



NATIONAL SPATIAL PLAN IMPLEMENTATION GUIDELINES FOR NAROK COUNTY

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



JUNE 2022

MINISTRY OF LANDS AND PHYSICAL PLANNING
STATE DEPARTMENT FOR 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, liveability, 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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CHAPTER 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 Narok County covering approximately 17,933.1 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: Facets as captured in the NSP



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 Narok 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 below:

Table 1: Targeted users of the guidelines

User	Area of application
County executive	<ul style="list-style-type: none"> • Preparation of county and lower-level plans • Coordination and Linkage of planning function • Formulation of county land optimization policies and strategies • Establishing county specific planning institutions • Allocation of resources to priority sectors
County Planning Units	<ul style="list-style-type: none"> • Prepare, coordinate and implement spatial plans • Quality control of plans and consultancy services • Formulating strategies and development guidelines • implementation of county specific plans and policies • Management of diverse county resources
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 • Enhancing their oversight and representation roles • capacity to formulate ward development spatial plans
Ministries, departments and agencies	<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
NLC	<ul style="list-style-type: none"> • Tool for oversight in NSP implementation
Practitioners in the built environment	<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
Community, developers and investors	<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
Development partners	<ul style="list-style-type: none"> • Reference frame for selecting and funding spatial planning activities • Understand planning linkages and implementation • Informed development decisions
Training institutions	<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 engendered in NSP have been cascaded in these guidelines to promote sustainable development at national and county levels. These 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.

CHAPTER 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 1 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 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 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 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.

