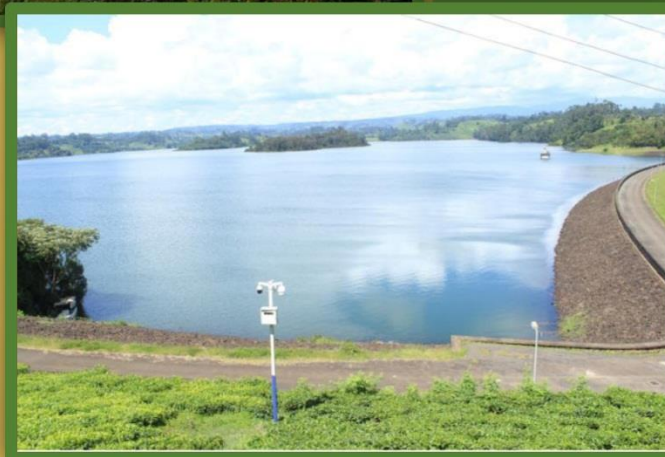


NATIONAL SPATIAL PLAN GUIDELINES FOR MURANG'A COUNTY

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



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MINISTRY OF LANDS AND PHYSICAL PLANNING
DEPARTMENT OF PHYSICAL PLANNING

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

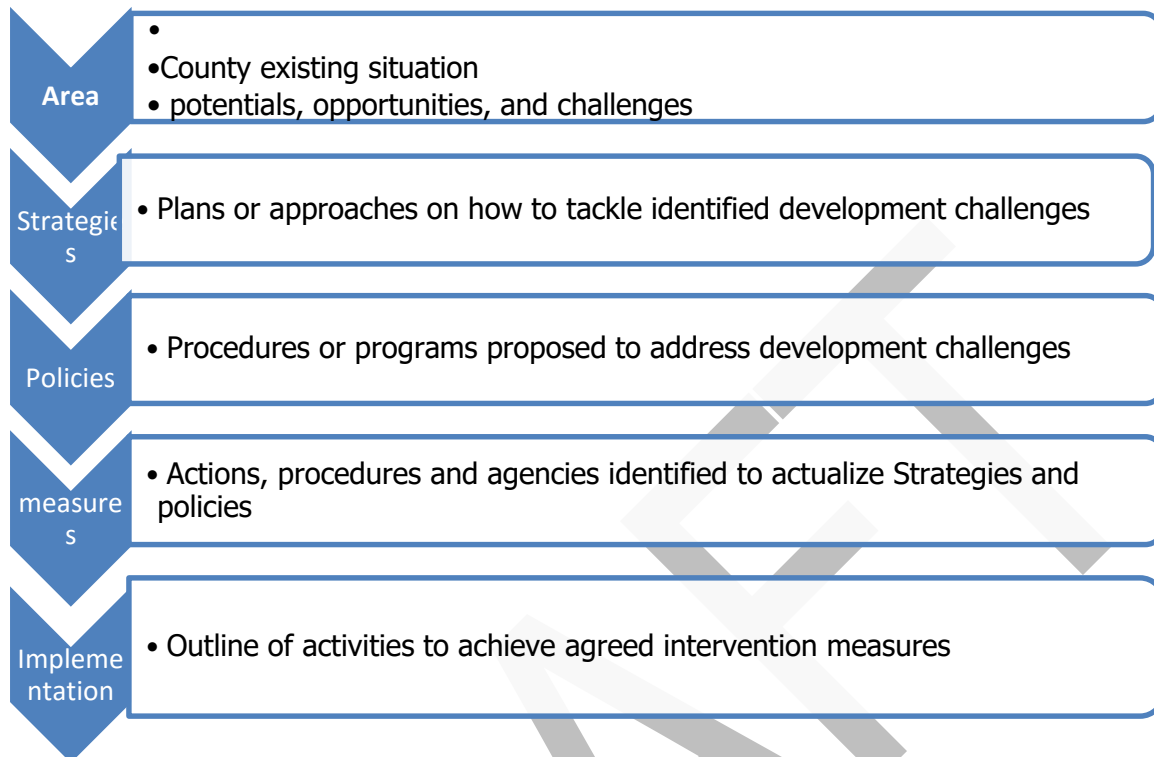
Specifically, the objectives are;

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

1.4 Scope

The guidelines comprise policies, strategies and measures specific to Makueni County covering approximately 2037 km². The guidelines highlight the County's existing potentials and opportunities, the constraints (challenges) inhibiting harnessing of the potentials, the applicable strategies and respective policies required, and the necessary measures, actions, approaches, plans and procedures prescribed to achieve optimal productivity, sustainability, efficiency and equity in the use of the county's land resources and an outline of activities to execute agreed interventions as captured in the National Spatial Plan, as indicated in Figure 1 below. These guidelines are effective up to the year 2045.

Figure 1: The Scope of the Guidelines



Source: State Department for Physical Planning, 2022

1.5 Justification

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

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

1.6 Application of the Guidelines

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

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

1.7 Process of Preparing the Guidelines

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

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

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

1.8 Targeted Users of the Guidelines

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

Table 1: Targeted Users of the Guidelines

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

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

1.9 Key Principles

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

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

2 The Policy, Legal and Planning Framework For The Guidelines

2.1 Constitutional context

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

2.2 Policy Context

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

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

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

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

The policy recommends the preparation of a National Spatial Plan to provide an integrated framework for the development of the country including guidelines for sustainable rural and urban planning management. The policy also provides for the preparation of planning guidelines, policies and standards to be observed by County Governments and other sectoral agencies within the frameworks of approved physical and land use development

plans. These guidelines have been prepared on this basis and they are to be observed by counties in the implementation of the National Spatial Plan.

2.3 Legal context

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

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

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

2.3.2 County Governments Act, 2012

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

2.3.3 Urban Areas and Cities (Amendment) Act, 2019

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

2.3.4 Environmental Management and Coordination (Amendment) Act, 2015

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

2.3.5 National Land Commission Act, 2012

The Act mandates the National Land Commission with the management and administration of public land on behalf of the National and County Governments and to monitor and oversight physical and lands use planning in the country. The guidelines fall within the ambit of this statute and will facilitate their oversight responsibilities.

2.4 Planning Context

2.4.1 National Spatial Plan (NSP)

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

Figure 2: Policy Focus of the NSP



Source: National Spatial Plan, 2015-2045

To actualize the NSP, a comprehensive implementation strategy has been proposed that embraces a multiplicity of actors including National Government Ministries, Departments and Agencies, County Governments and the National Land Commission. The strategy

proposes the establishment of the following institutions as key in the implementation of the Plan; The National Physical Planning Council, the National Technical Committee and the County Physical Planning Committee.

