



# NATIONAL SPATIAL PLAN GUIDELINES FOR KITUI COUNTY

Optimal productivity, sustainability, efficiency and equity in  
use of our land and territorial space



© 2022

MINISTRY OF LANDS AND PHYSICAL PLANNING  
DEPARTMENT OF PHYSICAL PLANNING

Kenya   
VISION 2030

## **Foreword**

The Constitution of Kenya apportions responsibility of planning to both National and County Governments. Under the Fourth Schedule on distribution of functions, Part 1 (21) and (32) mandates the National Government with the responsibility of formulating general principles of land planning, co-ordination of planning by the Counties, capacity building and technical assistance to the Counties. On the other hand, Part 2(8) allocates the function of County planning and development to County Governments. It is under these provisions that the County specific guidelines have been prepared.

The Department of Physical Planning prepared the National Spatial Plan (NSP) in response to the Kenya Vision 2030 to guide the spatial development of the country over a period of 30 years beginning in 2015.

It aims at achieving an organized, integrated, sustainable and balanced development of the country by providing a framework for better national organization and linkages between different activities within the national space.

To implement the Plan, the Counties are expected to play a key role by mainstreaming strategies, policies, and measures identified in the NSP into the County spatial planning systems.

The guidelines have identified planning policies, strategies, and measures that Plans at the County level are expected to mainstream and propagate. The policies address among others, the protection of rich agricultural land, development imbalances, conservation of environmentally sensitive areas, urban containment, and promotion of industrial development.

The guidelines provide direction on the existing potentials, the opportunities, the constraints/challenges inhibiting harnessing of the potentials, the strategies to apply, respective policies required, and the necessary measures to achieve optimal productivity, sustainability, efficiency and equity in the use of county land resources.

The guidelines are an opportunity on how best to refocus, vary and complement areas that require different approaches responding to country-specific needs and promote the

livelihoods of their people, while contributing to the national aspirations of vision 2030, regional objectives of the Africa Agenda 2063, and international targets of sustainable development. The refocusing will also be handy in reviewing and making decisions on NSP which is due for review in 2025.

These guidelines are therefore a tool for enhancing this critical path and provide a direction for development planning by the Counties as they discharge their responsibility of preparing county and local physical and land use development plans. The guidelines will also ensure that the County Integrated Development Plans conform to the proposed County specific policy guidelines and measures.

DRAFT

## **Preface**

The National Spatial Plan(NSP) recognizes that Kenya is greatly endowed with massive and diverse resources distributed over the national space that require an integrated and coordinated approach for optimal productivity and sustainability.

The County Specific Guidelines have been derived from the National Spatial Plan and provide a planning framework for the integration of the NSP into the county spatial planning system. They are clear statements linking the National Spatial Plan to Inter-County, County and lower-level Physical and Land Use Development Plans and provide clarification on the anticipated sustainable development outcomes of implementing the Plan.

The County Government will adopt, develop and implement their plans based on the policies, strategies, and measures articulated in the guidelines. The realized county plans are expected to guide, harmonize and facilitate development within the county, hence contributing to the overall implementation of the NSP.

The guidelines also form an efficient compass and monitoring tool for National and County Governments to jointly pursue sustainable planning and appropriate implementation mechanisms.

For the county to be nationally competitive, there is need to balance development and promote optimal utilization of land and land-based resources as well as cultivate an integrated approach in addressing the intertwined challenges of regional imbalances/inequalities, rural development, underutilization of the available resources, uncontrolled urbanization, environmental degradation and inefficient transportation. It is imperative therefore, to prioritize the implementation of this strategic document so as to promote balanced development and competitiveness across the county.

## **Executive Summary**

The County Specific Guidelines seek to facilitate the implementation of the National Spatial Plan by outlining policies, strategies and measures to guide County spatial planning and development and promote optimal productivity, sustainability, efficiency and equity in the use of land. They provide a framework for preparation of lower level Plans including Inter-County, County and Local Physical and Land Use Development Plans.

The disconnect between National and County Spatial Planning and development has resulted in uncoordinated and unbalanced development, therefore creating a need for a clear structure that links National, Regional and Local planning and development. This is achievable through integration of the policies, strategies and measures proposed by the guidelines into County Spatial Plans, Programs and Projects, to tackle challenges of unbalanced regional development, urbanization, national competitiveness and unsustainable use of land and natural resources.

The County Specific Guidelines are organized into five chapters detailing various facets. Chapter one provides an overview, purpose and justification of preparation of the guidelines. It also outlines the objectives that the guidelines intend to achieve and details the preparation process as well as intended users. This chapter highlights the key principles that form the basis for preparation of lower level plans including public participation, livability, sustainable development, urban containment, smart urban growth among others.

Chapter two details the legal and policy provisions that the guidelines are anchored upon. They include, among others, The Constitution of Kenya, 2010, The Physical and Land Use Planning Act No.13 of 2019, County Government Act, 2012, Environmental Management and Coordination (Amendment) Act, 2015, Sessional Paper No. 01 of 2017 on National Land Use Policy and Sessional Paper No. 10 of 2012 on Kenya Vision 2030.

The third chapter analyses the county profile, detailing its location, size, bio-physical characteristics, socioeconomic status and the County's comparative advantage in

relation to others. The locational context provides information on the geographical position and bordering Counties while the biophysical context discusses the topography, hydrology and climate. The socioeconomic status indicates key economic drivers of the County and its population and demographic structure.

Chapter four presents the County specific issues and proposes development strategies to promote national competitiveness, optimal use of land and resources, rural development, balanced intra-county development and urbanization. Additionally, it provides policy guidelines and measures for County advancement.

The final chapter five focuses on implementation and adoption of the guidelines. The implementation framework identifies institutions, County development programs and projects, and further ties them with responsible actors, resources and timeframes for effective execution. It proposes a framework for ensuring that the outlined policies, strategies and measures are adequately implemented.

# Contents

Foreword.....	ii
Preface .....	iv
Executive Summary.....	v
1 Introduction .....	1
1.1 Background .....	1
1.2 Purpose .....	1
1.3 Objectives.....	2
1.4 Scope.....	2
1.5 Justification .....	3
1.6 Application of the Guidelines.....	3
1.7 Process of Preparing the Guidelines .....	4
1.8 Targeted Users of the Guidelines.....	4
1.9 Key Principles .....	7
2 The Policy, Legal and Planning Framework For The Guidelines.....	8
2.1 Constitutional context .....	8
2.2 Policy Context .....	8
2.2.1 Sessional Paper No. 10 of 2012 on Kenya Vision 2030 .....	8
2.2.2 Sessional Paper No. 01 of 2017 on National Land Use Policy.....	8
2.3 Legal context.....	9
2.3.1 The Physical and Land Use Planning Act No. 13 of 2019 .....	9
2.3.2 County Governments Act, 2012.....	9
2.3.3 Urban Areas and Cities (Amendment) Act, 2019.....	9
2.3.4 Environmental Management and Coordination (Amendment) Act, 2015 .....	9
2.3.5 National Land Commission Act, 2012 .....	9
2.4 Planning Context.....	10
2.4.1 National Spatial Plan (NSP) .....	10
2.4.2 NSP linkage to other plans .....	11
3 County Profile .....	13
3.1 Locational Context .....	13
3.2 Bio-Physical Characteristics .....	15
3.3 Land and Land Use Patterns .....	15
3.4 Socio-Economic Background.....	16

3.5	Kitui County Comparative Advantage.....	18
4	County Specific Issues, Development Strategies and Policy Guidelines.....	21
4.1	Kitui County Development Strategies.....	21
4.2	Spatial Policy Guidelines .....	33
5	Implementation And Adoption Of The Guidelines .....	43
5.1	Overview .....	43
5.2	Implementation Approaches .....	43
5.3	Implementation Framework .....	44
5.3.1	County Physical Planning Committee .....	44
5.3.2	County Planning Unit (CPU) .....	45
5.3.3	National Land Commission .....	45
5.4	Monitoring and Evaluation .....	45
5.5	Conclusion.....	48

DRAFT

## List of Maps

Map 1: Locational context of Kitui County.....	14
Map 2 Existing Situation in Kitui County.....	20
Map 3 NSP Proposals for Kitui County.....	42

## List of Figures

<i>Figure 1: The Scope of the Guidelines</i> .....	3
<i>Figure 4: Implementation structure of the guidelines</i> .....	47

## List of Tables

Table 2: Summary of Population and Demography.....	16
Table 3 NSP Policy Guidelines for Kitui County.....	34

DRAFT

## **1 Introduction**

### **1.1 Background**

The County Guidelines set out policies, strategies and measures that will guide the long-term spatial development of the county for a period of 30 years. They cover the entire county and defines the general trend and direction of its spatial development.

The guidelines have been developed in line with the four thematic areas as outlined in the NSP. They provide a guide to the Planning Authority at the county on how to incorporate the NSP policies, strategies and measures during the preparation of County Spatial Plans and other lower level plans like the Local Physical and Land Use Development Plans consequently implementing the NSP.

The NSP County Specific implementation guidelines summarize the County's existing potentials and opportunities, the constraints (challenges) inhibiting harnessing of the potentials, the applicable strategies and respective policies required, and the necessary measures to achieve optimal productivity, sustainability, efficiency and equity in the use of the county land resources. They act as a reference point

### **1.2 Purpose**

The purpose of the County Specific Guidelines is to provide a planning framework for mainstreaming of the National Spatial Plan to the County spatial planning system.

The guidelines are intended to assist the County enhance the implementation of the NSP by linking the proposed county specific policies, strategies and measures into the County plans, programs and projects while putting measures in place for achieving them. The guidelines inform preparation of various County Physical Plans such as the County Physical and Land Use Development Plans.

For optimal implementation of these plans, a County Integrated Development Plan (CIDP) is essential since it is a sectoral and budgetary based plan that draws its implementation programs and projects from the County Physical Plans.

### **1.3 Objectives**

The guidelines provide policies, strategies and measures to deal with challenges of regional imbalances/inequalities, rural development, underutilization of the available resources, urbanization, environmental degradation and inefficient transportation.

Specifically, the objectives are;

1. To sensitize the County on the provisions of the NSP
2. To promote synergy between National and County planning
3. To guide the County, implement the NSP
4. To identify the roles of the different actors in the implementation of the NSP.

### **1.4 Scope**

The guidelines comprise policies, strategies and measures specific to Makueni County covering approximately 2037 km<sup>2</sup>. The guidelines highlight the County's existing potentials and opportunities, the constraints (challenges) inhibiting harnessing of the potentials, the applicable strategies and respective policies required, and the necessary measures, actions, approaches, plans and procedures prescribed to achieve optimal productivity, sustainability, efficiency and equity in the use of the county's land resources and an outline of activities to execute agreed interventions as captured in the National Spatial Plan, as indicated in Figure 1 below. These guidelines are effective up to the year 2045.

**Figure 1: The Scope of the Guidelines**



**Source: State Department for Physical Planning, 2022**

### **1.5 Justification**

Since the approval and launch of the NSP, its implementation has been undertaken in an uncoordinated manner hence the guidelines will provide a standardized approach for all Counties. The guidelines are also an important tool for tracking and evaluating implementation of the NSP both at National and County levels.

The preparation of County Spatial Plans and other lower-level plans which is a mandate of Counties has been slow and, in some Counties, has not begun at all. These guidelines are therefore a quick reference in preparation of county plans and for some Counties to help optimize land in the absence of these plans.

