project. Help to find the investor	Ensure that the project in good progress. Seek the popularity if the project successful	Medium	International Organization
11	Private Investor	the source of funds for the construction works	The progress of basic infrastructure in Konza Techno City is good	(unknown)	Private Sector
12	Members of Group Ranch	Land owner	Government pays the land correctly Seek the opportunity of land price in buffer zone area	Low	Community
13	Local Community in Malili	Resident in buffer zone area	Seek the better life with better employment from KTC	Low	Community
14	Local Community in Old Konza	Resident in buffer zone area	Seek the better life with better employment from	Low	Community

	Actors	Function/Role	Interest	Involvement *	Remarks
			KTC		
15	Land buyer from other regions		Seek the opportunity of land price in buffer zone area	Low	

Table 5.1 Stakeholders Involvement List

Again, the aim is to make stakeholders mapping. Thus the big picture of planning and implementation phase of the project will be clear. This is also related to the community involvement as the participation of the local community is affected by the power relations among the stakeholders who involved in this project. If there are some actors taking so much power in the decision making and planning process, then there will be actors become marginalized. Therefore, in order to know the power relations among actors, it is important to break down which actors involved and what their interests are.

V.2 Community Participation on Konza Techno City Planning Process

This subsection discusses the findings of the community participation aspect during the planning process and (part of) implementation of the development of Konza Techno City. Community participation is an important aspect of measuring the prospect of inclusivity of the new city. Besides that, Kenya as a democratic country has the policy that every citizen should participate in the development planning. The findings whether the local communities surrounding Konza Techno City has been participated or not will give the different results of the Konza Techno City's impact to the community. The first part will explain about the laws and regulations about Community Participation in Kenya. Then it continues to show the results from questionnaire survey about local people's perception and awareness of Konza Techno City. Besides that, those results will be generated into the degree of community participation based on Arnstein's the ladder of citizen participation.

V.2.1 Laws and Regulations about Community Participation in Kenya

In this part, firstly, explains the concept of community participation based on Kenyan Law. Kenyan law mandate that community involvement or participation is a mandatory process for every public or government project's planning. The foundation of the participation of the citizen of Kenya is recognized in Article 10 of the New Constitution of Kenya as one of our national values and principles of governance (Government of Kenya, 2010). Further Article 174(c) provides that the object of devolution is to: "enhance the participation of people in the exercise of the powers of the State and in making decisions affecting them." Article 184 (1) (c) "also requires that mechanisms for participation by residents be included in the national legislation relating to urban areas and cities governance and management" (Government of Kenya, 2016). One of the interviewees who is Urban Planner expert in Nairobi also said that improving citizen participation will lead to a more responsive government, inclusive ownership, and sustainable engagement of the public (interviewee 2, Kenyan Urban Planning Expert).

The government of Kenya also defined public participation is the process where individuals, governmental and non-governmental groups influence decision making in policy, legislation, service delivery, oversight, and development matters. It is "a two-way interactive process where the duty bearer communicates information in a transparent and timely manner, engages the public in decision making and is responsive and accountable to their needs. In the planning process the public should be involved in strategizing,

mapping, priority, and codification of issues that may be subjected to public participation be they draft policies, legislation or development plans" (Government of Kenya, 2016).

Departing from the Kenyan law and regulation, Konza Techno City project's planning should be including community involvement because KTC is a government project and categorized as the public project. Moreover, KTC is a big project with a 5,000-acre land area with 20,677 Ha of Buffer Zone. There is two small towns within the Buffer Zone area. Thus, the community involvement must be a priority because there are people will be affected by this project. Besides that, during the making of Strategic Environmental Assessment (SEA) and Environmental Impact Assessment (EIA) which required by NEMA, community participation must be included in the planning process. The log of community participation should be included in the SEA and EIA documents. One of key respondent said that Konza Techno City team had conducted several community meetings in order to inform and involve the local community in Malili and Old Konza.

V.2.2 Local Community's Awareness and Involvement

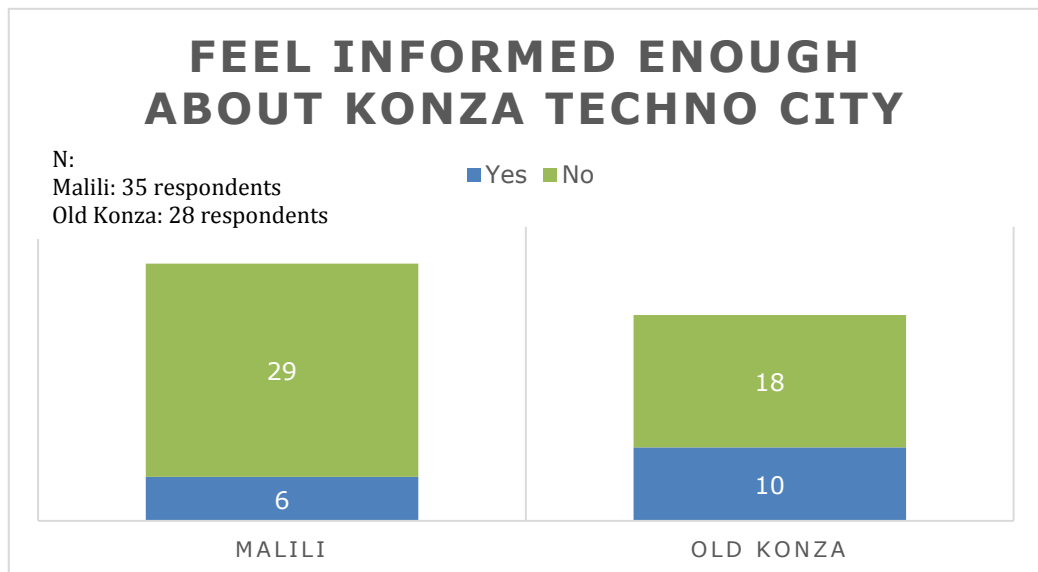
This part will explore how the local community awareness and involve in the project. I used the questionnaire survey method to know their awareness and perception. Besides that, transect walk with the informal interview was also conducted to observe the daily life of the community. This questionnaire survey cannot be generalized into all local community perception because the survey's population is only 35 respondents in Malili and 28 respondents in Old Konza. Meanwhile, the population of inhabitants in Malili and Old Konza is is about 1,000 to 2,000 people in each small town (Interviewee 7, Local Chief in Old Konza). However, the result more less can describe the situation.

Awareness of the Konza Techno City Project

Based on questionnaire survey result, all the respondents in both locations in Malili and Old Konza are aware of the project. This is due to the public exposure of the plan during 2012-2014. During that time, the Konza Techno City was the main national headline in the newspaper, television, and radio. It was when the government started announcing the project. Therefore, no wonder that most of the respondents said that they know about the project from the newspaper and television. Besides that, the project

location is close to these small towns with only 2 km proximity range. Thus, they noticed every single progress of the project.

The awareness of the local people in surrounding communities does not mean that they have enough knowledge about the project's plan itself. There is a knowledge gap in local people about the function of KTC. Most of the respondents only know that the government is building the big city, but only a little know what kind of city is that. Most of the respondents answered "A big city", "Global/International City with Investor", "Government build the city near here". When they asked about what kind of city Konza Techno City is, they did not know about it. This knowledge gap about the plan is caused by the lack of information. Most of the respondents said that they do not feel informed enough about the actual plan of KTC (as can be seen in the graph below). Malili has more percentage of the people who do not feel informed enough than in Old Konza. This is because of the fact that many respondents in Konza have been living there for a long time (more than 5 years), meanwhile many of residence in Malili just lived there for a shorter time (less than 3 years).



Graph 5.1 Information about Konza Techno City in Malili and Old Konza

People's Awareness and Perceptions of Konza Techno City Buffer Zone

The fact that the buffer zone plan itself never been published to the public made most of the local people in surrounding community do not know the actual plan. Based on the results of questionnaire survey (as shown on the graph below), when they asked about "Do you know about the buffer zone of Konza Techno City?", only half of them said they know about the buffer zone plan of Konza Techno City. Another half answered they did not know about it. The awareness of the buffer zone is not only about whether they know the buffer zone or not, but also regarding their knowledge about what the buffer zone is.



Graph 5.2 Awareness of Buffer Zone Plan

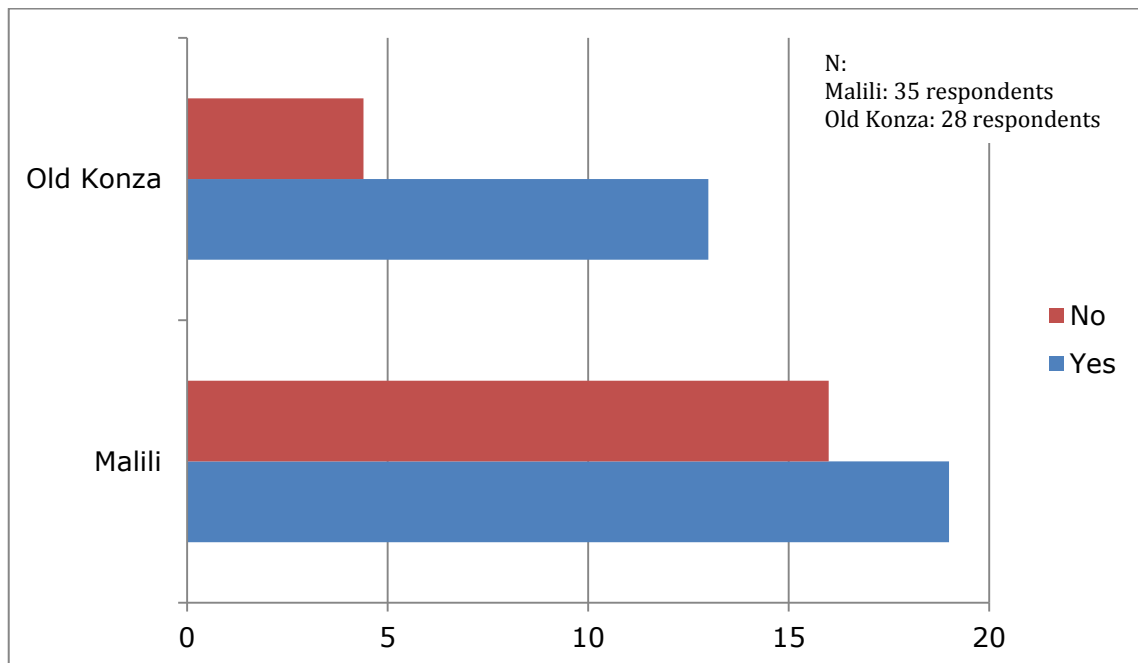
The public and the mass media only know that the government will control the development within 10-km outside the KTC border and all of the physical development should be approved by KoTDA. This plan makes confusion to the public as they cannot find the specific details of the requirement of development in the buffer zone. Moreover, administratively, the buffer zone is located within three different counties (Machakos, Makeuni, and Kajiado). These counties also have their own spatial plan and interest of their land. This buffer zone can make the conflict of interest among the counties and the national government (KoTDA). In grass root level of local community in Old Konza and Malili, only some people know are aware of the Buffer Zone. Most of the only know that Government will control the development of the area without knowing the whole plan. It will affect the local communities in Malili and Old Konza as they are now afraid that the

government will demolish their structures as it looks like a shanty town. They do not have a fund to build the nice structure of their home as required by the government.

Local Community Involvement

To know the degree of community involvement in this project, I conducted the small questionnaire survey to the local community in Malili and Old Konza. Based on the questionnaire survey, most of the people know about the KTC by the Mass Media like television, radio or newspaper. As Konza Techno City is a national government project, it is wide covered by the national newspaper or television about the progress of the project. Besides that, the project also becomes politicized than many of politicians give the statement about this project in the mass media. This situation makes the project becoming popular not in terms of the progress but the nuance of the politics.

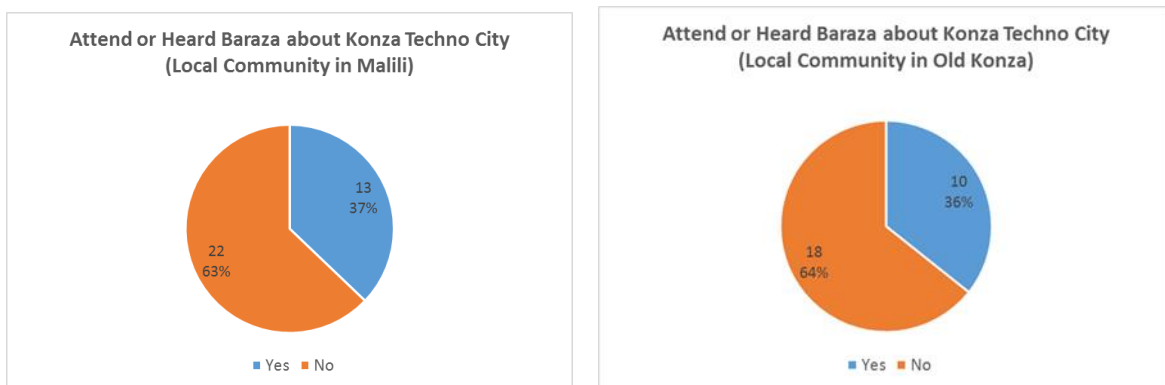
People to people talk is also the source of information of the project for local people. However, as they also do not know well about the progress of the project, the information circulation is not dynamic and stagnant. Some respondents answered that they also get the information from the government socialization as seen on the graph below



Graph 5.3 Local people who heard the government socialization about the Konza Techno City

As seen on the graph, almost half of the local people heard the news of Konza Techno City from the government socialization. When they were asked "what kind of government socialization have you heard?", mostly they answered that it was when the former president of Kenya had a speech on the ground breaking of Konza Techno City.