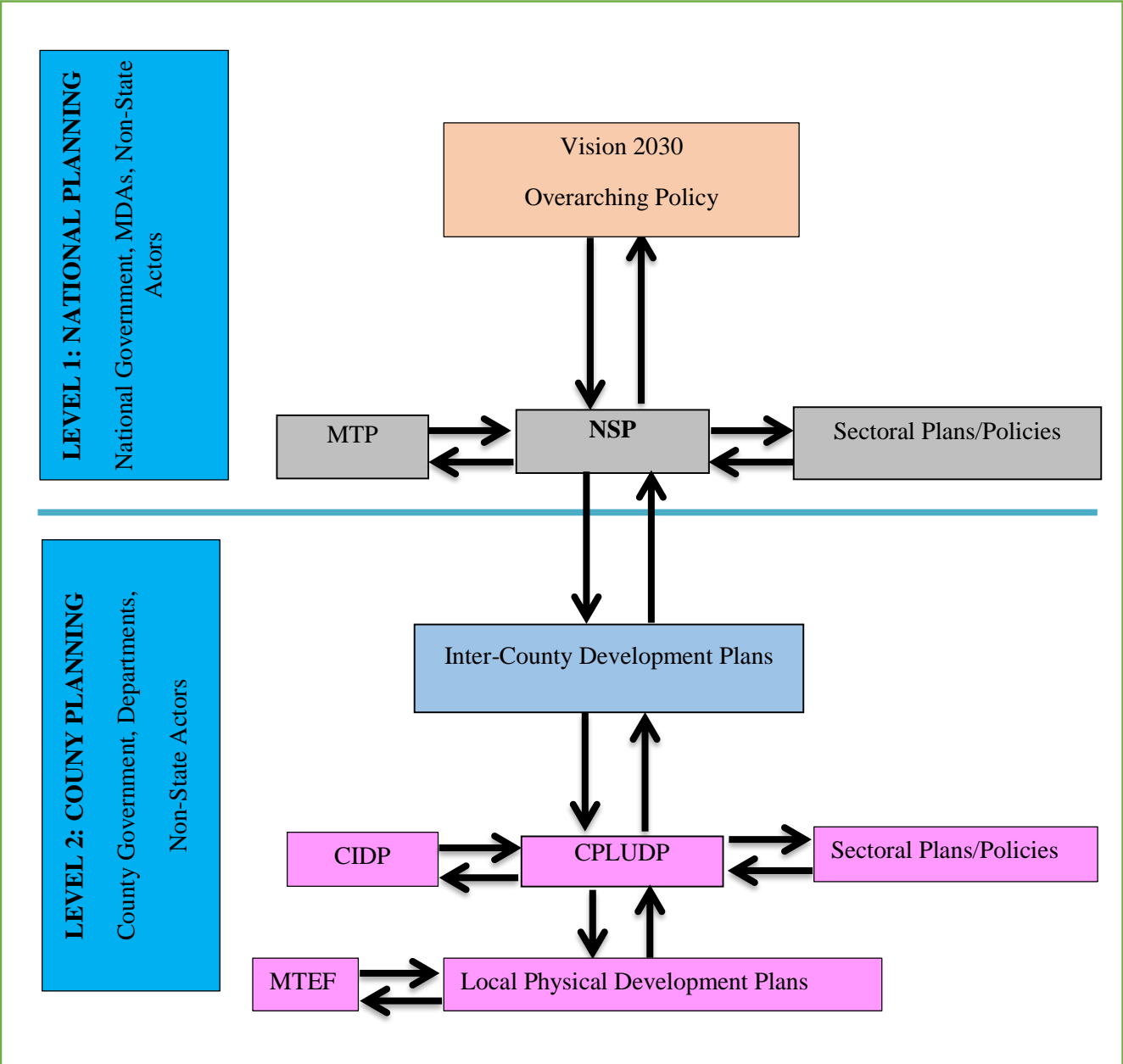
2.4.2 NSP linkage to other plans

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

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

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

Figure 3: NSP Linkage to other Plans



Source: The National Spatial Plan, 2015-2045

3 County Profile

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

3.1 Locational Context

Murang'a County is located in Central region of the Republic of Kenya and occupies a total area of 2,558.8Km². The county borders Nyeri to the North, Kiambu to the South, Nyandarua to the West, Kirinyaga, Embu and Machakos counties to the East. It lies between 914m above sea level (ASL) in the East and 3,353m above sea level (ASL) along the slopes of the Aberdare Mountains in the West. The County is located between Latitudes 0° 34' South and 107' South and Longitudes 36° East and 37° 27' East. Map 1 below demonstrates the location of Muranga County in relation to the neighboring Counties.

Map 1: Locational Context



Source: State Department for Physical Planning, 2022

3.2 Biophysical Characteristics

The County has an altitude that ranges between 3,353m above sea level, in the West along the slopes of Aberdare Mountains and 914m ASL in the East. The western highlands have deep dissected topography and drain into various rivers. These rivers flow from Aberdare ranges to the West, South Eastward and drain into Tana River. The county receives a bimodal type of rainfall with Long rains fall in the months of March, April and May and the short rains are in the months of October and November. The average rainfall is 1195 mm.

Geology and Soils

The County's geology and basement system comprises of volcanic rocks and Achaean rock type respectively. The western part of the County bordering Aberdares is characterized by volcanic rocks while Eastern part is composed of the rocks of the basement system. The fertile soils result in a thriving agricultural sector.

Agro-Ecological Conditions

The county is composed of six agro-ecological zones. Zone 1 consists of the highest potential areas where forestry, tea and tourism industry are the major economic activities. Zones 2 and 3 are the lowlands east of Aberdares, which are generally suitable for both coffee and dairy farming. The flat area of Makuyu division in Maragua constituency is characterized by arid and semi-arid conditions. This forms the agro-ecological zones 4, 5, and 6. In these zones, coffee and pineapple plantations thrive under irrigation.

Climatic Conditions

The County has three climatic regions: The western region with an equatorial type of climate, the central region with a sub-tropical climate and the eastern part with semi-arid conditions. Long rains fall in the months of March, April and May. April reliably records the highest amount of rainfall. The short rains are in the months of October and November.

3.3 Land and Land Use Patterns

Land in Murang'a County is classified into freehold or leasehold land. The county has a total area of 2,558.9Km² whereby 83% is arable land while 6% is non-arable. Agriculture is the predominant land use in Muranga with a total acreage of 180,225 ha under food crop farming while 42,980 ha is under cash crop farming. The average farm size under large-scale holdings is 6.4 ha. The main land use activities therefore are agriculture, residential and conservation. Human settlement patterns vary from town to town due to various reasons, which include socio-cultural basis, topographic characteristics, and economic output of the areas.

3.4 Socio-economic Background Demography

Muranga County had a population of 1,056,609 persons according to the 2019 Population and Housing Census. The County has a male: female ratio of 49:51 i.e. 523,940 males and 532,669 females respectively. The population of Muranga is projected to 1,172,174 by the year 2045.

Table 1: Summary of Population and Demography

year	2019	2020		2025		2030		2035		2040		2045	
Population size	1,056,609	1,060,836		1,082,224		1,104,043		1,126,302		1,149,009		1,172,174	
		M	F	M	F	M	F	M	F	M	F	M	F
		525,114	535,722	535,700	546,523	546,501	557,542	557,519	568,783	568,759	580,250	580,226	591,948
Households	318,105	321,465		327,947		334,558		341,303		348,184		355,204	
Area	2,524.2 km ²	2,524.2 km ²		2,524.2 km ²		2,524.2 km ²		2,524.2 km ²		2,524.2 km ²		2,524.2 km ²	
Density	418	420		428		437		446		455		464	

Source: KNBS Census Report, 2019

Economic Activities

Agriculture

In Murang'a County, agriculture accounts for the largest income generating concentration. The major cash crops in the County include tea, coffee, avocado,

mangoes, macadamia and horticulture crops, among others. Horticultural crops include tomatoes, cabbages, kales, spinach and French beans while food crops include maize, beans, bananas, sweet potatoes and cassava. The main livestock bred in the county are cattle, pigs, goat, sheep, rabbits and chicken. Exotic cattle breeds are found in the upper parts of the county while indigenous cattle breeds are found in the lower parts of the county.