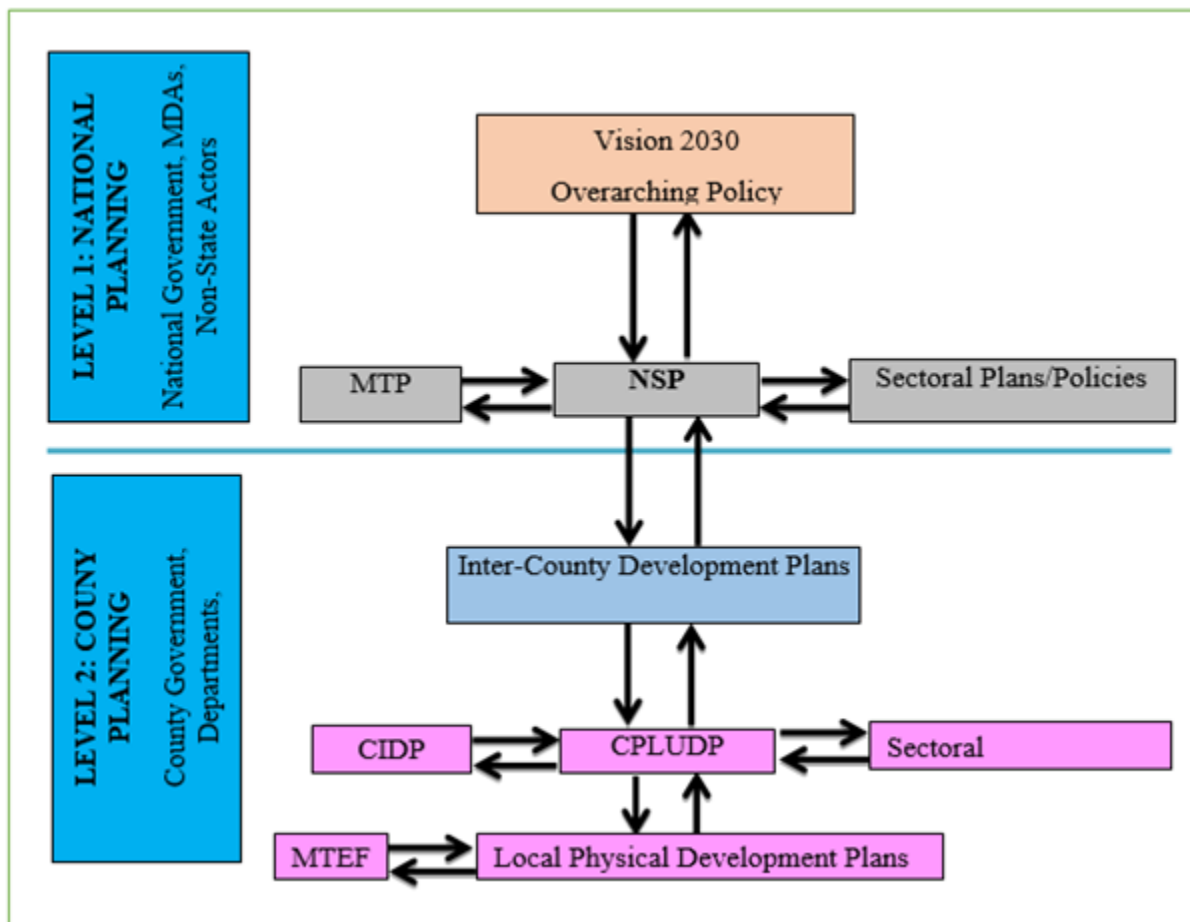
2.4.2 NSP Linkage to Other Plans

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: National Spatial Plan

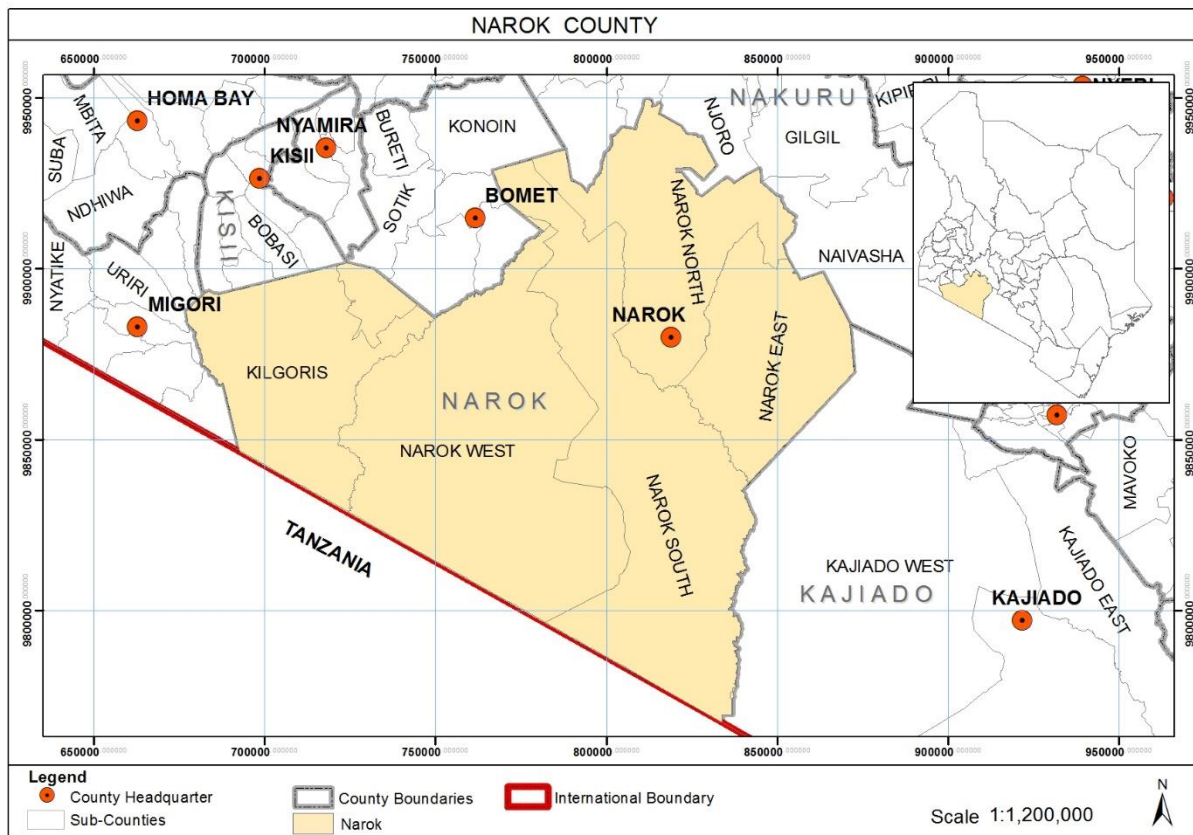
CHAPTER 3: COUNTY PROFILE

3.1 Location Context

Narok County lies between latitudes 0° 50' and 1° 50' South and longitude 35° 28' and 36° 25' East. The County is situated in the Great Rift Valley in the Southern part of the Country where it borders the Republic of Tanzania to the South, Kisii, Migori, Nyamira and Bomet counties to the West, Nakuru County to the North and Kajiado County to the East. The county covers an area of 17,933.1 Km². It is divided into six (6) Sub-Counties and thirty (30) wards.

The map below shows the location of Narok County.

Map 1: Location of Narok County



Source: State Department for physical planning, 2022

3.2 Bio-Physical Characteristics

The county is characterized by highlands and undulating landscapes. The highland areas of Mau escarpments, rising to an attitude of 3,100m above sea level provides fertile ground for farming and source to major rivers like Mara and Ewaso Nyiro with Mara River being the single major river that passes through Maasai Mara Game Reserve and ultimately draining.

The climatic condition of Narok County is strongly influenced by the altitude and physical features. The county has four agro-climatic zones namely: humid, sub-humid, semi-humid to arid and semi-arid.

Temperatures range from 20⁰C (January- March) to 10⁰C (June- September) with an average of 18⁰C. Rainfall ranges from 2,500 mm in wet season to 500 mm during the dry season. This climatic characteristic has been influencing the migration of wildebeest into Kenya from Serengeti in June in search of vegetative food and return migration to Serengeti in November after the vegetation diminishes.

3.3 Socio-Economic Characteristics

3.3.1 Population and Demography

In 2019 the population of the County was estimated at 1,157,873 consisting of persons with 579,042 males and 578,805 females. The density for the county was 63 persons per square kilometer (Kenya Population and Housing Census 2019).

The table below explains the population projection to the year 2045 for both males and females.

Table 2: Population projection up to the year 2045

Year	2019	2020		2025		2030		2035		2040		2045	
Popula tion size	1,157, 873	1,196,056		1,406,868		1,654,836		1,946,510		2,289,593		2,693,146	
		M	F	M	F	M	F	M	F	M	F	M	F
		598 398	597 617	703 869	702 951	827 929	826 851	973 857	972 587	1145 504	1144 011	1347 405	1345 649
househ olds	241,12 5	249178		293098		344758		405523		476999		561072	
Area	17,95 0.3												
Densit y	65	67		78		92		108		127		150	

Source: State Department for Physical Planning, 2022

3.3.2 Economy

The main economic activities in Narok are Agriculture, tourism, mining, industrialization and commerce. The main crops grown include wheat, barley, maize, beans, sugarcane and horticultural crops while cattle, sheep and goats consist the main livestock. The main tourism attraction scenes in the county are the Maasai Mara National Reserve and the rich Maasai culture. Minerals deposits in the county are gold, quarry stones and sand.