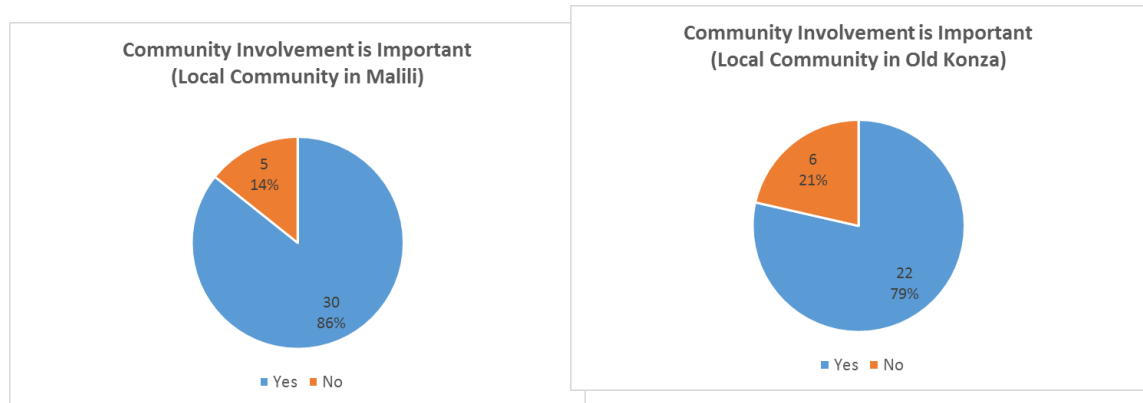
In Kenya customary, the local community has the community meeting called Baraza. In this community meeting, the leader of the community or the local chief will lead the meeting process. The topic usually about the current issues in the community. Baraza is also used by the government to do socialization of their policy or project. According to the Local Chief of Malili, sometimes KoTDA became the host of Baraza to inform local people about the KTC project. He said KoTDA invites him and his people in Konza Old Town and also Malili to attend the meeting in KTC project's site. It happened several times; he did not remember how many time exactly. He also mentioned that during the meeting, local communities were only heard them explain some policy regarding the KTC project. It was mostly one-way meeting. There were no aspirations from local communities spoken out during the meeting (Interviewee 7, Local Chief in Old Konza). Based on the results of the questionnaire survey, only some of local people know about the Baraza about KTC (as seen in the graph below). This means the information about Baraza was not fully circulated in the local community.



Graph 5.4 Local community who attended or (at least) heard the Baraza about Konza Techno City

Speaking about the local community involvement will be useless if they do not think it is important for them. Researcher during the questionnaire survey asked to them whether their involvement in planning and implementation is important or not. The result is most of the people answered that their involvement is important (see the graph below). Their reason is they want their voice about the expectation to be heard. Meanwhile, only some

people answered that their involvement is not important because they trust the government. They think that the KTC is the government duty and they do not need to involve on it.



Graph 5.5 Local Community think about the importance of their involvement

I also asked the same question to the local chief in Old Konza. He said that the community participation or involvement is important in the Konza Techno City planning process because it can accommodate the local people needs and aspiration (interviewee 7, Local Chief in Old Konza). He also said so far there are a lot of people's expectation about Konza Techno City to help their area to be developed in terms of basic infrastructure such as road construction and water pipeline. However, so far local people cannot raise their aspiration to the KoTDA because the public meeting (Baraza) about KTC is only one-way information from KoTDA to local people. Another concern about the demand for employment is also still a question because there is no one from the local people got the job in the construction phase of Konza Techno City due to high specification job vacancy.

The result of questionnaire survey also shows the fact that there was no big protest or demonstration from the local community to the government or KoTDA about the development of Konza Techno City. All the respondents said that they never heard about the big protest in their area. During an in-depth interview with Old Konza Local Chief and Makeuni County MCA, they also said the same notion that there was no demonstration from the local people in Malili and Old Konza (interviewee 7, Local Chief in Old Konza and interviewee 8, Deputy Principal of Konza ABC Secondary School).

V.3 Buffer Zone, Lend Tenure, and Land Use

This subsection will discuss the findings of the Konza Techno City's Buffer Zone with the relations to the land tenure and land use in surrounding area of Konza Techno City's project site. The first part will explain about the Buffer Zone plan of Konza Techno City which includes the initiation, aim, policy process and the controversy about it. Then, the explanation will be continued to the history of the land and land purchase process of the Konza Techno City's site. The third part will emphasize the land tenure system in Kenya and the land tenure condition in Malili and Old Konza. The last part will discuss the local communities awareness and perceptions of how they think the buffer zone plan will affect them.

V.3.1 Buffer zone Plan

Konza Techno City is different with any other new city project because it has special buffer zone plan in the surrounding area. The buffer zone is about 10 kilometers outside the project site, starting right from the border fence. The area of the buffer zone is about 20,677 Ha which is 20 times bigger than the Konza Techno City's site itself (Gatari, 2014). According to Urban Planning expert respondent, the buffer zone will prevent area surrounding the proposed Konza Technology City turning into an eyesore slums area (Wapenaar, 2015). They want to protect the area to look appealing to the investor and keep the 'exotic' of the Savannah as its tagline "Silicon Savannah."

The planning of Buffer Zone was not initiated since the beginning of Konza Techno City plan established. In 2012, Ministry of Information and Communication approached the Ministry of Lands & Physical Planning for assisting the development of the buffer zone plan. The Ministry of Lands & Physical Planning has the authority and function to make policy related the land use planning in cooperation with National Land Commission Agency. The buffer zone plan then embodied into the comprehensive Local Physical Development Plan (LPDP) which includes the land use plan of surrounding area (buffer zone). This LPDP document was made by the Center of Urban Planning Researchers (CURP) Nairobi and to be approved by the Director of Physical Planning in the Ministry of Lands & Physical Planning. According to the Director of Physical Planning, "The LPDP has been necessitated by the completion and approval of Konza techno city buffer zone plan" (Mark, 2014).

Inside the buffer zone area, they created the policy and regulation in terms of the land use and the physical construction criteria. All developments should be approved by the KotDA as the regulator of Konza Techno City. One of the objectives of buffer zone plan is "...classifying the and into appropriate land use and setting standards, regulations and restrictions for land use and buildings" (Mulinge, 2014b). Thus, the plan gives the principles that shall guide development within the area of the buffer zone (Mulinge, 2014b). An official from MIC said that "The purpose of the LPDP is to provide for harmonious development between the techno city and its buffer and also to protect the integrity of the investments envisaged in the city" (Mark, 2014)

The buffer zone is also about controlling the land use. There is also specific zonation for the area surrounding the proposed Konza Technology City site (M. Wapenaar, 2015). On the implementation, at first, the government set a rule to ban all the development in the 10-kilometre radius buffer zone of Konza Techno City. However, The Ministry of Lands in 2014 lifted the ban on development providing a window for land owners to put up buildings (Mark, 2014). The investors or the land owners required to strictly adhere to LPDP which set guidelines and standards on how the roads, sewerage, and other infrastructure within the buffer zone should be constructed. The Konza Techno City and Malili both are the commercial and residential centers. The plan categorizes the area into various zones. Zone A, which owned by the International Livestock Research Institute (ILRI), will be still a conservation area with wild animals graze there. Zone B, which is located near Old Konza or southern part of Konza Techno City, will be modern agriculture. Zone C in Malili will be a commercial area. In the plan, the plan proposes that Zone C will be further subdivided to create a sub-zone to supply for residential user mainly low and medium density residential (Mulinge, 2014b). The zonation of the buffer zone can be seen in the figure below:

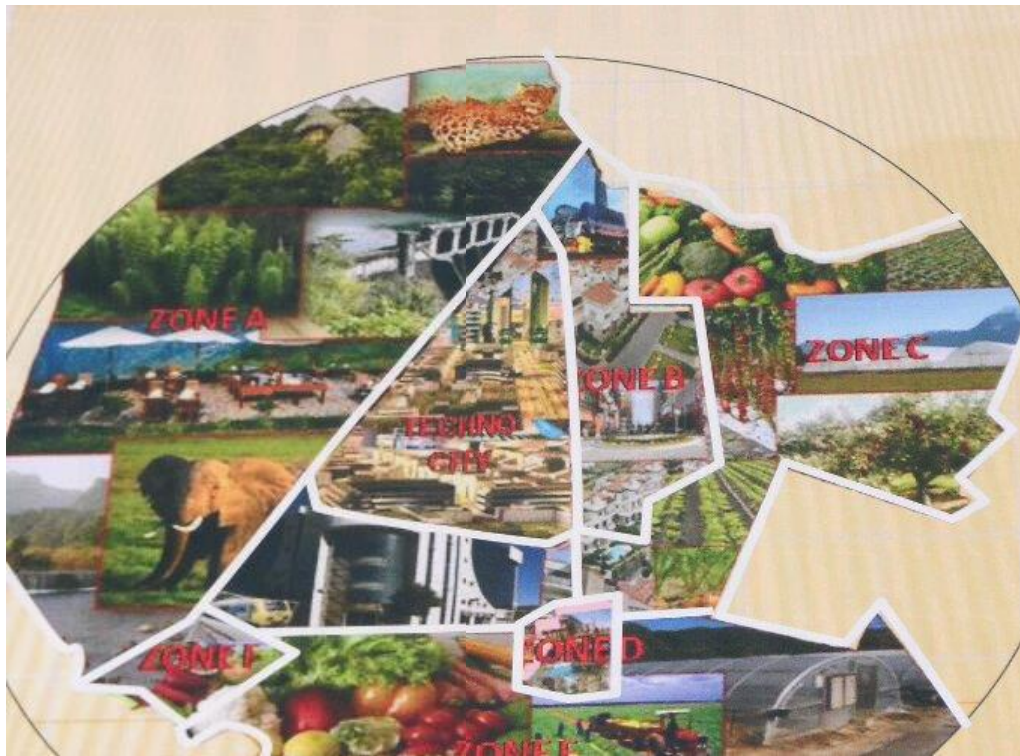


Figure 5.3 Buffer Zone Zoning Map (source: kilome.wordpress.com)

According to the Local Physical Development Plan (LPDP), The land uses adjacent to KTC site varies from commercial to the South of the site at Malili Urban Centre, to ranching to the West and East of the site. The land to the West belongs to ILRI who utilize the land for research purposes retaining it as Green belt (DPP, 2013). It is proposed that ILRI's land use will not change with the coming up of KTC as no physical developments are allowed on this land. The land use to the East is likely to change from its initial ranching use to urban use as an impact of development and growth of Konza Techno City (DPP, 2013).

Despite the good intention behind the creation of buffer zone, it also created some controversial issues. First is about the location and jurisdiction. The buffer zone of Konza Techno City is located within the jurisdictions of three counties (Machakos, Makueni, and Kajiado). This has implications on cross county administration for the execution of this plan. The DPP office is the institution charged with the mandate for supervision of the LPDP and planning of the 10 KM buffer to secure the quality of developments around the city. The DPP will certify the LPDP whereas the Minister for Lands plays the role of approving the plan. The institution which will be charged with the responsibility of controlling the development of KTC is KoTDA.

As already mentioned before that the buffer zone is in the jurisdiction of three neighboring counties (Makeuni, Machakos, and Kajiado). These three counties have been asked to create uniform bylaws to prevent the growth of slums within the buffer. However, there was a political issue or debate about this jurisdiction. The issue is about the how the land management and the way to control the area. The spatial planning in the buffer zone area will be a mess because there are overlapping authority to control it.

V.3.2 History of the land and acquisition process

After knowing what the Konza Techno City buffer zone is, this section explains the history of the land related to the Konza Techno City and its buffer zone. The knowledge of land history and the acquisition process is important to get the idea of the buffer zone and its impact on the local communities who live there.

Based on most of the respondents during questionnaire survey and interviews , the land in this area was formerly occupied by white settlers. Before the independence of Kenya, The British colonial settlers established commercial ranches in Machakos districts of Kenya. After the independence, they offered these ranches land for sale to local Kenyans (Ng'ethe, 2009). These ranches were too large and too expensive for any one individual to purchase on their own. Consequently people came together, formed societies and purchased these lands together. The establishment of ranches is related to the condition of the land itself. Most of the land in his area is arid and semi-arid land (ASAL). Most of the land (approximately 80%) in Kenya is arid and semi-arid land (ASAL), and it is the habitat of around 35% of the total Kenyan population who largely practice pastoralism (Ng'ethe, 2009).

Since the independent, the Government of Kenya committed to making the ASAL become more productive in the agriculture activity as it has been and will continue as the primary economic activity and land use (Ng'ethe, 2009). Then, the group ranch concept was introduced in the during the 1960s – 1970s. Group ranch can be defined as "*A group ranch is a livestock production system or enterprise where a group of people jointly own freehold title to land, maintain agreed stocking levels and herd their livestock collectively which they own individually*"(Ministry of Agriculture, 1968; Ng'ethe, 2009). It aimed to overcome the problem related to sharing land resources as the Pastoralist communities need more land to graze their livestock (Ng'ethe, 2009). In 1968, Kenyan Parliament approved the Group Representative Act to legalize the ownership and occupation of land by a group of people and the funding system related the operational costs (Ng'ethe, 2009).

In the area of Konza Techno City and its buffer zone, there were two main group ranches Konza Ranch (18,000 acres) and the Malili Ranch (22,000 acres) (Johari, 2015). They used to be very profitable and produced meat and milk to Kenya Meat Commission and the Kenya Cooperative Creameries (Gateri et. all, 2014). However, since the 2000s, the members of group ranches (shareholders) tried to subdivide the ranches as the group ranches were struggling to make a profit because of mismanagement and dishonesty regarding profit dividend (Gateri et. all, 2014; Johari, 2015). In Group Representatives Act (1968), the subdivision of group ranch is allowed, but many of experts and government opposed the idea of subdivision because it is not economically beneficial to sustain farming or agricultural activity in the small parcel-land (Gateri et. all, 2014). The subdivision idea was also fueled by the individual ambition to have their own deed title and outsiders who wanted to benefit from subdivision by buying land at lower prices for speculation (Gateri et. all, 2014).

Finally, in 2006, Malili Ranch was subdivided to its shareholders. All of the shareholders got 7.8 acres agricultural plot a quarter acre commercial plots (Gateri et. all, 2014). The commercial plots were located in the center of the former ranch in what is now known as Malili Shopping Center. The 5,000 acre of Konza Techno City site is also located in the ex-Malili Ranch land. The purchase process will be explained in the next paragraph. The subdivision of Malili Ranch was followed by the Konza Ranch which subdivided in 2012. The shareholders got 10 acres agricultural land & 2 acres commercial plots (Gateri et. all, 2014). The commercial plots were located in the center of the former ranch in what is now known as Malili Shopping Center.