Trade and Commerce

Trade is carried out in urban and market centers of the county where exchange of goods and services takes place. The county has 412 market centers with 10890 and 595 retail and wholesale traders respectively. Besides wholesale and retail trade, there are 7 commercial banks, Micro-finance institutions, 4 insurance companies, and 145 SACCOS in the County which offer financial services.

Industry

The County has several private industrial parks (such as Del Monte and Farm Nut) for mango, avocados, and macadamia processing. Most of the industries are agro based industries with coffee being the leading followed by tea. The industry contributes to the economy by providing income, employment and revenue hence economic growth.

Tourism

The main tourist attraction sites in the county are the Aberdares National Park and the cultural heritage sites that have a rich history on the origins of the Agikuyu people. Such sites are at Mukurwe wa Nyagathanga and Karia ka Mbari ya Ngware. Moreover, there are ideal natural sites for hiking and camping at Rapids Camp, Aberdare cottages and sport and leisure fishing sites at Kimakia fishing grounds and Ndakaini Dam. The main wildlife in the county are elephants.

3.5 Murang'a County Comparative Advantage

Natural resources

There are 10 permanent rivers, 400 shallow wells, 75 springs, 30 dams and 100 bore holes that supply water for domestic and agricultural use in the county. All these sources supply 60 per cent of the county population with clean and safe drinking water.

The County has five indigenous gazetted forests covering a total area of 254.4 Km². In addition, the County also has several minerals namely stone, ballast, sand, and marram.

Agricultural Potential

The upper part of the county has fertile soils that are good for agriculture. The fertile soils are favorable for the growth of cash crops, fruits and food crops in the County. The major cash crops grown include tea and coffee food crops comprise of maize, beans, bananas, sweet potatoes and cassava while fruits include avocado, mangoes, macadamia and horticulture crops. Horticultural crops include tomatoes, cabbages, kales, spinach and French beans.

The County, therefore, has potential for more industries especially in mango, banana and milk processing. The County receives high amount of rainfall that averages at around 1195 mm per annum hence high rain-fed agricultural potential. In addition, the County has a total of about 230,000 ha irrigation potential out of which only 23,000Ha has been exploited.

Tourism and filming potential

The County has potential for cultural, safari and eco-tourism major tourist attraction sites, sports and leisure activities.

Renewable energy potential

Muranga County has a high potential for renewable energy generation including solar, wind, hydroelectric (Ndakaini Dam) and biogas.

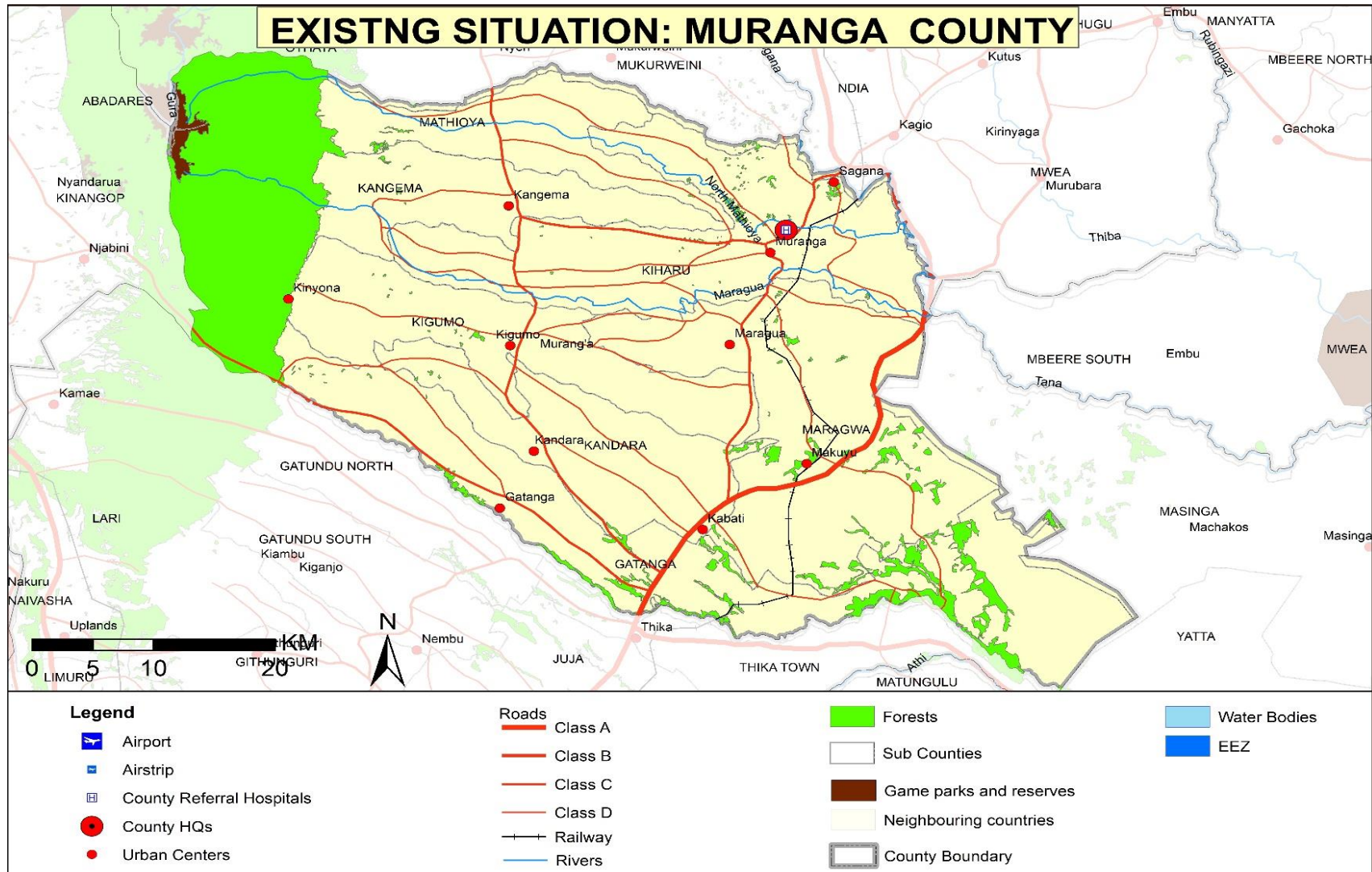
Availability of water

The County has potential for water harvesting from rain, permanent rivers, ground water sources for Industrial and domestic use, irrigation, fishing, leisure and sports

Location within Metropolitan area

The County is located within the larger Nairobi Metropolitan area therefore has a potential for public and private investment, market for produce, access to farm inputs, investment in physical infrastructure by National Government e.g. dualing of Kenol-Marua Highway.