3.3.3 Physical Infrastructure

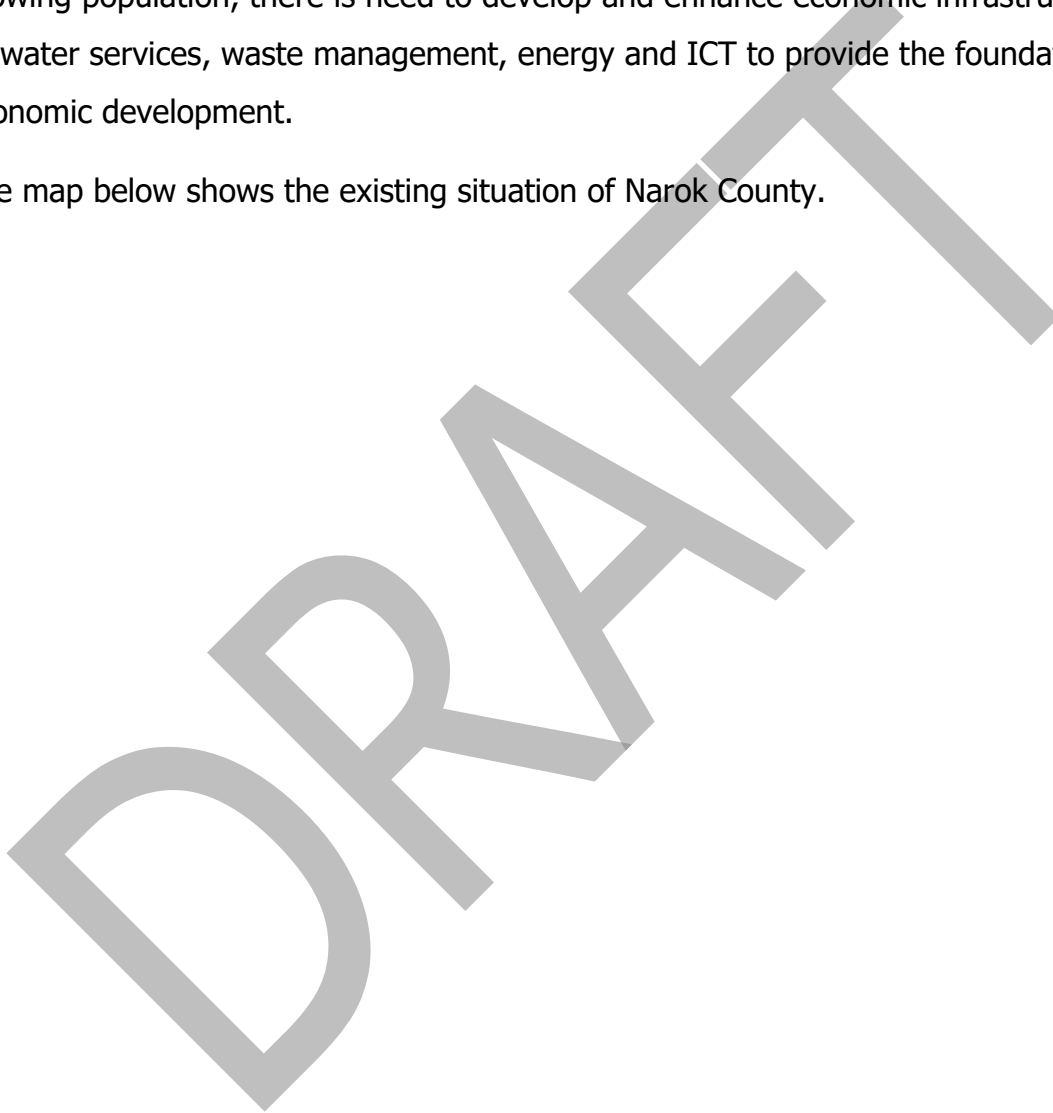
Infrastructure is key to the achievement of the National Spatial Plan objectives of global competitiveness, regional balance and optimal utilization of land and other resources. Narok has fairly developed infrastructure including transport, physical and social infrastructure. Which have a high potential of economically empowering its People and attracting private investors if well maintained. The sector faces problems regarding poor connection, low coverage, unreliability, high costs, skewed distribution and low/surpassed design. To rectify this situation clear indicative policy, strategies and measures have to be developed and implemented to achieve overall efficiency.

Road transport is the pre dominant transport mode in the county. The Nairobi-Narok-Bomet-Kisii road B3 traverses the county. There is also a railway transport system in the county.

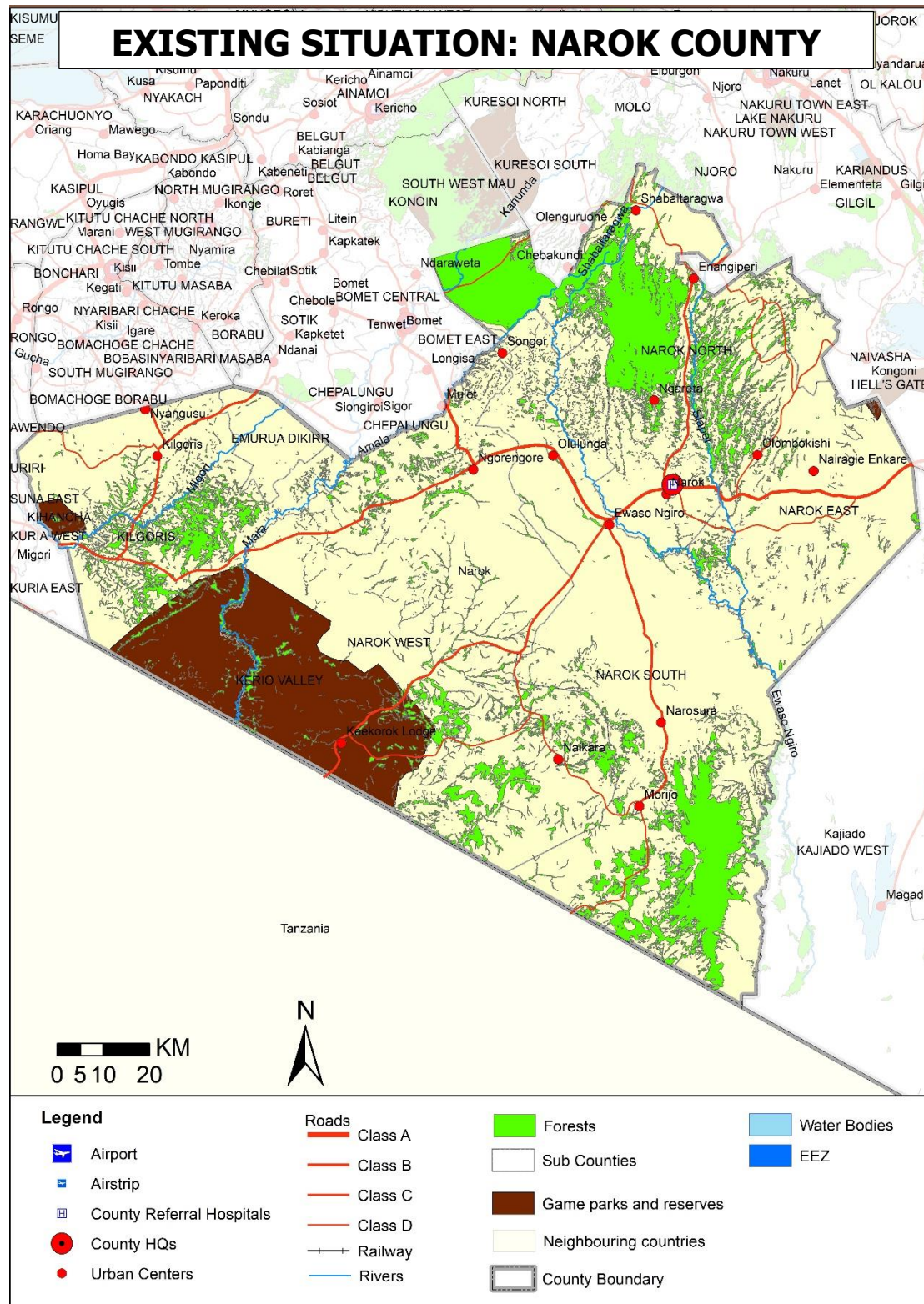
3.3.4 Public Utilities

To achieve a spatial and balanced regional development and meet demands of a growing population, there is need to develop and enhance economic infrastructure such as water services, waste management, energy and ICT to provide the foundation for economic development.