### **1.6 Application of the Guidelines**

The guidelines will be used or applied in the following ways to achieve a more sustained and coordinated development of the County;

- To effectively coordinate planning between the National and the County Government;
- To improve the County Government's capacity to formulate, coordinate and implement integrated development policies, strategies, measures, programs and projects to address spatially unbalanced development;
- To inform strategic infrastructure policy and public investment decisions which support the achievement of balanced development in the County;
- To strengthen County inter-sectoral coordination within a spatial framework and provide the private sector with a clear context in which they can make investment decisions;
- To optimize the use of land and natural resources by providing a framework for making sustainable locational choices for sustainable development and conservation of land productivity in the County.

### **1.7 Process of Preparing the Guidelines**

The process involved reviewing the National Spatial Plan and identifying key issues, spatial policies, development strategies and measures specific to Makueni County. These key issues, spatial policies, development strategies and measures will be realized through preparation of County and other lower-level plans.

Research was undertaken on various thematic areas to enrich the County specific issues and development strategies as well as policy guidelines and measures/ interventions. Further, preparation of the guidelines considered the constitutional, policy and legal provisions on physical and land use planning. Expert opinion was sought on the identified issues, policies, measures and strategies for implementation viability.

The preparation of the guidelines was identified as one of the implementation tools of the NSP, in which key NSP issues, policies, strategies and measures were translated into specific action plans, programs and projects at the County level.

### **1.8 Targeted Users of the Guidelines**

These Guidelines have diverse consumers and application depending on prevailing circumstances and actors as demonstrated in Table 1 below:

**Table 1: Targeted Users of the Guidelines**

<b>User</b>	<b>Application</b>
County Executive Committee Member in charge of Physical and Land Use Planning	<ul style="list-style-type: none"> <li>● Preparation of county and lower-level plans</li> <li>● Linkage of planning structures</li> <li>● Quality control of the various county plans</li> <li>● Formulate county planning policies and strategies</li> <li>● Establish county specific planning institutions</li> <li>● Coordinate and implement county plans and policies</li> </ul>
The County Director of Physical and Land Use planning	<ul style="list-style-type: none"> <li>● Advising the county government on the impact of the county specific guidelines to the county</li> <li>● Preparation of County physical and land use development plans and other lower level plans</li> <li>● Formulating County physical and land use planning policies, guidelines, strategies, and standards;</li> <li>● Issuance of development permission and other development control instruments under The Physical and Land Use Planning Act, 2013.</li> </ul>
Licensed physical and land use planners both in public and private sectors	<ul style="list-style-type: none"> <li>● Prepare, coordinate and implement spatial plans</li> <li>● Quality control of plans and consultancy services</li> <li>● Formulate policies, strategies and development guidelines</li> <li>● Dispute resolution</li> </ul>
County assembly	<ul style="list-style-type: none"> <li>● Approval of strategic sectoral budgets such as planning</li> <li>● Vetting of various County specific plans</li> <li>● Formulation and passing of County planning legislation</li> <li>● Enhance capacity to oversee the executive on spatial planning</li> </ul>

<p>Ministries, Departments and Agencies</p>	<ul style="list-style-type: none"> <li>● Mainstreaming relevant NSP policies, programs and projects</li> <li>● Allocation of resources to priority areas,</li> <li>● Strengthening linkages with spatial planning in resource management</li> </ul>
<p>The National Land Commission (NLC)</p>	<ul style="list-style-type: none"> <li>● Oversight role in land use planning to ensure efficient implementation of the NSP</li> <li>● Ensure relevant planning authorities carry out their functions as required by the law</li> </ul>
<p>Practitioners in the built environment</p>	<ul style="list-style-type: none"> <li>● Advance NSP relevant policies, programs and projects hence optimization of land resource</li> <li>● Appreciate sectoral Linkages to spatial planning</li> <li>● Facilitate incorporation of the policies, strategies and measures into, County specific plans</li> </ul>
<p>Community, developers and investors</p>	<ul style="list-style-type: none"> <li>● Comprehend the County priority sectors and County Plans and policies</li> <li>● Complement County spatial planning and implementation measures</li> <li>● Making informed investment decisions</li> </ul>
<p>Development partners</p>	<ul style="list-style-type: none"> <li>● Reference frame for selecting and funding spatial planning activities</li> <li>● Understand planning linkages and implementation</li> <li>● Informed development decisions</li> </ul>
<p>Training institutions</p>	<ul style="list-style-type: none"> <li>● Compliment the curriculum for training of spatial planners</li> <li>● Understand the planning procedures and processes</li> </ul>

## 1.9 Key Principles

The principles, as applied in the NSP, should guide and form the basis upon which the lower-level physical and land use plans are prepared. Further the principles should ensure sustainable, coordinated, and realistic development. They include the following:

- 1. Effective Public participation/engagement:** All plans shall be prepared in a participatory and consultative manner with relevant stakeholders and sectoral actors.
- 2. Urban containment/Compact cities:** Local plans shall strive to limit and control urban growth within the set urban boundaries to protect rich agricultural land, mitigate urban sprawl and reduce cost of infrastructural provision.
- 3. Livability:** The planning of urban areas shall enhance the livability index in the area of housing, environment, transportation, health, and social engagement. The urban areas must be economically viable, socially inclusive and ecologically sustainable.
- 4. Smart and green urban growth:** Plans shall promote sustainable use of energy, creation of green spaces, reduce the need for car travel, and promote use of local materials, support businesses, protection of heritage and creation of unique character.
- 5. Sustainable development:** Balancing social, economic and environmental dimensions of development and catering for current and future generations.
- 6. Promotion of ecological integrity:** Plans shall promote the protection and conservation of environmentally sensitive areas.
- 7. Promote public transportation:** Favor public transportation over private transport to ensure efficiency and functionality of urban places.
- 8. Balanced development:** Plans to ensure there/ is balanced development in the County to cure inequalities.

## **2 The Policy, Legal and Planning Framework For The Guidelines**

### **2.1 Constitutional context**

The formulation of these guidelines took into account the Constitution of Kenya 2010 aspirations and Principles. Article 66 of the Constitution of Kenya 2010 gives the State powers to regulate use of any land and property in the interest of land use planning among others. The guidelines are therefore within and in response to the aspirations, values and principles as provided for in the constitution.

### **2.2 Policy Context**

#### **2.2.1 Sessional Paper No. 10 of 2012 on Kenya Vision 2030**

Kenya Vision 2030 is the overarching national development framework which all plans should be aligned to. The preparation of all spatial plans should take cognizance of the aspirations, foundations and development concepts of the vision. The preparation of the first National Spatial Plan is identified in Kenya Vision 2030 as a flagship project and is regarded as one of the foundations for socio-economic transformation. Hence the need for linkage between national planning and county planning which will be achieved through mainstreaming NSP requirements into CSPs and other lower-level plans by preparing NSP county specific guidelines to implement the NSP at lower levels.

#### **2.2.2 Sessional Paper No. 01 of 2017 on National Land Use Policy**

The policy was formulated to address the various challenges related to land use and ensure efficient, productive and sustainable use of land. The main goal of the policy is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at national, County and community levels.

The policy recommends the preparation of a National Spatial Plan to provide an integrated framework for the development of the country including guidelines for sustainable rural and urban planning management. The policy also provides for the preparation of planning guidelines, policies and standards to be observed by County Governments and other sectoral agencies within the frameworks of approved physical and land use development plans. These guidelines have been prepared on this basis and they are to be observed by counties in the implementation of the National Spatial Plan.

## **2.3 Legal context**

Various Acts of Parliament are in place to provide the legal framework for the implementation of the mandate provided for in Article 66 of the Constitution. The Physical and Land Use Planning Act, 2019, The Urban Areas and Cities (Amendment) Act, 2019, County Governments Act No. 17 of 2012, The Land Act No. 6 of 2012, National Land Commission Act No. 5 of 2012 among others. The NSP County specific guidelines are prepared in this context and meet this criterion.

### **2.3.1 The Physical and Land Use Planning Act No. 13 of 2019**

This is the overarching statute that provides for formulation of both National and County physical and land use planning policies, guidelines and standards. The Act further provides for administration, types, content, process and approval of the various types of Physical and Land Use Development Plans.

### **2.3.2 County Governments Act, 2012**

This statute mandates County Governments to carry out the planning function at the county level. The guidelines support preparation of the various county level plans that meet the recommended quality and standards.

### **2.3.3 Urban Areas and Cities (Amendment) Act, 2019**

The statute provides for classification of urban areas and cities, their governance and management, and for integrated development planning. The guidelines are a basis for preparation of these lower-level plans.

### **2.3.4 Environmental Management and Coordination (Amendment) Act, 2015**

The Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment as well as guidelines relating to environmental management and prevention or abatement of environmental degradation. The guidelines take cognizance of this Act and will be implemented within the framework

### **2.3.5 National Land Commission Act, 2012**

The Act mandates the National Land Commission with the management and administration of public land on behalf of the National and County Governments and to

monitor and oversight physical and lands use planning in the country. The guidelines fall within the ambit of this statute and will facilitate their oversight responsibilities.

## **2.4 Planning Context**

### **2.4.1 National Spatial Plan (NSP)**

The National Spatial Plan (NSP) covers the whole country encompassing the exclusive economic zone. The NSP outlines policies and strategies geared towards influencing desired future distribution and organization of human activity outlined in Vision 2030 and sectoral policies and plans. It aims at achieving economic efficiency and balanced development. The various County Spatial Plans should be aligned to the policies outlined in the NSP as demonstrated in Figure 2 below.

**Figure 2: Policy Focus of the NSP**



**Source: National Spatial Plan, 2015-2045**

To actualize the NSP, a comprehensive implementation strategy has been proposed that embraces a multiplicity of actors including National Government Ministries, Departments and Agencies, County Governments and the National Land Commission. The strategy proposes the establishment of the following institutions as key in the implementation of the Plan; The National Physical Planning Council, the National Technical Committee and the County Physical Planning Committee.