Map 2: Existing Situation



Source: State Department for Physical Planning, 2022

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4 COUNTY SPECIFIC ISSUES, DEVELOPMENT STRATEGIES AND POLICY GUIDELINES

4.1 Muranga County Development Strategies

The National Spatial Plan provides strategies for spatial growth and development across the country. The strategies are aimed at providing a spatial expression to Kenya Vision 2030 and other sector policies. Muranga County is classified as a highland area with high potential for rain fed agriculture

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

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

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

Table 2: Muranga County Issues and Development Strategies

Strategy 1: Optimizing the Use of land and natural resources

Agriculture (Agro-Climatic Zone II)		
Potentials	Constraints	Strategies
<p>Crop Farming</p> <ul style="list-style-type: none"> • Favorable climatic conditions • Fertile soils • Irrigation potential • Existing Policies • Readily available market for agricultural produce • Road network connectivity • Arable land • Availability of cheap labor 	<ul style="list-style-type: none"> • Land fragmentation • Destruction of water catchment areas • Water pollution • Reduced soil fertility • Poor terrain • Inadequate agricultural support infrastructure and extension services • Inadequate irrigation infrastructure • Low adaptation of modern methods of farming • Low level of value addition 	<ul style="list-style-type: none"> • Regulate land subdivisions • Protection and preservation of water catchment areas • Control of activities along river basins • Promote best farming practices • Transportation infrastructure in agricultural areas should be improved • Agricultural support infrastructure should be provided to match the function • Increase access to agricultural extension services • Encourage use of modern farming methods • Development of agro-based industries for value addition
<p>Livestock Keeping</p> <ul style="list-style-type: none"> • Adequate water and pasture • Readily available market • Availability of high-breed dairy cows • Operational cooperative societies • Availability of cheap labor 	<ul style="list-style-type: none"> • Small land holdings • Inadequate agricultural extension services • Effects of climate change (insufficient rainfall in lower parts of Muranga) • Low level of value addition 	<ul style="list-style-type: none"> • Encourage land consolidation and use of modern technology in production • Increase access to agricultural extension services • Mainstream climate change mitigation measure <p>Development of agro-based industries for value addition</p>

<p>Blue Economy (Fisheries)</p> <ul style="list-style-type: none"> • Potential for aquaculture • Presence of permanent rivers and dams (R. Maragua, Mathioya, Kayahwe, Irati and River Chania, Ndakaini Dam) • High demand for fish. 	<ul style="list-style-type: none"> • Declining water levels • Water pollution • Inadequate extension services • Low level of value addition • Lack of storage facilities 	<ul style="list-style-type: none"> • Promote best farming practices • Control water pollution • Increase access to extension services • Development of industries for value addition • Establish storage facilities
<p>Environmental Conservation</p>		
<p>Presence of;</p> <ul style="list-style-type: none"> • Water towers • Natural forests including Gatare, Karua, Kimakia, Kiambicho and Wanjerere • Highlands • Wetlands • Parks and mountains 	<ul style="list-style-type: none"> • Destruction of water catchment areas and underground aquifers • Drying up of water sources • Deforestation • Water Pollution • Landslides • Erosion • Encroachment by human settlement and activities • Emergence of floods during rainy season due to destruction of the swampy ecosystems • Over abstraction of streams • Cultivation on riparian land • Negative effects of climate change 	<ul style="list-style-type: none"> • Rehabilitation of wetlands, water towers and natural forests in the county • Promote reforestation and afforestation • Implement the 10% tree coverage policy • Control water pollution • Promotion of soil conservation measures • Prohibition of development in environmentally fragile areas except for the purpose of eco-tourism and research • Employment of flood mitigation measures • Control water abstraction • Enforcement of environment regulations • Mainstream climate change mitigation measures
<p>Natural Resources</p>		
<ul style="list-style-type: none"> • Untapped potential for green energy including wind, hydro and solar 	<ul style="list-style-type: none"> • Inadequate technology for exploitation of green energy 	<ul style="list-style-type: none"> • Invest in appropriate technology and infrastructure

<ul style="list-style-type: none"> • Presence of springs, aquifers and wells (underground water) 	<ul style="list-style-type: none"> • Low public investment in green energy • High cost of exploiting available natural resources • Uncoordinated and unsustainable exploitation of underground water • Deforestation • Pollution 	<ul style="list-style-type: none"> • Promote Public Private Partnerships in green energy investments • Creation of favorable environment for investment in green energy • Undertake further exploration of the available natural resources. • Diversify energy production sources to reduce costs of production and enhance its reliability • Regulate exploitation of underground water • Promote afforestation and re-afforestation • Control pollution
Industrialization		
<p>High Potential for;</p> <ul style="list-style-type: none"> • Agro –based industries • Rural-based industries • Cottage industries and craft 	<ul style="list-style-type: none"> • Low adoption of modern technology • Inadequate transport infrastructure • Poor linkages to markets • Undesignated industrial zones • High cost of energy • Lack of established Value chains • Lack of legal framework to safeguard intellectual property rights • Lack of frameworks to safeguard Intellectual Property 	<ul style="list-style-type: none"> • Provide appropriate technology to enhance value addition • Provide adequate, supportive transport and infrastructure • Promote the formation of cooperatives and Saccos to advance marketing • Plan for dedicated industrial zones • Diversify energy production sources to reduce costs of production and enhance its reliability • Promote assertive marketing campaigns for products both domestically and internationally

		Sensitize players in the sector on the aspect of IPR and enforce regulations on the same
Tourism(Central Highlands and Great Rift ValleyCircuit)		
<p>High potential for;</p> <ul style="list-style-type: none"> • Safari Tourism (Aberdares National Park) • Eco-tourism (Aberdares National Park) • Cultural Tourism (Mukurwe wa Nyagathanga and Karia Ka Mbari ya Ngware) • Sport and leisure fishing sites (Kimakia fishing grounds, Ndakaini Dam Rapids Camp). 	<ul style="list-style-type: none"> • Poor marketing strategies that promote tourism • Continued over reliance on safari and animal tourism • Encroachment of human activities into touristic attraction sites • Inadequate support infrastructure and facilities • Poaching • Underdeveloped tourism sites and products • Destruction of wildlife habitat through encroachment and climate change 	<ul style="list-style-type: none"> • Increase marketing of tourism products in Murang'a • Diversification of the tourism products based on potentials • Promote domestic tourism by providing incentives and subsidies • Restrict human activities in tourist sites • Provide appropriate tourism support infrastructure and facilities • Formulation of laws that highly prosecute poachers • Opening up under-utilized sites • Protection of tourist attraction sites • Conservation of wildlife and forest resources
Transport		
<p>Road</p> <ul style="list-style-type: none"> • Presence of National Trunk Roads i.e. Nairobi-Muranga Road (A2) C71 Makuyu-Saba Saba-Maragua-Muranga Kiriani-Kangema-Muranga Road (C72) C70 Kabati-Kigumo 	<ul style="list-style-type: none"> • Underdeveloped transport network system • Poor condition of the existing County roads • Lack of Non –Motorized and Intermediate Mode of Transport (NMIMT) infrastructure 	<ul style="list-style-type: none"> • Preserve and secure adequate land for future transport and other related development • Improve the condition of all County roads to motorable standards • Encouragement of use green transport • Create linkages to agricultural, tourist and urban areas;