In 2009, the Ministry of Information and Communications (MIC) of Kenya decided to purchase some of former Malili Ranch for the Konza Techno City Park. The deal between the MIC and shareholders of Malili Ranch was facilitated by the seven directors of the Malili Ranch society. The MIC had KSH 1 billion budget about to procure vacant land for KTC (Johari, 2015). During the deal, the directors agreed to sell the land KSH 200,000 per acre (Johari, 2015). Then, they just divided KSH 1 billion with KSH 200,000 and the result was MIC got 5,000 acres for Konza Techno City. The map below shows the land tenure situation in surrounding area of Konza Techno City. The pink color indicates that the land is private. Almost all the land tenure of the surrounding area of the Konza Techno City is private land with small boxes indicate the individual plot for each shareholder. The yellow color indicates the land is public land. This public land is managed by ILRI for a wildlife sanctuary. The light green color on the corner below indicates the land is the community

land which owned by Masaai community in Kajiado County. The relations between ethnic group's land and culture will be explained in the next section.

Even though the land purchase process seemed flawless, there is a court case related it. Some of the directors of the Malili Ranch Society and officials from MIC were reported to the court because they allegedly to fraud, theft, and forgery of purchase process (Johari, 2015). Many shareholders found that they received less money than it should be. They realized that each affected shareholder should have received Ksh 1.56 million, not the Ksh 1.1 million or Ksh 1.4 million they were originally paid (Johari, 2015). One of the respondents also mentioned that the shareholders who sold their land to the government were unhappy about the fraud fact but in the end, they couldn't do anything about it except reported the case to the court law (Interviewee 5, Members of the County Assembly of Makeuni). Moreover, many of them are old men who are illiterate and did not understand what their land was really worth (Johari, 2015). Besides the fraud case, the land acquisition also left a question about what will happen to the 50 acres of public utility land that were located on the project site which belonged to all members of the society. In the end, many shareholders chose to sell their plots because they prefer to keep the cash over the small of ASAL plot. Moreover, the existence of Konza Techno City in the area makes the land price increased due to speculation. The explanation about the land price speculation will be discussed in the next part.

There was an issue about the of the Konza Techno City's land jurisdiction. Three counties fought into the location of the Konza Techno City project site. They claimed that Konza Techno City was inside their border. The motives of the claim were to get benefit from taxes (Johari, 2014). This issue spread quickly and became the national headline. The national government through Ministry of Land and Physical Planning has published an official map of Kenya showing county boundaries hoping to extinguish territorial disputes (Mutegi and Mark, 2014). Moreover, the national government also made a policy that Konza Techno City is under the national government jurisdiction with KoTDA as the coordinator. Therefore, the issue of the border is purely politics (interviewee 2, Kenyan Urban Planning Expert). The local leader (MCA) of Makeuni county also said that the KTC is pure the jurisdiction of KoTDA as the national government agency, so the 'political conflict' among the county for KTC is useless (Interviewee 5, Member of the County Assembly of Makeuni)

V.3.3 Land Tenure and Land Use

This subsection will explore the land tenure or land ownership in the area of within the Konza Techno City project site and its surrounding area within the buffer zone. The land tenure and land management in Kenya will be explained at the beginning, then continue to the more specific into deeper of land tenure and land use in Malili and Old Konza area.

Land Tenure System in Kenya

Land is the most important factor of production, besides labor and capital in Kenya. It is not only a critical resource but also the foundation of economic development for the country because most of the people are still doing the agricultural activity. Based on Ministry of Lands, the major land-cover types in Kenya are forests, savannahs, grasslands, wetlands, fresh and saline water bodies, and deserts. Only 20% of the land area can be classified as medium to high potential land, and the rest of the land is mainly arid or semi-arid.

In Konza Techno City site and its buffer zone, most of the land tenure is now private land with freehold basis except the site of Konza Techno City itself which it is on leaseholds basis so the investor can lease up to 99 years from the government (KoTDA, 2014). Outside the project site, the land is under freehold characteristics which owned by the shareholders after the subdivision process as already explained in previous part. The land owners are issued with share certificates either as freehold or leasehold. The land tenure system in the areas adjacent to KTC is critical since freehold land is not amenable to the planning process as would have been in under leasehold (DPP. 2013). The implication is no development control, thus the need to formulate zoning ordinances and development control guidelines to achieve a coordinated growth of the outside of the city. The formalization process for ownership of these parcels is still in progress, (DPP, 2013). These plots have been further subdivided into small, uneconomical units which have already been sold out to speculative investors or developers (Mulinge, 2014b).

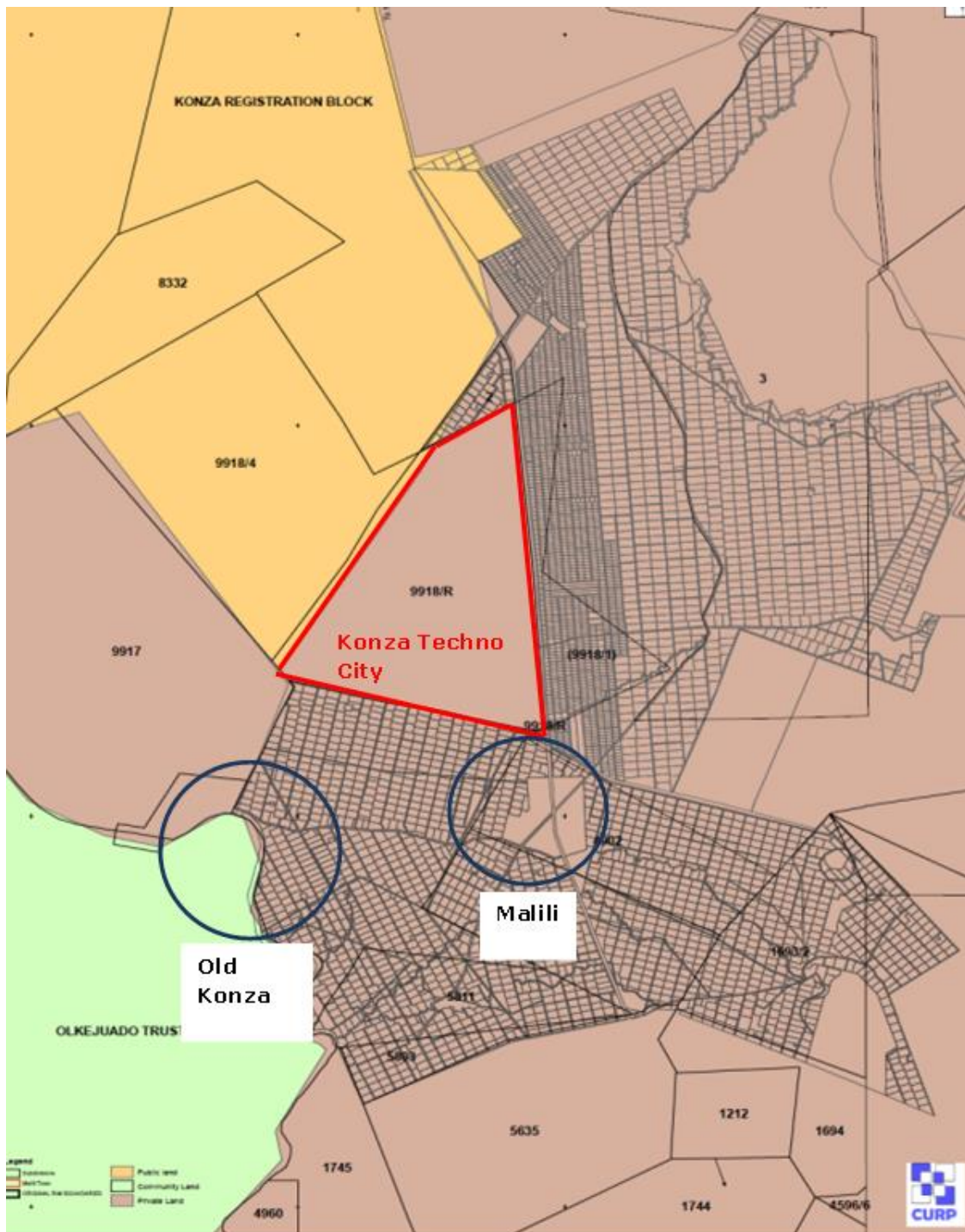
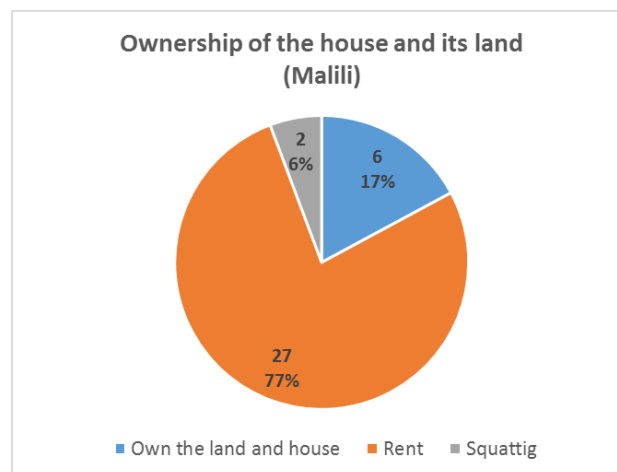


Figure 5.4 Land Tenure Situation (Ministry of Lands, 2013. Modified by Avianto)

Land Tenure and Land Use in Malili

Malili or Malili Centre is a rapidly growing commercial center which became a small town with uncontrolled and unplanned development. This Centre has developed after subdivision of Malili ranch in the year 2006 (Mulinge, 2014b). Shareholders were allocated plots according to the number of shares one owned as already explained before. The form and character that the Malili urban area has taken are largely informal, devoid of planning and infrastructure provision. It also has a rapid rate of land subdivision without any guiding plans. The uncontrolled development has made the aesthetics value of the center decreased (Mulinge, 2014b). It is becoming a new urban area forming in the south east of the proposed Konza Techno city site due to strategic location.

Malili Centre has a variety of land uses. These land uses include residential, commercial, educational and transportation. This is because there is no guiding plan and no effective control. Malili was originally part of Malili Ranch (Mulinge, 2014b). It has plots ranging from 1/8 acres which are privately owned under leasehold. Going by the type of development coming up in the area, it is evident that there has been a further uncontrolled subdivision of land. The parcels of land adjacent to and in the vicinity of Malili Centre are of 7.8 Acres each and are also under private ownership (Mulinge, 2014b).



Graph 5.5 Land Tenure status in Malili based on Questionnaire Survey

Based on the result of a questionnaire survey, most of the respondents in Malili do not have their own land and housing (as seen in the pie chart above). They rent a small house. The structure of the house mostly made from the not permanent structure. Only small number of respondents who owned their house and land in Malili. This is due to the

fact that Malili just being developed less than 10 years and the composition of residents who live there are from other counties in Kenya. They mostly have been living in Malili for less than 2 years. Besides that, MCA Makeuni County said that many of shareholders of ex-Malili Ranch do not live in Malili but somewhere else (interviewee 5, Member of the County Assembly of Makeuni). They lease their land to the newcomers for businesses.

The rapid physical development in Malili can be seen on the satellite imagery below. In 2003 before the subdivision process, Malili did not exist. It was still empty agricultural land.



Figure 5.5 Malili Satellite Imagery 2003 (source: Google Earth)

As the result of subdivision in 2006, Malili Ranch allocated land for a business center near the Nairobi – Mombasa highway which is the location of Malili Center now. Malili center was growing slowly until around 2010 and 2011. Some structures have built such as some shops and hotels. Then in 2012 the news about Konza Techno City plan spread across the country, the development of Malili became more rapid due to a lot of newcomers. These newcomers come to Malili to find the job opportunity in Konza Techno City. There will be a section to explain about newcomers and job opportunity in the next part of Livelihood. On the satellite imagery below, starting 2012, there are many new structures popped-up. This small town became more crowded year by year with semi-permanent structures.

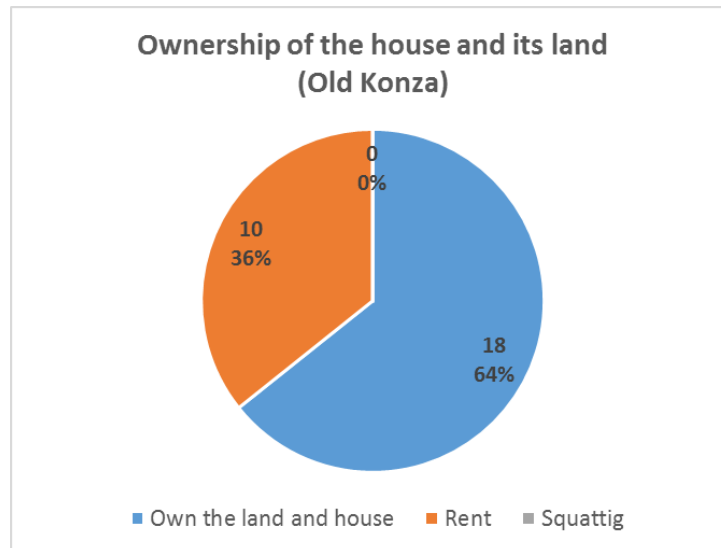


Figure 5.6 Malili Satellite Imagery time to time (source: Google Earth)

Land Tenure and Land Use in Old Konza

Old Konza is a small town in the south of Konza Techno City site. In an administrative status, Old Konza has unique location as it divided into 3 counties (Machakos, Makeuni, and Kajiado). It was established in the 1970s when the first settlers came to this empty land and started farming and grow the livestock. During that time, the land was owned by the government. They were categorized as the squatters, but due to lack of legal policy of the land at that time, they were still living there without any problem. In the 1990s, the government started to give some ownership for these settlers with gave them the allotment letter of the land. The communal land turned to the private land since they had allotment letter. However, the allotment letter is not a fully right title for the lands. For right now, the local people are struggling to get the right title of their land.

Based on the result of a questionnaire survey, most of the respondents in Old Konza own the land and house. This is because they already settled for a long time in Old Konza for more than 10-30 years already. Only small respondents rent a house for living in Old Konza, and most of them are the newcomers. Land in Old Konza is used to small scale farming. The housing structures are mostly more permanent structures.



Graph 5.6 Land Tenure status in Old Konza

The development of Old Konza is steady year by year. There is no rapid development like in Malili. The proximity of Old Konza to the highway quite far makes the newcomers prefer to stay in Malili. Thus, the physical development of Old Konza did not change a lot. On the satellite imagery below, you can see that during the period from 2012 to 2016, the land use pattern in Old Konza did not change. There is no pop-up semi-permanent housing like what happened in Malili.

