



# NATIONAL SPATIAL PLAN IMPLEMENTATION GUIDELINES FOR MOMBASA COUNTY

Optimal Productivity, Sustainability, Efficiency and Equity in the use of our  
Land and Territorial Space



MINISTRY OF LANDS AND PHYSICAL PLANNING  
STATE DEPARTMENT FOR PHYSICAL PLANNING

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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.

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## **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.

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# **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 and strategies to deal with challenges of regional imbalances/inequalities, rural development, underutilization of the available resources, urbanization, environmental degradation and inefficient transportation.

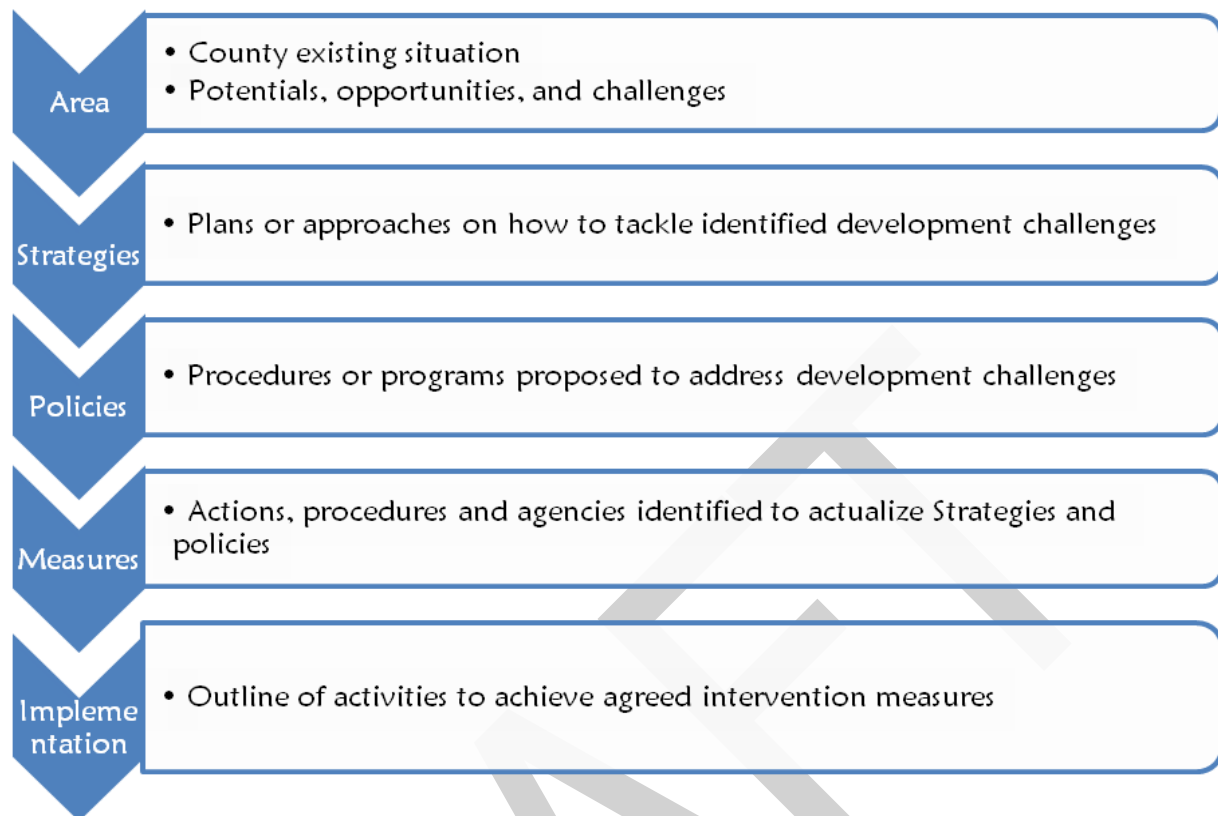
Specific objectives of these guidelines are;

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 in the implementation of the NSP
4. To clarify the roles of the different actors in the implementation of the NSP

### **1.4 Scope**

The guidelines and strategies are specific to Mombasa County and cover the entire territory of the County measuring approximately 229.9 Km<sup>2</sup> and 65 Km<sup>2</sup> of water mass (200 nautical miles into the Indian Ocean). The guideline highlights key facets which include identified challenges, actions, approaches, plans and procedures prescribed to address the challenges, and outline of activities to execute agreed interventions as captured in the National Spatial Plan as indicated in figure 1 below. This guideline shall be operational until the year 2045.

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



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

### **1.5 Justification**

The preparation of County Spatial Plans which is a mandate of the Counties has been slow and, in some Counties, has not begun at all. These guidelines are therefore a quick reference on how Mombasa County can optimize land even in the absence of these plans.

Further, the implementation of NSP since its approval and launch has been undertaken in an uncoordinated manner hence the guidelines will provide a standardized approach for all Counties.

The guidelines are important as a tool for tracking and evaluating the implementation of NSP both at National and County levels.

### **1.6 Application**

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

1. To effectively coordinate planning between the National and the County Government;
2. To improve County Government capacity to formulate, coordinate and implement integrated development policies and programmes to address spatially unbalanced development;
3. To inform strategic infrastructure policy and public investment decisions which support the achievement of balanced development in the County;
4. 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;
5. 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 The 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 Mombasa 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**

Table 1 below indicates the targeted users of this guideline and the appliance for each among other uses.

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

User	Application
The County Executive Committee Member (CECM) 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>▪ Formulation of County Planning Policies and Strategies</li> <li>▪ Establishment of the County Planning Institutions</li> <li>▪ Coordination and Implement of the 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>▪ Formulation of policies, strategies and development guidelines</li> <li>▪ Dispute resolution within the County</li> </ul>
The County Assembly	<ul style="list-style-type: none"> <li>▪ Approval of planning budgets</li> <li>▪ Vetting of various County Plans</li> <li>▪ Formulation and passing of County Planning legislation</li> <li>▪ Enhance capacity to oversee the executive on spatial planning</li> </ul>
Ministries, Departments and Agencies (MDAs)	<ul style="list-style-type: none"> <li>▪ Development of relevant policies, strategies, standards, guidelines, programmes, and projects</li> <li>▪ Understand processes, procedures and linkages in spatial planning requirements</li> </ul>
The National Land Commission (NLC)	<ul style="list-style-type: none"> <li>▪ Oversight role in land use planning to ensure efficient Implementation of the NSP</li> <li>▪ Ensure that relevant planning authorities carry out their functions as required by law</li> </ul>
Practitioners in the built environment	<ul style="list-style-type: none"> <li>▪ Advance of relevant policies, strategies, standards, guidelines, programmes, and projects</li> <li>▪ Apply processes, procedures and linkages of the NSP in their respective areas of practice</li> </ul>
Community, Developers and Investors	<ul style="list-style-type: none"> <li>▪ Comprehend the processes, procedures and requirements of various County Plans and Policies</li> <li>▪ Linkages of spatial planning and implementation</li> <li>▪ Informed investment decisions</li> </ul>

Development Partners	<ul style="list-style-type: none"> <li>▪ Reference frame for funding spatial planning activities</li> <li>▪ Understand planning linkages and implementation</li> <li>▪ Informed development decisions</li> </ul>
Training Institutions	<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 following principles as indicated in the NSP shall guide and form the basis upon which the lower level spatial plans shall be prepared; -

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 PLANNING CONTEXT OF 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 Fourth Schedule of the Constitution assigns the National Government the role of capacity building and technical assistance to the Counties. 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 The 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 can be achieved through mainstreaming NSPs into County Spatial Plans (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. 1 of 2017 on the 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**

### **2.3.1 The Physical and Land Use Planning Act, 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 The County Governments Act, 2012**

This statute mandates County Governments to carry out the planning function at the County level. The guidelines enhance the capacity to prepare the various County level plans that meet the recommended quality and standards

### **2.3.3 The 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 The 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 its framework

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

It gives the National Land Commission the management and administration of public land on behalf of the National and County Government, and to monitor and oversight land use planning in the country. The guidelines fall within the ambit of this statute and will facilitate their oversight responsibilities.

## 2.4 The Planning Context

### 2.4.1 The National Spatial Plan (NSP)

The National Spatial Plan (NSP) covers the whole country encompassing the forty-seven (47) Counties and the Exclusive Economic Zone. The NSP outlines policies and strategies as indicated in Figure 2 below, geared towards influencing desired future distribution and organization of population and activities 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 and as demonstrated in figure 2 below.