The map below shows the existing situation of Narok County.



Map 2: Existing situation in Narok County



Source: State Department for physical planning, 2022

3.4 Comparative Advantage

- a) **Land and Natural resources with** an estimated 63% of all county land being considered arable. Other natural resources include forests, wildlife, rivers and minerals.
- b) **Agricultural potential influence by the** 63% of land in the county being considered arable. There are several permanent rivers flowing through the County from the highlands to the low and dry areas.
- c) **A fairly well developed transportation network-** Narok County is connected to its context through an elaborate and hierarchical network of road trunks, regional highways and air transport.
- d) **Tourism and filming potential- The** County has Maasai Mara game reserve which is one of the most popular tourism destinations in Kenya. Other unexploited tourists' potential includes; sport tourism, ecotourism and cultural tourism.
- e) **Renewable energy potential:** The county has a high potential for has a high solar and wind power generation.

CHAPTER 4: DEVELOPMENT STRATEGIES AND POLICY GUIDELINES FOR NAROK COUNTY

4.1 County Specific Issues and Development Strategies

This section provides strategies for spatial growth and development of the County by addressing the factors that prevent the County from achieving the intended development goals and objectives.

The development strategies aim at managing the overall development impacts, optimizing use of natural resources, creating a balanced County 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
- Promoting balanced Intra- County development
- Rural development in the county
- Urbanization

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

Table 3: Sector specific issues and strategies

Strategy 1: Enhancing National Competitiveness		
Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> • The Maasai Mara Game Reserve which offers various touristic products • The unique Maa Culture 	<ul style="list-style-type: none"> • Rampant poaching of wild animals especially elephants and rhinos • Human-wildlife conflicts • Drying up of River Mara • Encroachment of conservation areas • Diminishing Maasai culture due to globalization and "civilization". • Lack of legislation for preservation of the unique Maasai Culture 	<ul style="list-style-type: none"> • Upgrading of tourist infrastructure • Prepare and implement Maasai Mara Development Plan to guide in conservation and development of the Park • Enhance security in tourism attraction sites • Diversification of tourist products • Establishment of cultural centers and museums for posterity of the unique Maasai culture
Strategy 2: Optimizing Land and Natural Resources		
Agriculture		
Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> • Agro-climatic zone (IV) with high potential for agricultural production • Irrigation potentials through rivers and dams • Large scale livestock areas (rangeland areas) 	<ul style="list-style-type: none"> • Reduced soil fertility and depth • Poor agricultural support Infrastructure • Inadequate and/or poorly developed irrigation facilities. • Overstocking. • Insufficient water resources • Human-Human and human wildlife conflicts 	<ul style="list-style-type: none"> • Provide adequate and appropriate infrastructure • Adopt modern methods and practices as well as technology in the whole range of agricultural capabilities in the county • Promote the use of appropriate farm inputs and technology by providing subsidies and incentives

		<ul style="list-style-type: none"> • Encourage communal ranching to replace pastoralism
Environment (Conservation Area & Protection Area)		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> • Diverse biodiversity • Presence of conservation areas • High potential water catchment area with a water tower, wetlands and natural forests (Rank 1 Protection areas), and water pans, springs and rivers (Rank 2 Protection areas). 	<ul style="list-style-type: none"> • Soil erosion • Loss of vegetation • Drying up of water sources • Encroachment by human settlement and activities • Pollution • Unsustainable abstraction of water 	<ul style="list-style-type: none"> • Increase forest cover through afforestation, re-afforestation and agro forestry • Formulate policy frameworks to protect water catchment areas. • Formulate policy frameworks to contain human settlement and hinder land use change within these areas. • Delegation and gazettement of delineated natural forests, wetlands and water towers. • Rehabilitation of wetlands, water towers and natural forests in the county
Natural Resource		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> • High potential for green energy power production • Vast land resource • Underground water reservoirs • Availability of mineral deposits in (gold, quarry stones and sand) 	<ul style="list-style-type: none"> • Inadequate mining technology and exploration infrastructure • Inadequate rainwater harvesting technology • Lack of a regulatory framework in exploitation of underground water 	<ul style="list-style-type: none"> • Adopt sustainable exploitation of the available natural resource potential • Optimal utilization of developed green energy resources • Invest in appropriate technology and infrastructure • Collaborate with other partners to enhance the green energy potential

		<ul style="list-style-type: none"> Formulate policies to guide regulation of underground water exploitation
Industrial		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> High potential for agro- based industries High potential for the rural based industries Presence of minerals 	<ul style="list-style-type: none"> Poor linkage to the markets due to inadequate internal and external connectivity and support infrastructure Low technological adaptation for value addition High cost of production Price fluctuation 	<ul style="list-style-type: none"> Plan and provide appropriate hierarchy of roads to increase internal and external linkages within the county Provide appropriate technology to enhance value addition. Diversify energy production sources to reduce costs of production and enhance its reliability Promote the formation of cooperatives and SACCOs to advance marketing and control of market prices Prepare and implement an industrial master plan
Tourism		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> Maasai Mara game reserve Maasai rich culture Narok Museum Forests and cultural sites Existing Agro-tourism, nature-based tourism, cultural tourism, medical tourism and sport tourism attractions 	<ul style="list-style-type: none"> Little exploitation of tourism potential due to poor quality and inadequate infrastructure Encroachment of human activities into the protected areas Continued over reliance on a narrow tourism product range Less assertive marketing strategies 	<ul style="list-style-type: none"> Plan and provide appropriate tourism support infrastructure. Strict enforcement of the existing regulations for safeguarding protection areas Identify and delegate potential protection and conservation areas for gazettement