### **2.4.2 NSP linkage to other plans**

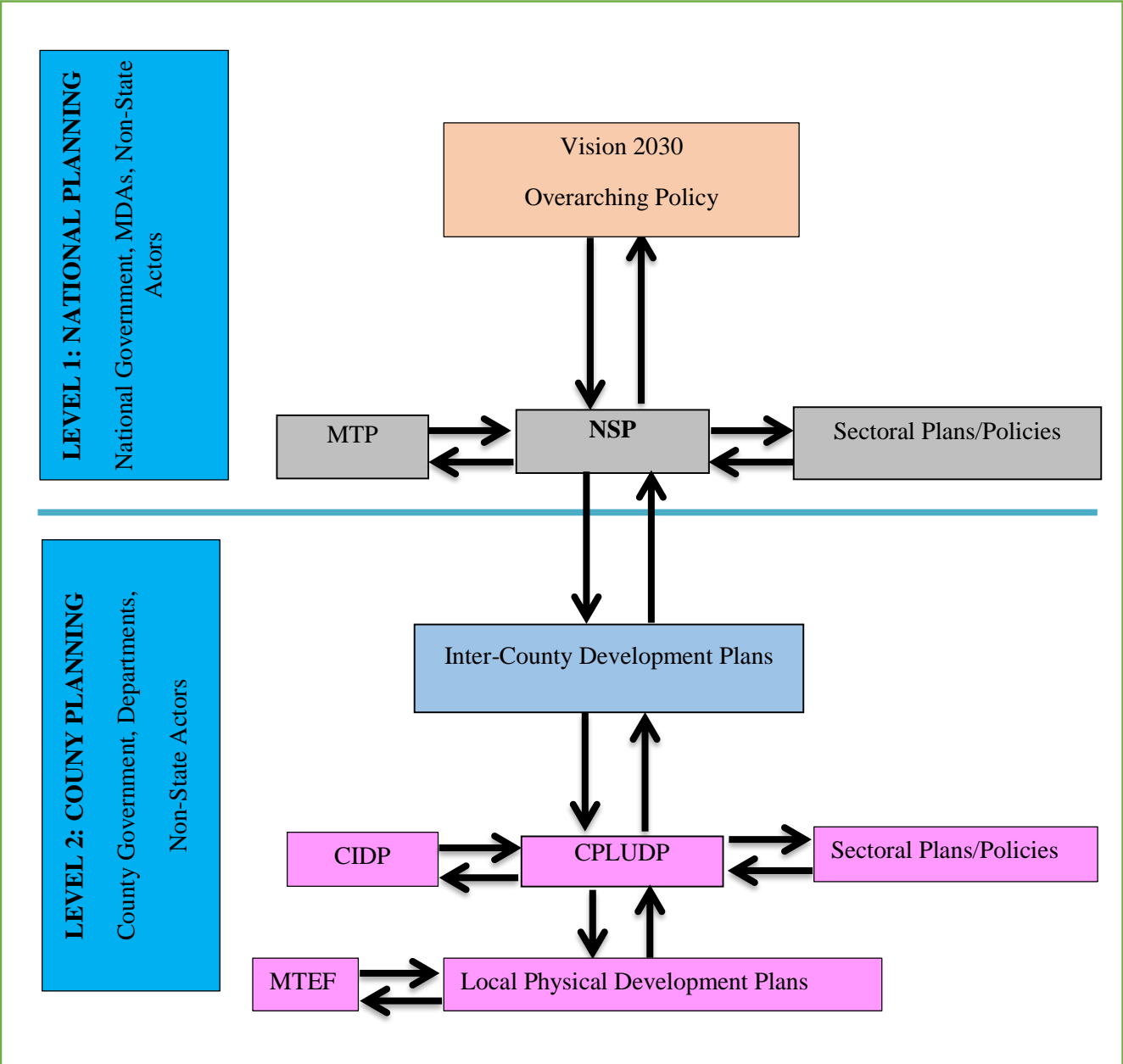
The linkage of the National Spatial Plan (NSP) to county and other lower-level plans is key to realization of its aspirations and the successful actualization of these plans. The NSP provides a spatial framework to ground the Vision 2030 flagships projects and form a basis for coordination of County policies, strategies, measures and plans.

Inter County and County plans take into considerations the policies, measures and strategies of the NSP and implements them actualizing its aspirations.

County Physical and Land Use Development Plans provide a framework where the CIDP draws its programs and projects. The implementation of the CIDP in turn leads to realization of the objectives of the County Physical and Land Use Development Plan.

DRAFT

**Figure 3: NSP Linkage to other Plans**



*Source: The National Spatial Plan, 2015-2045*

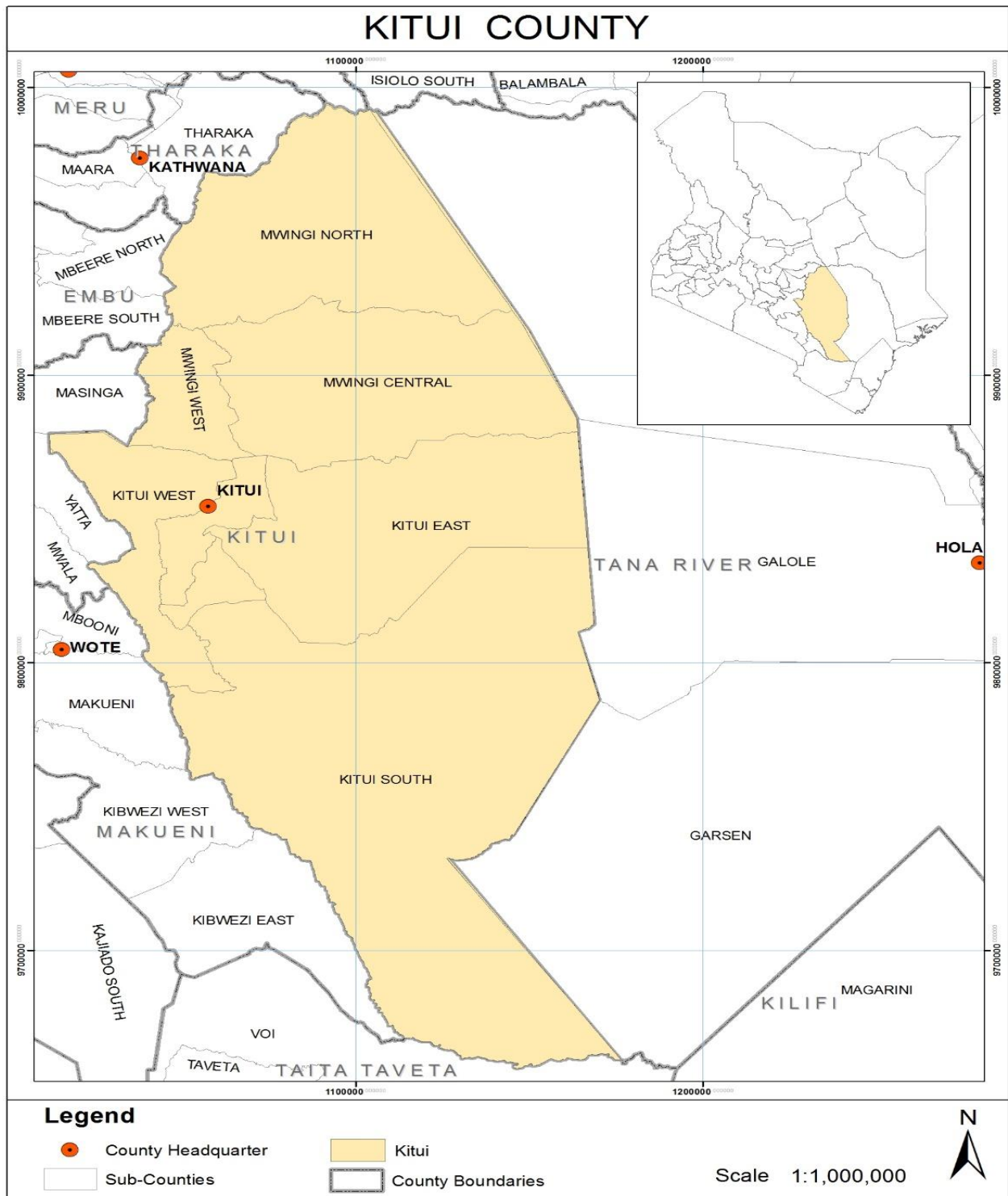
### **3 County Profile**

This chapter describes Kitui County including its location, bio-physical context, land and land use patterns, socio-economic background, Infrastructure and utilities and its comparative advantage.

#### **3.1 Locational Context**

Kitui County is about 160 kilometers from Nairobi City on the eastern part of Kenya covering an area of approximately 30,496.4 KM<sup>2</sup>. It is located between latitudes 0°10 South and 3°0 South and longitudes 37°50 East and 39°0 East. The County borders Machakos and Makueni counties to the west, Tana River County to the east and south-east, Taita Taveta County to the south, Embu to the north-west, and Tharaka-Nithi and Meru counties to the north. Map 1 below demonstrates the location of Kitui County in relation to the neighboring Counties.

Map 1: Locational context of Kitui County



Source: State Department for Physical Planning, 2022

### **3.2 Bio-Physical Characteristics**

**Topography:** The general landscape is flat and gently rolls down towards the east and northeast where altitudes are as low as 400 meters. The altitude of the Kitui County ranges between 400m and 1800m above sea level. The Yatta Plateau is in the western part of the County and stretches from the north to the south of the County between Rivers Athi and Tiva.

**Ecological Zone:** The County has several agro-ecological zones which include the Upper-Midland comprising of Kitui Central, Kitui East, Mwingi West and Kitui Rural sub counties and the Lower-Midland made up of Mwingi Central, Mwingi North, Mwingi South and Kitui South Sub counties. The agricultural development potential varies as per the ecological zone as the lower zones specialize in drought resistant crops and livestock production while the upper zones focus on rain fed agriculture.

**Water Sources:** The County is endowed with two main permanent rivers; River Tana and Athi. It also has several seasonal rivers which include Thunguthu, Katse, Nziitu, Iko, Nzeeu and Thua among others. The rivers offer great potential for irrigation and drainage.

**Climate:** The County is generally arid and semi-arid and receives between 500mm and 1050mm of rainfall annually, with average rainfall of 900mm a year. It has two rainy seasons; May-June (long rains) and September-October (short rains). The highland areas which include Migwani, Mumoni, Kitui Central, Mui and Mutitu Hills exhibit a sub – humid climate. The lowest annual average temperature is 14<sup>0</sup>C and the highest annual average temperature is 32<sup>0</sup>C.

### **3.3 Land and Land Use Patterns**

Agriculture is the predominant land use in Kitui County whereby 48% is arable land. The County has great potential for irrigated agriculture and livestock keeping. Conservation accommodates 20% of the land particularly parks and game reserves. Other major land uses include residential, commercial and light industrial. The average holding size in the County is 12ha per person, and settlement patterns are mainly influenced by agricultural potential of an area and the proximity to urban areas.

### 3.4 Socio-Economic Background

#### Demography

According to the 2019 population and household census Report, the County had a population 1,136,154 and a population density of 37 persons per square kilometer. The population comprises of 549,003 males and 587,151 females. The current population is estimated at 1,123,401 and is projected to reach 2,000,605 by 2045, as the National Spatial Plan period ends.

Table 1: Summary of Population and Demography

Year	2019		2020		2025		2030		2035		2040		2045	
<b>Population size</b>	1,136,154		1,161,150		1,294,622		1,443,436		1,609,356		1,794,348		2,000,605	
	<i>M</i>	<i>F</i>	<i>M</i>	<i>F</i>	<i>M</i>	<i>F</i>	<i>M</i>	<i>F</i>	<i>M</i>	<i>F</i>	<i>M</i>	<i>F</i>	<i>M</i>	<i>F</i>
	549,003	587,151	568,964	592,186	634,365	660,257	707,284	736,152	788,584	820,772	879,231	915,117	980,296	1,020,309
<b>House holds</b>	262,942		270,034		<b>301,075</b>		<b>335,683</b>		<b>374,269</b>		<b>417,290</b>		<b>465,257</b>	
<b>Area</b>	<b>30,429.5 km<sup>2</sup></b>													
<b>Density</b>	37		38		43		47		53		59		66	

Source: State Department for Physical Planning, 2022

#### Economic Activities

**Agriculture:** Agriculture is the predominant economic activity in the County contributing about 87.3% of income earned by the rural population. The main food crops grown in the County include cereals such as maize, sorghum, and millets; pulses such as green grams, cowpeas and pigeon peas, root crops such as cassava, sweet potatoes and arrow roots and industrial crops such as cotton and sunflower.

**Livestock keeping:** livestock keeping is prevalent in Kitui County since 80% of the County (1,048,728 hectares) is made of rangeland and pastures. The County annual average production levels for various livestock enterprise products are as follows; 3,077 tonnes of beef, 1466.6 tonnes of goat meat and 70 million eggs, 4.2 million liters of milk and 960 tonnes of honey.

**Apiculture (Bee-keeping):** The bulk of the honey is estimated at 960 tonnes per annum valued at Kshs 290 Million and is harvested from traditional hives.