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



**Source: National Spatial Plan, 2015**

To actualize the NSP a comprehensive implementation strategy has been proposed that embraces a multiplicity of actors including National Government Ministries, Departments and Agencies (MDAs), 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**

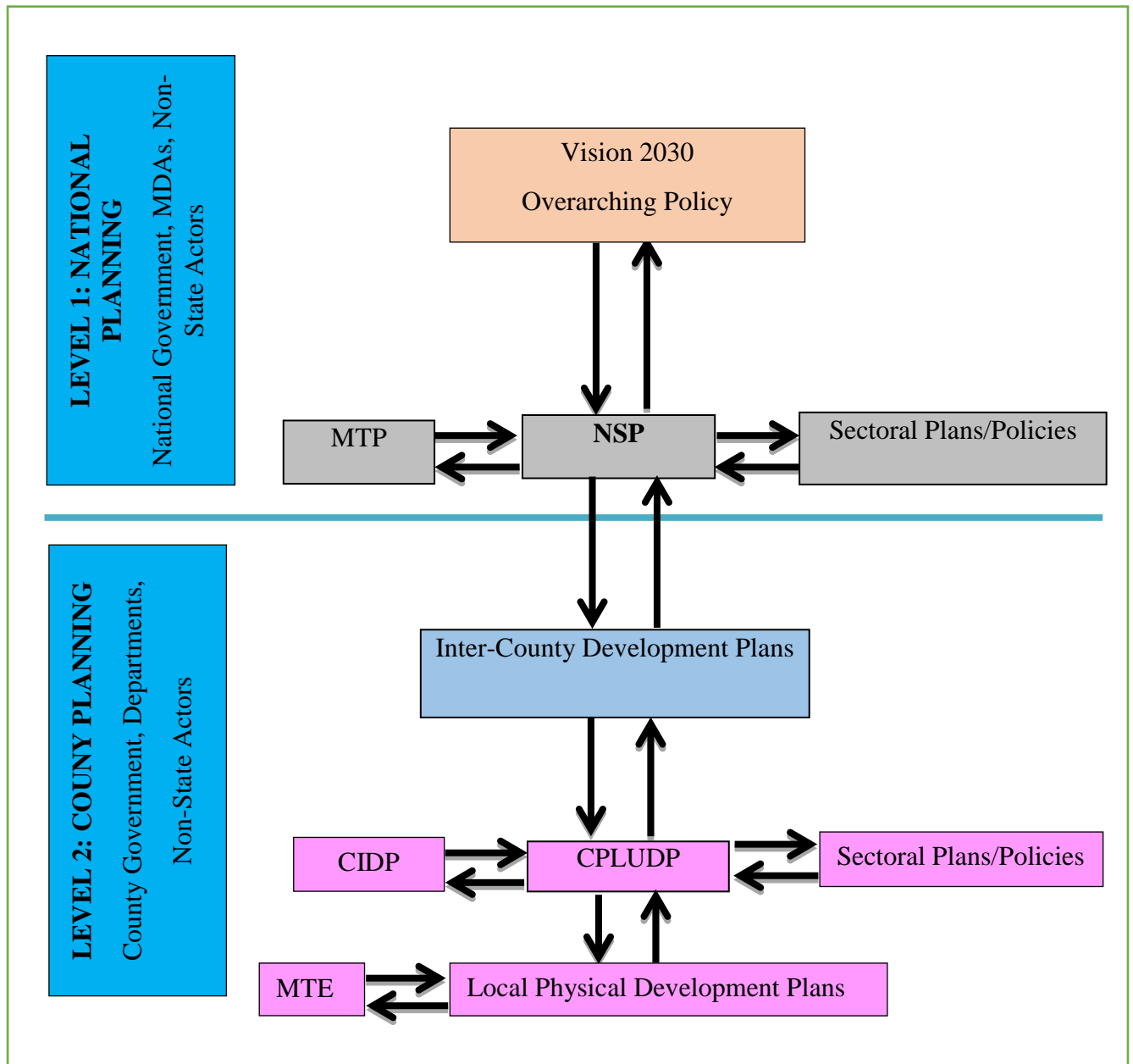
The linkage of the National Spatial Plan (NSP) to county and other lower-level plans is key to realization of its aspirations and the successful actualization of these plans. The NSP provides a spatial framework to ground the Vision 2030 flagships projects and form a basis for coordination of County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

Figure 3 below illustrates the Country's planning Linkage.

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**Figure 3: Linkage of the National Spatial Plan to Other Plans**



*Source: National Spatial Plan, 2015*

### **3 COUNTY PROFILE**

This chapter presents the locational, bio-physical and socio-economic perspectives and trends of the County that informed the preparation of the strategies, policies and measures that form the National Spatial Plan County-Specific Guidelines for Mombasa County. It looks at the comparative advantage of Mombasa County as compared to the other Counties of Kenya

#### **3.1 Location and Size**

Mombasa County is situated in the South Eastern part of the Coast Region. It lies approximately between latitudes 3<sup>0</sup>56' and 4<sup>0</sup>10' South of the Equator and between longitudes 39<sup>0</sup>34' and 39<sup>0</sup> 46' east of Greenwich Meridian.

The County covers a land area of 229.9 Km<sup>2</sup> and 65 Km<sup>2</sup> of water mass (200 nautical miles into the Indian Ocean). It borders Kilifi County to the North, Indian Ocean to the East and Kwale County to the South West. This is indicated in Map 1 below. The County is the home of Kilindini Port and Moi International Airport. The County enjoys proximity to an expansive water mass as it borders the Exclusive Economic Zone of the Indian Ocean to the East.

#### **3.2 Physical and Topographic Features**

The County lies within the coastal lowland which rises gradually from the sea level in the East to about 132m above sea level in the mainland. The terrain is characterized by three distinct physiographic features, which include;

1. The coastal plain, which is found along the shoreline. The plain consists of an expansive flat land with raised beach terraces covered mainly by coral limestone and back reef sand deposits. The plain provides good building materials.
2. The hilly areas mainly found within the western part of the County that is underlain by shells and rises gently from 45m to 132m above sea level. This is characterized by poorly drained clay soils which restrict settlement and infrastructural development
3. The Indian Ocean and the shoreline covered with geologically sedimentary rocks of Jurassic to recent age

Other notable physiographic features as indicated in Map 2 below include the fringing coral reefs, cliffs and tidal flats, sandy beaches, the coastal plain and a hilly severely dissected and eroded terrain. These features have greatly influenced the economic development of the County in a number of ways. For instance, the sea supports maritime trade while the fringing coral reefs, creeks and tidal flats with extensive mangrove forests are breeding grounds for fish. The fringing coral reefs in North Coast are an important marine conservation area hosting the Mombasa Marine National Park and Reserve.

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**Map 1: Location of Mombasa County**



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

### **3.2.1 Ecology**

The county's ecosystem has both marine and terrestrial components characterized by diverse species of flora and fauna, the most common being coconut trees and different species of fish. The ecological conditions are evolving fast due to numerous developments in the County, including the recent dredging to deepen the Kilindini Channel of the port of Mombasa, construction of the second container terminal and the expected construction of the Mombasa City Southern by-pass (Dongo-Kundu).

### **3.2.2 Climate**

The County lies within the coastal strip in the hot tropical region where the climate is influenced by monsoon winds. The rainfall pattern is characterized by two distinct long and short seasons corresponding to changes in the monsoon winds. The long rains occur in April – June with an average of 1,040 mm and correspond to the South Eastern Monsoon winds. The short rains start towards the end of October lasting until December and correspond to the comparatively dry North Eastern Monsoons, averaging 240mm. The annual average rainfall for the County is 640mm. The annual mean temperature in the County is 27.90C with a minimum of 22.70C and a maximum of 33.10C. The hottest month is February with a maximum average of 33.10C while the lowest temperature is in July with a minimum average of 22.70C. Average humidity at noon is about 65 per cent.

### **3.3 Demography**

Mombasa is one of the three cities in the country and it is for this reason that it has a large population consisting of both local and immigrant communities. The Population and Housing Census 2019 enumerated a total of 1,208,303. The population of Mombasa County is estimated to rise to 1,472,445 in 2025 with 750,947 males and 721,498 females and 2,846,092 with 1,451,507 males and 1,394,585 females. Table 3 below indicates population projections for the County for the period 2019 – 2045.

Population distribution and settlement patterns in the County are influenced by proximity to vital social and physical infrastructure networks such as roads, housing, water and electricity. Other factors that influence settlement patterns include accessibility to employment opportunities and security.

**Table 2: Population Projection to the year 2045**

YEAR	2019	2020	2025	2030	2035	2040	2045
Population size	1,208,303	1,248,782	1,472,445	1,736,167	2,047,123	2,413,773	2,846,092
	M	636879	750947	885445	1044033	1231024	1451507
	F	611903	721498	850722	1003090	1182749	1394585
households	389775	402833	474982	560054	660362	778636	918094
Area	229.7 Km <sup>2</sup>						
Density	5260	5437	6410	7558	8912	10508	12390

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

### 3.4 Infrastructure

#### Roads

The major roads in the County include Mombasa-Nairobi highway, Mombasa-Malindi Road and Likoni - Lunga Lunga Road connecting Kenya and Tanzania. These are maintained by Kenya National Highways Authority (KeNHA). Other urban and rural roads in the County are maintained by Kenya Urban Roads Authority (KURA) and Kenya Rural Roads Authority (KeRRA) respectively. The County has key bridges linking the Island with the mainland and other coastal areas; these include Nyali and Mtwapa bridges,. The completion of the on-going construction of the Dongo-Kundu by-pass will ease congestion at the Central Business District as traffic from Nairobi to South coast shall be diverted at Miritini towards Likoni and Diani.

#### Ferries

The Likoni Ferry links the Island to Likoni and subsequently to Kwale and Tanzania through the Lunga-Lunga Border. Kenya Ferry Services operates in Mtongwe area at peak hours to minimize congestion at the Likoni Ferry crossing.

#### Railway

The County has ten kilometers of railway line and three railway stations from the colonial era. The Standard Gauge Railway has replaced the colonial Uganda Railway. The standard gauge railway links up Mombasa and Nairobi and it is expected to stretch further to Kisumu and through Uganda to Rwanda in phases two and three respectively. The passenger train service began in June 2017 while the freight services begun commercial operation in 2018.

## **Port**

The County is the home of the port of Mombasa a key resource and the gateway to the East and Central African region, as it serves the entire region 's export and import needs.

## **Airport**

The County consists the Moi International Airport in Changamwe Sub - County. The airport is the second largest airport in Kenya and is used by both domestic and international flights. The airport is essential in the promotion of tourism and investment opportunities in the County and in the coast region.

## **Jetties**

There are 14 fish landing sites in the County which face the risk of being encroached as is common along and near the beaches and hence made inaccessible.

### **3.5 Telecommunications**

There are seven registered post offices and one sub post office within the County. Despite new communication trends, the post office still controls a significant share of the market. There are several private courier service providers with main ones being DHL, Nation courier, Wells Fargo and G4S offering services within the country and other international destinations. The County is generally well covered by the three main mobile service providers.

### **3.6 Energy**

The major sources of energy in the County are electricity, paraffin, liquid petroleum gas, firewood/charcoal and solar. Access to energy however varies between rural and urban areas. Wood fuel and paraffin are the most preferred source by a majority of the rural households for cooking and lighting while electricity and gas are most preferred in the urban centres.