	<ul style="list-style-type: none"> • Over reliance on foreign tourism and few marketing ventures targeting nontraditional tourists • Poaching and human wildlife conflicts, security concerns leading to negative travel advisories 	<ul style="list-style-type: none"> • Delegation and gazettement of delineated natural forests, wetlands and water towers • Promote domestic tourism by providing incentives and subsidies • Formulation of laws that highly prosecute poachers • Prepare wildlife management plans to manage wildlife habitats and population.
Transport		
<ul style="list-style-type: none"> • The county is traversed by B3 road (Mahi Mahiu - Kaplong Road) • Fairly well-developed transport road network throughout the County • Angama Airstrip is being upgraded to International Airport and other publicly and privately owned airstrips 	<ul style="list-style-type: none"> • Most roads are in poor condition. • Lack of NMIMT infrastructure. • Uncontrolled motorcycle outburst in both rural and urban • Encroachment and/ or grabbing of road reserves. • Poor quality of transport services. • Inappropriate modal split. • Transport system not fully integrated; 	<ul style="list-style-type: none"> • Plan and provide appropriate hierarchy of roads to increase internal and external linkages within the county • Prepare and implement sustainable mobility plans • Enforce a regulatory standard requirement for all public transport service operators • Delineate and enforce road reserve extents • Improve the condition of all County roads to motorable standards • Integrate transport corridor planning
Public Utilities		
Water and Sanitation		
<ul style="list-style-type: none"> • Availability of water sources (rivers, springs, boreholes, wells, dams) • Existing sewerage system in Narok Municipality 	<ul style="list-style-type: none"> • Encroachment of human activities into water catchment areas • Population increase resulting to high demand surpassing its supply 	<ul style="list-style-type: none"> • Invest in water harvesting technologies and storage facilities in areas classified as water stressed areas

	<ul style="list-style-type: none"> • Contamination of the available water (Water pollution) • Inadequate sewerage coverage and treatment facilities • Water pollution 	<ul style="list-style-type: none"> • Protection and rehabilitation of waters sources and catchments areas such as aquifers, dams, and water recharge areas • Develop appropriate water reticulation network • Establishment and upgrading of appropriate sanitation infrastructure • Regulation on discharge of wastes
Solid waste management		
<ul style="list-style-type: none"> • Existing solid waste management facilities 	<ul style="list-style-type: none"> • Increased solid waste generation due to increased population pressure • Inadequate solid wastes management facilities 	<ul style="list-style-type: none"> • Provide 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.
ICT		
<ul style="list-style-type: none"> • Existing National Fiber Optic network (NOFBI) 	<ul style="list-style-type: none"> • Poor access to ICT infrastructure • High cost of ICT equipment • Low coverage/skewed distribution 	<ul style="list-style-type: none"> • Expand the fiber optic network to all urban centers to increase coverage and connectivity • Mainstream ICT in all sectors to promote service delivery • Improve ICT adoption • Improve on existing platforms such as Huduma center, BPO services and E-government
Strategy 3: Balanced Intra- County Development		

<ul style="list-style-type: none"> • Resource endowment including fertile soils, forests, minerals, national parks, favorable climatic conditions • Enabling policy and legal frameworks Such as Constituencies Development Fund Act, 2013 	<ul style="list-style-type: none"> • Weak linkages between rural and urban areas. • Inadequate infrastructural facilities and services • Under-exploitation of resources • Uneven distribution of social infrastructure 	<ul style="list-style-type: none"> • Establish strong rural urban linkages • Promote industrialization and value addition in less developed regions • Promote investment in sustainable tourism • Promote irrigation activities for improved productivity • Promote equal distribution of social infrastructure
<p>Strategy 4: Promoting Rural Development</p>		
<ul style="list-style-type: none"> • Resource endowment in rural areas (agriculture, minerals, large-scale livestock production and tourism) • Human resource (both skilled and unskilled) • Existing physical and social infrastructure (roads, schools, health centers, administrative units) • Enabling policy and legal frameworks • Devolution. 	<ul style="list-style-type: none"> • Inefficient and dilapidated infrastructure facilities and services • Weak rural-urban linkages • Underutilization of the resources in the rural areas • The dispersed nature of the human settlements • Fragmentation of land into uneconomical parcels due to population pressure • 	<ul style="list-style-type: none"> • Promote rural industrialization and value addition in less developed regions • Plan and provide strong rural urban linkages • Sustainable utilization of available resources in the rural areas • Plan and develop appropriate transport and infrastructural facilities and services to support the exploitation of resources • Formulate appropriate policy framework to stop further fragmentation of agricultural land and explore land consolidation strategy • Modernize agriculture to promote high yield production
<p>Strategy 5: Urbanization</p>		
<ul style="list-style-type: none"> • Human resource (both skilled and unskilled) • Enabling policy framework 	<ul style="list-style-type: none"> • Weak rural-urban linkages • Rapid urbanization rates 	<ul style="list-style-type: none"> • Strengthen the urban rural linkages to reduce the rate of urbanization

<ul style="list-style-type: none"> • Existing infrastructure • Devolution of governance • Establishment of equalization of funds 	<ul style="list-style-type: none"> • Weak and uncoordinated development control and enforcement systems. • Low enforcement of existing legislation on housing development and land use • Low implementation of development plans and planning policies • Inadequate transport infrastructure and utilities • Poor waste management • Proliferation of informal settlements • Land and governance issues • Urban sprawl 	<ul style="list-style-type: none"> • Provide services and infrastructure closer to the rural areas • Enforce, harmonize and regularly review the existing legislative and regulatory instruments • Plan and provide appropriate and adequate transport infrastructure and utilities • Promote the development of centers as per its potential and population • Promote sustainable waste management • Strengthen existing land management institutions • Plan, implement and enforce urban plans for the existing centers to control urban sprawl and promote urban containment.
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Source: State Department for physical planning, 2022

4.2 National Spatial Plan Policy Guidelines and Measures for Narok County

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 and national competitiveness and economic efficiency, optimizing the use of land and natural resources, promoting 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 nationally competitive as an investment destination, especially in emerging sectors such as the ICT. The policies will 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 Narok County.