**Ranching:** The County has five cooperative ranches namely; B2 Yatta Ranch covering 53,000 acres, Nziu Ranch covering 76,000 acres and Sosoma Ranch covering 150,000 acres. The annual income accruing from the three ranches (Nziu, Sosoma and B2 Yatta) in the County is estimated at Kshs 916 million.

**Trade and commerce:** Trade and commerce is evident in Kitui, and it is characterized by financial services such as commercial banks, microfinance institutions, insurance companies and cooperative societies. There are 200 shopping centers in Kitui, dominated by wholesale and retail traders and JuaKali artisans.

**Tourism:** The County's tourist attractions include Tsavo East National parks, Mwingi Game Reserve, South Kitui National Reserve and Nzambani rocks. It also hosts cultural centers and historical sites which equally promote tourism.

**Mining:** Kitui is endowed with a number of minerals that include coal, iron, sand and limestone.

### **Physical Infrastructure**

The existing infrastructure in the County includes road network, airstrips, power supply channels, information and communication technologies such as the post offices, mobile telephone connections, landline telephones, fiber optic cables, radio and television.

Road transport is the main mode of transport in the county. Thika-Garissa Road (A3) is the main road traversing the County and there are other existing class D, E and unclassified rural roads. The county has a fairly well-developed network of County Roads which require upgrading and maintenance. Additionally, there are three airstrips namely Ithookwe, Tseikuru and Mutomo airstrips.

### **Public Utilities**

To achieve a spatial and balanced regional development and meet demands of a growing population, there is need to develop and enhance water services, solid and liquid waste management system. Kitui County has a fairly well-developed water and sewerage reticulation system. The existing solid waste management facilities are not adequate hence need for further provision or expansion.

### **3.5 Kitui County Comparative Advantage**

#### **Agricultural Potential**

Kitui County is classified under agro-ecological zone iv with high potential for irrigated agriculture. It is situated along the Tana River drainage basin hence adequate water for irrigation. Irrigation potential can be expanded through abstraction of water from Kiambere, Masinga and Thwake dams. The County also has high potential for horticulture/floriculture farming because of its favorable climatic condition.

#### **Rich Natural Resources**

The County is endowed with extractive minerals, wildlife, forests, rivers and energy sources which present an opportunity for tourism, industrialization, energy production and fishing. The minerals include limestone, iron ore, Manganese, graphite, coal, gypsum, vermiculite, and gemstones. Rocks of economic value found in the county include, granite, trachyte, phonolites, marble and quartzite. Wildlife is evident in the existing parks and game reserves including Tsavo East National Park, Mwingi Game Reserve and South Kitui National Reserve.

#### **Transportation Network**

The County has a well-developed road network and boasts of major roads traversing through it. Thika-Garissa(A3) Road and Kibwezi-Kitui-Mwingi (B7) Road traverses through the County, linking it to the Nairobi-Mombasa Highway (A109) and the Standard Gauge Railway. Its proximity to Nairobi provides an opportunity for economic advancement and transformation. Kitui is located 160km away from Nairobi.

#### **Tourism and filming potential**

The presence of Mwingi Game Reserve, South Kitui National Reserve, part of Tsavo East National Park, Nzambani rock, among other attractions increase the County's tourism potential. In addition, the Kamba's culture, craftsmanship and artifacts also attract tourists into the County.

#### **Renewable energy potential**

Being an arid and semi-arid region, Kitui County has a high potential for solar and wind power generation. The county has a high potential for hydro power generation. The

following dams are currently used to generate hydro-electric power; Kiambere, Masinga and Kamburu.

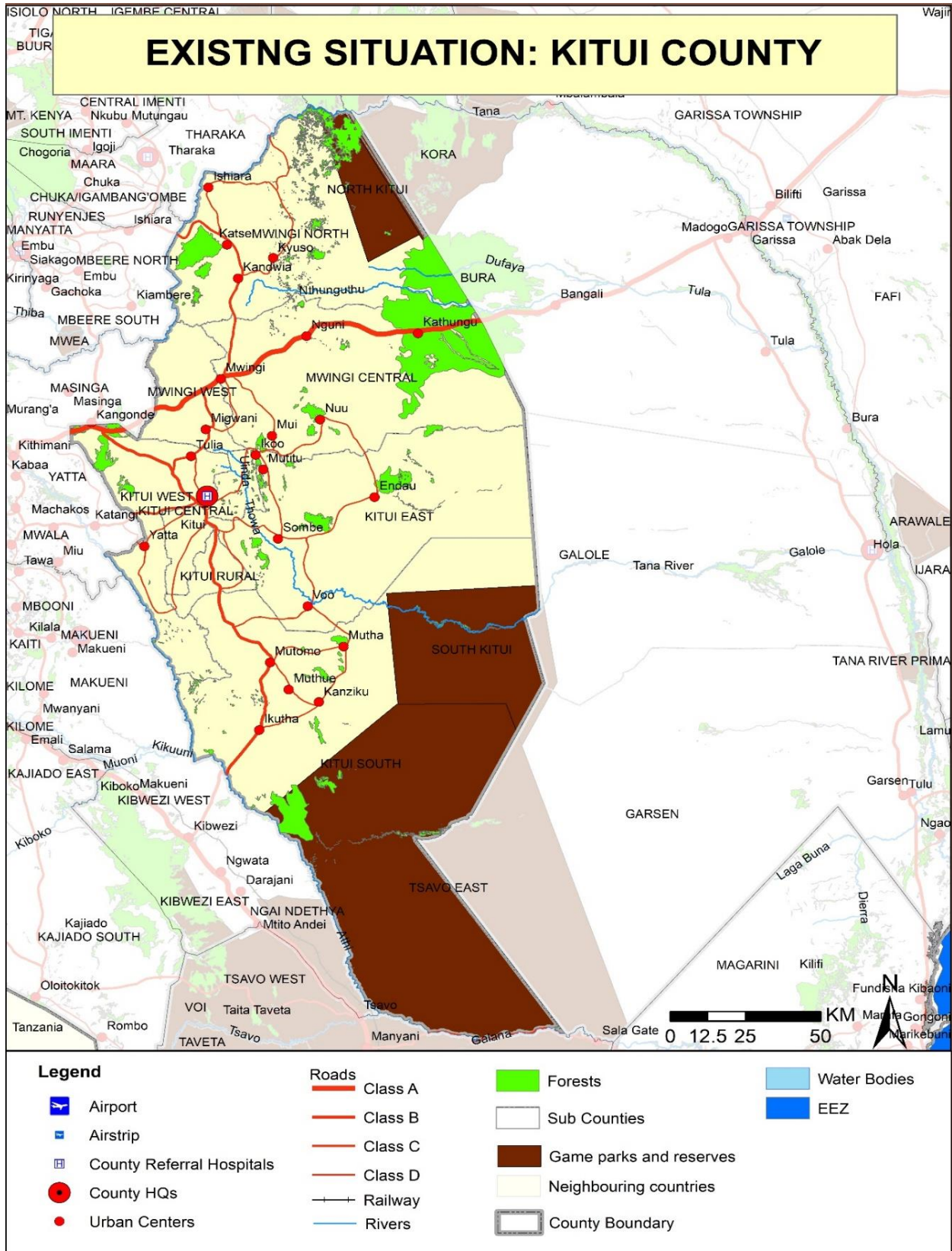
**Presence of Airstrips**

Kitui County has three airstrips i.e. Ithookwe, Tseikuru and Mutomo, which can promote regional economic development if properly maintained and utilized.

The map below indicates the existing situation in Kitui County;



Map 2 Existing Situation in Kitui County



Source: State Department for Physical Planning, 2022

## **4 County Specific Issues, Development Strategies and Policy Guidelines**

### **4.1 Kitui County Development Strategies**

The National Spatial Plan provides strategies for spatial growth and development across the country. The strategies are aimed at providing a spatial expression to Kenya Vision 2030 and other sector policies. Kitui County is classified under Arid and Semi-Arid Areas (ASAL) with high potential for irrigated agriculture and large livestock production.

This section seeks to provide strategies for spatial growth and development of the county by addressing the factors that prevent the county from achieving the intended goals and objectives. The development strategies discussed are aimed at managing the global impacts, optimizing use of natural resources, creating a county balance and transforming rural areas. Specifically, the development strategies have been proposed to address the following aspects of the county's development agenda;

- Managing the national competitiveness
- Optimal use of land and other resources
- Balanced county development
- Rural development in the county
- Urbanization

The following are detailed NSP sector-specific issues and strategies that apply to Kitui County.

## Strategies for Kitui County

<b>Strategy 1: Enhancing National Competitiveness</b>		
<b>Potential</b>	<b>Constraints</b>	<b>Strategies</b>
<p>Presence of minerals i.e. coal deposits in Mui-Zambe basin</p> <p>Tourist attraction sites i.e. Tsavo East National Park, Ngomeni Rock conservancy, South Kitui Game Reserve and Mwingi Game Reserve</p> <p>Identification within Kitui-Mwingi-Meru Metropolitan region in vision 2030</p>	<p>Lack of accurate geological information on the existence of the minerals</p> <p>Undereploitation of the County's mineral potential</p> <p>Inadequate technology and exploration infrastructure</p> <p>Underdeveloped tourism potential</p>	<p>Undertake geological surveys to establish viability of mineral deposits</p> <p>Invest in appropriate technology and infrastructure for sustainable exploitation of minerals</p> <p>Undertake further exploration of the available natural resources</p> <p>Provide appropriate tourism support infrastructure and facilities</p>
<b>Strategy 2: Optimizing the Use of land and resources</b>		
<b>Agriculture (Agro-climatic Zone IV)</b>		
<b>Potential</b>	<b>Constraints</b>	<b>Strategies</b>
<p><b>Crop Farming</b></p> <ul style="list-style-type: none"> <li>Fertile volcanic soils</li> <li>Presence of dams and Rivers including River Tana, Athi and seasonal rivers for irrigated agriculture</li> <li>Existing small and large scale irrigation schemes (Yatta/Kwavonza, Zome/Mwitika, Tseikuru and Kitui Rural)</li> <li>Presence of agro-based cooperatives</li> <li>Readily available market for agricultural produce</li> </ul>	<ul style="list-style-type: none"> <li>Uneconomical fragmentation of land parcels due to human settlements</li> <li>Inadequate agricultural support infrastructure</li> <li>Water scarcity</li> <li>Use of inappropriate farm inputs and technology</li> </ul>	<ul style="list-style-type: none"> <li>Strictly regulate fragmentation of agricultural land</li> <li>Promote the use of appropriate farm inputs and technology</li> <li>Provide adequate agricultural support infrastructure to match the function</li> <li>Improve transportation infrastructure in agricultural areas</li> <li>Exploitation of underground water potential and rain water harvesting. Adopt modern irrigation technology</li> <li>Encourage dry land farming methods</li> </ul>