The Kipevu power plant produces power which is fed into the national grid. The County has a high potential for generation of solar and wind energy, but this remains unexploited.

### **3.7 Human Settlement**

Human settlement patterns in the County are influenced by a number of factors. There is high population in Mvita, Changamwe and Nyali which is attributed to proximity to vital infrastructure such as roads, water, electricity and employment opportunities due to the presence of industries like the Export Processing Zones and other physical facilities such as the Port of Mombasa and the Moi International Airport, Mombasa.

The areas of Likoni and Kisauni have low populations an aspect attributed to inadequate social amenities and poor road network. There are sparsely populated areas in the outskirts of the Mombasa city which include Mwakirunge-Maunguja, Mwangala, Mreroni and the Mkupe Jetty area. These areas are least developed in terms of infrastructure such as road network, electricity and water supply.

### **3.8 Economy**

#### **Agriculture**

The main crops under cultivation in the County include cassava, cucurbits family, maize, vegetables, millet and sorghum. These are most preferred due to their resistance to diseases and pests.

Livestock keeping in the County is practiced on small scale basis. The Kenya Meat Commission abattoir, which is located in the County, imports animals for slaughter from other Counties due to unavailability of beef cattle in the County.

The County has 65km<sup>2</sup> of open water and access to 40km<sup>2</sup> of the Exclusive Ecological Zone (EEZ) which is a high potential fishing ground. The local communities living adjacent to the ocean are however unable to fully exploit the fish potential due to lack of appropriate equipment and technology. The main types of fish caught include rabbit fish, scavenger, snappers, parrot fish, surgeon fish as well as sharks, lobsters and prawns.

#### **Tourism and Wildlife**

The County headquarters is an ancient town which hosts several tourist attractions and world heritage sites. Of significant mention is the historic Fort Jesus Museum

which is a UNESCO World Heritage site, the Likoni Ferry Services and the gigantic Elephant Tusks along Moi Avenue. Additionally, several buildings in the old town including the Old Port are a major tourist attraction. The white sandy beaches are of significant attraction to both international and domestic tourists. The County is a host to the Mombasa Marine Park which is home to a variety of fish and other sea features and two private nature trails, Haller Park and Butterfly Pavilion, operated by Bamburi Cement Factory. The main species of wild life in the County are found these private nature trails. They include buffaloes, wildebeests, giraffes, hippopotamus, tortoise and a variety of birds and butterfly species.

The County is a host of several tourism support services and utilities. There are several world class hotels and lodges mainly along the beaches offering accommodation and conferencing facilities. A number of beach and tour operator firms that provide various tourist-related services are available in the County.

### **Manufacturing**

The County hosts a significant number of industries spread across all sectors of the economy. Specifically, the service industry leads where shipping lines, ship repair and servicing yards, container freight stations, transport, clearing and forwarding firms and grain bulk handling leading the pack. Additionally, there are a number of manufacturing industries such as export processing (apparel) companies, oil refineries (both edible and petroleum), glassware, flour mills and car assembly plants located across the County.

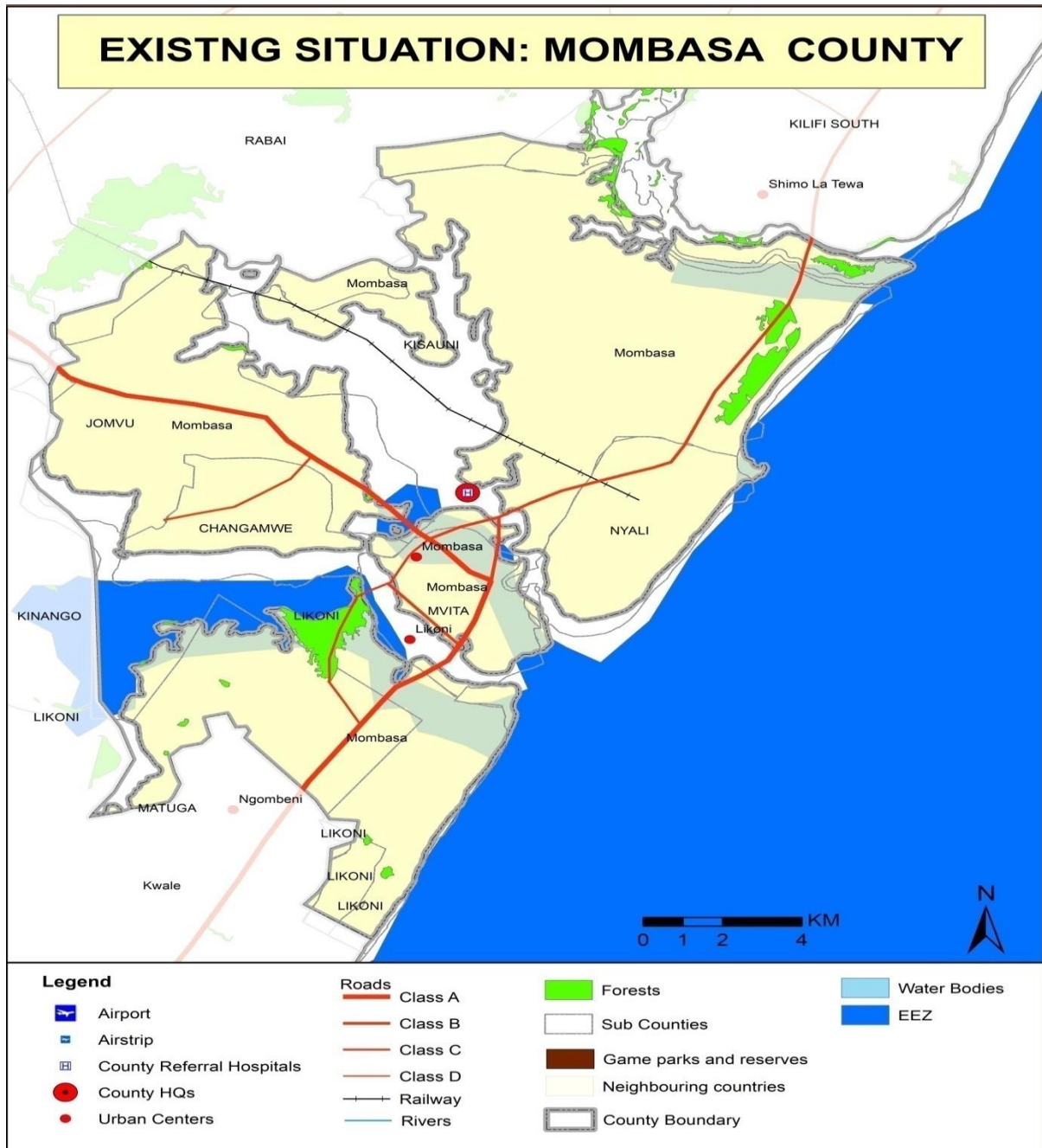
### **The Blue Economy**

Mombasa County has 65km<sup>2</sup> of open water and access to 40km<sup>2</sup> of the Exclusive Ecological Zone. This makes it endowed with rich coastal and maritime resources with a huge potential for development of the Blue Economy.

### **3.9 Forestry and Agro-Forestry**

Mombasa County hosts the mangrove forests as the dominant type of forest. These forests are managed by the Kenya Forest Service because of the vulnerability associated to the tree species. Forest farming in small scale is practiced in the entire County. Map 2 below shows the existing situation in Mombasa County

**Map 2: The Existing Situation in Mombasa County**



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

### **3.10 Comparative Advantage**

1. Mombasa is the second largest city and a major gateway to the country
2. The port of Mombasa is the second largest harbor in Africa after Durban in South Africa
3. The Mombasa Island is surrounded by deep natural creeks, ports and harbors such as Kilindini, Tudor, Makupa, and Old Port creeks
4. The notable mining activities that take place in the County are limestone mining by Bamburi Cement factory. Coral blocks are extracted in parts of the County, but is minimal and almost negligible
5. The County lies within the coastal lowland at the Indian Ocean that is covered with geologically sedimentary rocks of Jurassic to recent age
6. Notable physiographic features include the fringing coral reefs, cliffs and tidal flats, sandy beaches, the coastal plain and a hilly terrain
7. The sea supports maritime trade while the fringing coral reefs, creeks and tidal flats with extensive mangrove forests are breeding grounds for fish
8. The fringing coral reefs in North Coast are an important marine conservation area hosting the Mombasa Marine National Park and Reserve
9. Infrastructure development which includes Roads, Rail Network, Ports and Airports, Airstrips and Jetties. The Standard Gauge Railway replaced the colonial Uganda Railway
10. The port of Mombasa is a key resource and the gateway to the East and Central African region, as it serves the entire region's export and import needs
11. The County has the Moi International Airport located in Changamwe Sub - County. This is the second largest airport in Kenya and is used by both domestic and international flights
12. Crop, Livestock and Fish Production; The main crops under cultivation in the County include cassava, cucurbits family, maize, vegetables, millet and sorghum. These are most preferred due to their resistance to diseases and pests
13. Tourism and Wildlife; Mombasa city being an ancient town hosts several tourist attractions and world heritage sites; the historic Fort Jesus Museum which is a UNESCO World Heritage site, the Likoni Ferry Services and the

gigantic Elephant Tusks along Moi Avenue. The Old Port and white sandy beaches are a significant attractions to both international and domestic tourists. The Mombasa Marine Park which is home to a variety of fishes and other sea features. Two private nature trails, Haller Park and Butterfly Pavilion are operated by Bamburi Cement factory. Tourism is well facilitated by existence of beach hotels offering world class services to both domestic and international tourists. Its rich culture has brought about curio markets in the creative arts section

14. Industry and Trade; The service industry leads where shipping lines, ship repair and servicing yards, container freight stations, transport, clearing and forwarding firms and grain bulk handling leading the pack. There are a number of manufacturing industries such as export processing (apparel) companies, oil refineries (both edible and petroleum), glassware, flour mills and car assembly plants located across the County
15. The Blue Economy; Mombasa is endowed with rich coastal and maritime resources with a huge potential for development of the Blue Economy

#### 4 COUNTY SPECIFIC ISSUES, DEVELOPMENT STRATEGIES, POLICY GUIDELINES AND MEASURES

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.