Table 4: Policy guidelines and measures

S. No	Sector	Policy Guideline	Measures
1.	Resource Potential Growth regions	<ul style="list-style-type: none"> • Narok to be developed based on its rain-fed and irrigated agriculture and livestock production and tourism potential 	<ul style="list-style-type: none"> • Infrastructure provision to support value addition initiatives and human settlement • Small and medium urban centres development • Conservation of the environment and natural resources • Rural development through provision of infrastructure, agricultural sector development and related economic activities • Development and rehabilitation of key infrastructure in underserved locations
2.	Enhancing County Competitiveness	<ul style="list-style-type: none"> • The selective concentration concept shall be adopted for the planning and location of urban based economic activities in the county to leverage on national competitiveness • The major urban areas shall be planned and provided with appropriate infrastructure to enhance efficiency and quality of life • Land and natural resources of the less developed areas shall be utilized optimally and sustainably • The efficiency of the transportation network shall be enhanced to take advantage of the strategic location and position of the county • Enhanced cooperation in spatial and economic planning with neighboring counties and regional blocs such as the Central Region Economic Bloc. 	<ul style="list-style-type: none"> • Concentrate urban based economic activities in selected urban areas • Prioritize preparation and implementation of Spatial Development Plans in Narok, Kilgoris towns and other Sub-County Headquarters • Enhance the Livability Index for urban areas by providing quality social and physical infrastructure • Advance technological readiness through the provision of technological centers linked to different levels all over the country e.g., Science parks, research laboratories etc. • Value addition and improved marketing channels for agricultural produce

			<ul style="list-style-type: none"> • Explore and sustainably exploit natural resources
3.	<p>Modernizing Agriculture</p> <p>(Agro-climatic zone IV, V and VI)</p>	<ul style="list-style-type: none"> • The agricultural use of land in high potential areas shall be intensified to increase productivity • Agro climatic zones IV, V and VI (rangelands) shall be developed and used optimally for large scale commercial production of livestock to support downstream processing of livestock products • The irrigation potential of the country shall be optimized by promoting investment in irrigation agriculture for high value crops 	<ul style="list-style-type: none"> • Implement County spatial plan to protect agricultural land and designate land for industrial zones for processing of agricultural products • Prepare urban spatial development plans for all urban areas in the county to urban growth limits. • Modernize livestock keeping through appropriate animal husbandry, product processing and timely marketing • Prohibit/control change of use and subdivision for designated agricultural land. • Adopt modern agricultural methods • Provide transport connectivity and adequate inter and intra-road networks as well as other social and physical infrastructure • Value addition to agricultural and livestock products.
4.	<p>Conserving the Natural Environment</p>	<ul style="list-style-type: none"> • All environmentally sensitive areas shall be protected and utilized in a sustainable manner • All environmentally fragile areas shall be conserved and utilized in a sustainable manner • The county shall integrate environmental concerns in policy formulation, resource planning and development processes. 	<ul style="list-style-type: none"> • Prepare and implement integrated management plans for environmental sensitive areas • Support effective implementation of related policies and laws. • Involve and empower communities in the management of environmentally sensitive areas and promote environmental education and awareness

			<ul style="list-style-type: none"> • Strengthen environmental governance and harmonize sectoral policies, legislation and regulations.
5.	Rapidly Industrializing County	<ul style="list-style-type: none"> • The cluster development strategy shall be promoted to focus on proximity to raw materials and markets of region-specific products • Specific sites for industrial development shall be identified, planned and serviced with the appropriate infrastructure • Adequate and affordable energy supply for the industrial sector shall be provided 	<ul style="list-style-type: none"> • Prepare and implement industrial master plans • Promote value addition in processing of local produce • Provide appropriate infrastructure to support for industrial activities (transportation, energy, water) • Integrate the industrialization process and environment conservation • Promote the adoption of energy efficient technologies
6.	Diversifying Tourism (Central highlands and great rift valley Circuit)	<ul style="list-style-type: none"> • The county shall promote diversification of tourism by promoting the diverse products available in the county • Appropriate tourism support infrastructure and facilities shall be provided • Tourist attraction areas and sites shall be conserved and protected • Governance of the tourism sector shall be enhanced • Spatial Development plans shall be prepared to guide implementation of the flagship projects for the tourism sector. 	<ul style="list-style-type: none"> • Provide and improve infrastructure that supports tourism • Prepare a county tourism development master plan which should focus on tourism sites zoning, product development and quality standard of tourism services. • Strictly regulate developments within the tourist attraction sites. • Undertake research to identify more tourist attraction areas and sites, inventory Agro tourism sites • Facilitate access to eco-tourism development incentives
7.	Managing Human Settlements	<ul style="list-style-type: none"> • Existing urban areas shall be subjected to strict development control to curtail encroachment on high potential agricultural land 	<ul style="list-style-type: none"> • Prepare and implement local physical development plans for Narok and Kilgoris Municipality and other urban areas