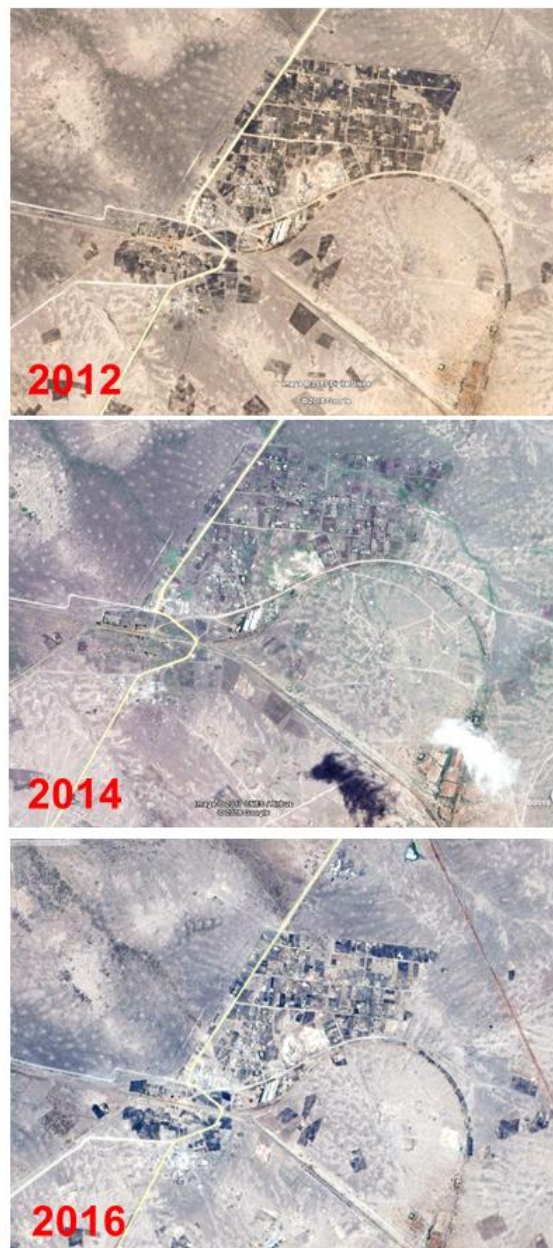


Figure 5.5 *Old Konza Satellite Imagery 2003 (source: Google Earth)*

V.3.4 Land Speculation

The booming of Konza Techno City has made the land market in surrounding area (buffer zone) became very active. The lure of the economic development impact from Konza Techno City attracts many people to buy the land nearby the project site for investment. They think that when the city has established, then they can start a business there or simply sell the land again with a higher price. This situation led to land

speculation because there is a lot of demand of land buying, but there is the uncertainty of the time of the city will be done. Moreover, the government created the buffer zone. Thus, land buyers keep waiting and see to this kind of situation.

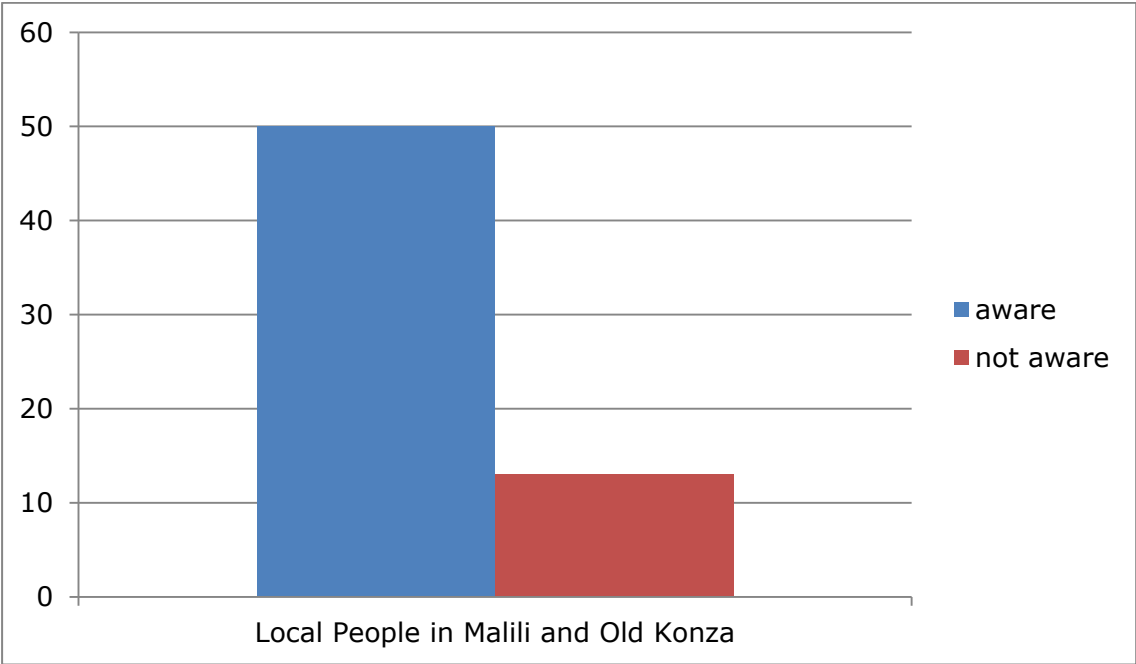
The land speculation is increasing the land value in the buffer zone area. Back to the 2006-2007 when the subdivision happened, the land price was about KSH 200,000-350,000 per acre or around KSH 1.5 million per-shareholders (7.8 acres) (Gateri et. all, 2014). In 2011, same share near the road Kshs 17 million and Kshs 4-5 m interior Shopping center - Kshs 1.4 million for a $\frac{1}{4}$ acre plot along the Nairobi- Mombasa highway and Kshs 800,000 a few rows behind the highway. Former Konza ranch: 2010 4.5 million per share. 2 and 10 acres 2011, Kshs 5-8 million for the 2 acres alone .. Kshs 4-6 million for the 10 acres agricultural. (Gateri et. all, 2014). Therefore, there are a lot of land parcels which already sold from previous ex-ranch shareholders. They keep their land empty and created fences to protect it.



Figure 5.7 A land parcel with fences (Avianto, 2017)

Based on a questionnaire survey, most of the respondents are aware of the situation of many people from other counties bought the land there. Moreover, most of them also support the land buying there and have no problem with it. A few of them said

that "there is nothing wrong with buying and investing the land in the area because it is their right to do it as long as they do not give the bad impact to us." I also found the same tone from the land owner in Old Konza. They support the land buying because the price is good and they can improve their livelihood from that kind of money. Meanwhile, there are also some respondents who disagree about the land buying because they do not want to move out from the current place. They are the residents who have been already staying in the Old Konza for more than 20-30 years.



Graph 5.7 Awareness of people buy land from outside

V.4 Impact on Livelihood

In this part, the researcher will show the livelihood in Malili and Old Konza looks like. Their livelihood will be shown in some aspects such as the main source of income, assets, education/skill, access to public services, and way of life. The data source comes from the result of a questionnaire survey, informal interviews, field observation, and secondary resources. Later on, this part will also analyzed the correlation between the establishment of Konza Techno City and its buffer zone to their livelihood. This part also correlated with the previous part about land tenure because land is one of the most important capitals of livelihood in a rural area.

V.4.1 Livelihood Condition in Malili and Old Konza

Malili

As already mentioned in the previous section, Malili was founded around 2006-2007 after the subdivision process of Konza Ranch and Malili Ranch has done. It means that Malili can be categorized as the new settlement in this area. This gives an impact of the composition of the resident or local people who live here. Based on last national survey on 2009, the population of Malili was only 796 and the population growth rate is 2.8% (KNBS, 2009). However, the condition has changed right now. According to the Assistant Chief of Malili, the population now is around 1500-2000 people. There is no exact number as people come and go every month.

Based on the transect walk and informal interview with some local people, Malili is a growing small town where a lot of people from all over the Kenya are coming to find employment opportunities. One respondent who already lived in Malili for 10 years said that "It was nothing here 10-12 years ago. It was only empty land and then people started coming here for searching new business opportunity". After Konza Techno City plan had been announced in 2012, more people were coming and settling in this area.

Old Konza

Old Konza is a small town in the west of Malili. The location is beside the Nairobi-Mombasa railway network. As already explained in previous part, Old Konza was established around the 1970s. They have various livelihood, but most people in a household live in various of the source of income. Many of them are a farmers or pastoralists due to the fact that they have land and some of them are Maasai people. Maasai people are known as pastoralists and hard to change their job. Meanwhile, besides

Maasai, there are many Kamba people settled in this area. Kamba people are more flexible in terms of the occupation

The table below is a summary of the livelihood condition in Malili and Old Konza based on the results of questionnaire survey:

No.	Livelihood Aspects	Malili	Old Konza
1	Level of Education	The majority of the people who settled in Malili have a primary and secondary education.	The majority of the people who settled in Old Konza have at least primary education.
2	Source of Income	Malili Centre has various business activities most of which have recently started. Among the commercial activities in the Centre are; shops, kiosks, hardware, food joints, water selling points, salons, small guest house and road side selling. Therefore, the main source of income mainly from commercial activities and casual jobs.	Farming and Grazing, Besides that, Old Konza has a small market area where some local people do commercial activities such as shop, food joints, salons, and etc.
3	Main Occupation	Shop keepers, a casual worker, mechanics.	Farmer, pastoralist, casual worker
3	Land Ownership	The majority of the local people have rented houses with in the center with only a small percentage of the resident population owning the structures. The owners of the structures on other pieces of land elsewhere in the rural areas. Majority of the structures within the Centre are built using iron sheets for both wall and roofing.	The majority of the people have owned the house and its land through allotment letter from the Government. There are some people who are renting the houses but mostly they are the newcomers. Most of the structures within Old Konza are built using various materials, some use iron sheets for both wall and roofing, and the rest use the bricks.
4	Assets: Livestock	Only a very little respondents have livestock such as chicken and cow	Most of the local people here have livestock such as chicken and cow

No.	Livelihood Aspects	Malili	Old Konza
5	Assets: Farm (vegetation)	Local people in Malili do not practice farming because there is no land to do it.	Most of the local people have small scale farming in their land
6	Assets: Transportation means	Some of the local people have a motorcycle. Otherwise, they use Boda-Boda (motorcycle taxi) as the means of transportation.	Some of the local people have a motorcycle. Otherwise, they use Boda-Boda (motorcycle taxi) as the means of transportation.
7	Assets: Electronic Devices	Most of all respondents said they have at least a mobile phone. The secondary electronic devices that they have is radio.	Most of all respondents said they have at least a mobile phone. The secondary electronic devices that they have is radio.
8	Access to Electricity	Electricity network is available in the area. It is getting better after the Konza Techno City project installed new electricity utility near the town.	Electricity network is available in the area. It is getting better after the Konza Techno City project installed new electricity utility near the town.
9	Access to Water	Water sources in the center are water tanks and boreholes. The Centre is supplied with water by the government through trucks, but it's not enough. Most of the people said that water is a problem here.	Water sources in the center are water tanks and boreholes. Most of the people said that water is a problem here.
10	Access to Sanitation Facilities	Most of the people said that their sanitation facility is adequate. There are some public toilets and showers available. However, this facility is depending on the availability of water.	Most of the people said that their sanitation facility is adequate. There are some public toilets and showers available. However, this facility depends on the availability of water.
11	Access to Education	There is no public school in Malili. They only have some private schools, and the conditions are really poor and	There are public and private schools in Old Konza.

No.	Livelihood Aspects	Malili	Old Konza
		not reliable. The nearest public school is in Old Konza.	
12	Access to Safety/Security	The security in the area is charged to Salama police station which is about 10 km away. However, there is an administration police post within the Konza Technology City site, but the security officers are charged with maintaining security on the construction site only.	There is an administration police post within the Konza Technology City site, but the security officers are charged with maintaining security on the construction site only.
13	Infrastructure (Road) condition	Malili is located just next to the National Road Rute A109 Nairobi-Mombasa. It is the highest quality of the road in Kenya. However, there are small streets in Malili which connect to another small town, for example to Old Konza. These streets are in poor condition as they have not covered by tarmac or asphalt.	Old Konza has located 3-5 km from National Road Rute A109 Nairobi-Mombasa. Most of the people think that the access road is bad as it is not covered by tarmac or asphalts.
14	Social relations among local people	They feel comfortable live in Malili	They feel comfortable live in Old Konza

Table 5.2 Livelihood Conditions in Malili and Old Konza

Perception

Most of the local people in Malili and Old Konza perceive that KTC will bring good impact for their lives. Most of the respondents said that the city would bring employment or job opportunity. As the project's location is in Ukambu region, where most of the people live in Malili and Old Konza are Kamba, they also hope that KTC will bring prosperity in this region and especially for Kamba ethnic group. This opinion also echoed by the Local MCA Leader in Makeuni County that said this region needs a city to boost the economic activity (Interviewee 5, Member of the County Assembly of Makeuni). They have a sense of ethnic group spirit to make Kamba's region more competitive than any other region

because they think Kamba region is being left by the national government. Thus, most of them are happy about the fact that national government plan to build a modern city in their regions. However, the Maasai ethnic group who also live in Old Konza are not happy about the project itself because it makes the land for grazing the cattle became more limited. The further explanation about the different opinion about Maasai and Kamba ethnic group will take place in Livelihood section.

The excitement of the local people was already happening since the first announcement in 2012. The previous research about Konza Techno City by Johari (2014) was also mentioned the people's good perception. However, I found the that the excitement of the local people is decreased as the progress are so slow. It appeared that Konza Techno City is by far the most known and most promising New Town of Kenya. People still live with the expectation of 'imaginary vision' of this future city. Meanwhile, there is a lack of implementation to materialize this 'nice planning' into real as since the ground breaking until 2017, none of the buildings are already built.