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.

The following are detailed NSP county-specific issues and development strategies that apply to Mombasa County.

##### 4.1 County Specific Issues and Development Strategies

**Table 3: County Specific Issues and Development Strategies**

<b>Strategy 1: Enhancing Global Competitiveness</b>		
<b>Opportunities</b>	<b>Constraints</b>	<b>Strategies</b>
Its strategic location as one of the main gateways to Africa and the world. One of the locations and investment destination which offer high returns on investment at relatively low costs together with Nairobi metropolitan area, Mombasa, Nakuru, Kisumu & Eldoret)	<ul style="list-style-type: none"> <li>• Low return destination on investment due to high costs of production, inefficiency and outdated technology</li> <li>• Unattractive Business Climate (regulatory and tax frameworks, enforceability of contracts, red tape, barriers to competition, subsidies, corruption)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Locate export oriented industrial and manufacturing activities in Mombasa to leverage on their transportation</li> <li>➤ Encourage location of resource-based industries where resources are located in the County</li> <li>➤ Improvement of the existing Moi International Airport in order to meet international standards</li> </ul>
Trade liberalization and open global market for goods and services	<ul style="list-style-type: none"> <li>➤ High cost of production occasioned by high costs of energy, inefficient</li> </ul>	<ul style="list-style-type: none"> <li>➤ Harness the renewable and green energy sources to increase the energy capacity and reduce the cost</li> </ul>

	<p>transport system, outdated technology and bureaucracies</p> <ul style="list-style-type: none"> <li>➤ Low quality of products and services</li> </ul>	<ul style="list-style-type: none"> <li>➤ Formulate policies to guide and regulate the harnessing of the renewable and green energy sources.</li> <li>➤ Plan and provide an integrated, efficient, reliable, sustainable transport infrastructure.</li> </ul>
<p>Open movement for capital - Location and investment destinations of Mombasa which offer high return on investment at relatively low costs (<i>Nairobi metropolitan area, Mombasa, Nakuru, Kisumu &amp; Eldoret</i>)</p>	<ul style="list-style-type: none"> <li>➤ Low return destination on investment due to high costs of production, inefficiency and outdated technology</li> </ul>	<ul style="list-style-type: none"> <li>➤ Locate export oriented industrial and manufacturing activities in Mombasa to leverage on their transportation</li> <li>➤ Encourage locations of resource-based industries where resources are located within the County</li> </ul>
<p>Increased reliance on knowledge workers to drive the economy – Mombasa is a location and destination which already offers a favorable atmosphere for knowledge workers</p>	<ul style="list-style-type: none"> <li>➤ Lack of a conducive environment in Mombasa for the workers and their families in the form of payments, facilities, housing, transport, safety</li> </ul>	<ul style="list-style-type: none"> <li>➤ Address housing, urban facilities, transportation &amp; safety challenges to encourage knowledge workers and their families to locate in Mombasa primarily and other complementary growth nodes at County level</li> </ul>
<p>Economic integration and specialization – Service industry</p>	<ul style="list-style-type: none"> <li>➤ Insufficient specialization in the service industry</li> </ul>	<ul style="list-style-type: none"> <li>➤ Strengthen the service industry especially in tourism to leverage on comparative advantage</li> <li>➤ Promote blue economy through further exploitation of coastal water masses</li> </ul>

Emergence of knowledge, technology and innovation driven economies	Insufficient embrace and transition to knowledge, technology and innovation based economies	<ul style="list-style-type: none"> <li>➤ Encourage the emergence of ICT locations &amp; research-oriented institutions in the County</li> <li>➤ Encourage the location of universities in outlying areas in the County to stimulate balanced growth</li> </ul>
<b>Strategy 2: Optimizing Land and Natural Resources</b>		
<b>Opportunities</b>	<b>Constraints</b>	<b>Strategies</b>
<b>Agricultural Capability Assessment</b>		
<ul style="list-style-type: none"> <li>➤ Agro-climatic zone (iv-v) with high potential for livestock (Aquaculture) and drought resistant agricultural production</li> </ul>	<ul style="list-style-type: none"> <li>➤ Increased drought risk due to climate change</li> <li>➤ Lack of requisite &amp; appropriate equipment and technology to tap the fishing potential</li> <li>➤ Increased drought risk due to climate change</li> <li>➤ International and national regulations</li> <li>➤ Water pollution</li> </ul>	<ul style="list-style-type: none"> <li>➤ Provide subsidies on fishing equipment and undertake research on best fishing practices</li> <li>➤ Control of fishing territories in the County</li> <li>➤ Control water pollution</li> <li>➤ Provide adequate and appropriate infrastructure (Aquaculture)</li> <li>➤ Formulation of policies to tap the capability and potentials of the County</li> <li>➤ Restrict the conversion of this land to any other use.</li> <li>➤ Collaborate with other partners to enhance the fishing potential</li> </ul>
<b>The Blue Economy</b>		
<ul style="list-style-type: none"> <li>➤ Aquaculture and marine-culture potential areas</li> <li>➤ Ocean and deep-sea fishing potential area</li> <li>○ Terrestrial green carbon sinks</li> </ul>	<ul style="list-style-type: none"> <li>➤ Unexploited and undeveloped rich coastal and maritime resources</li> <li>➤ Underutilized deep-sea fishing</li> <li>➤ International and national regulations</li> <li>➤ Maritime insecurity</li> <li>➤ Lack of requisite equipment and technology to tap fishing potential.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Develop strategies to facilitate sustainable exploitation of the blue economy sector</li> <li>➤ Develop, promoted and integrate the blue economy into the economy of the County</li> <li>➤ Formulate policies and laws to protect inland fishing resources and enhance sustainable exploitation of sea fishing</li> </ul>

	<ul style="list-style-type: none"> <li>➤ Lack of knowledge, appropriate skills, training and financial resources</li> </ul>	
<b>Environmental Conservation and Protection</b>		
Coastal area suitable for Agriculture, Fishing & Tourism	<ul style="list-style-type: none"> <li>➤ Destruction of the coastal eco-systems</li> <li>➤ Depletion of marine resources</li> </ul>	<ul style="list-style-type: none"> <li>➤ Strict regulation of exploitation of marine resource</li> <li>➤ Preparation of Coastal Management Plans</li> </ul>
<b>Protection Area Rank 1;</b> Wetlands & Natural marine forests (Recharge water Systems and Carbon sinks and Biodiversity)	<ul style="list-style-type: none"> <li>➤ Deforestation</li> <li>➤ Encroachment by human settlement and activities</li> <li>➤ Pollution</li> </ul>	<ul style="list-style-type: none"> <li>➤ Development is not permitted in these areas except for the purpose of eco-tourism and research</li> </ul>
<b>Protection area; Rank 2</b> Water bodies (Ocean and rivers), Parks and conservancies (Sources of fish, Habitants for wildlife and for Tourism activities); <i>Mombasa Marine National Park &amp; Reserve, Haller Park and Butterfly Pavilion Nature Trails</i>	<ul style="list-style-type: none"> <li>➤ Drying up of water sources</li> <li>➤ Pollution and destruction of the marine ecosystem</li> <li>➤ Encroachment by human settlement and activities</li> <li>➤ Unsustainable abstraction of water</li> </ul>	<ul style="list-style-type: none"> <li>➤ Control water abstraction</li> <li>➤ Preservation and conservation of the marine biodiversity</li> <li>➤ Human settlement should not be allowed in these areas</li> <li>➤ Regulated tourism related activities can be allowed in these areas</li> <li>➤ Controlled development of hotels, parks and conservancies can be permitted in these areas</li> <li>➤ No change of use is permitted in these areas except for conservation purpose</li> </ul>
<b>Natural Resources</b>		

Diverse natural resource base; Natural Deep harbor, Sandy Beaches, The Ocean, Minerals and Good Soils/Blue Economy	<ul style="list-style-type: none"> <li>➤ Underutilized Natural resource base</li> <li>➤ Low level of awareness</li> <li>➤ Inadequate technology</li> <li>➤ Lack of appropriate skills and financial resources</li> </ul>	<ul style="list-style-type: none"> <li>➤ Develop strategies to facilitate sustainable exploitation of the rich coastal and maritime resources, including fishing, aquaculture, transportation, shipbuilding and underwater mining activities which have largely been untapped</li> <li>➤ Harnessing of tourism potential through beach tourism, deep sea fishing, hotels and boat racing</li> </ul>
Wind and solar energy sources	<ul style="list-style-type: none"> <li>➤ Inadequate technology and exploration of solar and wind infrastructure</li> <li>➤ High costs of exploiting available resources</li> </ul>	<ul style="list-style-type: none"> <li>➤ Optimal utilization of the available resources</li> <li>➤ Invest in appropriate technology and infrastructure</li> <li>➤ Undertake further exploration of the available wind and solar energy resources in the County</li> </ul>
<b>Industrial Potential</b>		
Urban-based industries ( <i>Nairobi, Mombasa and Kisumu growth areas</i> )	<ul style="list-style-type: none"> <li>➤ Inadequate supply of land for industrialization</li> <li>➤ Low investments in industry</li> <li>➤ High energy costs</li> <li>➤ Inadequate transport linkage infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>➤ Direct export market-oriented industries to Mombasa town &amp; all raw material-oriented industries to the rural growth centres and high agro-potential areas in the County</li> <li>➤ Diversify energy production sources to reduce costs of production and enhance reliability</li> <li>➤ Provide adequate infrastructure and utilities, skilled labor and favorable policies on industrial development</li> <li>➤ Establish industrial parks within the County</li> </ul>
Agro – based Industry ( <i>Coconuts, Cassava, Maize, Vegetables, Millet &amp; Sorghum</i> )	<ul style="list-style-type: none"> <li>➤ Low adoption of technology</li> <li>➤ Inadequate transport infrastructure</li> <li>➤ Price fluctuations in products</li> <li>➤ Lack of established value chains</li> <li>➤ High cost of production</li> <li>➤</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>➤ Diversify energy production sources to reduce costs of production and enhance its reliability</li> <li>➤ Promote the formation of cooperatives and</li> </ul>