	<ul style="list-style-type: none"> • Missing transportation links • Weak enforcement of regulations in bodaboda industry • Rugged terrain • Encroachment of road reserves • Inadequate or lack of terminal facilities 	<ul style="list-style-type: none"> • Enforce a regulatory standard requirement for all public transport service operators; • Employ modern technology in construction of roads in rugged terrains • Prevent encroachment of road reserves • Improve and increase terminal facilities
Railway <ul style="list-style-type: none"> • Existing Railway Line and terminus at Maragua 	<ul style="list-style-type: none"> • Poor condition of the existing railway line • Lack of integration to other modes of transport • Encroachment of human activities in railway reserve 	<ul style="list-style-type: none"> • Revive and integrate the railway transport to other modes • Prevent encroachment of railway reserves
Public Utilities		
Water and Sanitation <ul style="list-style-type: none"> • Availability of water sources (rivers, springs, boreholes, wells, dams) • High potential for rain water harvesting • Existing sewerage system in Murang'a town 	<ul style="list-style-type: none"> • Inadequate sewerage coverage and treatment facilities. • Population increase which exerts pressure on existing water and sewerage facilities • Encroachment of catchment areas • Water pollution • Rugged terrain which hinders water and sewer reticulation • Declining water levels in boreholes, wells and springs due to climate change 	<ul style="list-style-type: none"> • Expand the existing water reticulation and sewerage system to cover all urban areas in Murang'a County • Promotion of water harvesting technologies and storage facilities • Protection and rehabilitation of waters sources and catchments areas such as water towers and rivers • Adoption of measures to prevent water pollution • Use of suitable technologies should to exploit potential underground water to increase the total supply of water in the county

<p>Solid waste management</p> <ul style="list-style-type: none"> Existing Solid Waste Management facilities 	<ul style="list-style-type: none"> Increased solid waste generation Inadequate solid wastes management facilities Inefficient solid waste management 	<ul style="list-style-type: none"> Provide and upgrade integrated solid waste management facilities Promote the, Reduce, Reuse, Recycle (3Rs) Explore other modes of solid waste management such as recycling of waste materials and waste-energy facilities.
<p>ICT</p> <ul style="list-style-type: none"> Existing fiber optic cable High demand for ICT services 	<ul style="list-style-type: none"> Poor access to ICT infrastructure High cost of ICT equipment Poor connection, low coverage, un-reliability, high costs and skewed distribution 	<ul style="list-style-type: none"> Increase ICT relevant infrastructure Expansion of the existing network to all urban areas and rural growth areas Mainstream ICT in all sectors to promote service delivery Improve ICT adoption.
<p>Sporting and social facilities</p> <ul style="list-style-type: none"> Presence of Sporting grounds: Rurii in Mathioya, Gen Kago in Kangema, Ihura and Mumbi grounds in Kiharu, Matenjagwo in Kandara, Kimorori in Maragua, and Gachibi grounds. 	<ul style="list-style-type: none"> Poor management of existent infrastructure Little modernization and upgrade of sporting infrastructure Underutilization stemming from little promotion of sports as a potential income earner Dilapidated stadia, community cultural centers and social halls Minimal involvement of youths in sporting activities (30%) 	<ul style="list-style-type: none"> Encourage private entities to take part in the development and management of sporting infrastructure Set up talent academies to harness sporting talent throughout the country and Increase utilization of the infrastructure Rehabilitate all the social facilities (stadia, cultural centers and social halls) Promotion of sports among youths Increase investment in sports development

Strategy 2: Balanced Regional Development

Opportunity	Constraints	Strategies
<ul style="list-style-type: none"> • Enabling legal and policy framework • Devolution • Resource endowment • High Agricultural potential • Other inherent potentials including green energy generation, irrigation, agro-based industries, tourism and mining 	<ul style="list-style-type: none"> • Inadequate infrastructural facilities and services • Under-exploitation of natural resource potential Locational opportunities • Weak linkages between rural and urban areas. • Skewed regional growth in urban areas that are around Nairobi growing faster compared to other urban areas. • Harsh climatic conditions especially in the lower parts of the County • Ethicized governance system 	<ul style="list-style-type: none"> • Increase investment in infrastructure and services • Promote exploration and exploitation of natural resources • Deliberate investment in selected urban centers as development catalysts • Promote even distribution of social infrastructure • Establish strong rural urban linkages • Promote irrigation activities for improved productivity in quantity and quality of yield within the low potential areas. ✓ Promote industrialization and value addition in the less developed areas as well as strengthening the better developed regions • Promotion of good governance

Strategy 3: Promoting Rural Development

Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> • Resource endowment in rural areas (agriculture, large-scale livestock production and tourism) • Human resource (both skilled and unskilled) • Enabling legal and policy framework • Existing physical and social infrastructure (roads, power, piped water, health facilities, schools, administrative centers) • Availability of markets • Devolution 	<ul style="list-style-type: none"> • Weak rural-urban linkages • Insufficient and dilapidated infrastructure facilities and services • Underutilization of the resources in the rural areas • Slow adoption of technology • Low productivity • Land fragmentation • Negative effects of climate change 	<ul style="list-style-type: none"> • Develop appropriate transport and infrastructural facilities and services to support the exploitation of the natural resources in the area as well as the opportunities they present to spur economic development • Provide a spatial framework for harnessing natural wealth eg. renewable energy, from both solar and wind • Promote rural industrialization which includes, rural tourism, mining and agro-based industries • Adoption of modern technology • Promotion of irrigation activities for improved productivity in quantity and quality of yield within the low potential areas • Promotion of sustainable land uses and discouraging land subdivision • Mainstreaming climate change mitigation measures

Area 4: Urbanization

Potentials/Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> • Human resource (both skilled and unskilled) • Enabling policy framework • Presence of National Trunk Roads i.e. Nairobi-Murang'a Road (A2) C71 Makuyu-Saba Saba-Maragua-Muranga Kiriani-Kangema-Muranga Road (C72) C70 Kabati-Kigumo • Devolution 	<ul style="list-style-type: none"> • Ribbon development • Inefficient solid waste management services • High rate of urbanization leading urban sprawl • Weak rural-urban linkages • Lack of Role Specialization of urban centers 	<ul style="list-style-type: none"> • Create an enabling environment for commercial and industrial developers to activate potential development within the urban areas • Promote best solid waste management practices • Provide alternative areas for development of urban centers by provision of services and infrastructure closer to the rural areas • Strengthen urban-rural linkages • Promote the development of centers as per their potential and population as local, market, rural, urban centers and growth centers

4.2 Spatial Policy Guidelines

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

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

The following are the policies and measures specific to Muranga County.