<p><b>Livestock Production</b></p> <ul style="list-style-type: none"> <li>• Extensive rangeland areas in Kanyangi, Kwa- Vonza, Kyuso, Tseikuru and Mumoni</li> <li>• Readily available local and export market</li> <li>• Favorable climatic conditions to support large scale livestock production</li> <li>• Existing livestock production industries for value addition</li> <li>• Agricultural extension, training and research institution</li> </ul>	<ul style="list-style-type: none"> <li>• Overstocking in rangeland areas</li> <li>• Poor agricultural support infrastructure</li> <li>• Insufficient water resources</li> <li>• Negative effects of climate change</li> <li>• Emerging land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Establish the land carrying capacity</li> <li>• Encourage communal ranching to replace pastoralism</li> <li>• Provide adequate support and extension infrastructure and modernize livestock keeping</li> <li>• Improve transportation infrastructure in rangeland areas</li> <li>• Develop and upgrade transport networks</li> <li>• Mainstream climate change adaptation and mitigation strategies</li> <li>• Restrict change of land use in livestock production areas</li> </ul>
<p><b>Aquaculture</b></p> <ul style="list-style-type: none"> <li>• Enabling programs to support fishing in Kitui (Economic Stimulus Program)</li> <li>• Diverse fish species including Nile perch, Tilapia, Cat fish and Carps</li> <li>• Presence of developed sources of inland capture fishery in Kiambere Dam</li> <li>• Existing permanent and seasonal rivers which support fishing</li> <li>• Readily available market in Mwingi, Embu, Kabati and Nairobi</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of requisite equipment and technology to tap fishing potential</li> <li>• Pollution of water bodies and unsustainable over-abstraction</li> <li>• Drying up of ponds during drought seasons and siltation of ponds</li> <li>• Water pollution</li> </ul>	<p>Provide subsidies on fishing equipment and undertake research on best fishing practices</p> <p>Enforce existing regulations on water pollution and regulate the abstraction of water</p> <p>Map, gazette and protect all important rivers and fishing areas</p> <p>Enforce existing regulations on water pollution and regulate the abstraction of water</p>
<p><b>Environmental Conservation and Protection</b></p>		

<p><b>Conservation Areas (ASAL)</b></p> <ul style="list-style-type: none"> <li>• High potential for exploitation of green energy (wind and solar)</li> <li>• Large scale livestock production</li> <li>• Suitable for irrigated agriculture</li> <li>• Potential for apiculture</li> <li>• Diverse wildlife hence tourism potential</li> </ul>	<ul style="list-style-type: none"> <li>• Erratic and unreliable rainfall distribution</li> <li>• Soil erosion</li> <li>• Overstocking</li> <li>• Underutilized tourism potential</li> <li>• Emerging land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Promote sustainable drought coping strategies and mainstream climate change adaptation measures</li> <li>• Develop and promote sustainable soil erosion control measures</li> <li>• Establish land carrying capacities and promote commercialized livestock keeping</li> <li>• Regulate change of use and only allow compatible land uses</li> </ul>
<p><b>Protection Areas (water towers, natural forests, parks and conservancies)</b></p> <ul style="list-style-type: none"> <li>• Presence of water towers including Mutito, Kavonge, Mutuluni, Kwayea and Ndaui Hills which act as water recharge systems</li> <li>• Existing 16 gazetted forests promote carbon sinking and biodiversity</li> <li>• Diverse wildlife (parks and game reserves) promotes tourism</li> <li>• High potential for water catchment</li> <li>• Enabling policies i.e. Existing environmental policies and regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Destruction of water catchment areas</li> <li>• Deforestation</li> <li>• Encroachment by human settlement and activities</li> <li>• Pollution</li> <li>• Drying up of water sources</li> <li>• Underutilized tourism potential</li> </ul>	<ul style="list-style-type: none"> <li>• Rehabilitate and conserve water catchment areas</li> <li>• Promote afforestation, re-afforestation and policies for sustainable forest management</li> <li>• Restrict/Control human settlement in conservation area (Research and eco-tourism permitted)</li> <li>• Adopt sustainable pollution control measures</li> <li>• Exploit tourism potential</li> </ul>
<p><b>Land and Natural Resources</b></p>		

<ul style="list-style-type: none"> <li>• Increase in water stock due to underground water sources</li> <li>• Existing permanent rivers offer potential for production of hydroelectric power</li> <li>• Promotion of alternative sources of energy e.g. wind and solar</li> <li>• Availability of minerals (coal, iron, sand, limestone) which support economic diversification</li> <li>• Presence of natural forest which promote biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of appropriate technology for sustainable exploitation of green energy and minerals</li> <li>• High costs of exploiting available natural resources</li> <li>• Lack of a regulatory framework to guide exploitation and exploration of available resources</li> <li>• Pollution of water sources</li> <li>• Deforestation due to high dependency on wood (fuel)</li> </ul>	<ul style="list-style-type: none"> <li>• Invest in appropriate technology and infrastructure for sustainable exploitation</li> <li>• Promote optimal utilization of the available natural resource potential</li> <li>• Undertake further exploration of the available natural resources</li> <li>• Create favorable environment for investment in green energy</li> <li>• Promote afforestation and re-afforestation</li> <li>• Adopt sustainable pollution measures</li> <li>• Formulate policies to regulate exploitation of resources</li> <li>• Diversify energy products sources to reduce costs of production and enhance its reliability</li> </ul>
<b>Industrialization</b>		
<p>Potential for mineral based Industries: Presence of coal, sand, limestone,</p> <p>Potential for Agro-based industries: Presence of Raw agricultural produce</p>	<ul style="list-style-type: none"> <li>• Low adoption of technology for value addition and lack of appropriate equipment for mineral exploitation</li> <li>• Poor linkage to the markets due to poor transportation and support infrastructure.</li> <li>• Low investment</li> <li>• Price fluctuations</li> </ul>	<ul style="list-style-type: none"> <li>• Provide appropriate technology to enhance value addition</li> <li>• Provide adequate, supportive transport and infrastructure</li> <li>• Promote the formation of cooperatives and Saccos to advance marketing and price setting</li> </ul>

<p>and livestock</p> <p>High potential for honey processing</p> <p>Availability of internal and external markets</p> <p>Availability of human resource</p>	<ul style="list-style-type: none"> <li>• Insufficient market for finished products</li> <li>• High cost of energy for production</li> </ul>	<ul style="list-style-type: none"> <li>• Expand the capacity of existing industries and establish special industrial zones</li> <li>• Promote assertive marketing campaigns for products both domestically and internationally</li> <li>• Diversify energy production sources to reduce costs of production and enhance its reliability</li> </ul>
<b>Tourism (Southern Circuit)</b>		
<p>Potential for safari tourism (Tsavo East National Park, South Kitui and Mwingi game reserves)</p> <p>Cultural tourism (cultural sites to showcase Akamba culture)</p> <p>Adventure tourism (forests, Nzambani rock, Yatta Plateau, Kitui hills and Mumoni Forest)</p>	<ul style="list-style-type: none"> <li>• Underdeveloped tourism potential</li> <li>• Poor marketing strategies to promote tourism</li> <li>• Continued over reliance on a narrow tourism product range, especially safari tourism</li> <li>• Encroachment of human activities into protected areas</li> <li>• Poor transport and infrastructure in tourist attraction areas</li> <li>• Weak integration of ICT in the Development and management of the tourism value chain</li> </ul>	<ul style="list-style-type: none"> <li>• Exploit tourism potential</li> <li>• Enforce the existing regulations for safeguarding protection areas.</li> <li>• Promote domestic tourism by providing incentives and Subsidies</li> <li>• Prepare, adopt and implement wildlife management plans for protection of wildlife habitats</li> <li>• Identify, map (inventory) and gazette tourism potential areas</li> <li>• Provide appropriate tourism support infrastructure and facilities</li> <li>• Invest in ICT infrastructure and capitalize on online marketing</li> </ul>
<b>Transport</b>		
<p>Presence of class A Road traversing the County (Thika-Garissa Road)</p> <p>Upgrading of the Kibwezi-Kitui-Mwingi Road</p>	<ul style="list-style-type: none"> <li>• Poor condition of existing County roads</li> <li>• Poor connectivity (missing links)</li> <li>• Lack of NMT infrastructure</li> <li>• Encroachment and/ or grabbing of road reserves;</li> <li>• Inappropriate modal Split and unintegrated transport system</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade major arterial roads to bitumen standards and gravelling of feeder roads to motorable standards.</li> <li>• Repossess and revert all illegally acquired land for roads infrastructure</li> <li>• Preserve and secure adequate land for future transport and other related infrastructural Development</li> </ul>

<p>Fairly well developed road network which promotes opening up of undeveloped areas</p> <p>Presence of airstrips (Ithookwe, Tseikuru and Mutomo)</p>	<ul style="list-style-type: none"> <li>• Lack of coordination of activities by various agencies in charge of the sector</li> <li>• Inadequate or lack of terminal facilities</li> <li>• Poor condition and underutilization of existing airstrips</li> <li>• Lack of basic airstrip facilities</li> <li>• Insufficient and ineffective linkages between airstrips and other transport modes</li> </ul>	<ul style="list-style-type: none"> <li>• Create adequate linkages to agricultural, tourist and urban areas</li> <li>• Develop green transport in the County and designate routes for NMT infrastructure</li> <li>• Develop County specific guidelines and regulations derived from the National transport policy</li> <li>• Improve and expand the existing airstrips. Promote routine maintenance of airstrips</li> <li>• Enforce development control measures within and around airstrips</li> <li>• Promote integration and connectivity with alternative mode (roads)</li> </ul>
<p><b>Public Utilities</b></p>		
<p><b>Water and Sanitation</b></p>		
<ul style="list-style-type: none"> <li>• Availability of water sources (equipped boreholes, shallow wells, rivers, dams)</li> <li>• Presence of water and sanitation supply and management institution (Kitui Water and Sanitation Company and Kiambere Mwingi Water and Sewerage Company)</li> <li>• Existing sewerage system and treatment plant (Tanathi)</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate connection to piped water</li> <li>• Inadequate coverage of sewerage system and overreliance of existing waste treatment facility</li> <li>• High rate of urbanization thus increased water demand</li> <li>• Unreliable access to clean and sufficient water</li> <li>• Water pollution</li> </ul>	<ul style="list-style-type: none"> <li>• Develop and expand the water and sewer reticulation network</li> <li>• Upgrade and expand the existing sewer and treatment system to meet demand of the growing population</li> <li>• Invest in water harvesting technologies and storage facilities</li> <li>• Exploit potential underground water to increase water supply</li> <li>• Protection and rehabilitation of waters sources and catchments areas</li> </ul>

<ul style="list-style-type: none"> <li>Financial and technical support from the county government and non-governmental organizations in provision of water and sanitation facilities</li> </ul>		<ul style="list-style-type: none"> <li>Control and regulate discharge into water sources</li> </ul>
<b>Solid Waste Management</b>		
<p>Existing solid waste management facilities</p>	<ul style="list-style-type: none"> <li>High rate of urbanization thus high solid waste generation</li> <li>Poor location and management of the existing Kitui township dumpsite</li> <li>Inadequate and poor solid waste management facilities</li> </ul>	<ul style="list-style-type: none"> <li>Provide solid waste management facilities in the principal town, other urban centers and in the rural areas.</li> <li>Promote re-use and recycling guidelines</li> <li>Encourage public private partnerships investment</li> <li>Explore other modes of solid waste management such as recycling of waste materials and waste-energy facilities</li> </ul>
<b>Energy</b>		
<ul style="list-style-type: none"> <li>Potential for exploitation of green energy (solar, wind, hydro-power)</li> <li>Existing demand for green energy</li> <li></li> </ul>	<ul style="list-style-type: none"> <li>Inadequate technology and infrastructure for exploitation of green energy</li> <li>High initial costs for harnessing renewable energy</li> <li>Lack of proper assessment and research</li> <li>Over-reliance on wood fuel</li> <li>Inadequate coverage of the existing power supply network</li> </ul>	<ul style="list-style-type: none"> <li>Develop infrastructure for harnessing, transmitting and distributing renewable energy</li> <li>Formulate policy framework to guide exploitation of green energy</li> <li>Invest in green energy research and development</li> </ul>