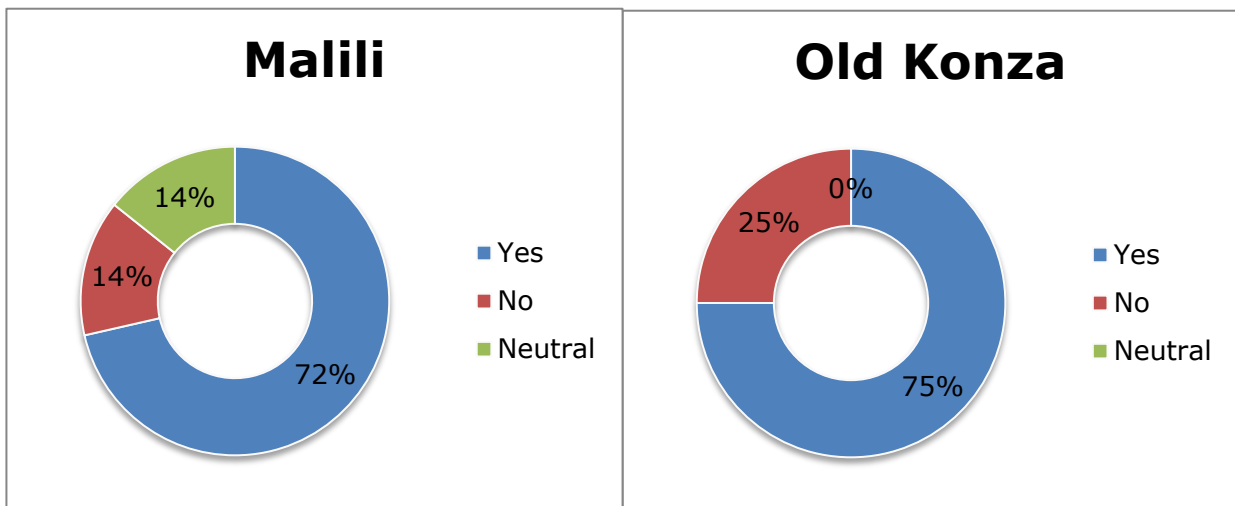
Local communities in Malili and Old Konza are aware of the KTC project. However, there is a knowledge gap in the communities. As already mentioned before, the information about KTC plan is not well distributed among the local people. Mostly they just know that KTC is a government project and it will be a big international city. They live in a high hope about this future city as they hoped to get employment and benefited from the city even when it is still in construction phase. However, as the government plan to make KTC as high tech city and the construction phase is supervised by the foreign companies, the reality of local people do not match with the government expectation. With the low level of education, the local communities in Malili and Old Konza are hard to get involved in the project as KoTDA has a specific minimum requirement for the workers. This is also based on the fact that only a few people from these communities got hired in the project.

V.4.2 Job Opportunity Utopia vs. Level of education

One of the main attraction of Konza Techno City is the economic development that creates job opportunities. It is already the main perception for people all over Kenya, especially in Malili and Old Konza as already explained in the previous sector. They expect Konza Techno City will change their livelihood with better employment for them and their

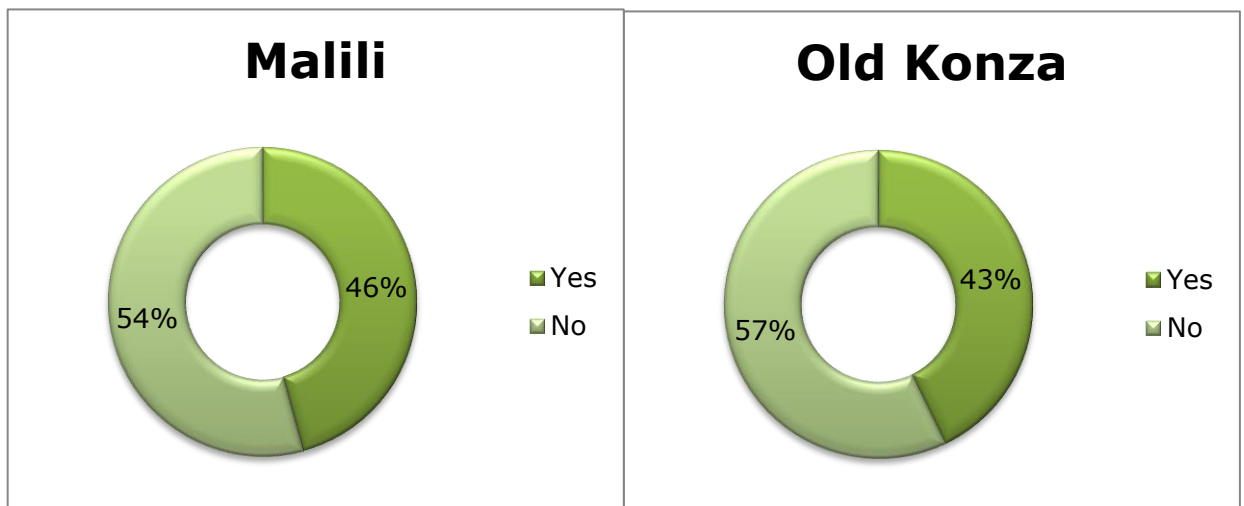
family. One of the respondent, a 40 years-old woman, working as shop-keepers, said that she is expecting job opportunity for her daughter who almost finish her secondary school. A good job indeed will affect household livelihood as it becomes one of the sources of income for financial capital.

Regarding how the Konza Techno City will affect local people livelihood, I asked their perception through questionnaire survey whether they think Konza Techno City will affect their household income or not. The result is, as seen in the graph below, most of the people think that KTC will affect their household income. Some of them said that KTC would attract more people to come and live in Malili or Old Konza thus the commercial activities will become more active which means more income for the businessman or even for shop-keeper and casual workers. For local people in Old Konza who mostly are farmers and owned the land, some of them said that Konza Techno City would make the land price high and they will sell at least part of their land to get some money for improving their livelihood.



Graph 5.8 *Opinion about whether Konza Techno City will affect the household income*

I also asked the followed up questions about whether they will change the job for a better opportunity (salary) in Konza Techno City. The result is the quite mixed answer between yes or no. Half of the respondents said that they will not change the current job or at least will not change for now. The reason is they feel comfortable with the current occupation. Besides that ,they are not sure about the progress of Konza Techno City which is very slow. Meanwhile, the other respondents said that they would change the current job



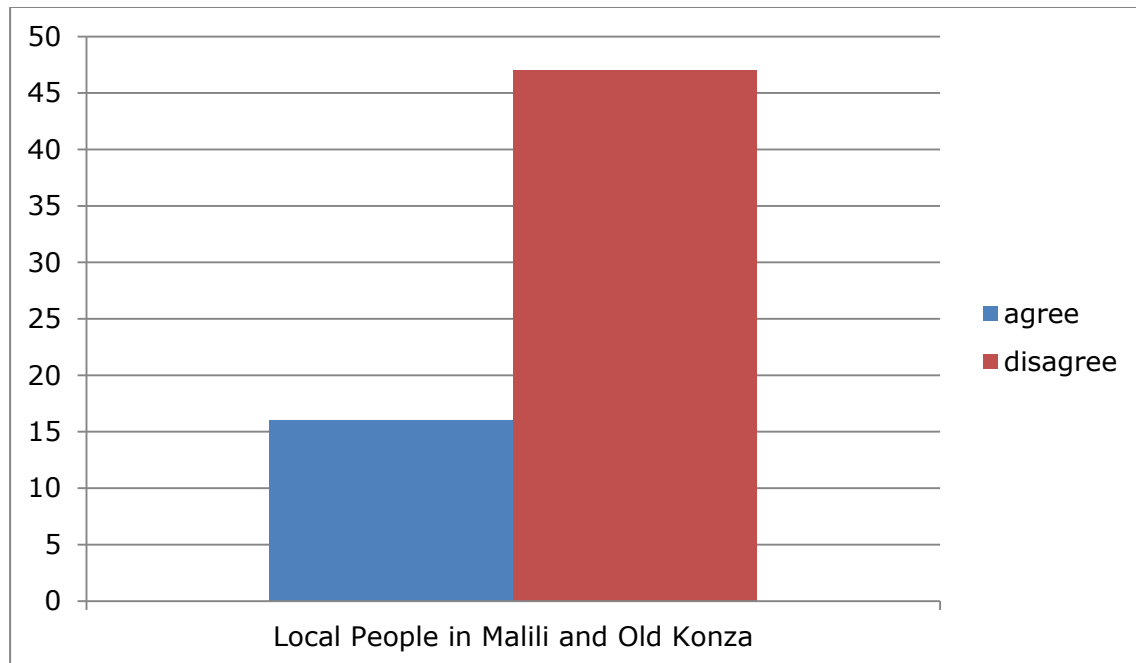
Graph 5.9. Percentage of local people that want to change the job for better opportunity

There is actually a problem underneath the perception of local people to get a decent job from Konza Techno City. The problem is the education level of local people in Malili and Old Konza. Based on the questionnaire survey, most of the respondents in Malili have secondary school degree. Meanwhile, most of the respondents in Old Konza have primary school degree. The aim of Konza Techno City as the Information & Technology city and bring the employment to local people do not match to the reality of their level of education. However, based on the interview with Head Teacher of Konza Primary School, the awareness of local people to get a better education for their children is increasing since the Konza Techno City announced. They start thinking that there is a hope for better life for their children with the existence of Konza Techno City.

V.4.3 Land as Important Asset

This subsection discuss about the impact on the land as important asset in the rural livelihood. At first, we need to know about the people's perception about livelihood. In order to know the opinion from local communities in Malili and Old Konza, I asked them "Do you agree or disagree if the government control the development in Buffer Zone area?" through a questionnaire survey. The result can be seen in the bar graph below. Most of them answered that they disagree if the government control the development in their area. They said that if the government wants to do it, then they should be compensated by the government. Some of them even think to leave the area. One of the reason is that the government set the high standard of the requirement to build a physical structure. Meanwhile, most of the local people do not have enough money to build such a

good house as required by the buffer zone policy. On the other hand, there are some people agree if the government has control in the buffer zone. The reason is they think that the unplanned development as happened in Malili now makes the location surrounding area unappealing for the land investor.



Graph 5.10 Opinion about of the government control the development

To follow up the issue of government's control in the buffer zone area, I also asked about their opinion about if government demolished the house or other physical structure in their area. Almost all of the respondents said that the unilateral demolishment by the government is not a good idea. The government should do discussion to them and then compensate them. Moreover, as already explained before, the land tenure in buffer zone area is private land, and the government does not own that land. The buffer zone is a difficult policy to be practiced, and it is only good on the paper (interviewee 2, Kenyan Urban Planning Expert). However, this policy makes local people afraid to build a permanent structure. Therefore, most of the new structures in Malili are semi-permanent.

Even though the implementation of buffer zone seems impossible, I saw some of the structures along the highway were being demolished or plan to be demolished. These structures in Malili are marked with the red 'X' on the façade means it will be demolished. Based on a short informal interview with assistance chief of Malili, those structures are

not appropriate along the highway. This gives the sign that the government try to implement the buffer zone policy and as a warning to the local people.



Figure 5.6 Structures with sign 'X' which will be demolished

Ethnic Group

Another factor that contributes the degree of Konza Techno City impact to local communities is the way life of local communities based on their ethnic group. Based on the result of questionnaire survey and transect walk, there is a difference between Malili and Old Konza. People in Malili are more diverse in terms of their ethnicity because of a lot of newcomers from all over Kenya, but Kamba is still the main ethnic group because the location is in Kamba Region. On the other side, people in Old Konza consist only of Kamba and Maasai. It is because a part of Old Konza area is in the Kajiado County, the Maasai Region.

These ethnic groups have a different way of life. Kamba people used to be a farmer, but nowadays they are more flexible with their livelihood. Farming is not the main source of income. They are now into business and other commercial activity. As far as I know during the field research for this study, many of Kamba people are happy about the development of KTC to boost their region's economy. Meanwhile, Maasai people are known as a pastoralist community. They live from small scale farming and livestock. Access to the land is important for them to be able to graze their livestock. The existences

of Konza Techno City and its buffer zone affect their livelihood as their access to the land is becoming limited. Based on the interview with Local Chief of Old Konza, pastoralist community in Old Konza used to graze their cows in the area where Konza Techno city built. However, since the land is now a private land with fences, they cannot enter it anymore. It is a normal scene that nowadays they graze cows near the highway of Nairobi-Mombasa which is dangerous for them and the highway users.

VI. Discussion

The previous part already shows the results from the field. Now, in this part, we enter the discussion section to put the results and analysis into one big discussion in order to answer the main research question. The discussion is combining the theoretical framework as the baseline and the empirical findings from the field. In the end, the results of this discussion will produce a conclusion in the next section.

Since the beginning, the announcement of the development of Konza Techno City made a sign that the wave of a new city in Africa was still booming and coming to Kenya. Kenya's good economic growth became a push factor for the Government of Kenya to use this momentum to develop the country. With middle-income country status, Government of Kenya thinks to transform their economy from mainly agriculture to more industrial with high technology products. Therefore, Kenya Vision 2030 through Konza Techno City aimed to transform Kenya. This is relevant to what Galantay said about the new city as a model project of societal modernization and transitional stage of human society (Gotsch, 2009). It means that Konza Techno City as a new planned city can be seen as the symbol of Kenya entering the modern world with creating new and 'smart' modern buildings.

If we look back to the theoretical framework section, New town is described by the International New Town Institute as:

"...human settlements that were founded at a certain moment in history by an explicit act of will, according to a preceding plan and aiming to survive as a self-sustaining local community and independent local government, able to play a role in the ongoing development of the region in which the new town is located" (INTI, 2009).

Konza Techno City, in some way, fulfills the description of new town definition above. First, it was planned with the act of will of Government of Kenya as the new human settlements with the various function such as commercial center and high-tech industry. Second, KTC will be governed by the special autonomous local government which is separated from the surrounding county government. For now, in the implementation phase, KTC is controlled by KoTDA as the special autonomous agency. Third, KTC will develop the region, Ukambu or Kamba Region, where it is located. Many of local people, who are Kamba, are happy about the development of this new city because they perceive it will boost their region. The last one and also the controversial one is the definition of *"...survive as a self-sustaining local community."* The new planned city is usually related to the private urban enclaves which create its own new local community, and mostly they are

middle upper-class society. Konza Techno City tends to be like that with more private urban enclaves without integration to existing local communities in the surrounding areas.