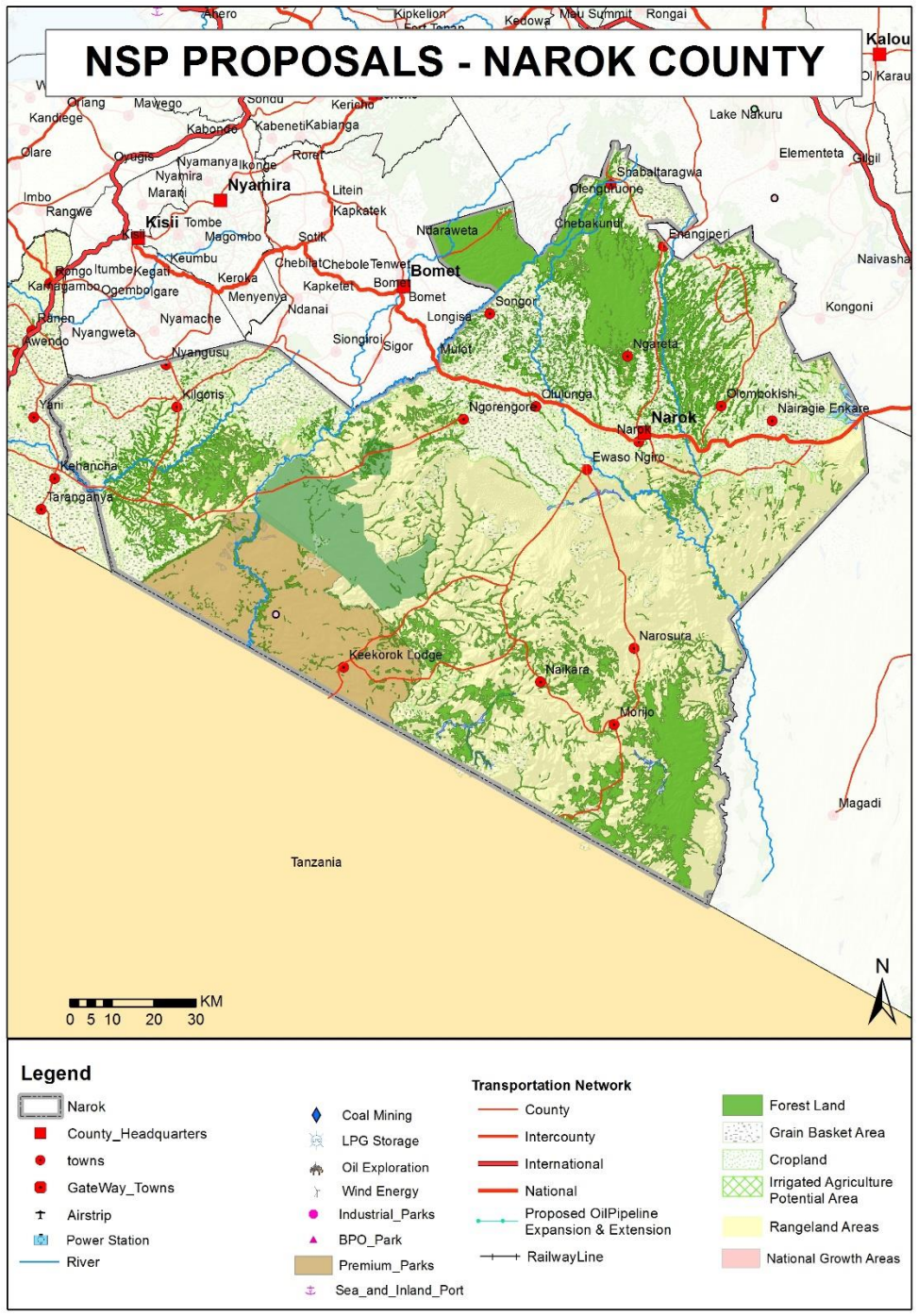
		<ul style="list-style-type: none"> • Rural growth centres shall be rationalized and supported to act as central places and settlements clustered to free the rich agricultural land • Human settlements shall be developed in line with environmental and natural resources conservation to improve living conditions • The NSP advocates for the provision of an efficient, reliable and effective transport system for human settlements • The management and governance of Human Settlements particularly the urban areas shall be improved. • NSP shall advocate for upgrading of the existing Settlements and forestalling of new informal settlements • 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"> • Enforce strict regulations and justifications on development control processes. • Provide and integrate requisite infrastructure to support growth and development. • Promote sectors such as agriculture that have potential to stimulate rural development • Incorporate disaster management and mitigation in planning of rural settlements. • Plan and provide an integrated waste management system. • Build institutional capacities of the urban areas management boards • Encourage non-motorized transport (NMT) and streamlining of public mass transport in urban areas
8.	Integrating the Transportation network	<ul style="list-style-type: none"> • An integrated and functional transport system for the county urban areas shall be developed. • An efficient and affordable Mass Public Transport for all urban areas in the county shall be developed • 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"> • Provide access, expand and linkage, between county headquarters and sub county headquarters and for local access and link them to national transportation corridors. • Integrate land use with urban transport planning for all urban areas. • Develop a public transport policy to regulate planning and management of public transport

			<ul style="list-style-type: none"> • Incorporate an integrated transport network in county, city and urban development plans
9.	<p>Providing Appropriate Infrastructure</p>	<ul style="list-style-type: none"> • Safe, adequate, reliable and affordable electricity for both Urban and rural settlements • 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 • A network of functional, efficient, safe, accessible and sustainable county health referral infrastructure shall be established. • Appropriate, quality, efficient and cost effective ICT infrastructure in both rural and urban areas shall be promoted • The expansion of sewerage systems and waste management facilities shall be promoted to improve sanitation in human settlements • Sporting infrastructure shall be planned, developed, maintained and the existing rehabilitated to promote sports development. 	<ul style="list-style-type: none"> • Increase access to electricity through upgrading and expansion of the national power transmission and distribution network. • Mainstream and enforce green energy options in the design of buildings • Restore all the water towers. • Develop the service provider’s capacity to offer services and appropriately refer at each level of the healthcare system; • Develop and upgrade ICT Infrastructure across the county. • Mainstream use of ICT in all levels of government and the private sector (e-government). • 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.

Source: State Department for Physical Planning, 2022

The map below shows the NSP proposals in Narok County.

Map 3: NSP Proposals of Narok County



Source: State Department for physical planning, 2022

CHAPTER 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 Channels

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 Council

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.