Table 3: NSP Policy Guidelines for Muranga County

S.No	Sector	Policy Guideline	Measures
1	Framework for Development of Spatial Growth Regions Region 1: Rain fed agricultural potential	Muranga shall be developed based on its high potential for rain-fed agriculture	<ul style="list-style-type: none"> • Infrastructure provision and development in underserved locations to support value addition programs • Rural development through provision of infrastructure, agricultural sector development and related economic activities • Development of Small and medium urban Centres
2	National Spatial Structure	The National Spatial Plan shall be the basis for the preparation of lower tier development plans to achieve integrated and sustainable land use planning and to promote harmony and mutual cooperation in planning in Kenya.	<ul style="list-style-type: none"> • All Inter-County, County and Local physical/spatial plans shall be guided by the objectives and policies of the NSP. • Existing physical/spatial plans shall be reviewed to conform to the objectives and policies of NSP. • All sectoral policies shall take cognizance of the objectives and policies of NSP • Planning authorities at the national and county levels shall be supported with adequate human, financial and technical resources to promote sustainable Physical/spatial planning and development.
3	Modernizing Agriculture (Agro-climatic zone II)	Agro climatic zones I, II, III shall be safeguarded against the threat of urbanization and land subdivision	<ul style="list-style-type: none"> • Prepare and implement County Spatial Plan. • High potential agricultural land falling between urban areas shall be strictly designated for agriculture production purposes • Strictly regulate subdivision of land within the high agricultural potential zones • Encourage location of new urban developments in existing low potential and less urbanized areas
		The use of land in high agricultural potential areas shall be intensified to increase productivity	<ul style="list-style-type: none"> • Adopt and upscale adoption of technology/ modern agricultural production practices • Encourage mixed farming and promote agri-business • Provide appropriate agricultural support infrastructure
		The fishing potential of the county shall be optimized to	<ul style="list-style-type: none"> • Encourage small holder farmers to establish fish farms in areas with potential throughout the county

		increase the food stock and export earnings	<ul style="list-style-type: none">• Undertake research to identify the areas with potential for fish farming• Provide appropriate infrastructure to support the fishing industry• Increase access to fishing equipment by making them affordable through reduced taxation
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<p>4</p>	<p>Conserving the natural environment</p>	<p>All environmentally sensitive areas shall be protected and utilized in an sustainable manner (wetlands, highlands, forest ecosystems)</p>	<ul style="list-style-type: none"> • Prepare integrated wetland, highlands and forest resource management plans to promote sustainable use • Develop and implement a strategy for rehabilitation and restoration of degraded ecosystems with active community involvement/participation • Develop and implement national standards, principles and criteria of sustainable management • Promote afforestation and agro-forestry through County Spatial Plans • Encourage development and implementation of appropriate investment programmes and projects • Enforce legal and regulatory provisions for the management and protection of the natural environment • Determine potential areas for farm/agro and dry land forestry • Gazette, protect and rehabilitate degraded forests through re-afforestation by replanting trees on land that were previously forests. • Identify and protect Indigenous forests from logging. • Involve and empower communities in the management of forest ecosystems through controlled logging, agro-forestry, re-forestation and natural regeneration • Encourage development and implementation of appropriate forestry-based Investment programmes and projects
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		All government agencies shall integrate environmental concerns in policy formulation, resource planning and development processes.	<ul style="list-style-type: none"> • Promote waste management and pollution control through research and use of viable technologies and enforcement of statutory mechanisms for the waste disposal • Develop and maintain an inventory of all vital habitats in the County and create a biodiversity information data base • Encourage the participation of local communities in conservation and management of the environment • Devise means to measure the value of unexploited natural resources • Strengthen Environmental Governance and harmonize sectoral policies, legislation and regulations.
		Community participation shall be mainstreamed in the protection and conservation of natural resources	<ul style="list-style-type: none"> • Sensitize communities living around the natural resources on the need for conservation of the resources • Develop mechanisms for sharing benefits accruing from the natural resources by the conservation agencies in consultation with the local communities
		County Physical Planning department shall mainstream climate change into their planning processes	<ul style="list-style-type: none"> • Build and strengthen research capacity on climate change and related environmental issues. • Promote water conservation including reversal of degradation of the main water towers and rehabilitation and restoration of all water catchments. • Develop and promote the use of green energy.
5	Rapidly Industrializing County	The cluster development strategy shall be promoted to focus on proximity to raw materials and markets	<ul style="list-style-type: none"> • Locate agro-based industries in the agro climatic zone III and Mineral-based industries in-situ where the minerals are found • Promote value addition in processing of local produce.
		Specific sites for industrial development shall be identified,	<ul style="list-style-type: none"> • Plan and set aside land for industrial development in Muranga County • Develop SME and Industrial Parks

		planned and serviced with the appropriate infrastructure	<ul style="list-style-type: none"> • Provide appropriate support and transportation infrastructure for industrial activities • Integrate the industrialization process and environment conservation
		Adequate and affordable energy supply for the industrial sector shall be provided	<ul style="list-style-type: none"> • Provide reliable and affordable energy infrastructure by extending the national grid network • Promote the adoption of energy efficient technologies • Adopt renewable energy generation programmes
6	Diversifying Tourism (Central and Great Rift Valley Tourism Circuit)	The NSP shall promote diversification of tourism by offering diverse products in the different tourist circuits	<ul style="list-style-type: none"> • Central and Great Rift Valley Circuit shall be developed to offer; eco-tourism, sport tourism, cultural tourism, adventure tourism, medical tourism, MICE, cultural and heritage, agro tourism, safari and wildlife, archeological and historical, urban tourism and high yield tourism .
		Appropriate Tourism support infrastructure and facilities shall be provided	<ul style="list-style-type: none"> • Formulate planning regulations and standards to guide tourist specific infrastructure and facilities. • Develop the requisite tourism support infrastructure and facilities and upgrade the existing • Provide and upgrade the ICT infrastructure to support tourism.
		Tourist attraction areas and sites shall be conserved and protected	<ul style="list-style-type: none"> • Identify, map and protect all wildlife migratory corridors. • Prepare subject plans for the wildlife migratory and dispersal corridors and wildlife habitat as a unit. • Strictly regulate developments within the tourist attraction sites
		Governance of the tourism sector shall be enhanced.	<ul style="list-style-type: none"> • Prepare integrated spatial plans to guide development of the tourism sector. • Prepare and implement National Policies on land use, wildlife and tourism • Undertake research to identify more tourist attraction areas and sites, including Agro tourism sites
		Spatial Development plans shall be prepared to guide implementation of the flagship projects for the tourism sector	<ul style="list-style-type: none"> • Prepare local physical development plans to actualize the Premium Parks Initiative • Prepare ecosystem area plans for all parks and reserves in conjunction with respective county governments

7	Managing Human Settlements	Alternative urban areas shall be developed and supported to promote balanced regional Development and spur growth.	<ul style="list-style-type: none"> • Develop Murang'a as a principal town in accordance with its regional potentials • Develop urban centres as intermediate centres between rural and the principal towns. • Provide principal towns and urban centres with the requisite infrastructure to support their growth and development. • Prepare local physical and land use development plans to define urban growth limits for urban centres.
		Rural growth centres shall be rationalized and supported to act as central places and settlements clustered to free the rich agricultural land	<ul style="list-style-type: none"> • Provide basic transport and services such as extension services, health facilities, markets, sanitation, water, power and education to improve the quality of rural life. • Undertake sensitization and awareness campaigns on the need to conserve agricultural land by discouraging land fragmentation • Promote sectors such as agriculture that have potential to stimulate rural development • Incorporate disaster management and mitigation in planning of rural settlements.
		Human settlements shall be developed in line with environmental and natural resources conservation to improve living conditions	<ul style="list-style-type: none"> • Map out and prohibit development in environmental sensitive areas. • Plan and provide an integrated waste management system. • Prepare and implement zoning guidelines to ensure compatibility of land uses in human settlement areas. • Promote social organization and environmental awareness through the participation of local communities in the identification of public service needs. • Strengthen the capacity of the local governing bodies to effectively deal with environmental challenges associated with rapid and sound urban growth. • Prescribe planning standards for open/green space on private development. • Encourage non-motorized transport (NMT) and re-introduction of public transport in urban centres