In order to see whether Konza Techno City will affect and integrated to existing local communities in surrounding area or not, we should trace back from the planning process to the current implementation. As a new city project, the planning process of KTC can be considered short time. The planning time from the first initiation to the launching of the plan was for roughly 2-3 years. During that period, they made the plan for the first phase (MDP 1), Strategic Environmental Assessment document (SEA), and Local Physical Development Plan (LPDP). It was impressive that those three documents for such a mega project made only in a short time. Moreover, we should not neglect the fact that the planning changed twice, it made shorter time. This is quite different from any other established new planned city which needs a relatively long period to plan because it needs a comprehensive study for planning everything. The planning process of Konza Techno City seems too fast and hastily.

The rashness of planning process can be seen on the late SEA's approval by National Environmental Management Agency (NEMA). It took 2 years (late 2012 to 2014) for NEMA to finally approved the KTC's plan. The plan was always rejected because it was not comprehensively assessed the impact of KTC to surrounding area (Splinter, 2015). This indicated that the planning process was unplanned or we can call it unplanned planning process. Moreover, the planning process of KTC was also produced from chaotic coordination intra-ministries in the national government. Ministry of Information and Communication (MIC) as the owner of the project is a powerful stakeholder with high interest and involvement in the planning process without doing proper consultation to the other ministries who are also in charge to support the development of KTC. One of the empirical facts is the establishment of Buffer Zone which were not integrated since the beginning and late consultation to the Ministry of Lands and Land Commission (Splinter, 2015). Based on the stakeholder analysis, the imbalanced power relations make the actor who has the most power can push the other actors. In this case, it happened during the NEMA approval when the national government through MIC can push another government agency to approve the plan (Splinter, 2015).

The impetuousness planning and long process of NEMA improvement raise the question about how actually the planning process did the social-economy assessment in surrounding communities. This is also in line with the main research question of this study which wants to know to what extend the Konza Techno City and its buffer zone affect the local community in surrounding area. The social-economy assessment should be included

in the making of SEA documents. It also should include the community participation and series of the consultation process. However, as the SEA document of Konza Techno City is a classified document, it is hard to check and track what they did for socio-economy and community participation assessment. Therefore, this study used the questionnaire survey to gather general data and opinion from local communities about their perception, awareness, and participation.

The result of this study is quite surprising as there is knowledge gap in the local communities about Konza Techno City and its buffer zone. They are aware of the project because it is a national project which always reported in the mass media. However, they do not know any details or more information about KTC. This indicates there were only small communication means from the government to local communities for informing them about the project. The participation and involvement are even worse. Based on the empirical data, as explained in the previous section, the degree of the citizen participation is only on the 'informing' level on the Arnstein's Ladder of Participation. At that level, the participation is only as a tokenism or symbolic. Thus, what they conducted for 'baraza' (community meeting) or any means to inform the local communities is only a formality to fulfill the Kenyan law and regulations about the planning process. This is echoing the critique to communicative planning theory that the role of power in planning process does exist.

In the era of democracy where every aspect needs citizen participation, the planning process of the big physical development project is a must. Republic of Kenya itself recognizes the importance of citizen participation as the means for power redistribution and devolution which is one of the main features in the New Constitution 2010. However, in practice and implementation side, it is not as good as in the paper. Konza Techno City is only an example project of Top-Down Approach planning in Kenya. Most of the government projects ended up with the government as powerful stakeholder or actor. This also makes implication to other actors such as the local communities in the project's site or even surrounding area become the have-nots. They easily become marginalized in the big physical development project.

The implication of low-level local community involvement is the plan of the KTC did not base on the demand driven by the local communities around the project's site. There is two nearest small towns in surrounding area, Malili and Old Konza. Without proper two-ways consultation, the aspiration from local communities will not be accommodated properly in the KTC plan. The local communities' perceptions about KTC are about employment, better public services in the area, and economic growth in the

region. However, if we look back to the aim of KTC, it more accommodates middle-upper or high-class society with employment for skills labors, modern buildings, and exclusive residential area. Meanwhile, the ground fact in the nearest two small towns (Malili and Old Konza) shows that the education level in the area is mostly primary or secondary school degree. So far until the field research of this study has finished, there is no news or information about the government plan for creating housing or infrastructure for low-income society and the blue-collar workers. Therefore, the inclusivity of this city is questionable. KTC without the plan to integrate surrounding communities and low-income people will be a private urban enclave in the middle of the poor area.

Rather make an integrated plan, the government established a 10-km buffer zone. The buffer zone aims to prevent a surrounding area of KTC becoming slum or shanty town due to an unexpected development. This aim can be argued that the government just does not want the value of KTC will be decreasing in the eye of the private investor if the sense of 'silicon savannah' is only a myth because of the slum area. The slum area or whatever they claimed will irritate the view of KTC will happen because of the fault of the government who did not think about integrating and doing inclusivity for local communities.

The buffer zone is also one of the product from unplanned and chaotic coordination in the planning process of KTC. It was created not from the beginning of the KTC's planning process. Until now, there is no clear policy and plan about KTC's buffer zone have been published. The only information about it is about the National Government through KoTDA will control the physical development within the area up to 10-km outside the project's site fences. Once again, there is a knowledge gap here. The lack of information about the plan will affect the local communities as they will not aware of the real conditions and plans. Buffer zone might be good for KTC itself, but in the end, it makes local communities being more marginalized because the government has more power to control the land use and the standardization of the buildings in their own area.

One more significant difference of Konza Techno City from other new planned cities are only small numbers of people were displaced (Interviewee 7, Local Chief Old Konza). KTC is being built in an empty land. It was group ranches and used to be land for grazing the livestock without anyone living there. Hence, the land acquisition process was rather smooth with only a corruption case is in the law court now. However, the dynamic is in the surrounding area or in the buffer zone.

Based on the empirical data, most of the people in Malili and Old Konza are afraid that they will be removed from the area where they have already been living for years

without any compensation. Besides that, they are also afraid that their house will be demolished because it does not meet the requirement of the standard building from KoTDA. The implementation of Buffer Zone will be hard if we see the fact that local communities in Malili and Old Konza are mostly poor people. They could not afford to build a fancy sustainable housing as required by the KoTDA without any support from the government. This buffer zone tends to make Konza Techno City more exclusive rather than try to make inclusivity to surrounding area. The existence of KTC and its buffer zone affect the land use and land market in the surrounding area. This creates land speculation and increases the value of the land. In this matter, the owner of the small parcel land (ex-member of group ranches) will get the benefit because they can sell the land at high price after subdivision process.

For now, most of the land in the buffer zone area is still empty because the land investor and the land owners (ex-member of group ranch) just wait and see if the progress of the Konza Techno City. They wait until the right time to develop or do construction of their land. The slow progress of Konza Techno City makes some of them let their land empty and still can be accessed by other people. Hence, the local communities in Malili and Old Konza only feel the small impact from the development of KTC and the buffer zone. However, it also potentially affects the local communities who are depending on the land for their livelihood. Maasai community in Old Konza will get affected by the numbers of small land acquisition because these new land buyers make fences for their new land. Thus, the land access for them will be limited. Meanwhile, the local community in Malili will not get affected so much as they mostly do not have land.

The differences of the degree of impact will also potentially happen in the another livelihood aspect. Malili and Old Konza have different livelihood background. Malili is a new small town with the most of the inhabitants are the newcomers. The source of income is mainly from the business and commercial sector due to the location along the national highway. On the other side, Old Konza established around 40 years ago with the inhabitants are more settled with diverse their source of income such as the farmer and other jobs. From here, local communities in Malili are more vulnerable rather than in Old Konza because they do not have land and diverse livelihood. The jobs competition also will increase along with the newcomers come to Malili to find the employment because of KTC. Once the KTC has established, Malili potentially will grow bigger and crowded which is good for the local community to establish more commercial activity. However, for right now there is still uncertainty about the progress of the city which makes no employment being offered. In addition, the buffer zone plan will also burden the development of Malili

and become the ghost which haunts the local communities whether they will be displaced or not. On the other side, local communities in Old Konza are more settled as they already live there for such a long time. They have a diverse livelihood and own land. In the worst case, they could sell their land at high market price and seek the better opportunities somewhere else. However, they still prefer to stay and live in Old Konza because they already live there since a long period. The buffer zone plan will also become the ghost which haunts the local communities in Old Konza about all the requirements for the building or housing. In addition, as already explained before, the group who will be affected the most is the Maasai as they are relying on the access of land for their livelihood.

Besides the real fact about what happened in the local communities with their current source of income and assets, there is another aspect that expected will determine the impact of KTC to the local communities. It is the job employment expectation. Most of the local communities in Malili and Old Konza are happy and have high expectation about KTC that will bring them better employment. This perception is not only happening in surrounding area but also national-wide. People from all over Kenya try to come to Malili for seeking a job in KTC project. However, the way how the national government anticipated this high expectation is still questionable. Until now (2017), based on the transect walk and interview, there is no job vacancy open for the local communities even the vacancy for construction workers. This raises a question whether the KTC employment will involve the local communities or not. Back to the aim of KTC, the government is aiming the KTC for high technology city which means it needs the high skill labor. Nonetheless, there is the fact that the level of education in Malili and Konza is low due to poor condition. This is such a contrast that the government wants to build the new planned city with high tech purposes in the middle of a poor area with low education level. If the government does not have the plan to prepare the local communities before the KTC established, How will the local community face the change of the economic landscape of the area in the future?

VII. Conclusion

In the end, this section will answer the main research question "To what extent and how do Konza Techno City project and its buffer zone affect the local communities in surrounding area?". It is important to know the impact of the new planned city to the local communities because there are people who already live there in the settlement area (village or small town) before the new city plans were announced. The new planned city should not neglect the local needs and livelihood condition during the planning process because the new city is not an island. An integrated planning process with the participation and involvement of local communities is a must in the era of democracy and New Urban Agenda in order to achieve the inclusivity target in Sustainable Development Goals number 11.

The focus of this study is to the two small town in surrounding area of Konza Techno City because the dynamic of Konza Techno City is happening in the buffer zone area as the project area is still empty land or under construction. Those two small towns are Malili and Old Konza. This study found that the Konza Techno City and its buffer zone affect local communities in Malili and Old Konza in certain ways and degree. There are two frame time, the current impact and the expected impact when the Konza Techno City has already built. The low degree of community involvement and the strong top-down approach on planning process with no community participation makes the impact of KTC to local communities in surrounding area is inevitable.

Until this study finished, Konza Techno City only affected the local communities in the small degree of an impact because it is still in the early implementation phase. There are several things changing in the surrounding area during this phase which give the impact to existing inhabitants. First is the migration of the newcomers to seek the employment and settle in Malili. The newcomers gave more crowd to Malili and developed this new small town rapidly, increase the commercial activity and the informality development because these newcomers do not have the land here. Second is the land speculation which is increasing the land value in the surrounding area. People and private sector start to buy the plot of land near the Konza Techno City for the future investment. Some of the lands become restricted due to the fences. It makes the local pastoralist community in Old Konza have less access to the land for grazing their livestock. The third is the buffer zone which is haunting the local communities in Malili and Old Konza. They are confused about what exactly the government wants from the buffer zone and afraid that they are being displaced if the government demolished their house. Fourth is the

upgrading of basic services. They are hoping that Konza Techno City will bring the improvement of basic services such as access to water, electricity, sanitation, education, safety, and road. So far there are small improvement along the development of KTC such as better access to electricity and improve water supply.

There are also some expected impacts that potentially affect the local communities in the future when the KTC already established. First is the surrounding area or buffer zone will get crowded and developed rapidly. The empty land now will change into the buildings as this is the aim of the land investor to wait until the KTC established and they build the land. This means that the access of land for pastoralist community will completely restrict. The people who have the land like in Old Konza may get the benefit to sell their land at high price. However, it also will create uncertainty of their next livelihood strategy because they will start a new life if they sell their land. The buffer zone implementation also will be tested whether it will be effective to contain the informal development or slum area. Second is the employment offers. It is hard to say whether the local people will get benefited with the employment in KTC or not, because of the KTC aimed for high skill labor. With the low level of education and limited access to education in the current situation, local communities in Malili and Old Konza are not prepared for the high tech new city in their area. Hence, their hopes for getting better job in Konza Techno City is hard to achieve because even for now the involvement of local people in the construction process is very minimal.

Therefore, the degree or extent of how the Konza Techno City and its buffer zone affect the local community in Malili and Old Konza can be differentiated based on the location and time frame. Local Communities in Malili and Old Konza will get different impact because of their own nature and livelihood are also different. However, it cannot be said that whether the impact is more good or bad because the Konza Techno City is still under construction phase. It is indeed that some of the local communities already feel the impact as already explained above and the top-down approach planning makes them unspoken to advocate their needs and interest be included in the KTC and buffer zone plan. Nevertheless, the process of development of KTC is still a long way. There is more room to improve the existing plan to be more inclusive and integrated to local communities in surrounding area. The policy recommendation will be explained in the next section.

Finally, this study is an exploratory study to open the hidden fact and data about the local community conditions in a new planned city project. There are some methodological limitations and limited focus in this study as already explained in the

limitation part before. However, this study can be as an entrance way to research more about how a new planned city affect local communities because most of the new city study more focus on the technical aspect of Urban Planning studies. In the Konza Techo City case, there are still plenty of aspects to be researched more comprehensively. Therefore, there are some recommendations for future research for Konza Techno City topic, such as: (i) land management in the buffer zone; (ii) anthropology study about the impact of each ethnic groups in surrounding area of KTC; and (iii) migration process of new people who come to Malili for seeking job opportunity.

VIII. Policy Recommendation

Konza Techno City is still in the early implementation phase. Hence, it is still possible to improve the existing plan and implementation to be better, more inclusive and integrated to local communities in its surrounding area. This part is a special part to give some policy recommendation for the Ministry of Information and Communication of Kenya as the owner of the KTC project and Konza Technopolis Development Authority (KoTDA) who has the authority over project development. Several policy recommendations are:

1. Adopt the UN-HABITAT New Urban Agenda policy in order to make Konza Techno City's plan more inclusive to all different level of society. The label of Smart City is not enough to prove that the inclusivity and sustainability of the new city to achieve SDGs goal 11
2. Revise the Buffer Zone plan to more integrate local communities in surrounding area regarding of their socio-economics condition. The buffer zone is supposed to be as the integrated plan to develop the surrounding area of the project. It is not only for controlling physical development and zoning plan the area but also including the strategy how to develop the human development in the surrounding local communities.
3. In order to achieve point number two, the government together with KoTDA and private sector should give the preparation activities for local communities to face KTC in the future (e.g. increase the education, skill training, etc.). This activity can be funded through the CSR program of the private investor who invests in the Konza Techno City.
4. Be more transparent and communicative about the plan and implementation to the surrounding communities with the frequent two-ways public meeting. This communicative planning is mandatory based on the Kenyan law.