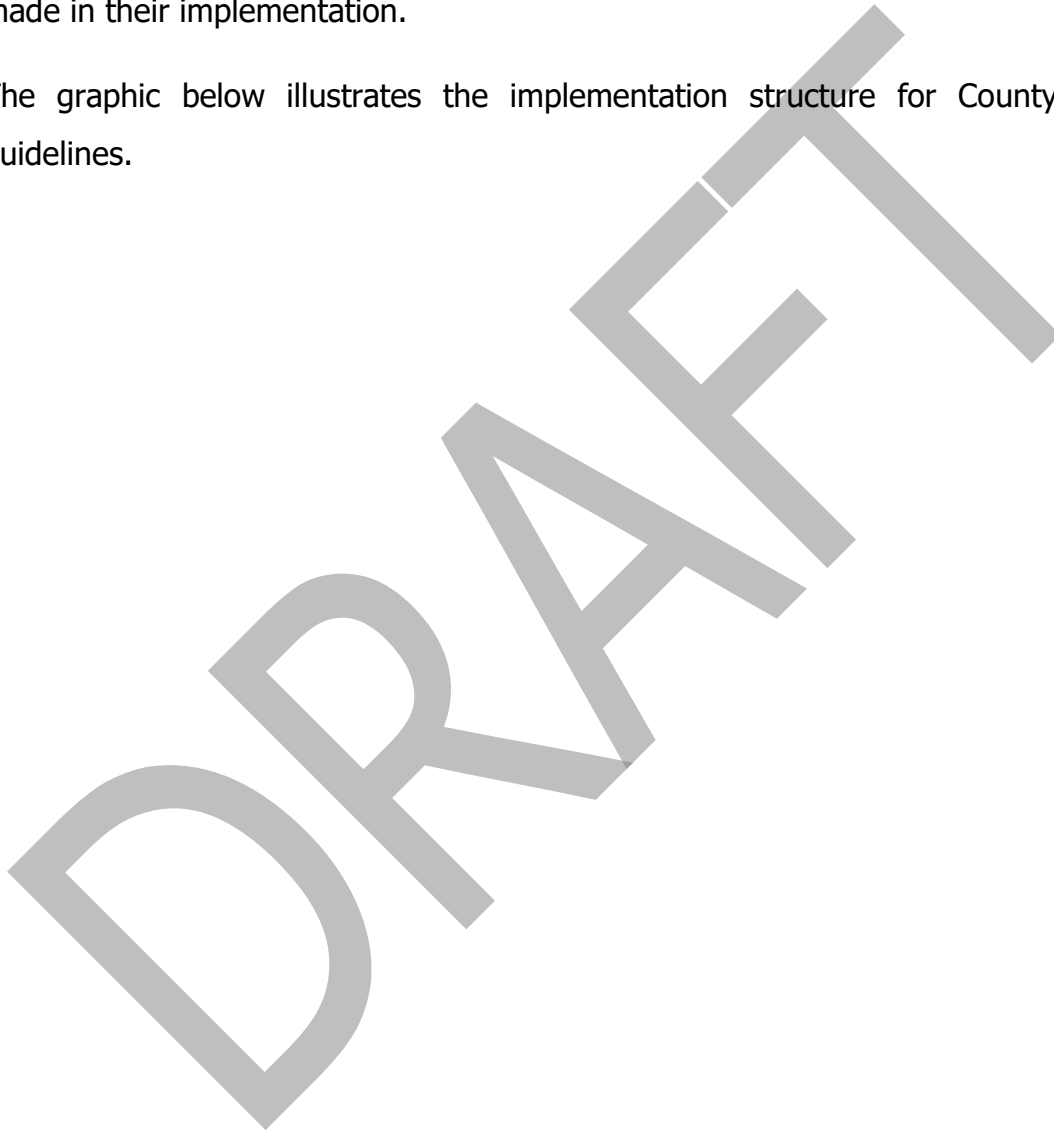
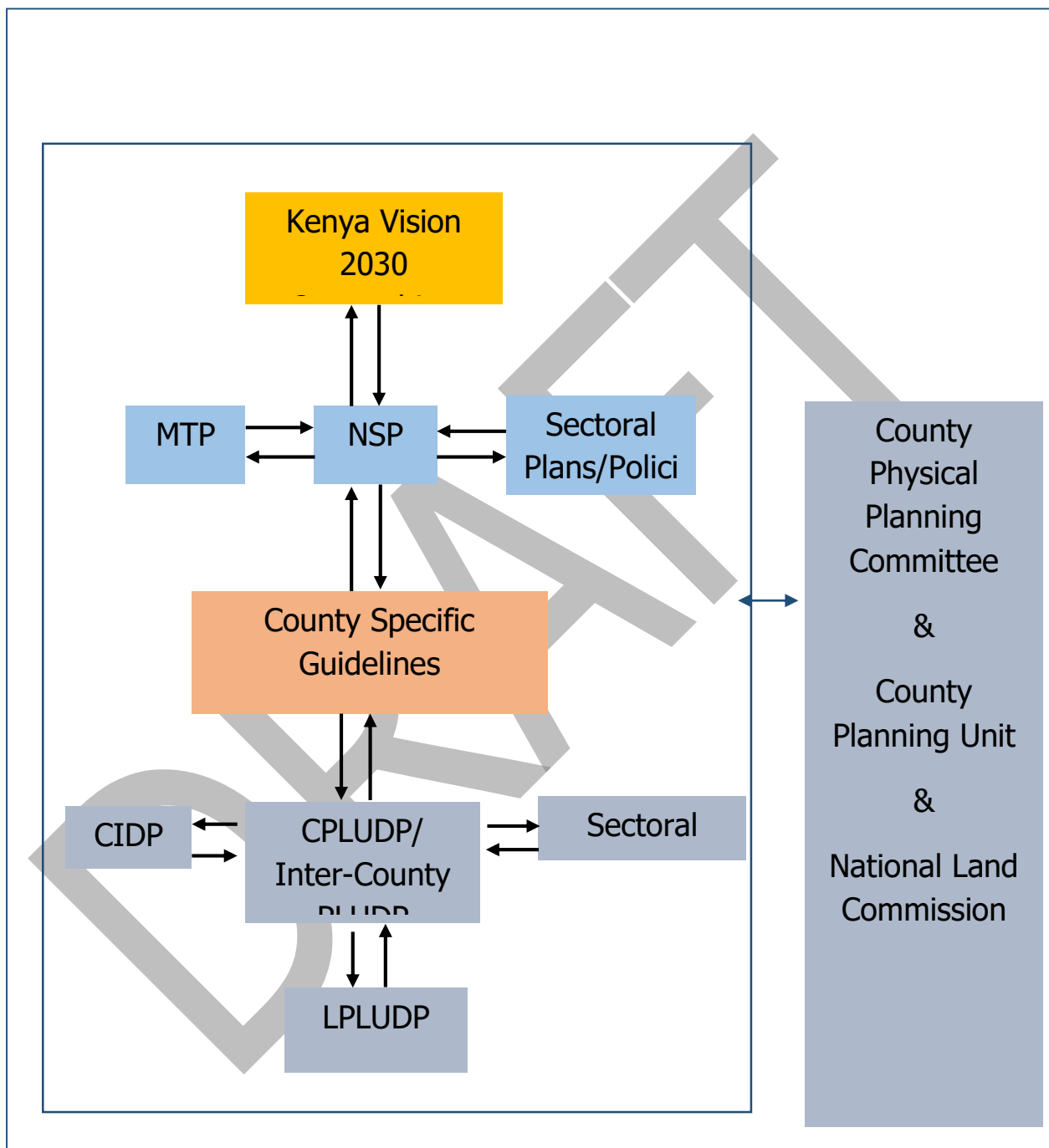


Figure 4 Implementation structure of the guidelines



Source: 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 Narok County Government which will be responsible for implementing various county specific initiatives proposed by the guidelines.

The National Government, County Government of Narok, 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.