			<ul style="list-style-type: none"> • Aim for zero carbon building standards by 2032 and ensure all buildings meet energy efficiency criteria
		The NSP advocates for the provision of an efficient, reliable and effective transport system for human settlements	<ul style="list-style-type: none"> • Plan and develop an integrated urban transport system to enhance provision of relevant modal split. • Integrate land use and transportation planning • Establish an effective transport management system • Incorporate the concept of green energy in transport systems planning and redevelopment. • Prepare a transportation strategy for Muranga as part of the integrated urban development plan required under the Urban Areas and Cities Act 2011, in collaboration with the National Government.
		The management and governance of Human Settlements particularly the urban areas shall be improved.	<ul style="list-style-type: none"> • Build institutional capacities of the urban areas management boards • Integrate technology in management of human settlements to strengthen urban data systems. • Coordinate and strengthen development control mechanisms • Provide adequate human resource and improve their capacity in management of human settlements in the sectors of; housing, settlement, land, infrastructure, construction, energy and disaster management
		NSP shall advocate for upgrading of the existing settlements and forestalling of new informal settlements	<ul style="list-style-type: none"> • Encourage redistribution of urban income through integrated development planning encompassing social, economic and physical factors • Formulate a housing policy that will focus on providing affordable and accessible housing • Enforce development control regulations and adherence to building code and standards.
		Peri-urban development shall be managed and controlled to contain urban growth within its limits and protect rural land uses	<ul style="list-style-type: none"> • Formulate policy for urban containment and densification • Formulate and implement planning legislation on peri-urban planning and management • Create green belt buffer zones to define the urban and peri-urban areas.

			<ul style="list-style-type: none"> • Incentivize local farmers to preserve agricultural land by promoting local production and providing ready markets for agricultural produce
8	Integrating the Transportation network	An integrated and functional transport system for the urban areas shall be developed.	<ul style="list-style-type: none"> • Expand and develop the railway network • Link major urban centres within the railway corridor via modern railway network • Develop roads connecting resource areas to bitumen standards
		An efficient and affordable Mass Public Transport for all urban areas in the country shall be developed	<ul style="list-style-type: none"> • Integrate land use with urban transport planning for the urban areas. • Design and develop an integrated transport network that considers all different modes of transport • Prioritize public transport while planning for urban transportation • Establish a comprehensive transport management information system for all transport modes. • Provide public transport system based on bus rapid transport system for the principal towns of Murang'a.
		Environmental conservation shall be upheld in the planning, development and management of the transportation network	<ul style="list-style-type: none"> • Construction and management of the transport network to abide by environmental regulations and standards. • Promote the use of green energy in all transportation systems • Enforce emission testing in all transport modes and set standards and guidelines for decommissioning of vehicles.
		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	<ul style="list-style-type: none"> • Develop a public transport policy to regulate planning and management of public transport • Incorporate an integrated transport network in county and urban development plans • The County Government to develop policies to limit use of private transport and maximize on public transport • Implement a 24-hour economy to distribute traffic flows on urban roads, alter working shifts and save on cost of travel time.

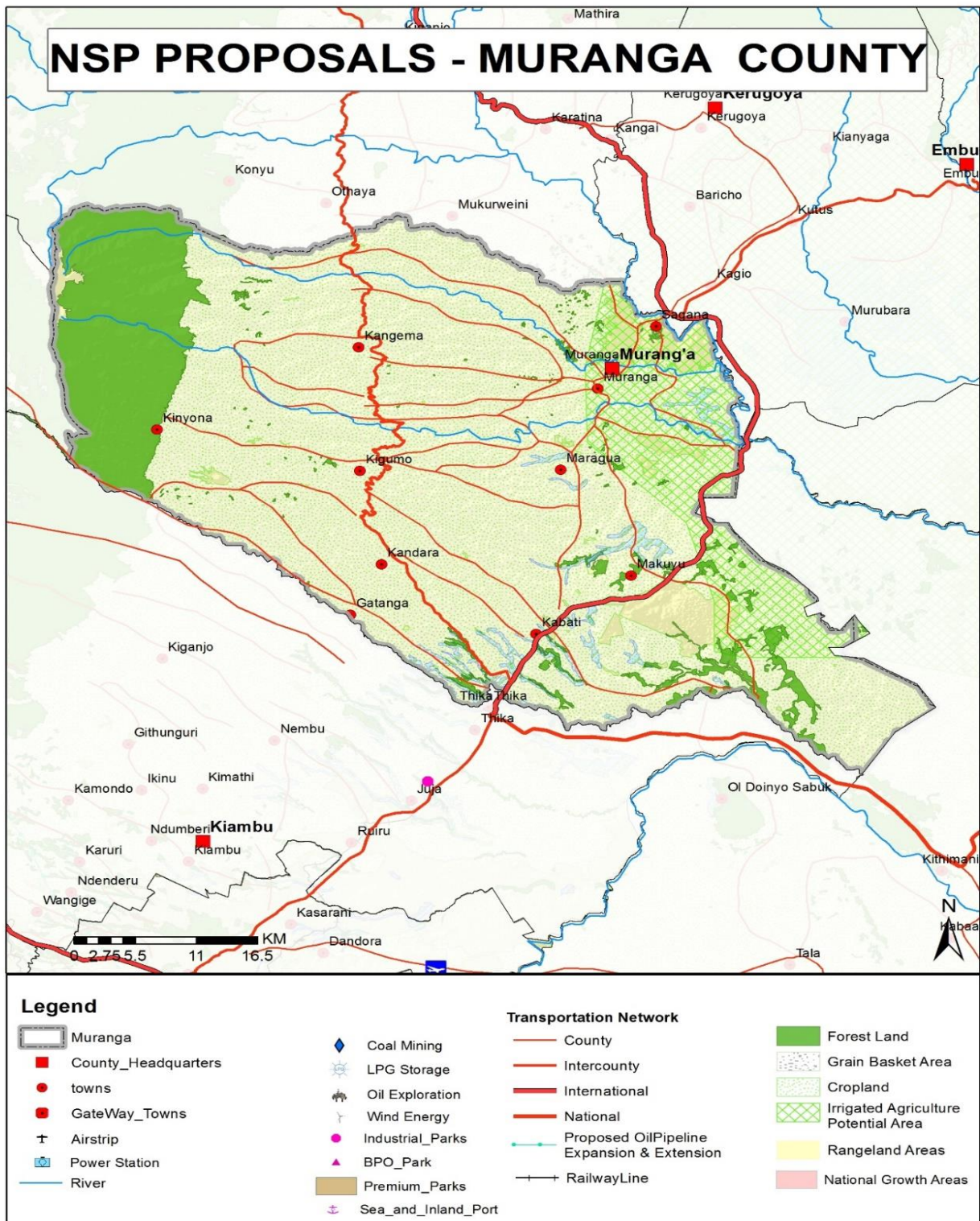
9	Providing Appropriate Infrastructure	Safe, adequate, reliable and affordable electricity for both Urban and rural settlements shall be provided.	<ul style="list-style-type: none"> • Increase access to electricity through upgrading and expansion of the national power transmission and distribution network. • Tap into solar for large scale production in Murang'a County for sale to the national grid. • Mainstream and enforce green energy options in the design of buildings • Provide safe connections for all informal settlements for safety. Policy models need to be developed that aim to be pro-poor by increasing sensitivity to low-income urban residents.
		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"> • Incorporate water provision in all physical and land use development plans • Restore all the water towers (Aberdares) • Build water kiosks and yard taps, develop water supply pipeline systems and sewers, and a comprehensive mapping of all water supplies systems
		A network of functional, efficient, safe, accessible and sustainable national health referral infrastructure shall be established.	<ul style="list-style-type: none"> • Increase the utilization of services at lower levels of the health services and reduce self-referral to the higher levels of care • Develop the service provider's capacity to offer services and appropriately refer at each level of the healthcare system; • Improve the system's ability to transfer clients and specimens between the different levels of the health care system;
		Appropriate, quality, efficient and cost effective ICT infrastructure in both rural and urban areas shall be promoted	<ul style="list-style-type: none"> • Develop and upgrade ICT Infrastructure in the County • Extend ICT infrastructure to cover all the rural and local growth centres. • Mainstream use of ICT in all levels of government and the private sector (e-government).
		The expansion of sewerage systems and waste management facilities shall be	<ul style="list-style-type: none"> • Develop the service provider's capacity to offer services and appropriately refer at each level of the healthcare system;

