



The Genesis of Land Deals in Kenya and its
Implication on Pastoral Livelihoods – A Case Study
of Laikipia District

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Background

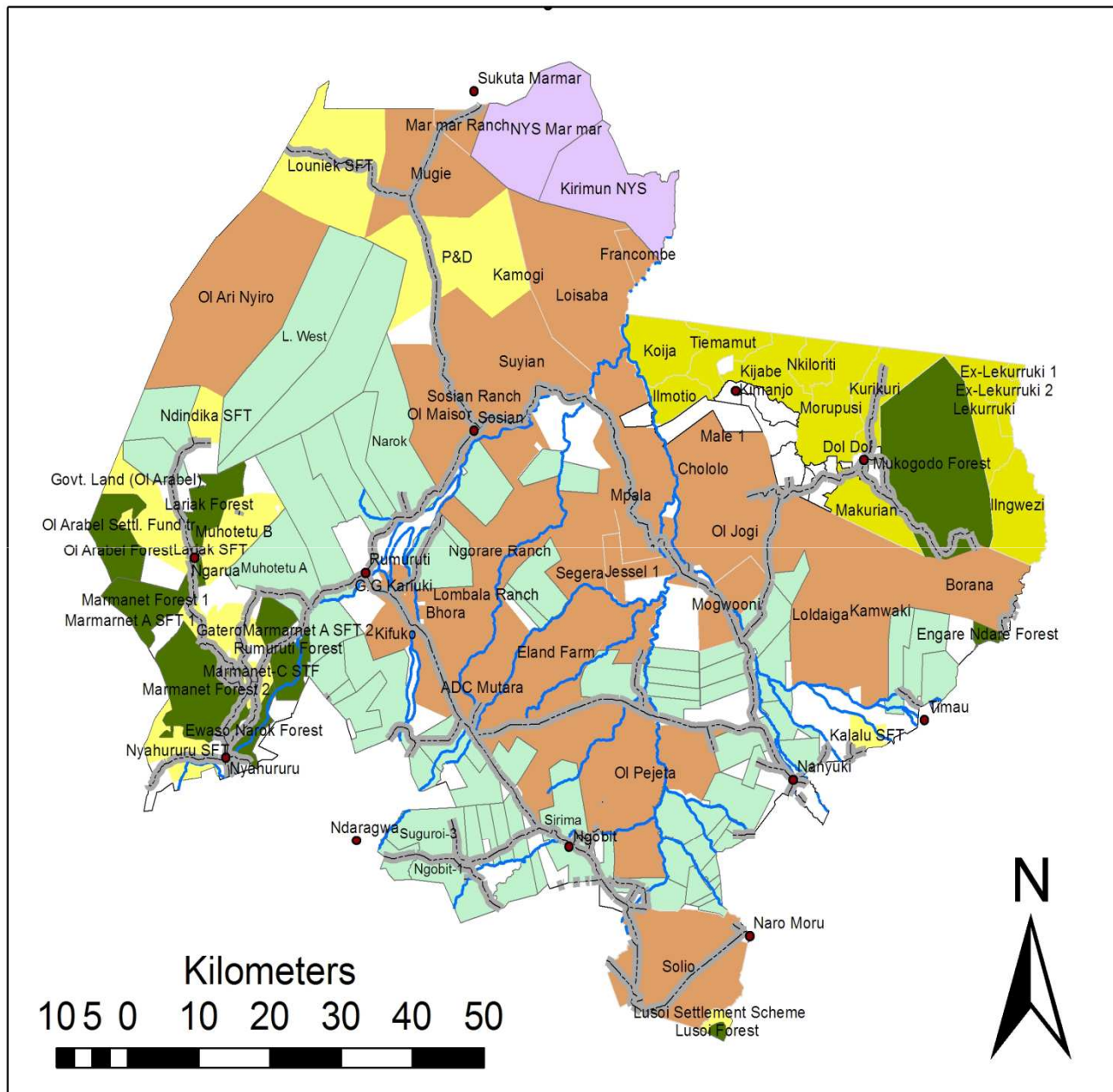
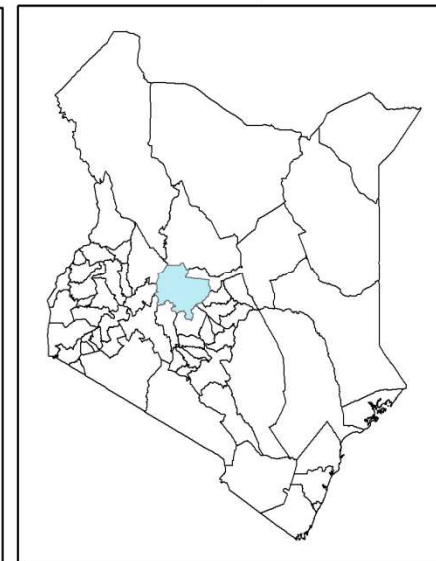
- This research focuses on the main types of land deals in Laikipia
- What are the specific and recent land deals
- Who are the key domestic and international actors involved in land deals
- The link between the land deals and other investments
- The outcomes of changing land ownership and its impact on the different livelihood groups

The administrative Laikipia County

- Sub-divided to Four districts
 - Laikipia East, Central, West & North
- Total Land Area – 9,694.43 KM²
- Population – 399,227 (2009 census)
- Livelihoods comprise of :-
 - Commercial ranching – Livestock
 - Tourism(big lodges some with international standards, conservancies, private lodges, tented camps)
 - Large Scale farming (horticulture),
 - Small holder farming,
 - Pastoralism,
 - Trade