		Saccos to advance marketing of agro - products
Cottage industries and crafts	<ul style="list-style-type: none"> <li>➤ Insufficient market for finished products</li> <li>➤ Lack of frameworks to safeguard intellectual property rights (IPR)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Promote assertive marketing campaigns for products produced in the County both domestically and internationally</li> <li>➤ Sensitize players in the sector on the aspect of IPR and enforce regulations on the same</li> </ul>
Mineral-based industries	<ul style="list-style-type: none"> <li>➤ Low adoption of technology for exploration and exploitation of minerals</li> <li>➤ Lack of appropriate equipment and technology for exploration and exploitation</li> <li>➤ Inadequate transport infrastructure</li> <li>➤ High energy costs</li> </ul>	<ul style="list-style-type: none"> <li>➤ Invest in exploration of potential mineral reserves that are available in the County</li> <li>➤ Provide adequate transport and support infrastructure</li> <li>➤ Diversify energy production sources to reduce costs of production and enhance its reliability</li> </ul>
<b>Assessment of Tourism Potential</b>		
<ul style="list-style-type: none"> <li>➤ Coastal Circuit; Safari, Cultural, Beach, Urban, Eco &amp; Historical tourism (<i>The historic Fort Jesus Museum, the Likoni Ferry Services and the gigantic Elephant Tusks, the Old Port and white sandy beaches, Haller Park and Butterfly Pavilion Nature Trails, the existing beach hotels, the rich culture</i>)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Poor marketing strategies to promote tourism</li> <li>➤ Threat of terrorism</li> <li>➤ Degradation of tourism sites</li> <li>➤ Weak integration of ICT in the development and management of the tourism value chain</li> <li>➤ Underdeveloped tourism sites and products</li> <li>➤ Over reliance on foreign tourism and few marketing ventures targeting nontraditional tourists</li> </ul>	<ul style="list-style-type: none"> <li>➤ Promote domestic tourism by providing incentives and subsidies</li> <li>➤ Invest in ICT infrastructure and capitalize on online marketing</li> <li>➤ Increase the tourism market segment within the County</li> <li>➤ Strict enforcement of the existing regulations for safeguarding protection areas</li> <li>➤ Plan and provide appropriate tourism support infrastructure</li> </ul>
<b>Transport</b>		

<b>Opportunity</b>	<b>Constraint</b>	<b>Strategy</b>
<ul style="list-style-type: none"> <li>➤ Existing critical infrastructure with approximately 60 kilometers of the Northern Transport Corridor passing through the County, the Standard Gauge Railway, an international trunk road from Mombasa to Tanzania through Lunga-Lunga, and the port of Mombasa</li> </ul>	<ul style="list-style-type: none"> <li>➤ Poor state and lack of connectivity of the roads</li> <li>➤ Inadequate linkages with neighboring counties and Tanzania</li> <li>➤ Inadequate public transport system, Lack of NMT Infrastructure and inefficient modal split</li> <li>➤ Encroachment on road reserves</li> <li>➤ Poor condition of the existing county roads</li> </ul>	<ul style="list-style-type: none"> <li>➤ Plan and provide appropriate hierarchy of roads, to increase internal external linkages within the County</li> <li>➤ Plan and provide air and sea transport modes to increase linkage with other regions and Tanzania</li> <li>➤ Prepare sustainable mobility plans</li> <li>➤ Enforce a regulatory standard requirement for all public transport service operators</li> <li>➤ Delineate and enforce road reserve extents</li> <li>➤ Improve the condition of all County roads to motorable standards</li> </ul>
<b>Public Utilities</b>		
<b>Solid Waste management</b>		
➤ <b>Opportunity</b>	➤ <b>Constraint</b>	➤ <b>Strategy</b>
<ul style="list-style-type: none"> <li>➤ Urbanization</li> <li>➤ Enabling legislation, policies and regulatory frameworks to guide solid waste management</li> </ul>	<ul style="list-style-type: none"> <li>➤ Increased solid waste generation due to increased population pressure</li> <li>➤ Inadequate solid wastes management facilities</li> </ul>	<ul style="list-style-type: none"> <li>➤ Service all urban settlements by a centralized sewerage treatment system and solid waste disposal facilities.</li> <li>➤ Provided informal settlements with essential infrastructure services to improve the quality of life of low-income urban residents</li> </ul>

		<ul style="list-style-type: none"> <li>➤ Apply appropriate technology solutions to sewerage treatment in rural and low-density housing areas</li> <li>➤ Provide provisions for development of sewer systems and treatment works and solid waste disposal sites within all Physical and Land Use Plans</li> <li>➤</li> </ul>
<b>ICT</b>		
➤ <b>Opportunity</b>	➤ <b>Constraint</b>	➤ <b>Strategy</b>
<ul style="list-style-type: none"> <li>➤ Existing National Fiber Optic network (NOFBI)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Poor access to ICT infrastructure</li> <li>➤ High cost of ICT equipment</li> </ul>	<ul style="list-style-type: none"> <li>➤ Increase ICT relevant infrastructure</li> <li>➤ Mainstream ICT in all sectors to promote service delivery</li> </ul>
<b>Energy</b>		
<ul style="list-style-type: none"> <li>➤ Abundant potential for wind and solar energy production</li> </ul>	<ul style="list-style-type: none"> <li>➤ Inadequate exploitation of the renewable energy potential in the County</li> </ul>	<ul style="list-style-type: none"> <li>➤ Formulate policies to mainstream green energy generation in the County</li> <li>➤ Identify potential sites and construct solar and wind energy generation plants</li> <li>➤</li> </ul>

<b>Strategy 3: Promoting Balanced Regional Development</b>		
Potential	Constraints	Strategy
<ul style="list-style-type: none"> <li>➤ Resource endowment potential for marine fishing and marine-culture, off shore gas</li> </ul>	<ul style="list-style-type: none"> <li>➤ Inadequate infrastructural facilities and services</li> </ul>	<ul style="list-style-type: none"> <li>➤ Establish economic zones in the County to promote processing and value addition of the various products</li> </ul>

<p>and oil production, tourism, energy generation</p>	<p>of</p> <ul style="list-style-type: none"> <li>➤ Under-exploitation resources</li> <li>➤ Weak linkages between the regions</li> </ul>	<ul style="list-style-type: none"> <li>➤ Encourage equitable exploitation and sound management of the existing mineral resources while ensuring local participation for improved economic development</li> <li>➤ Promote investment in sustainable tourism including eco-tourism</li> <li>➤ Promote industrialization and value addition through the provision of support infrastructure in the County</li> </ul>
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<b>Strategy 4: Urbanization</b>		
<b>Potential</b>	<b>Constraints</b>	<b>Strategy</b>
<ul style="list-style-type: none"> <li>➤ Mombasa is the second largest city in Kenya; a prominent business hub due to the presence of the port on the Indian Ocean coast</li> <li>➤ It is an industrial and cultural centre</li> <li>➤ It is considered as a gateway to the country and its growth and development is expected to continue being fueled by the port</li> <li>➤ Mombasa Metropolitan region &amp; County capital</li> </ul>	<ul style="list-style-type: none"> <li>➤ Skewed Spatial distribution of urban centers and urban sprawl within the County</li> <li>➤ Lack of role Specialization of urban centers within the County</li> <li>➤ Underdeveloped urban infrastructure</li> <li>➤ Land and Governance issues</li> <li>➤ Unplanned rural centers</li> <li>➤ Growth of informal settlements within the County</li> <li>➤ Poor implementation of development plans and planning policies</li> </ul>	<ul style="list-style-type: none"> <li>➤ Promote the development of centers as per their potential and population as local, market, rural, urban centers and growth centers</li> <li>➤ Carry out an analysis of the strengths of each town within the County and leverage on their competitive advantages</li> <li>➤ Investment in the infrastructure of all the centers to support the identified function</li> <li>➤ Create an enabling environment for commercial and industrial developers to activate potential development within the urban areas hence increased employment opportunities for improved livelihoods of urban dwellers</li> <li>➤ Provide alternative areas for development of urban centers within the County by provision of services and infrastructure closer to the rural areas thus urban containment and stimulating rural growth</li> <li>➤ Strengthen urban-rural linkages through provision of integrated</li> </ul>

		transportation and communication system to reduce the rate of urbanization and improve the rural economy
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## 4.2 The National Spatial Plan Policy Guidelines for Mombasa County

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. 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 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 Mombasa County.