IX. Bibliography

- Adam, A. (2014). Land Tenure in the Changing Peri-Urban Areas of Ethiopia: The Case of Bahir Dar City. *International Journal Of Urban And Regional Research*, 38(6), 1970-1984.
<http://dx.doi.org/10.1111/1468-2427.12123>
- Adeya, C. & Munywoki, A. (2012). Konza Techno City, Kenya. Frequently asked questions. Retrieved June 1, 2014, from
[http://www.vision2030.go.ke/cms/vds/Konza Techno City Frequently Asked Questions.pdf](http://www.vision2030.go.ke/cms/vds/Konza_Techno_City_Frequently_Asked_Questions.pdf)
- Arnstein, S R. (1969). A Ladder of Citizen Participation. *Journal of the American Planning Association*, 35: 4, 216 — 224. DOI: 10.1080/01944366908977225
- Bengs, C. (2005a): 'Time for a critique of planning theory', *European Journal of Spatial Development*,
<http://www.nordregio.se/EJSD>
- Bryman, A. (2012). *Social research methods*. Oxford: Oxford University Press.
- Cain, A. (2016). African urban fantasies: past lessons and emerging realities. *Environment And Urbanization*, 26. <http://dx.doi.org/10.1177/0956247814526544>
- Choplin, A. & Franck, A. (2010). A Glimpse of Dubai in Khartoum and Nouakchott: Prestige Urban Projects on the Margins of the Arab World. *Built Environment*, 36(2), 192-205.
<http://dx.doi.org/10.2148/benv.36.2.192>
- Cirolia, L. (2013). (W)Escaping the Challenges of the City: a Critique of Cape Town's Proposed Satellite Town. *Urban Forum*, 25(3), 295-312. <http://dx.doi.org/10.1007/s12132-013-9212-2>
- Collins, K., & Ison, R. (2012). DARE WE JUMP OFF ARNSTEIN'S LADDER? SOCIAL LEARNING AS A NEW POLICY PARADIGM. *Open Systems Research Group, Faculty Of Technology, Systems Department*. Retrieved from
[http://www.macaulay.ac.uk/PATHconference/outputs/PATH abstract 3.1.2.pdf](http://www.macaulay.ac.uk/PATHconference/outputs/PATH_abstract_3.1.2.pdf)
- Deutsche Gesellschaft für Technische Zusammenarbeit (GTZ) (2007). Mainstreaming participation. Multi-stakeholder management: Tools for Stakeholder Analysis: 10 building blocks for designing participatory systems of cooperation. <http://www.fsnnetwork.org/sites/default/files/en-svmp-instrumente-akteursanalyse.pdf>
- Diallo, M. (2010). New Kenyan Constitution Ratified. VOA. Retrieved 4 August 2017, from
<http://www1.voanews.com/english/news/africa/Kenyas-New-Constitution-Ratified-100158209.html>
- Director of Physical Planning (DPP). (2013). Konza Local Physical Development Plan - (2012-2030). Nairobi: Ministry of Lands.
- Dunne, C. (2011). The place of the literature review in grounded theory research. *International Journal Of Social Research Methodology*, 14(2), 111-124.
<http://dx.doi.org/10.1080/13645579.2010.494930>

Master Thesis
"Konza Techno City and Its impact on surrounding local communities"
Diky Avianto (5886082)

Ellis, F. (2000) Rural livelihoods and diversity in developing countries. Oxford: Oxford University Press.

FAO. (2002). Land Tenure and Rural Development. Rome: FAO.

Gateri, C. (2014). Konza City Of Speculation: The Dynamics Of Space Transaction In The Hinterland Of Kenyas Proposed New Town. Presentation, University of Nairobi.

Gotsch,P.(2009). "Neo Towns: Prototypes of corporate Urbanism" Dissertation Faculty of Architecture at the Karlsruhe Institute of Technology

Government of the Republic of Kenya (2007). Kenya Vision 2030: The popular version. Retrieved 22 March, 2014 from http://www.vision2030.go.ke/cms/vds/Popular_Version.pdf

Government of the Republic of Kenya (2013, January 23). Konza Techno City officially launched. Retrieved April 10, 2014 from <http://www.statehousekenya.go.ke/news/jan2013/2013230101.html>

Government of Kenya. (2016). *County Public Participation Guidelines*. Nairobi: Ministry of Devolution and Planning & Council of Governors.

Havugimana, J.M.V. (2013). Community Involvement In Project Planning And Project Implementation: A case of Water Supply Sanitation and Hygiene Project - Karongi District of Rwanda. Master thesis in Business Administration of Mount Kenya University.

Healey, P. (1992). Planning Through Debate: The Communicative Turn in Planning Theory Pg.233-249

Hennink, Hutter & Bailey.(2010). *Qualitative research methods*. Sage publication

Herbert, C. & Murray, M. (2015). Building from Scratch: New Cities, Privatized Urbanism and the Spatial Restructuring of Johannesburg after Apartheid. *International Journal Of Urban And Regional Research*, 39(3), 471-494. <http://dx.doi.org/10.1111/1468-2427.12180>

Hoyle, R.H., Harris, M.J., Judd, C.M. (2007) *Research Methods in Social Relations*. New York: Wadsworth.

International Finance Cooperation. (2007). Stakeholder Engagement: A Good Practice Handbook for Companies Doing Business in Emerging Markets. Retrieved from https://www.ifc.org/wps/wcm/connect/938f1a0048855805beacfe6a6515bb18/IFC_StakeholderEngagement.pdf?MOD=AJPERES

International New Town Institute (n.d.). Definition New Town. Retrieved from <http://www.newtowninstitute.org/spip.php?article26>

Johari, A. (2015). "Kenya's Konza Techno City: Utopian Vision Meets Social Reality" Independent Study Project (ISP) Collection. Paper 2024.

Kaur, G. (2007). Participatory Approach/ Community Involvement in Planning. *Paper in 43rd ISOCARP Congress 2007*

- Kenya National Bureau of Statistics. (2014). Kenya - Demographic and Health Survey 2014. Nairobi: Government of Kenya.
- Kermeliotis, T. (2013). Africa's 'new cities': Urban future or utopian fantasies?. CNN. Retrieved 4 August 2017, from <http://edition.cnn.com/2013/05/30/business/africa-new-cities-konza-eko/index.html>
- Lefevre, P.; Kolsteren, P.; De Wael, M.; Byekwaso, F, & Beghin, Ivan (2000). Comprehensive Participatory Planning and Evaluation. *IFAD Document*.
- Leke, A., & Barton, D. (2016). What's the future of economic growth in Africa?. World Economic Forum. Retrieved 4 August 2017, from <https://www.weforum.org/agenda/2016/05/what-s-the-future-of-economic-growth-in-africa/>
- Mark, O. (2014). State lifts ban on Konza buffer land use. Business Daily. Retrieved 4 August 2017, from <http://www.businessdailyafrica.com/State-lifts-ban-on-Konza-buffer-land-use/-/539546/2232384/-/3jgtcf/-/index.html>
- McKenzi, D. (2017). Kenyans overwhelmingly endorse new constitution - CNN.com. Edition.cnn.com. Retrieved 4 August 2017, from <http://edition.cnn.com/2010/WORLD/africa/08/05/kenya.elections/index.html>
- Mphande, F. (2016). Rural Livelihood. Infectious Diseases And Rural Livelihood In Developing Countries, 17-34. http://dx.doi.org/10.1007/978-981-10-0428-5_2
- Ministry of Information and Communication of Republic of Kenya. (2014). A Brief on Konza Techno City. Retrieved from <http://www.ict.go.ke/a-brief-on-the-konza-techno-city/>
- Mulinge, M. (2014). REDEVELOPMENT OF MALILI RESIDENTIAL PRECINCT (Bachelor). University of Nairobi.
- Mulinge, M. (2014b). Emerging Human Settlement Patterns Around The Planned Konza City: A Case Of Malili Centre (Bachelor). University of Nairobi.
- Mumo, M. (2014). Konza: The tale of techno city with diminishing returns. Daily Nations. Retrieved 4 August 2017, from <http://mobile.nation.co.ke/lifestyle/Konza-The-tale-of-techno-city-with-diminishing-returns-/1950774-2264960-format-xhtml-4kj90h/index.html>
- Mutegi, M. (2014). Ngilu map stokes Konza city boundary protests. Business Daily. Retrieved 4 August 2017, from <http://www.businessdailyafrica.com/Charity-Ngilu-map-stokes-Konza-city-boundary-protests-/539546/2052786/-/format/xhtml/view/printVersion/-/kthge/-/index.html>
- Nawrotzki, R., Hunter, L., & Dickinson, T. (2012). Natural resources and rural livelihoods. *Demographic Research*, 26, 661-700. <http://dx.doi.org/10.4054/demres.2012.26.24>
- Ng'ethe, J. (2009). Group ranch concept and practice in Kenya with special emphasis on Kajiado District. Fao.org. Retrieved 4 August 2017, from <http://www.fao.org/Wairdocs/ILRI/x5485E/x5485e0t.htm>
- Osborn, F.J. & Whittick, A. (1969), *the New Town: the answer to megalopolis*, Leonard Hill, London.

Master Thesis
"Konza Techno City and Its impact on surrounding local communities"
Diky Avianto (5886082)

- Panait, A. (2013). New Town in Modern Urbanism: Concept & History. *Urbanism. Arhitectură. Construcții*, 4(4). Retrieved from <http://uac.incd.ro/Art/v4n4a05.pdf>
- Pell Frischmann (2011). Konza Technology City: Where Africa's silicon savannah begins. Summary document. Retrieved April 18, 2014, from <http://www.doitinkenya.co.ke/pdf/Konza%20Summary%20Document.pdf>
- Sithole, B. (2002). *Where the power lies*. Bogor: Center for International Forestry Research.
- Splinter, E. (2014). BETWEEN VISION AND REALITY: THE TROUBLESOME IMPLEMENTATION OF NEOLIBERAL PROJECTS (Master Degree). Universiteit van Amsterdam.
- Taylor, N. (1998). Urban Planning Theory since 1945. *SAGE Publication*, 122-5, 162
- United Nations, Department of Economic and Social Affairs, Population Division (2014). *World Urbanization Prospects: The 2014 Revision, Highlights*
- United Nations. (2016). Sustainable Cities: Why They Matter. Retrieved from <http://www.un.org/sustainabledevelopment/wp-content/uploads/2016/08/16-00055K-Why-it-Matters-Goal-11-Cities-2p.pdf>
- Wapenaar, M. (2015). Formal Planning & Informal Settlement The case of Konza Technology City (Master Program). Universiteit van Amsterdam.
- Watson, V. (2013). African urban fantasies: dreams or nightmares?. *Environment And Urbanization*, 26(1), 215-231. <http://dx.doi.org/10.1177/0956247813513705>
- Wilson, K; Hannington, S. & Stephen, M. (2015). The Role of Community Participation in Planning Processes of Emerging Urban Centres. A study of Paidha Town in Northern Uganda. *International Refereed Journal of Engineering and Science (IRJES) Volume 4, Issue 6* (June 2015), PP.61-71

APPENDIX A

List of Key Persons for Interview

In-depth (Semi-structured) Interview

No.	Occupation	Gender
1	Head Teacher Konza Primary School	Female
2	Kenyan Urban Planning Expert	Male
3	Former Secretary of Ministry of Communication and Technology of Kenya	Male
4	Hotel's Manager in Malili	Female
5	Members of the County Assembly (MCA) of Makeuni County	Male
6	Manager of National Cereal and Produce Board in Old Konza	Male
7	Old Konza Chief	Male
8	Deputy Principal of Konza ABC Secondary School	Male

Informal Interview

No.	Occupation	Location	Gender
1	Shop-keeper	Malili	Male
2	Motor Cycle Taxi (Boda-boda) Driver	Malili	Male
3	Hotelier	Malili	Female
4	Farmer	Old Konza	Female
5	Casual Worker	Old Konza	Male
6	New settlers in Malili	Malili	Male
7	Motor Cycle Taxi (Boda-boda) Driver	Old Konza	Male
8	Assistant Chief of Malili	Malili	Male

APPENDIX B

List of survey respondents

List of Respondents in Malili Town

Number	Duration of living in Malili	Age	Occupation	Gender	Ethnicity
01	6 years	27	Tailor	Male	Kamba
02	4 years	29	salesman	Male	Kamba
03	3 years	25	Businesslady	Female	Kamba
04	2 years	27	Farmer	Male	Meru
05	8 years	43	Businessman	Male	Borana
06	3 years	34	Hairdesser	Female	Kikuyu
07	11 years	36	Farmer	Male	Kamba
08	1,5 years	29	Unemployed	Male	Kamba
09	22 months	24	shop attendant	Male	Kamba
10	8 years	41	Businessman	Male	Kamba
11	2 years	33	Plumber	Male	Luo
12	21 months	28	Hotelier	Female	Kamba
13	17 months	36	Bar attendant	Female	Kamba
14	3 years	30	Farmer	Male	Kamba
15	2 years	41	construction worker	Male	Kamba
16	2 years	22	Plumber	Male	Luo
17	8 years	30	Business Owner	Female	Kamba
18	5 years	40	Shop attendant	Female	Kamba
19	5 years	-	Salesman	Male	Kamba
20	4 years	-	shop attendant	Female	Kikuyu
21	4 years	-	Business owner	Male	-
22	30 years	34	Farmer	Male	Kamba
23	2 years	38	Farmer	Male	Kamba
24	8 years	30	shop attendant	Female	Kamba
25	20 month	42	Teaching	female	-
26	8 years	28	Casual Worker	Female	-
27	2 years	-	Casual Worker	Male	-
28	3 years	40	Businessman	Male	Kikuyu
29	2 years	32	Hotelier	Female	Maasai
30	6 years	37	Mechanic	Male	Kamba
31	1.5 years	35	Business Man	Male	Kamba
32	10 years	37	Business MAn	Male	Kamba
33	8 years	45	construction worker	Male	Kamba
34	6 years	50	Shop owner	Female	Meru
35	2 years	24	Housewife	Female	Kikuyu

List of Respondents in Old Konza Town

Number	Duration of living in Old Konza	Age	Occupation	Gender	ethnicity
01	6 months	31	-	Male	Kamba
02	1 year	27	Hotelier	Male	Kamba
03	8 years	33	Domestic Worker	Female	Kamba
04	1 year	28	Carpenter	MAle	Kamba
05	32 years	32	Mason	Male	Kamba
06	32 years	32	Farmer	Male	Kamba
07	2 months	28	Mechanic	Male	Luo
08	29 years	29	Farmer	Male	Maasai
09	4 years	25	Mechanic	Male	Luo
10	born here		Farmer	Male	Maasai
11	27 years	27	Farmer	Male	Maasai
12	13 years	37	Businesswoman	female	Kikuyu
13	13 years	24	-	Female	Kamba
14	12 years	32	Casual Worker	Male	Kamba
15	40 years	44	Farmer	Male	Maasai
16	4 years	32	Business owner	Male	Kamba
17	17 years	20	Student	Male	Kamba
18	28 years	31	Business	Male	Kamba
19	1 year	40	Carpenter	Male	Kikuyu
20	32 years	32	Farmer	Male	Maasai
21	10 years	43	Businesswomen	Female	Maasai
22	20 years	67	Casual Worker	Male	Kamba
23	24 years	34	Casual Worker	Male	Maasai
24	30 years	70	-	Female	Kamba
25	30 years	60	Farming	Female	Kamba
26	40 years	54	Casual Worker	Male	Kamba
27	6 years	28	Farmer	Female	Maasai
28	60 years	70	Farmer	Male	Maasai

APPENDIX C:

In-depth Interview Guidelines

Notes: This is only guidelines for me to conduct the interview. The questions may change depend on the interviewee expertise and situation

Hello! Jambo!