	<ul style="list-style-type: none"> <li>• Lack of relevant policy framework to guide tapping and use of energy sources</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage Private Public Partnerships in energy production</li> <li>• Expand and upgrade the electricity supply infrastructure</li> <li>• Implement Energy efficient systems and energy demand management systems to ensure efficient and productive use of energy.</li> </ul>
<b>ICT</b>		
<ul style="list-style-type: none"> <li>• Laying of fiber optic network by National Optic Fiber Backbone Infrastructure (NOFBI)</li> <li>• Presence of mobile network service providers i.e. Safaricom, Airtel, Telecom</li> <li>• High demand for ICT services</li> </ul>	<ul style="list-style-type: none"> <li>• Poor access to ICT infrastructure</li> <li>• High connection costs</li> <li>• Poor connection or low network coverage in certain parts of the County</li> </ul>	<ul style="list-style-type: none"> <li>• Increase ICT relevant infrastructure</li> <li>• Expansion of the existing network to all urban areas and rural growth centers</li> <li>• Mainstreaming ICT in all sectors to promote service delivery</li> <li>• Enhance adoption of ICT throughout the County</li> </ul>
<b>Sports</b>		
<ul style="list-style-type: none"> <li>• Availability of sporting facilities including stadia and playgrounds</li> <li>• Untapped sporting talent in the County</li> </ul>	<ul style="list-style-type: none"> <li>• Poor maintenance of the existing sporting infrastructure</li> <li>• Inadequate marketing or promotion of the sports sector</li> <li>• Inadequate training or capacity building of untapped talent</li> </ul>	<ul style="list-style-type: none"> <li>• Promote sound maintenance and management strategies for existing facilities</li> <li>• Promote the sector through providing incentives and subsidies</li> <li>• Encourage private public partnerships in the expansion of the sports sector</li> <li>• Promote local talent through investing in sports training institutions</li> </ul>

## Strategy 2: Promote Balanced Intra-County Development

Potentials/Opportunities	Issues	Strategies
<ul style="list-style-type: none"> <li>• Resource endowment (parks and game reserves, minerals, rivers, forests, green energy sources)</li> <li>• Fairly developed transportation network</li> <li>• High potential for horticulture, irrigated agriculture and largescale livestock production</li> <li>• Enabling legal and policy framework (Constitution, NSP, Vision 2030)</li> <li>• Developed trade, commerce and industry sector</li> <li>• Establishment of County governments through devolution</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate infrastructural facilities and services</li> <li>• Under-exploitation of natural resources</li> <li>• Weak linkages between parts of the County (regional linkages)</li> <li>• Unequal distribution of benefits from resources</li> <li>• Inadequate utilization of knowledge and innovation</li> <li>• Low productivity.</li> <li>• Harsh climatic conditions in parts of the County e.g. Kitui East and South sub-counties</li> <li>• High poverty and unemployment rate</li> </ul>	<ul style="list-style-type: none"> <li>• Provide adequate infrastructure and promote upgrading and maintenance of existing infrastructure and services</li> <li>• Encourage equitable exploitation and sound management of mineral resources while ensuring local participation for improved economic development</li> <li>• Promote investment in sustainable tourism including wildlife and eco-tourism</li> <li>• Establish strong linkages through promoting transport and infrastructure in undeveloped area</li> <li>• Promote irrigation activities for improved productivity in quantity and quality of yield within the potential regions.</li> <li>• Promote industrialization and value addition through the provision of support infrastructure</li> <li>• Mainstream drought management and climate change mitigation measures</li> <li>• Invest in human resource development and boost the local economy to create employment opportunities</li> <li>• Encourage adoption of science, technology and innovation</li> </ul>

### Strategy 3: Promoting Rural Development

Potentials/Opportunities	Issues	Strategies
<ul style="list-style-type: none"> <li>• Resource endowment in rural areas including forest and tourism based resources, mineral depots</li> <li>• Potential for Mixed agriculture and commercial livestock production</li> <li>• Human resource (both skilled and unskilled)</li> <li>• Enabling policy framework</li> <li>• Provision of government development funds to spur rural economic sector</li> </ul>	<ul style="list-style-type: none"> <li>• Weak rural-urban linkages</li> <li>• Underutilization of the resources in the rural areas</li> <li>• Inadequate geological information on the existing coal sites</li> <li>• Slow adaptation of technology and innovation therefore use of tradition methods in agriculture or livestock production</li> <li>• Inadequate electricity supply thus limiting agro-processing</li> <li>• Inadequate and unreliable telecommunication services hindering flow of information</li> <li>• Poor road networks impeding transportation of produce to markets</li> <li>• Low productivity due to high dependence on agriculture and low venture in other income generating activities</li> <li>• High poverty level of above 70%</li> <li>• Poor farming methods and reduced quality of produce to harsh climatic conditions</li> <li>• Underutilized largescale livestock potential due to lack of training and knowledge, and poor marketing strategies</li> <li>• Corruption and misappropriation of allocated development funds</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade and develop an integrated transport system to enhance rural-urban linkages</li> <li>• Provide a spatial and policy framework for harnessing natural resources</li> <li>• Undertake research and map out rural based mineral sites throughout the County</li> <li>• Adopt modern technology and innovation to promote commercial livestock and agricultural production</li> <li>• Expand and improve power transmission and distribution network</li> <li>• Rehabilitate and maintain existing roads to enhance connectivity and open up rural areas</li> <li>• Promote rural industrialization through distributing production units in various rural areas</li> <li>• Promote development of rural-based research institutions</li> <li>• Mainstream ASAL climate change adaptation and desertification mitigation measures</li> <li>• Promote suitable and compatible land uses that enhance social and economic development</li> </ul>

## Strategy 4: Urbanization

Potentials/Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> <li>• Human resource (both skilled and unskilled)</li> <li>• Enabling policy framework</li> <li>• Existing and proposed infrastructure</li> <li>• Expansive land mass</li> </ul>	<ul style="list-style-type: none"> <li>• Rapid urbanization rates</li> <li>• Weak rural-urban linkages</li> <li>• Deteriorating infrastructure</li> <li>• Weak and uncoordinated development control and enforcement systems.</li> <li>• Lack of enforcement of existing legislation on housing development and land use</li> <li>• Little government involvement in housing provision which has left in the hands of private developers</li> <li>• Lack of appropriate transport infrastructure and utilities</li> <li>• Poor implementation of development plans and planning policies</li> <li>• Poor solid waste management</li> </ul>	<ul style="list-style-type: none"> <li>• Evenly distribute urban centers to undeveloped rural areas</li> <li>• Strengthen rural-urban linkages through provision of integrated transport and services systems</li> <li>• Develop and adopt relevant policies/guidelines to enhance development control</li> <li>• Adopt and implement existing housing and land use development policies</li> <li>• Promote Government involvement in housing provision through PPPs and provision of site and serviced properties</li> <li>• Proper planning and implementation, monitoring and evaluation of land use/development Plans</li> <li>• Develop appropriate and upgrade existing transport, infrastructure and services</li> <li>• Adopt best solid waste management systems</li> </ul>

## **4.2 Spatial Policy Guidelines**

The National Spatial Plan has stipulated policies to provide a foundation upon which to anchor the strategies enumerated therein. The primary aim is to inculcate discipline in the use of land and natural resources of the country thus stemming duplication and wastage of the resources.

This section seeks to provide the spatial policy guidelines and measures aimed at promoting the achievements of the objectives of the National Spatial Plan using its guidelines. They aim at enhancing global competitiveness and economic efficiency, optimizing the use of land and natural resources, promoting the regional balanced development and conservation of the environment. These policies are supported by a wide range of measures which spell out the specific actions to be undertaken to actualize the policy intentions. The policies shall ensure that the county is globally competitive as an investment especially in emerging sectors such as the ICT. The policies shall also be implemented by the county government's agencies responsible for planning and development control as well as the authorities responsible for land administration.

The following are the policies and measures specific to Kitui County;

Table 2 NSP Policy Guidelines for Kitui County

S.No	Sector	Policy Guideline	Measures
1.	<p><b>Framework for Development of Spatial Growth Regions</b></p> <p><b>Kitui is classified in Region 2 with Irrigated agriculture and livestock production potential</b></p>	<p>Kitui to be developed based on its irrigated agriculture and livestock production potential</p>	<ul style="list-style-type: none"> <li>• Protection and Conservation of water towers and resources</li> <li>• Rural development through provision of infrastructure, agricultural sector development and related economic activities</li> <li>• Development and rehabilitation of key infrastructure in underserved locations</li> </ul>
2.	<p><b>County Spatial Structure</b></p>	<p>The National Spatial Plan shall be the basis for the preparation of lower tier development plans (CSP) to achieve integrated and sustainable land use planning and to promote harmony and mutual cooperation in planning in Kenya.</p>	<ul style="list-style-type: none"> <li>• All Inter-County, County and Local physical and land Use Plans shall be guided by the objectives and policies of the NSP.</li> <li>• Existing physical/spatial plans shall be reviewed to conform to the objectives and policies of NSP.</li> <li>• All sectoral policies shall take cognizance of the objectives and policies of NSP</li> <li>• The review of the 5-year medium term plans (MTP's) shall take into account provisions of the NSP.</li> </ul>
3.	<p><b>Enhancing National Competitiveness</b></p>	<p>The selective concentration concept shall be adopted for the planning and location of urban based economic activities in the County to leverage on national competitiveness</p> <p>The major urban areas shall be planned and provided with appropriate infrastructure to enhance efficiency and quality of life</p>	<ul style="list-style-type: none"> <li>• Concentrate urban based economic activities in selected urban areas i.e. Kitui, Mwingi to spur economic development</li> <li>• Prioritization in the preparation of Physical and Land Use Development Plans to guide development in the selected County growth areas</li> <li>• Enhance the Livability Index for Kitui and Mwingi areas by providing quality and affordable housing, efficient public transportation, improving neighborhood characteristics, conserve and</li> </ul>

			<p>improve the quality of the environment, and promote civic and social engagement</p> <ul style="list-style-type: none"> <li>• Enhance road coverage and connectivity to cover the whole County</li> <li>• Improve the road infrastructure by providing for modal split, linkages and interchanges</li> <li>• Provide appropriate trunk infrastructure in the form of reliable energy, water, sanitation and ICT</li> </ul>
<b>4. Modernizing Agriculture (Agro-climatic zone iv)</b>	Agro climatic zones IV(rangelands) shall be developed and used optimally for large scale commercial production of livestock to support downstream processing of livestock products and promote balanced regional development		<ul style="list-style-type: none"> <li>• Prepare and implement County spatial plans</li> <li>• Prioritize provision of requisite infrastructure to support ranching</li> <li>• Modernize livestock keeping through appropriate animal husbandry, product processing and timely marketing</li> <li>• Value addition to agricultural and livestock products.</li> <li>• Enhance ASAL climate change adaptation and mitigate desertification</li> </ul>
	The irrigation potential of the country shall be optimized by promoting investment in irrigation agriculture for high value crops		<ul style="list-style-type: none"> <li>• Establish new irrigation schemes in areas with irrigation potential</li> <li>• Rehabilitate and expand existing irrigation schemes</li> <li>• Undertake research to identify the irrigation potential in Kitui</li> <li>• Encourage small holder irrigation schemes through sensitization campaigns and reducing the cost of irrigation equipment</li> </ul>
<b>5. Conserving the natural environment</b>	All environmentally sensitive areas shall be protected and utilized in a sustainable manner		<ul style="list-style-type: none"> <li>• Prepare and implement integrated management plans for Environmental sensitive areas</li> <li>• Support effective implementation of related policies and laws.</li> <li>• Involve and empower communities in the management of environmentally sensitive areas</li> </ul>
	All environmentally fragile areas shall be conserved and utilized in a sustainable manner		