**Table 4: NSP Policy guidelines and measures for the County**

No	Thematic Area	Policy guideline	Measures
1.	Resource growth potential - Coastal belt and the Indian Ocean; Key urban centres in Mombasa include; Changamwe, Likoni, Kisauni, Mvita, Nyali, Changamwe, Jomvu, Kisauni, and Likoni	<ul style="list-style-type: none"> <li>▪ Development of tourism infrastructure in the County</li> <li>▪ Investment in physical and social infrastructure</li> <li>▪ Sustainable use and exploitation of the natural resources</li> <li>▪ Concentrated development around key urban areas within the County</li> <li>▪ Resource conservation and cultural preservation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Selective development concentration</li> <li>▪ Development of small and medium urban Centers within the County</li> <li>▪ Infrastructure provision in key human settlement zones within the County</li> <li>▪ Environmental protection of the marine reserves, parks and forests</li> <li>▪ Conservation of unique cultural landscape and resources</li> </ul>
2	Enhancing national competitiveness	Adoption of selective concentration in planning and location of urban based	<ul style="list-style-type: none"> <li>▪ Concentrate urban based economic activities such as industrial and manufacturing sector, ICT,</li> </ul>

		<p>economic activities in all counties to leverage on national competitiveness</p>	<p>knowledge based services and biotechnology targeting global/ international markets in Mombasa.</p> <ul style="list-style-type: none"> <li>▪ Exploit natural resources endowments in the County</li> <li>▪ Prioritize the preparation of Spatial Development Plans to guide development in the City of Mombasa</li> </ul>
		<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>▪ Enhance the Livability Index for urban areas by providing quality and affordable housing, efficient public transportation, improving neighborhood characteristics</li> <li>▪ Improve the quality of the environment and healthcare, create job opportunities, and promote civic and social engagement within the County</li> <li>▪ Provide appropriate trunk infrastructure in the form of reliable energy, water, sanitation and ICT</li> <li>▪ Advance Technological Readiness through the provision of technological centers (science parks &amp; research laboratories) linked to different levels in the Country</li> <li>▪ Improve the road infrastructure by providing for modal split, linkages and interchanges</li> </ul>
		<p>Optimal and Sustainable utilization of land and natural resources of the County to enhance national competitiveness</p>	<ul style="list-style-type: none"> <li>▪ Identify and develop the tourism potential within the County</li> <li>▪ Explore and exploit the minerals, energy and water potentials within the County</li> <li>▪ Provide transportation networks and other infrastructure necessary to support exploitation of land and other natural resources within the County</li> </ul>

		<p>Enhancing the efficiency of the transportation network to take advantage of the strategic location and position of the County</p>	<ul style="list-style-type: none"> <li>▪ The existing port of Mombasa shall be upgraded and modernized to facilitate the efficient handling of cargo</li> <li>▪ Upgrade and modernize the existing railway facilities from Mombasa to Malaba</li> <li>▪ Provide for robust transportation for efficient, modern and low -cost connectivity by Sea, Air, Rail, Road and Fibre Optic</li> <li>▪ Prepare spatial development plans for the main transportation corridors to guide the planning and development of the corridors for sustainable economic development and transportation</li> </ul>
		<p>Promote development of the Blue Economy and its integration into the economy of the Country</p>	<ul style="list-style-type: none"> <li>▪ Develop human capacity in partnership with the academia to conduct research, explore and exploit the resources available within the County</li> <li>▪ Ensure, together with other coastal Counties the formulation and implementation of an Integrated Coastal Land Use Plan</li> <li>▪ Plan, manage and effectively govern the use of marine space and resources, applying inclusive methods and the ecosystem approach</li> <li>▪ Develop and apply standards, guidelines and best practices that support a sustainable blue economy</li> <li>▪ Develop the requisite infrastructure for the development of the Blue Economy</li> <li>▪ Establish and implement a framework for beach management that ensures public access as well as protection and conservation of the beaches</li> </ul>
3	Modernizing Agriculture	Optimize the fishing potential of Mombasa to	<ul style="list-style-type: none"> <li>▪ Protect the inland fishing resources from over</li> </ul>

		increase the food stock and export earnings	<p>fishing, pollution and destruction of the breeding grounds</p> <ul style="list-style-type: none"> <li>▪ Support the sustainable exploitation of the sea fishing resource in the EEZ and the continental shelf</li> <li>▪ Provide appropriate infrastructure to support the fishing industry</li> <li>▪ Increase access to fishing equipment by making them affordable through reduced taxation</li> </ul>
4	Diversifying tourism	Promote diversification of tourism by offering diverse products	<ul style="list-style-type: none"> <li>▪ Mombasa County together with other Coastal Counties shall develop the coastal circuit to offer; beach and adventure tourism, ecotourism, sport tourism, cultural tourism, medical tourism, MICE, cultural and heritage, agro tourism, safari and wildlife, ecological, archeological and historical tourism and urban tourism</li> </ul>
		Provide appropriate tourism support infrastructure and facilities	<ul style="list-style-type: none"> <li>▪ Carry out an inventory of tourism infrastructure and facilities in the County</li> <li>▪ Formulate County planning regulations and standards to guide tourist specific infrastructure and facilities</li> <li>▪ Develop the requisite tourism support infrastructure and facilities</li> <li>▪ Upgrade the existing tourism facilities and infrastructure</li> <li>▪ Adopt low carbon and green tourism infrastructure options</li> <li>▪ Provide and upgrade the ICT infrastructure to support tourism</li> </ul>

		<p>Tourist attraction areas and sites within the County shall be conserved and protected</p>	<ul style="list-style-type: none"> <li>▪ Prohibit the location of incompatible land use activities and strictly regulate developments within the tourist attraction sites</li> </ul>
		<p>Appropriate transport infrastructure shall be provided to link the different coastal tourist circuits, attraction areas and sites</p>	<ul style="list-style-type: none"> <li>▪ Prepare and implement an integrated Tourism Transportation Master Plan together with the other Coastal Counties</li> <li>▪ Upgrade the Moi International Airport and other air transportation facilities within the County</li> <li>▪ Upgrade the existing land transportation facilities within the County</li> <li>▪ Encourage the application of low carbon options in transport infrastructure</li> </ul>
		<p>Enhance the Governance of the tourism sector within the County and the entire Coastal circuit</p>	<ul style="list-style-type: none"> <li>▪ Prepare integrated spatial plans to guide development of the tourism sector</li> <li>▪ Identify and map potential eco -tourism development sites within the County</li> <li>▪ Prepare and implement National Policies on land use, wildlife and tourism</li> <li>▪ Undertake research to identify more tourist attraction areas and sites and inventorize the agro - tourism sites in the potential areas of the County</li> <li>▪ Enhance tourism dedicated security to the tourism sector</li> <li>▪ Undertake awareness campaigns on the value of eco-tourism to the industry players locally</li> <li>▪ Develop standards for eco-tourism establishments</li> <li>▪ Facilitate access to eco-tourism development</li> </ul>

			<p>incentives</p> <ul style="list-style-type: none"> <li>▪ Prepare Local Physical and Land Use Development Plans for all the towns in the County</li> <li>▪ Together with other coastal Counties Prepare Coastal Beach Ecosystem Management plans</li> <li>▪ Prepare Local Physical Development Plans to actualize the Premium Parks Initiative – <i>The Mombasa Marine National Park &amp; Reserve</i></li> <li>▪ Prepare Ecosystem area plans for all parks and reserves in conjunction with national government to address problems of unplanned development of lodges and poor access roads within these areas</li> <li>▪ Prepare plans for the sacred Mijikenda Kaya Forests and cultural heritage sites to actualize the Niche Products Programme</li> </ul>
5	Managing settlements	human	<p>Plan for the anticipated increase in population in urban areas</p> <ul style="list-style-type: none"> <li>▪ Increase the housing stock by planning and redeveloping the existing housing areas in the County</li> <li>▪ Plan and designate land for new housing schemes</li> <li>▪ Upgrade the existing and provide additional infrastructure and facilities to support housing development in Mombasa</li> <li>▪ Formulate enabling local policy frameworks to support employment and income generation in the County</li> <li>▪ Provide efficient transportation and quality infrastructure in human settlements to support industrial and service sectors</li> <li>▪ Promote adoption of technology and fiscal</li> </ul>

			<p>incentives and market support for the informal sector in the County</p>
		<p>The Mombasa growth area shall be supported to enhance global Competitiveness</p>	<ul style="list-style-type: none"> <li>▪ Plan and develop the Mombasa growth area as an economic development area to address the spatial and aesthetic quality of the area, provision of housing, protection of the natural environment, efficient transportation and quality infrastructure and urban facilities, safety and security</li> <li>▪ Incorporate green belts to act as buffer zones and carbon sinks in Mombasa</li> <li>▪ Regulate developments in the green buffer zones to only allow compatible use</li> <li>▪ Promote less intensive agricultural practices such as kitchen gardening in Mombasa City</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 environmentally sensitive areas of the Mombasa</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>▪ Promote social organization and environmental awareness through the participation of local communities in the identification of public service needs</li> <li>▪ Strengthen the capacity of the local governing bodies to effectively deal with environmental challenges associated with rapid and sound urban growth</li> </ul>

			<ul style="list-style-type: none"> <li>▪ Empower community groups, Non - Governmental Organizations and individuals to assume responsibility and authority for managing and enhancing their environment</li> <li>▪ Deliberately provide adequate and functional open spaces within the city County</li> <li>▪ Prescribe planning standards for open/green space on private development</li> <li>▪ Encourage non-motorized transport (NMT) and re-introduction of public transport within the city County</li> </ul>
		<p>Provide 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 in Mombasa</li> <li>▪ Integrate land use and transportation planning to encourage development patterns which reduce transport demands</li> <li>▪ Establish an efficient mass transit public transportation system for Mombasa</li> <li>▪ Establish an effective transport management system that enhances the reliability and efficiency of the transport system</li> <li>▪ Improve the road conditions and expand the linkages to human settlements in Mombasa</li> <li>▪ Integrate NMT with existing transport infrastructure</li> <li>▪ Incorporate the concept of green energy in transport systems planning and redevelopment</li> <li>▪ Prepare a transportation strategy for Mombasa</li> </ul>