My name is Diky Avianto. I am from Indonesia (in Southeast Asia). I am studying master degree in International Development Studies at Utrecht University – Netherlands.

Currently, I am doing independent research about community participation in Konza Techno City project's planning. The purpose of my research is for my master thesis, to fulfill the requirement to finish my study on next August. Thus, this research is not related to any organization or political parties in Kenya. It is pure academic research.

I would like to ask you some questions. Your participation is voluntarily. You may decide not to answer the questions if you do not feel comfortable. I can assure you that your answer and private data will be kept as confidential data.

Before we start, could you please briefly introduce yourself?

I. Konza Techno City Planning and Implementation Process

1. Did you involve in planning process of Konza Techno City Project? If yes, in which way and what is your role?
2. What do you know about Konza Techno City?
3. Could you tell me about the history of the establishment of Konza Techno City project?
4. Which the actors/organization/ministries were involved in planning process and implementation of Konza Techno City project?
5. Do you know the 10 km buffer zone surrounding the project's area? If yes, please explain what do you know about the buffer zone?
6. What are the responsibilities of National and County Government regarding the Konza Techno City project's?
7. Do you know about the conflict between Machakos and Makeuni Country regarding the location of the Konza Techno City? If yes, what do you think about it?
8. People think that the progress of Konza Techno City is too slow, what is your opinion about the challenges during the implementation progress?
9. What is the role of private investor in planning process?

10. Are you still optimistic that this project will be successful?

II. Local Community Engagement

11. Do you know about two villages surrounding the project site that included in 10 km Buffer Zone?
12. Did the planning process of the Konza Techno City involve the local community? Please give the explanation
13. What is the local community role during the planning process and implementation phase?
14. Do you think local community is important to be involved in this project? Please give the explanation
15. Did the government do enough socialization or give enough information to the local community?
16. Will the Konza Techno City give the good or bad impact to local community?
17. Do you think that Konza Techno City is based on demand of the needs of Kenya citizen? Give your reason

III. Land Governance

18. Do you know the history of land purchase for the project's site?
19. Will the 10 km buffer zone affected the land access for local community?
20. How the government will govern the land use in 10 km buffer zone?
21. What if the surrounding area of Konza Techno City become the habitant for informal settlement?
22. How is the land tenure and land use status?
23. How is the history of the land tenure?
24. How about the communal land here?
25. What is your opinion about people from other county buy the land here?

IV. Livelihood

1. Please explain what do you know about the livelihood of local community here
2. How many people are living here?

3. What is the main occupation of local people?

Closing

26. Is there any other comments or opinion about this city that you want to add?

27. Lastly, do you know someone who involved in Konza Techno City project which you recommended to be interviewed?

Thank you very much!

Asante Sana

APPENDIX D:

Questionnaire Form

Form Number: _____

| Date: __/__/2017

Questionnaire Form

Hello! Jambo!

My name is Diky Avianto. I am from Indonesia. I am studying master degree in International Development Studies at Utrecht University – Netherlands. Currently, I am doing independent research about Konza Techno City project. The purpose of my research is for my master thesis, to fulfill the requirement to finish my study on next August. Thus, this research is not related to any organization or political parties in Kenya. It is pure academic research.

Me and my research assistants from University of Nairobi student will conduct the survey for my research

We would like to ask you some questions. Your participation is voluntarily. You may decide not to answer the questions or stop the discussion at any time if you do not feel comfortable. I can assure you that your answer and private data will be kept as confidential data. The survey data will be reported in a summary fashion only and will not identify any individual person.

This questioner will take about 20-30 minutes to complete.

.....

Where do you live?

- Malili
- Old Konza

Do you agree to take part of this survey?

- Yes
- No

If you do not mind, can we have your phone number to ask further questions later on?

Your Phone number/other contact: _____

I. Personal Information

1. How long have you been living here? _____ months/years

2. How old are you? _____ years-old

3. What is your occupation? _____

4. What is your gender?

- Male
- Female

5. What is your ethnicity? _____

6. Where is your hometown? _____

7. What is your highest obtained education degree?

- No formal school degree obtained
- Primary School
- Secondary School
- Testiany education

8. Do you live with your family?

- Yes
- No

9. If yes, how may family member do you have? _____ person/people

No.	Composition of household	Number (person/people)	Occupation
1	Grand Father		
2	Grand Mother		
3	Mother		
4	Father		
5	Spouse		
6	Children		

7	Grand Children		
8	Other relatives (aunt, uncle, etc.)		

II. Konza Techno City Formal Planning Process

10. How did you know about Konza Techno City? (Multiple answers possible)

- Mass Media (Television, Newspaper, etc.)
- People to people talk
- Government Announcement
- Public Hearing/Socialization of the project
- Other (please mention: _____)
- None

11. What do you know about Konza Techno City? (please explain)

12. What is your expectation from Konza Techno City's project for your household's livelihood?

13. Do you know about the 10-km buffer zone surrounding the Konza Techno City's project site?

- Yes
- No

14. If yes, please explain what do you know about it

15. Do you agree if the government control the development of this village because it is included in 10-km buffer zone of KTC? (Explain the reason)

- Yes
- No

The reason: _____

16. Have you heard about Government Socialization/Public Hearing about Konza Techno City's project by the government or any organization?
- Yes (How many times? _____)
 - No
17. Have you attended or heard about community meeting (Baraza) about Konza Techno City's project?
- Yes
 - No
18. Do you feel informed enough about Konza Techno City's project and why?
- Yes
 - No (Why? _____)
19. Do you think that your involvement or your voice is important for Konza Techno City's project planning to avoid the bad impact for your livelihood in the future?
- Yes
 - No
20. Was there any protest or demonstration from people in this village about Konza Techno City's plan or implementation?
- Yes
 - No
21. Is there any organization/Non-Governmental Organization helping you to speak out your aspiration about Konza Techno City's plan?
- Yes
 - No
22. What is your opinion about Konza Techno City's project and its buffer zone? If yes, Please explain it.
-

III. Land Tenure and Management

23. What is the ownership status of the land of your house?
- You own your house and land
 - You just own the house but the land (rent)
 - You rent land from someone else
 - Squatting
 - Other (please specify: _____)
24. Do you own private land besides the one for your house?

- Yes
- No

25. Do you have access to use another the land (besides your own land) in this area?

- Yes (private or communal land?)
please explain for what do you use the land _____
- No (please explain why? _____)

26. Did you lose your private or communal land in the recent years?

- Yes (How? _____)
- No

27. Can you tell me something about the land tenure/ownership in this area? (the history, land use change process, etc)

28. Are you aware of people from outside the town buy the land here since the Konza Techno City project exist?

- Yes
- No

29. What do you think about people from outside the town buy the land here?

30. Have you ever been engaged to selling/buying/renting/lending the land here since the Konza Techno City project exist?

- Yes (please explain it: _____)
- No

31. What is your opinion if the government want the housing in this city to be demolished?

32. Were you part of the group ranch?

- Yes
- No

33. How much communal land to be used in the community? _____

34. Is there any change of the size and access to the community land since the Konza Techno City project exist?

- Yes

No

IV. Livelihood

35. What is your main source of your income?

- Income from Employment
- Income from Self-employment (including trade, business, agriculture, etc.)
- Remittances
- Investment
- Other, please mentioned: _____

36. Has your household been confronted with a sudden and severe change in monthly income in the past 15 years? (please explain the reason)

- Yes (Increased or decreased? _____)
- No

37. Did you change your occupation in the recent 5 years

- Yes (What was your previous occupation? _____)
- No

38. Do you think the Konza Techno City Project and its buffer zone affect your income?

39. How is the water condition in this area and what is the water resource?

40. How is the land condition in here? (e.g is that a productive land for livestock and farming?)

41. If this village develop into big town in the future because of Konza Techno City:

- a. Will you keep stay here or move to another town?
 - Yes (stay)
 - No (move)
- b. Will you change your current occupation to seek better opportunity here?
 - Yes
 - No

The reason: _____

42. Do you have enough access to public services?

	Type of Public Services	Yes	No	Is there any changes after the Konza Techno City project exist?
A	Electricity			
B	Clean Water			
C	Sanitation			
D	Health care			
E	Education			
F	Safety			
G	Infrastructure (road, etc.)			

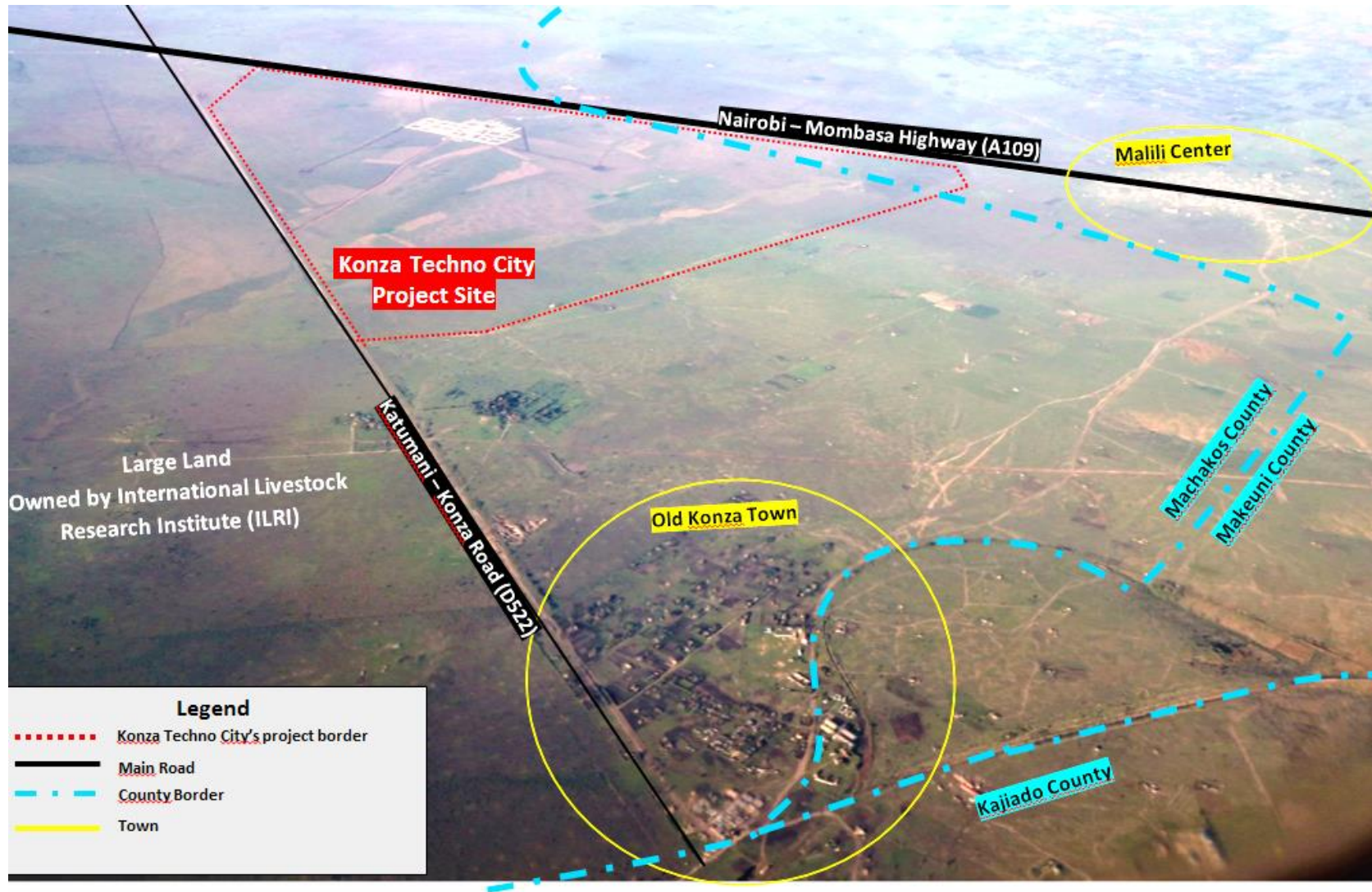
43. What kind of assets do you have?

	Type of Asset	Yes	No
A	Live stocks (animals)		
B	Farm (vegetation)		
C	Vehicle (car/motor cycle)		
D	Electronic (TV/Radio, etc)		
E	Other (mention it)		

44. How do you feel about living in this town? (in terms of social relations)

Asante Sana! Thank you very much for your time

APPENDIX E: Photos from the field



Areal view of Konza Techno City and its surrounding (Avianto, 2017)



The comparison between actual progress and the plan for phase 1 (Google Earth and konza.go.ke, 2017)

Malili Town



Konza Old City Town