		All government agencies shall integrate environmental concerns in policy formulation, resource planning and development processes.	and ASAL ecosystems and promote environmental education and awareness <ul style="list-style-type: none"> <li>• Develop and implement an Integrated Land Use (Development) Plan for the ASALs.</li> <li>• Strengthen Environmental Governance and harmonize sectoral policies, legislation and regulations.</li> </ul>
<b>6. Rapidly Industrializing County</b>		The cluster development strategy shall be promoted to focus on proximity to raw materials and markets of region specific products	<ul style="list-style-type: none"> <li>• Mineral-based industries to be located in-situ where the minerals are found</li> <li>• Locate cottage industries and crafts in-situ</li> <li>• Establish infant industries in rural and rangeland areas for value addition and investments opportunities</li> <li>• Promote value addition in processing of local produce.</li> </ul>
		Specific sites for industrial development shall be identified, planned and serviced with the appropriate infrastructure	<ul style="list-style-type: none"> <li>• Plan and set aside land for industrial development in Kitui County</li> <li>• Provide appropriate support and transportation infrastructure for industrial activities</li> <li>• Integrate the industrialization process and environment conservation</li> </ul>
		Adequate and affordable energy supply for the industrial sector shall be provided	<ul style="list-style-type: none"> <li>• Provide reliable and affordable energy infrastructure by extending the national grid network</li> <li>• Promote the adoption of energy efficient technologies</li> </ul>
<b>7. Diversifying Tourism (Southern Circuit)</b>		The NSP shall promote diversification of tourism by offering diverse products in the different tourist circuits	<ul style="list-style-type: none"> <li>• Southern Circuit shall be developed to offer; safari and wildlife, cultural and heritage, ecological, archeological and historical, ecotourism and adventure tourism.</li> </ul>
		Appropriate Tourism support infrastructure and facilities shall be provided	<ul style="list-style-type: none"> <li>• Carry out an inventory of tourism infrastructure and facilities in Sothern circuit.</li> <li>• Formulate planning regulations and standards to guide tourist specific infrastructure and facilities.</li> </ul>

			<ul style="list-style-type: none"> <li>• Develop the requisite tourism support infrastructure and facilities and upgrade existing ones</li> <li>• Provide and upgrade the ICT infrastructure to support tourism.</li> </ul>
		Tourist attraction areas and sites shall be conserved and protected	<ul style="list-style-type: none"> <li>• Identify, map and protect all wildlife migratory corridors.</li> <li>• Prepare subject plans for the wildlife migratory and dispersal corridors and wildlife habitat as a unit.</li> <li>• Strictly regulate developments within the tourist attraction sites.</li> </ul>
		Governance of the tourism sector shall be enhanced.	<ul style="list-style-type: none"> <li>• Prepare integrated spatial plans to guide development of the tourism sector.</li> <li>• Prepare and implement National Policies on land use, wildlife and tourism</li> <li>• Identify and map potential tourism development sites</li> <li>• Undertake awareness campaigns on the value of tourism to the industry players both locally and globally</li> </ul>
		Spatial Development plans shall be prepared to guide implementation of the flagship projects for the tourism sector	<ul style="list-style-type: none"> <li>• Prepare ecosystem area plans for all parks and reserves in conjunction with respective county governments</li> </ul>
	<b>8. Managing Human Settlements</b>	Alternative urban areas shall be developed and supported to promote balanced regional development and spur growth.	<ul style="list-style-type: none"> <li>• Develop Kitui as a principal town.</li> <li>• Prepare local physical development plans to define the urban growth limits for the principal urban centres.</li> <li>• Enforce strict regulations and justifications on development control processes.</li> <li>• Intensify the supply of urban infrastructure within the area contained to make it attractive for investment</li> </ul>

		<p>Rural growth centres shall be rationalized and supported to act as central places and settlements clustered to free the rich agricultural land</p>	<ul style="list-style-type: none"> <li>• Provide basic services such as extension services, health facilities, markets, sanitation, water, power and education to improve the quality of rural life.</li> <li>• Undertake sensitization and awareness campaigns on the need to conserve agricultural land by discouraging land fragmentation.</li> <li>• Progressively link growth centres by means of secondary roads as a minimum.</li> <li>• Promote sectors such as agriculture that have potential to stimulate rural development</li> <li>• Incorporate disaster management and mitigation in planning of rural settlements.</li> </ul>
		<p>Human settlements shall be developed in line with environmental and natural resources conservation to improve living conditions</p>	<ul style="list-style-type: none"> <li>• Map out and prohibit development in environmental sensitive areas.</li> <li>• Plan and provide an integrated waste management system.</li> <li>• Prepare and implement zoning guidelines to ensure compatibility of land uses in human settlement areas.</li> <li>• Strengthen the capacity of the local governing bodies to effectively deal with environmental challenges associated with rapid and sound urban growth.</li> <li>• Empower community groups, nongovernmental organizations and individuals to assume responsibility and authority for managing and enhancing their environment.</li> </ul>
		<p>The NSP advocates for the provision of an efficient, reliable and effective transport system for human settlements</p>	<ul style="list-style-type: none"> <li>• Plan and develop an integrated urban transport system to enhance provision of relevant modal split.</li> <li>• Integrate land use and transportation planning</li> <li>• Establish an effective transport management system</li> <li>• Improve the road conditions and expand the linkages to human settlements</li> </ul>

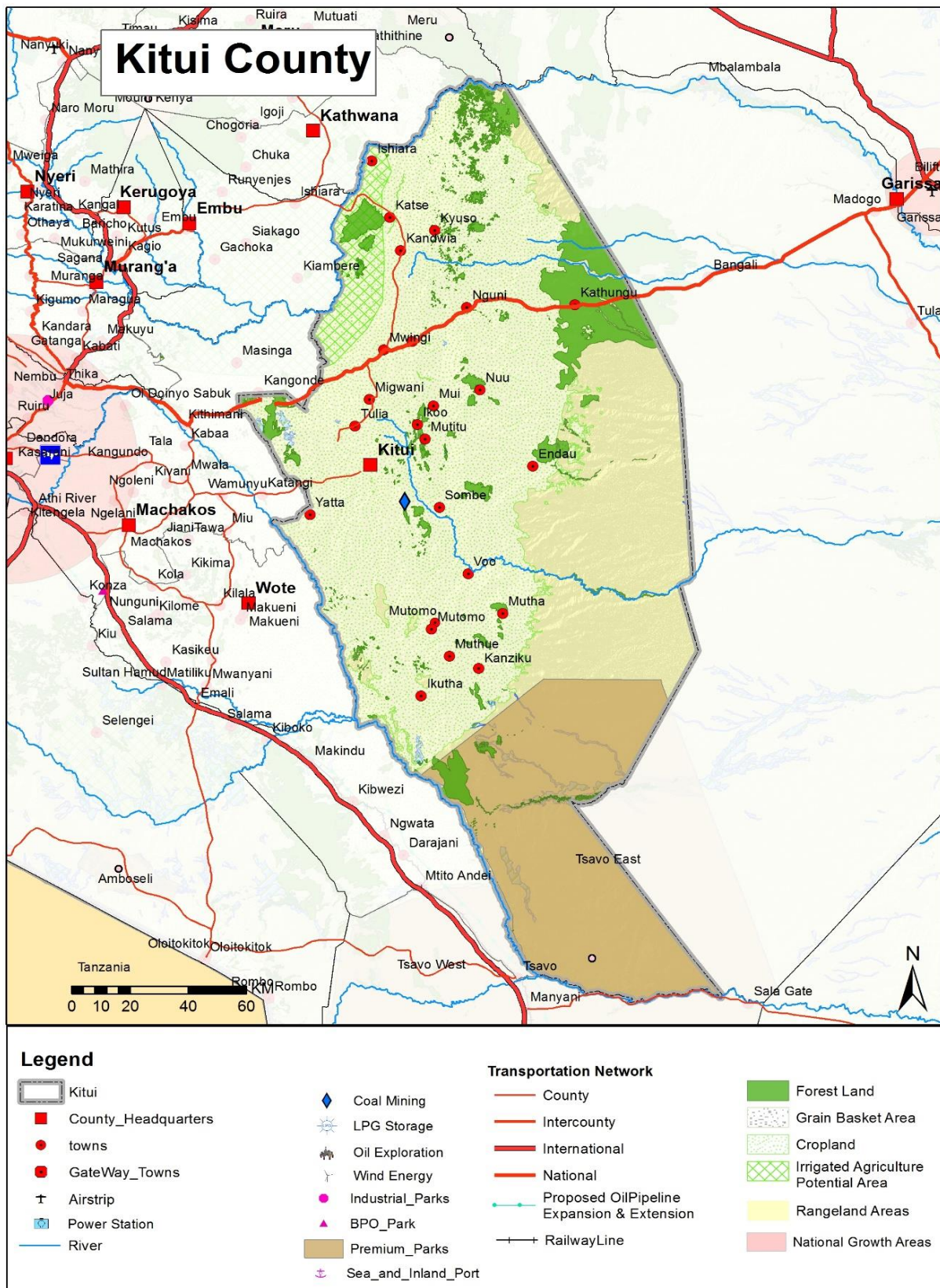
			<ul style="list-style-type: none"> <li>• Integrate NMT with existing transport infrastructure.</li> </ul>
		The management and governance of Human settlements particularly the urban areas shall be improved.	<ul style="list-style-type: none"> <li>• Build institutional capacities of the urban areas management boards</li> <li>• Integrate technology in management of human settlements to strengthen urban data systems.</li> <li>• Coordinate and strengthen development control mechanisms</li> <li>• Provide adequate human resource and improve their capacity in management of human settlements in the sectors of; housing, settlement, land, infrastructure, construction, energy and disaster management</li> <li>• Conduct research into migration trends to inform effective planning and provision of human settlements.</li> </ul>
		NSP shall advocate for upgrading of the existing settlements and forestalling of new informal settlements	<p>Encourage redistribution of urban income through integrated development planning encompassing social, economic and physical factors</p> <p>Prepare Local Physical Development Plans for purpose of renewal and/or redevelopment of the informal settlements.</p> <p>Formulate a housing policy that will focus on providing affordable and accessible housing.</p> <p>Ease the process of issuance of ownership documents to the legal owners in order to encourage formal developments</p> <p>Enforce development control regulations and adherence to building code and standards.</p> <p>Enhance coordination of donor agencies activities within informal settlements by relevant authorities for optimal returns.</p>
		Peri-urban development shall be managed and controlled to contain	<ul style="list-style-type: none"> <li>• Formulate policy for urban containment and densification</li> </ul>

		urban growth within its limits and protect rural land uses.	<ul style="list-style-type: none"> <li>• Formulate and implement planning legislation on peri-urban planning and management</li> <li>• Create green belt buffer zones to define the urban and peri-urban areas.</li> <li>• Incentivize local farmers to preserve agricultural land by promoting local production and providing ready markets for agricultural produce</li> </ul>
<b>9. Integrating the Transportation network</b>	<ul style="list-style-type: none"> <li>• An integrated and functional transport system for the national and urban areas shall be developed.</li> </ul>	<ul style="list-style-type: none"> <li>• Expand and develop the railway network</li> <li>• Link major urban centres within the railway corridor via modern railway network</li> <li>• Provide access, expand and linkage, between county headquarters (60M); county headquarters and sub county headquarters (30M); and for local access and link them to national transportation corridors.</li> </ul>	
	<ul style="list-style-type: none"> <li>• An efficient and affordable Mass Public Transport for all urban areas in the country shall be developed</li> </ul>	<ul style="list-style-type: none"> <li>• Integrate land use with urban transport planning for all urban areas.</li> <li>• Undertake research on the optimal modal split for various categories of urban centers</li> </ul>	
	<ul style="list-style-type: none"> <li>• An urban transport policy that facilitates an integrated, balanced and environmentally sound urban transport system in which all modes efficiently play their roles shall be developed</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a public transport policy to regulate planning and management of public transport</li> <li>• Incorporate an integrated transport network in county and urban development plans</li> </ul>	
<b>10 Providing Appropriate Infrastructure</b>	Safe, adequate, reliable and affordable electricity for both Urban and rural settlements shall be provided.	<ul style="list-style-type: none"> <li>• Increase access to electricity through upgrading and expansion of the national power transmission and distribution network.</li> <li>• Tap into solar for large scale production in Kitui County for sale to the national grid.</li> <li>• Mainstream and enforce green energy options in the design of buildings</li> <li>• Support the flagship projects that are geared towards increasing electricity supply from both</li> </ul>	