Laikipia County Land Use Map

Kenya



Legend

- Centres
- Roads
- Rivers
- NYS Land
- Mukogondo Private Ranches
- Small_Scale_Holders
- Group Ranches
- Large Scale ranches
- Settlement SchemeS
- Forests
- District_Boundary

What are the different tenure regimes in Laikipia

Type of Tenure Regime	Total land area in Acres	Total in number	Percentage land occupied in the district
Large scale ranches	937,582.65	48	40.3%
Large scale farms	34,471.00	23	1.48%
Group ranches	173,441.26	14	7.45%
Small holder farms	633,069.79	122	27.21%
Disturbed forest reserves	64,739.45	4	2.78%
Intact forest reserves	110,693.02	8	4.75%
Government land(outspans)	153,121.18	36	6.58%
Others	?	?	9.45%

Key observations from the different tenure arrangements

Large scale farms



- Many are consolidated and fenced as one unit each but data from the local government indicate they are internally subdivided into small units of 3000 – 4000 acres
- Reason for this is that some are owned by more than one individual or are subdivided to avoid taxation –land rates
- Most of the subdivisions have been made through private arrangement and there is no data at the land office to show how this was done
- A lot of the subdivisions are said to involve white people some coming from Zimbabwe and retiring individuals from Europe and US
- Many of the small units have large palatial private residences or guest houses
- There are claims that they are being used as tourist destinations making payments back in the West as a way of avoiding taxation



Group ranches

- Occupied by Pastoralists and are located in the drier North of laikipia
- Are still intact and not subdivided
- Increase in population pressure and many pastoralists are moving to settle as squatters in absentee lands



Small holder farms

- Have been parcelled into small holdings and are occupied by farmers who were settled by former president Kenya
- They have absentee land cases and are occupied by pastoralists as squatters
- These lands are being consolidated and sold to individuals or companies
- They are a source of conflict between farmers, pastoralists and buyers

Disturbed forest reserves

- Farmers were settled in them during the Moi regime
- Forest cover have been plundered for cultivation and commercial timber sales
- Tag of war between Kibaki administration and farmers over eviction threats

Intact forest reserves

- Majority occupied by pastoralists and conservation groups i.e. Lewa wildlife conservancy
- Big tag of war between pastoralist, conservation groups and government over management
- Potential source of income – non logging consumptive use

Government land (outspans)

- Of the 36 outspans only 4 have not been grabbed
- Most of grabbing involves collusion between government officials politicians and powerful business people

The land deals- who are involved?

- Big commercial ranchers; most of them are a generation of the colonial ancestry
- Politician – all 3 Kenyan presidents are beneficiaries of land in laikipia, MPs
- Government official; Army officers, civil servants
- Pastoralist elites i.e Ole Kaparo (former speaker of the national assembly, General Lenges (rtd Army general)

Note:- land deal transactions are being coordinated by a group of former commercial ranches managers who are acting as brokers

Examples of land that has changed hands recently

Large scale ranches		
Ranch	Acreage	Comments
Kimokandora Ranch	7,142.86	Formerly owned by Mugambi and sold to white Zimbabweans who visit it over weekends
Loisaba Ranch	62,092.97	Formerly owned by an Italian now by an American but leased to Wilderness Guardian Company
Mugie Limited	43,985.95	Formerly owned by Kenya's first African chief justice (Kitili Mwendwa) but have changed hands 3 times since 1980
Ol Jogi Limited	54,048.65	Changed hands twice since 1980 and divided into 10 pieces currently owned by a French American who bought from an Italian
Ole Naisho	29,005.08	Formely Kamwaki 1963 owned by a Dane, sold to the Delamere family; divided to 2 pieces
Ol Pejeta Ranching CO	88,923.79	Changed hands six times since 1963. Owners included Lord Delamere, Onassis, later Adnan Kashoggi, Tiny Rowland's Lonrho, Daniel Arap Moi then BCP. Divided to 9 pieces
Samburu Limited	24,000	Formely of Munene Kairo (Mwai Kibaki's trusted aide) and now Offbeat Safaris
Segera Ranch	21,442	Formely owned by Philip Valentine and now owner is an American (Puma Company). Divided into 4 pieces

Land deals and link to investment

- Many of the land deals are geared towards investment
I.e. tourism, research institutions, conservation trusts,
commercial livestock, Horticulture
- others are for settlement as private homes by retiring
people from the West
- Some for leasing to investment companies mostly
touristic or conservation groups
- Few farms owned by very rich people who use them as
private holiday residence where they bring friends
- Others for speculative purposes i.e buy and sell at higher
prices

Impact of land deals on the different groups- initial observation

- An increase in land pressure due to limited access leading to increase in levels of vulnerability – farmers & pastoralists
- increase in land use conflicts
- Inability to cope among pastoralists and farmers in case of normal rainfall failure – reduced mobility
- over exploitation of natural resources in some areas and conservation in others
- consolidation of land Vs loss of land
- pastoralist and farmers seeking alternative options i.e. Moving to mt Kenya forest, intensive Irrigation, trade
- building of alliance between different user groups i.e. Joint conservation groups, user associations etc

Emerging conclusions

- Many of the current land deals are being transacted at individual level without the ministry of lands official involvement leading to limited information availability at the district data base
 - Failure by government to have a comprehensive land bank call for policy action on this matter
 - The deals are a potential source of conflicts between the different groups i.e. There are already six cases in court related to land deals
 - These deals are leading to people beginning to agitate for land reforms under the new constitution
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- Consolidation of small holder farms under absentee land lords but occupied by pastoralist is leading to conflicts, land degradation and increase in vulnerability
 - Consolidation of small holder farms is leading to pastoralists exploring options for survival and livelihood diversification
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THANK YOU