			<p>including the non – motorized transport as part of the integrated urban development plan required under the Urban Areas and Cities Act, 2011 in collaboration with the National Government</p>
		<p>Upgrade the existing settlements and forestall new informal settlements</p>	<ul style="list-style-type: none"> <li>▪ Encourage redistribution of urban income through integrated development planning encompassing social, economic and physical factors</li> <li>▪ Prepare Local Physical Development Plans for purpose of renewal and/or redevelopment of the informal settlements</li> <li>▪ Implement the housing policy that focuses on providing affordable and accessible housing to all</li> <li>▪ Ease the process of issuance of ownership documents to the legal owners in order to encourage formal developments</li> <li>▪ Enforce development control regulations and adherence to building code and standards</li> <li>▪ Enhance coordination of donor agencies activities within informal settlements by relevant authorities for optimal returns</li> </ul>
		<p>Manage and control peri-urban development to contain urban growth within its limits and protect rural land uses.</p>	<ul style="list-style-type: none"> <li>▪ Formulate policies for urban containment and densification</li> <li>▪ Formulate and implement planning legislation on peri-urban planning and management</li> <li>▪ Institute sanctions on idle land in the Mombasa City County to encourage productive and sustainable land utilization</li> <li>▪ Create green belt buffer zones to define the urban and peri-urban areas</li> </ul>

			<ul style="list-style-type: none"> <li>▪ Incentivize local farmers to preserve agricultural land by promoting local production and providing ready markets for agricultural produce</li> </ul>
6	Conserving the Natural environment	All environmentally sensitive areas shall be protected and utilized in a sustainable manner	<ul style="list-style-type: none"> <li>▪ <b>Wetlands</b></li> <li>▪ Prepare Integrated Wetland Resource Management Plans to promote sustainable use of freshwater and wetland resources within the County</li> <li>▪ Rehabilitate and restore the degraded wetlands and river banks and promote and support establishment of constructed wetlands</li> <li>▪ Involve and empower communities in the management of fresh water and wetland ecosystems</li> <li>▪ Promote and institutionalize payment for environmental utility services to support catchment protection and conservation</li> <li>▪ <b>Marine Ecosystem</b></li> <li>▪ Together with other coastal Counties, prepare Integrated Marine Resource Management Plans to promote sustainable use of the existing marine resources</li> <li>▪ Undertake and support research and training in the conservation and management of coastal and marine ecosystems and resources within the County</li> <li>▪ Promote closer regional and international cooperation in the conservation and management of marine migratory species</li> <li>▪ Harmonize and coordinate the roles of various</li> </ul>

			<p>regulatory agencies charged with the management of coastal and marine resources</p> <ul style="list-style-type: none"><li>▪ Involve and empower communities in the management of coastal and marine ecosystems</li><li>▪ Implement the Integrated Coastal Zone Management (ICZM) Policy and Integrated Ocean Management Policy, Strategy and Action Plan</li></ul> <p><b>Forest Ecosystem</b></p> <ul style="list-style-type: none"><li>▪ Prepare Integrated Forest Resource Management Plans to promote sustainable use of forest resources available in the County</li><li>▪ Develop and implement a County strategy for rehabilitation and restoration of degraded natural and indigenous forests and protect water catchment areas with active community involvement/participation</li><li>▪ Support effective implementation of the forest and other related policies and laws including NEMA and The Forest Conservation and Management Act, 2016 among others</li><li>▪ Develop and implement County standards, principles and criteria of sustainable forest management</li><li>▪ Encourage development and implementation of appropriate forestry-based investment programmes and projects</li><li>▪ Involve and empower communities in the management of forest ecosystems that exist in the County</li></ul>
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		<ul style="list-style-type: none"> <li>▪ Determine potential areas for farm/agro land forestry within the County</li> <li>▪ Promote a forestation and agro-forestry through County Spatial Planning</li> <li>▪ Map out potential areas for commercial plantation forestry</li> <li>▪ Delineate mangrove forest areas and formulate regulations for sustainable utilization</li> <li>▪ Gazette, protect and rehabilitate degraded forests through re-afforestation by replanting trees on land that was previously forests</li> <li>▪ Enforce legal and regulatory provisions for forest management and protection</li> <li>▪ Indigenous forests shall be identified and protected from logging</li> <li>▪ Involve and empower communities in the management of forest ecosystems through controlled logging, agro-forestry, re-forestation and natural regeneration</li> <li>▪ Encourage development and implementation of appropriate forestry-based Investment programmes and projects</li> </ul>	
		<p>All County Government agencies shall integrate environmental concerns in policy formulation, resource planning and development processes</p>	<p>Waste Management and Pollution Control;</p> <ul style="list-style-type: none"> <li>▪ This will involve research, legislation, use of viable technologies and enforcement of statutory mechanisms for the disposal of human and industrial waste, elimination of harmful emissions including those from factories and motor vehicles</li> <li>▪ Develop and maintain an inventory of all vital</li> </ul>

			<p>habitats in the County and create a biodiversity information data base of all plant and animal species indicating their potential use</p> <ul style="list-style-type: none"> <li>▪ Identify species which are rare and endangered with the aim of protecting them from extinction through the establishment of more biosphere reserves, national parks and reserves, botanical gardens, arboreta, and through their propagation and captive breeding</li> <li>▪ Encourage the participation of local communities in conservation and management of the environment</li> <li>▪ Devise means to measure the value of unexploited natural resources especially biodiversity in economic terms</li> <li>▪ Translate into practical conservation actions the provisions of international conventions and agreements relating to conservation of biodiversity to which Kenya is a party</li> </ul>
		<p>Community participation shall be mainstreamed in the protection and conservation of natural resources</p>	<ul style="list-style-type: none"> <li>▪ Sensitize communities living around the natural resources on the need for conservation of the resources</li> <li>▪ Develop mechanisms for sharing benefits accruing from the natural resources by the conservation agencies in consultation with the local communities</li> <li>▪ Identify and map all disaster prone areas for sustainable management.</li> </ul>
		<p>The County Physical Planning department shall mainstream climate change into their planning processes</p>	<ul style="list-style-type: none"> <li>▪ Build and strengthen research capacity on climate change and related environmental issues within the County</li> </ul>

			<ul style="list-style-type: none"> <li>▪ Promote water conservation including rehabilitation and restoration of water catchment areas within the County</li> <li>▪ Develop and promote the use of green energy in the County</li> </ul>
7	Integrating the transportation system	Develop an integrated and functional transport system for Mombasa	<p><b><i>Air Transport</i></b></p> <ul style="list-style-type: none"> <li>▪ Modernize and expand Moi international airport for Mombasa to function as major hubs to complement the port</li> </ul> <p><b><i>Water Transport</i></b></p> <ul style="list-style-type: none"> <li>▪ Modernize and expand the Mombasa Sea port for international and national export and import cargo</li> <li>▪ Develop sea port of old Mombasa port to serve passenger travel, fishing industry, tourism, other commercial activities and regional needs</li> </ul> <p><b><i>Rail Transport</i></b></p> <ul style="list-style-type: none"> <li>▪ Plan and support relevant authorities to Expand and develop the railway network as a mode of transportation in the County</li> <li>▪ Link all major urban centres within the County with the railway system</li> </ul> <p><b><i>Road Transport</i></b></p> <ul style="list-style-type: none"> <li>▪ Provide access and linkage, between County headquarters; County headquarters and sub – County headquarters and for local access and link them to national transportation corridors</li> <li>▪ Plan and support relevant authority to Expand all roads connecting County headquarters to at least 60m and all roads connecting County headquarters</li> </ul>

			<p>to sub-county headquarters to at least 30m and developed to bitumen standard</p>
		<p>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</p>	<ul style="list-style-type: none"> <li>▪ Develop a public transport policy to regulate planning and management of public transport</li> <li>▪ The County Government to develop policies to limit use of private transport and maximize on public transport</li> <li>▪ Restrict entry of private vehicles into the CBDs (Central Business District) and construct park and ride terminal facilities at designated entry points to absorb traffic into public transport</li> <li>▪ Incorporate an integrated transport network in County and urban development plans</li> <li>▪ Implement a 24-hour economy to distribute traffic flows on urban roads in the County and alter working shifts and save on cost of travel time</li> <li>▪ The County Government to identify, designate, close and regulate roads to be used by hawkers to display their wares on chosen days and times to decongest the CBDs (Central Business District) of Mombasa</li> <li>▪ Designate, plan and regulate strategic areas for taxis operation to enhance safety and order</li> </ul>
		<p>Environmental conservation shall be upheld in the planning, development and management of the transportation network</p>	<ul style="list-style-type: none"> <li>▪ Construction and management of the transport network to abide by environmental regulations and standards</li> <li>▪ All transport network providers to implement international environmental legislation/</li> </ul>

			<p>agreements.</p> <ul style="list-style-type: none"> <li>▪ Promote the use of green energy in all transportation systems</li> </ul>
8	Providing appropriate infrastructure	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>▪ Expand, construct and rehabilitate water supply systems in the County</li> <li>▪ Incorporate water provision in all Physical and Land Use Development plans</li> <li>▪ Build water kiosks and yard taps, develop water supply pipeline systems and sewers, and a comprehensive mapping of all water supplies systems in the existing informal settlements</li> </ul>
		A globally competitive, accessible and affordable education, training and research facilities shall be promoted	<ul style="list-style-type: none"> <li>▪ Universities and other tertiary institutions in Mombasa to invest in research, technology &amp; innovation</li> <li>▪ Expand access and equity, improve quality and relevance and invest in human resource by enhancing institutionalization of excellence and increasing the level of research funding</li> <li>▪ Mainstream ICT in higher education and training</li> <li>▪ Develop and upgrade physical infrastructure in all education institutions to increase their capacity</li> </ul>
		Appropriate, quality, efficient and cost effective ICT infrastructure in Mombasa shall be promoted	<ul style="list-style-type: none"> <li>▪ Develop and upgrade ICT Infrastructure to cover the whole County</li> <li>▪ Mainstream use of ICT in government services (e-government)</li> </ul>
		The expansion of sewerage systems and waste management facilities shall be promoted to improve	<ul style="list-style-type: none"> <li>▪ Expand the sewerage coverage and capacity for settlements within the County</li> <li>▪ All spatial plans to make provision for development</li> </ul>