			renewable and non-renewable sources e.g coal plants of up to 1,000MW in Kitui County
		Expansion and improvement of water reticulation systems to facilitate the access to clean, safe, adequate, reliable and affordable water in human settlements shall be promoted	<ul style="list-style-type: none"> <li>• Incorporate water provision in all physical development plans</li> <li>• Construct and rehabilitate water supply systems</li> <li>• Restore all the water towers</li> </ul>
		A network of functional, efficient, safe, accessible and sustainable national health infrastructure shall be established.	<ul style="list-style-type: none"> <li>• Develop the service provider's capacity to offer services and appropriately refer at each level of the healthcare system</li> <li>• Improve the system's ability to transfer clients and specimens between the different levels of the health care system</li> <li>• Strengthen outreach systems for provision of health services to marginalized and vulnerable population</li> </ul>
		Appropriate, quality, efficient and cost effective ICT infrastructure in both rural and urban areas shall be promoted	<ul style="list-style-type: none"> <li>• Develop and upgrade ICT Infrastructure in Kitui</li> <li>• Extend ICT infrastructure to cover all the rural and local growth centres.</li> <li>• Mainstream use of ICT in all levels of government and the private sector (e-government).</li> </ul>
		The expansion of sewerage systems and waste management facilities shall be promoted to improve sanitation in human settlements	<ul style="list-style-type: none"> <li>• Develop the service provider's capacity to offer services and appropriately refer at each level of the healthcare system</li> <li>• Improve the system's ability to transfer clients and specimens between the different levels of the health care system</li> <li>• Strengthen outreach systems for provision of health services to marginalized and vulnerable population</li> </ul>

Map 3 below depicts some of the proposals made by the National Spatial Plan for Kitui County.

Map 3 NSP Proposals for Kitui County



Source: State Department for Physical Planning, 2022

## **5 Implementation and Adoption of the Guidelines**

### **5.1 Overview**

The implementation framework identifies activities and further ties them with responsible actors, resources and timeframes adequate for their execution. It constitutes a deliberately established method, means or system of ensuring that the policies, strategies and measures outlined in the guidelines are continuously and consistently executed to achieve their objectives.

To effectively implement the guidelines, the various sectors, actors and levels of planning have been identified and have to work together and the mandate of the sectors at the National and County levels of planning have to be integrated.

### **5.2 Implementation Approaches**

The County Specific Guidelines will be implemented through various approaches including:

1. Preparation of spatial plans to integrate and conform to the proposals of the County Guidelines. The plans include:
  - Inter-County Physical and Land Use Development Plans for Metropolitan regions, conservation zones, river basins, water towers, coastal ecosystems, trans-boundary resource areas and transport corridors, among others.
  - County Physical and Land Use Development Plans.
  - Local Physical and Land Use Development plans for Cities, Urban areas, special area plans, subject plans and detailed neighborhood plans, among others.
  - Sectoral plans
2. Integration of the guideline policies, strategies and measures into the County sector plans, programs and projects. Ministries, Departments and Agencies (MDAs), County and National Departments identified in the plan to administer the policies, strategies and measures are required to translate them into action plans, programmes and projects and to include them in their subsequent sector plans.
3. Formulation of policies, regulations and standards to guide development control

### 5.3 Implementation Framework

The implementation of the various policies, strategies, measures, programmes and projects under these Guidelines will involve a wide range of actors. It will require a coordinated approach and partnership between the National and County Governments and non-state actors. It may require re-engineering of institutions and a number of actors to undertake the implementation through a harmonized approach.

The National Spatial Plan identified a multi-levelled framework for implementation of the plan that incorporates all levels of actors. In this regard, the institutions identified in the NSP to undertake implementation of the plan at County-level shall also be mandated to ensure implementation of this Guidelines.

The following are the Institutions mandated to ensure implementation of the County Specific guidelines;

#### 5.3.1 County Physical Planning Committee

The role of the County Planning Committee shall be to ensure aspirations of the guidelines are articulated in preparation of the County Spatial Plans, County Integrated Development Plans and Local Physical and Land Use Development Plans.

The composition of this committee consists of;

- i. The Governor who will be the Chairperson,
- ii. the Deputy Governor,
- iii. the County Executive Committee Members from various sectors
- iv. Directors from various relevant County Departments including Lands and Physical Planning, Economic planning, Agriculture, Industrialization, Tourism, Environment, Transport and Infrastructure

The functions of the committee include;

- 1) To promote effective integration between physical, economic and sectoral planning within the framework of county development policies.
- 2) To provide policy guidance for the implementation of strategic spatial projects
- 3) To ensure that the guidelines policies and measures are mainstreamed in the various county plans.

- 4) To mobilize resource for implementation of the Guidelines.

### **5.3.2 County Planning Unit (CPU)**

The technical Unit shall provide technical support to the various implementing County departments on issues relating to physical planning.

The CPU shall;

- i. Monitor the Implementation of the guidelines.
- ii. To disseminate components of the guidelines to the various county departments.
- iii. Update the County Physical Planning Committee on a regular basis on the implementation of the guidelines.

The County Director of Physical Planning shall be responsible for preparation of an annual state of planning report which shall among other things appraise the status of implementation of the guidelines.

### **5.3.3 National Land Commission**

The National Land Commission shall play its oversight role in land use planning to ensure efficient implementation of the NSP and the guidelines. Other functions of the Commission in the implementation of the NSP and the guidelines include the following:

- To formulate mechanisms and parameters for monitoring and overseeing land use planning.

- i. To ensure that relevant planning authorities carry out their functions as required by law.
- ii. To make recommendations for improvements of the planning systems in the county.
- iii. To mobilize resources to support physical/land use planning.

## **5.4 Monitoring and Evaluation**

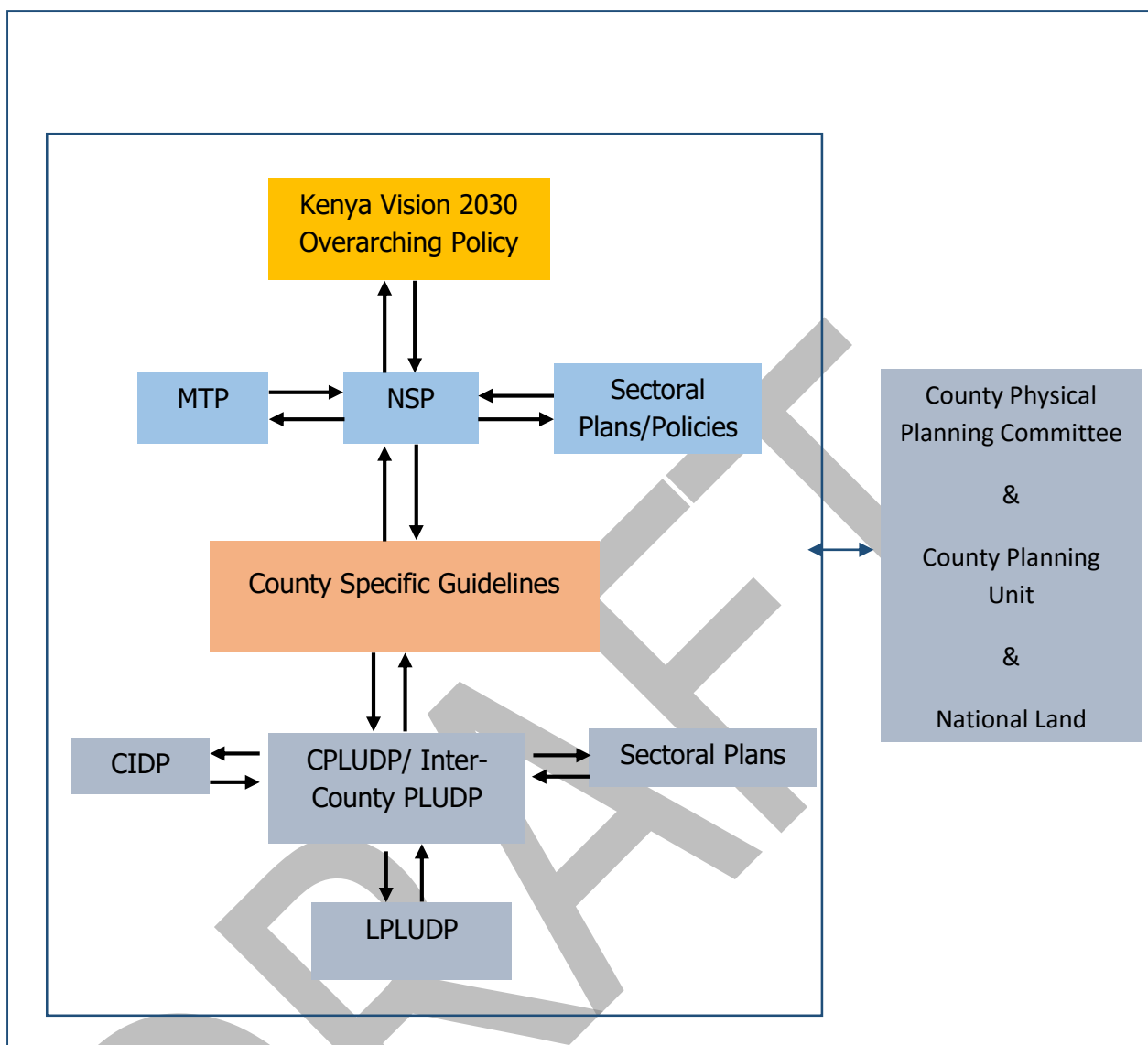
Implementation of the guidelines will be monitored and evaluated to measure both outputs and outcomes and ensure that the intended actions are implemented in a timely manner. To facilitate attainment of the objectives of the guidelines, performance indicators will be developed by the County Physical Planning Department

for efficient monitoring. Periodic reports will be prepared in relation to progress being made in their implementation.

The graphic below illustrates the implementation structure for County Specific guidelines.

DRAFT

**Figure 2: Implementation structure of the guidelines**



**Source: State Department for Physical Planning, 2022**

## 5.5 Conclusion

The application of these guidelines will be undertaken by a number of actors and hence the need for a coordinated approach. The lead agency will be Makueni County Government which will be responsible for implementing various county specific initiatives proposed by the guidelines.

The National Government, County Government of Makueni, the private sector and the general public will be critical in actualizing the objectives of these guidelines. The County Physical Planning Committee shall develop a communication strategy to enhance the synergies.

The National Department of Physical Planning shall undertake sensitization, training and capacity building of the County Government and National Government institutions and agencies that will be involved in the implementation of these guidelines. Special attention will be given to the County physical planning units, as they will be expected to provide technical expertise in the implementation of the County specific policies and strategies.