		<p>promoted to improve sanitation in human settlements</p>	<ul style="list-style-type: none"> • Improve the system’s ability to transfer clients and specimens between the different levels of the health care system • Expand the sewerage coverage and capacity • Apply appropriate technology solutions to sewerage treatment in rural and low density housing areas.
		<p>Sporting infrastructure shall be planned, developed, maintained and the existing rehabilitated to promote sports development.</p>	<ul style="list-style-type: none"> • Establish County Sports Talent Centers to act as feeds to the international centre to scout, nurture and develop sports talents at the sub-national levels. • Rehabilitate all county stadia to international standards

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Map 3 below depicts some National Spatial Plan proposals for Muranga County.

Map 3: NSP Proposals for Muranga County



Source: State Department for Physical Planning, 2015

5 Implementation and Adoption of the Guidelines

5.1 Overview

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

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

5.2 Implementation Approaches

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

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

5.3 Implementation Framework

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

The National Spatial Plan identified a multi-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

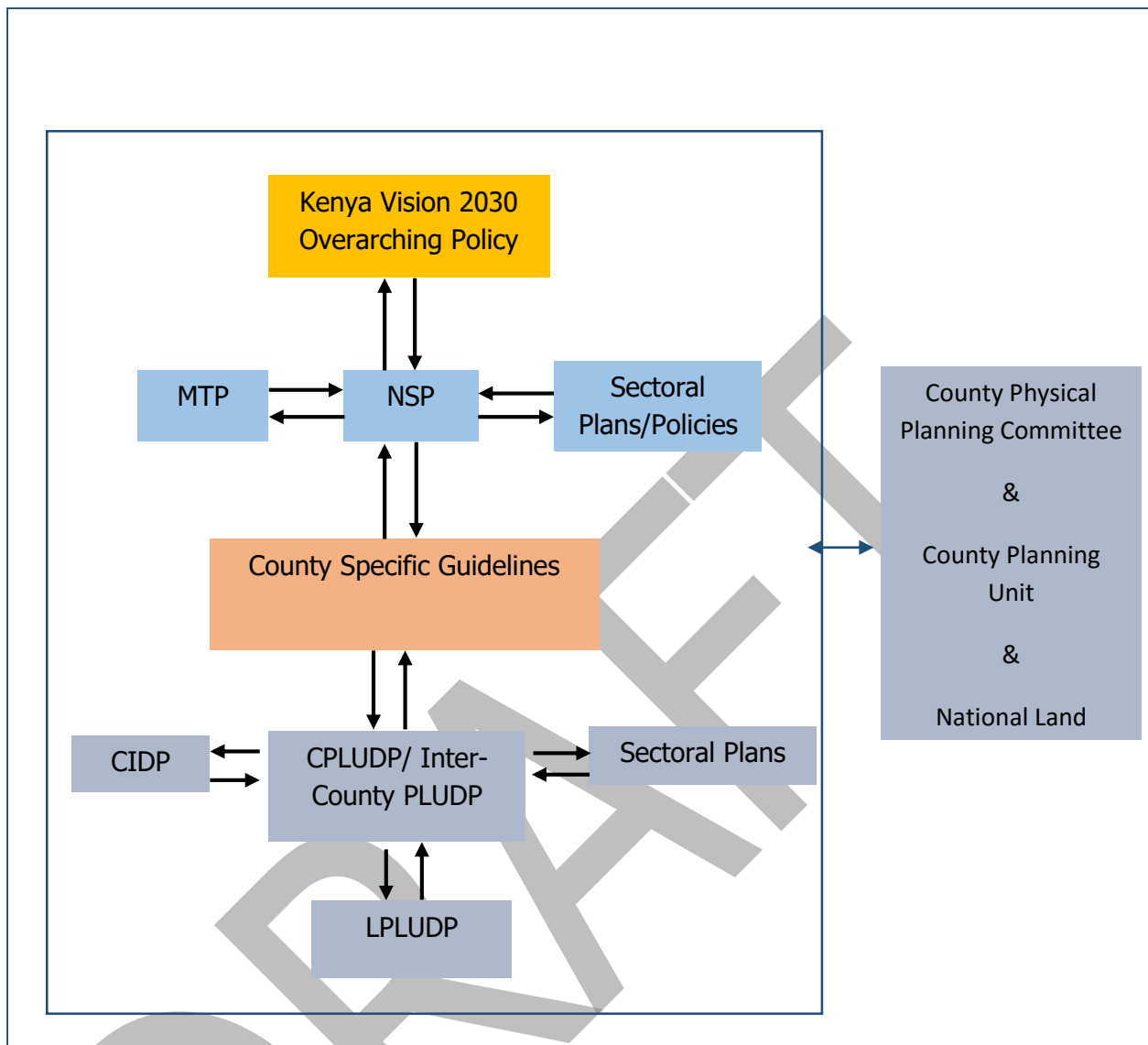
Implementation of the guidelines will be monitored and evaluated to measure both outputs and outcomes and ensure that the intended actions are implemented in a timely manner. To facilitate attainment of the objectives of the guidelines, performance indicators will be developed by the County Physical 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 2: Implementation structure of the guidelines



Source: State Department for Physical Planning, 2022

5.5 Conclusion

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

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

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