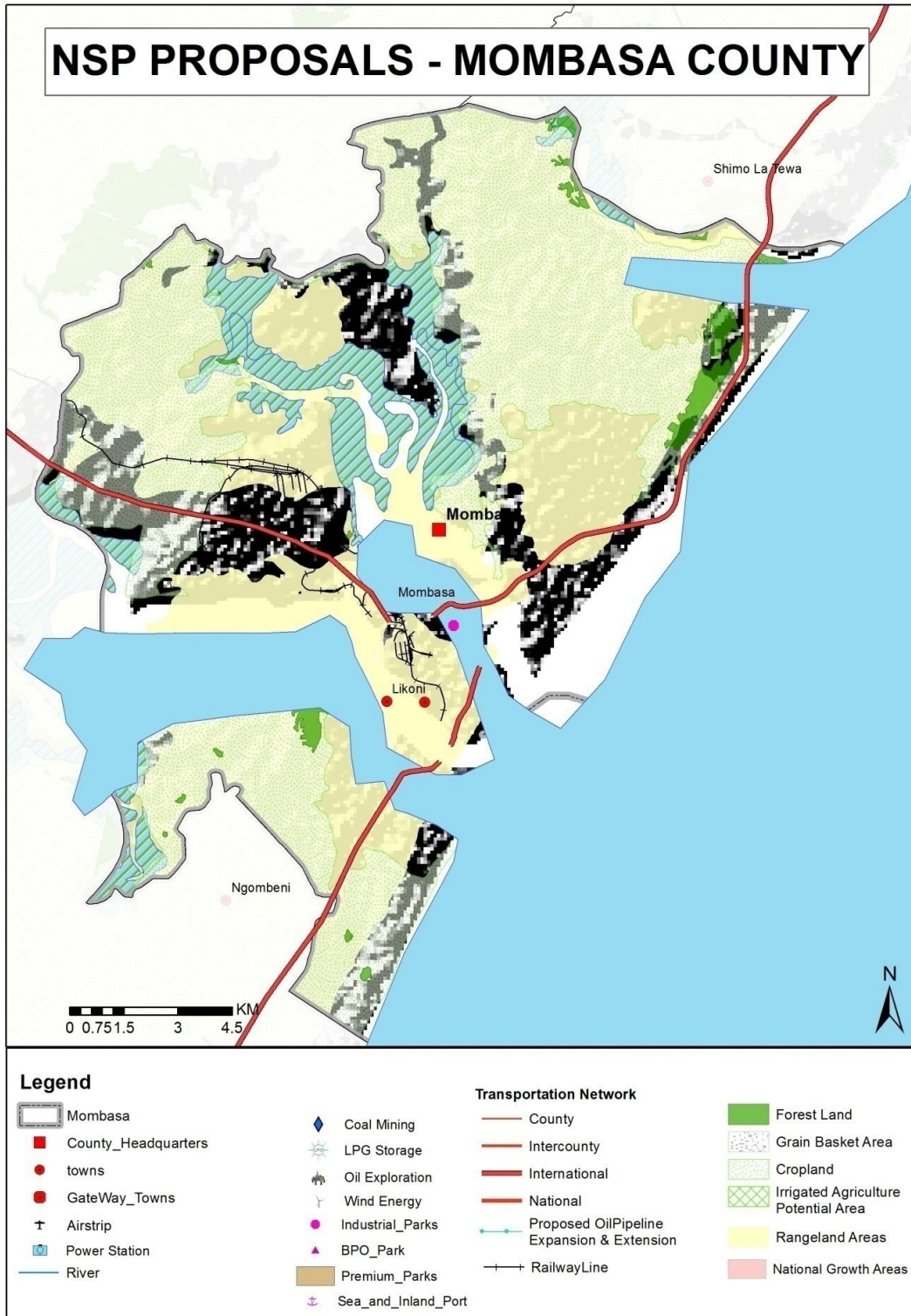
		sanitation in human settlements	<ul style="list-style-type: none"> <li>of sewer systems and treatment works and solid waste disposal sites</li> <li>▪ Adopt appropriate technology to facilitate reduction, recycle and reuse of waste (3R's).</li> <li>▪ Undertake rehabilitation of storm water drainage systems in the County</li> </ul>
		Plan, develop and maintain sporting infrastructure shall in the county.	<ul style="list-style-type: none"> <li>▪ Establish County Sports Talent Centers to nurture and develop sports talents at the County</li> <li>▪ Rehabilitate the County stadia to international standards</li> </ul>
9	Promoting industrialization	Rapid	<p>Identify and plan specific sites for industrial development and service with the appropriate infrastructure</p> <ul style="list-style-type: none"> <li>▪ Plan and set aside land for industrial development</li> <li>▪ Establish Special Economic Zones in Mombasa</li> <li>▪ Develop SME and Industrial Parks in the County</li> <li>▪ Integrate the industrialization process and environmental conservation</li> <li>▪ Provide an integrated, efficient, reliable and sustainable road transport infrastructure</li> <li>▪ Increase availability of clean water and improve sanitation</li> <li>▪ Encourage adoption and utilization of ICT in the County in order to enhance the country's transformation towards an advanced Information Society</li> <li>▪ Provide an efficient railway network for bulk haulages</li> <li>▪ Provide efficient airport facilities to facilitate quick delivery of produce and perishable products</li> <li>▪ Modernize the port of Mombasa</li> </ul>
		Adequate and affordable energy supply for	<ul style="list-style-type: none"> <li>▪ Adopt renewable energy generation programmes</li> </ul>

		the industrial sector shall be provided	by provision of incentives and enforcement of building laws requiring utilization of renewable energy to lower the demand for energy
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Proposals made in the NSP for Mombasa County are indicated in Map 3 below.

**Map 3: NSP Proposals for Mombasa 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 neighbourhood 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-leveled 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.

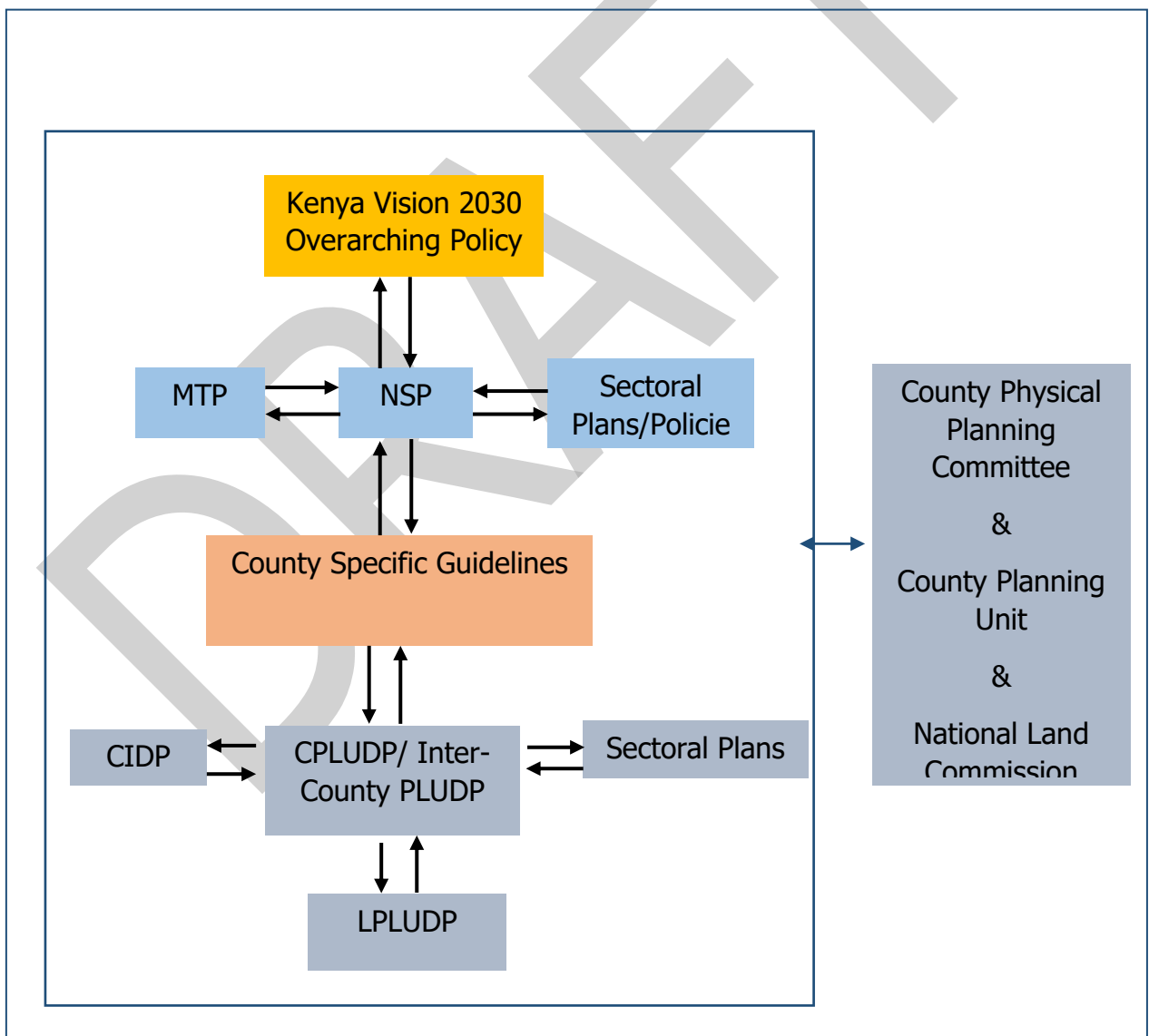
- i. To ensure that relevant planning authorities carry out their functions as required by law.
- ii. To make recommendations for improvements of the planning systems in the county.
- iii. To mobilize resources to support physical/land use planning.

## 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.

**Figure 4: Implementation structure of the guidelines**



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

## **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 Mombasa County Government which will be responsible for implementing various county specific initiatives proposed by the guidelines.

The National Government, County Government of Mombasa, 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.