



County Government of
TANA RIVER



NATIONAL SPATIAL PLAN IMPLEMENTATION GUIDELINES FOR TANA RIVER COUNTY

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



MINISTRY OF LANDS AND PHYSICAL PLANNING
STATE DEPARTMENT FOR PHYSICAL PLANNING

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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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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 of the Guidelines

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

Specific objectives include;

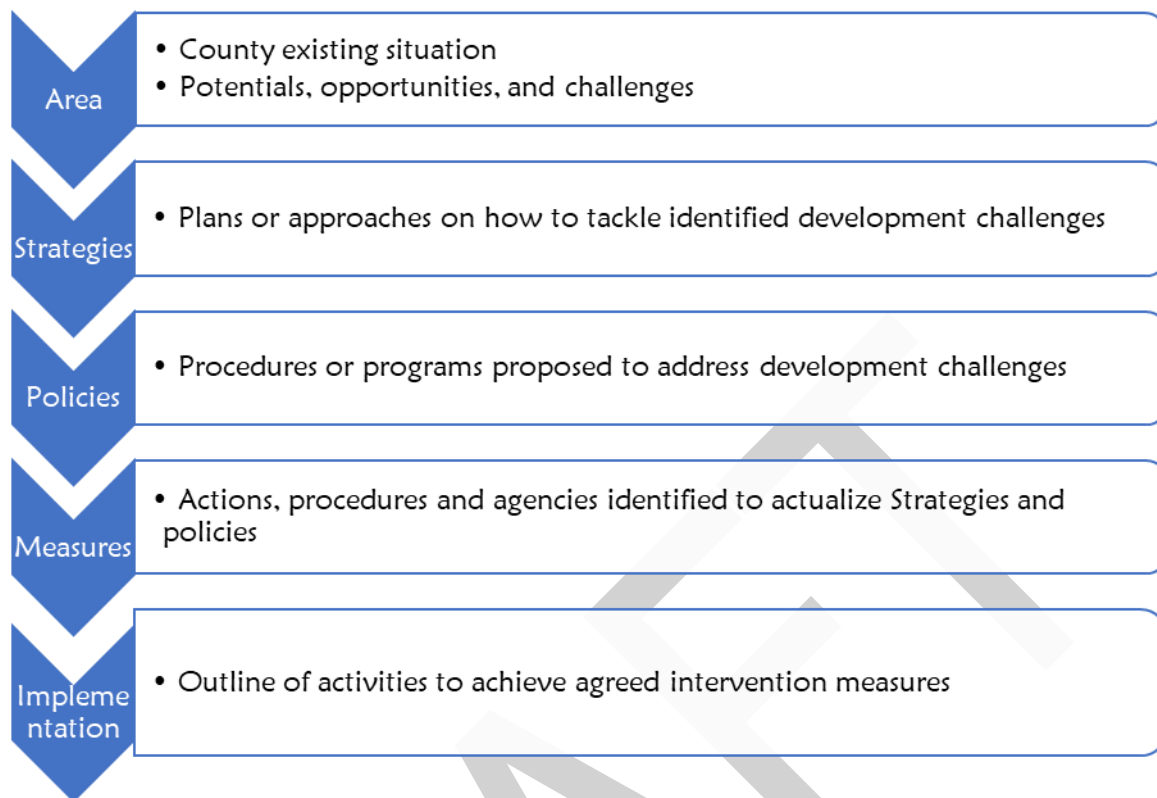
- To sensitize the County on the provisions of the NSP
- To promote synergy between National and County planning
- To guide the County, implement the NSP
- To clarify the roles of the different actors in the implementation of the NSP.

1.4 Scope

The guidelines and strategies are specific to Tana River County and cover the entire territory of the County measuring approximately 38,862.2 Km² and covers approximately 76 kilometers of the coastal strip. The guidelines highlight key facets including the identified issues, the actions, approaches, plans and procedures prescribed to address the issues, and an outline of activities to execute the agreed interventions as captured in the National Spatial Plan. The guidelines shall be operational until the year 2045.

Tana River County will have its specific guidelines and strategies as captured in the NSP and indicated in Figure 1 below:

Figure 1: The Scope of the Guidelines



Source: State Department for Physical Planning, 2022

1.5 Justification

Preparation of County Physical and Land Use Plans which is a mandate of counties has been slow and, in some counties, have not begun at all. These guidelines are therefore a quick reference on how Tana River County can optimize land even in the absence of this plans.

Implementation of NSP since its approval and launch has been undertaken in an uncoordinated manner hence the guidelines will provide standardized approach for all counties.

The guidelines are a tool for implementation of the NSP, and a basis for preparation of a monitoring and evaluating framework to track NSP implementation both at national and county levels.

1.6 Application of the Guidelines

The guidelines and strategies 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 county government capacity to formulate, coordinate and implement integrated development policies and programmes 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 Tana River 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

Table 1 below indicates, among others, the targeted users of the guidelines and the respective application;

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 • Coordination and linkage of planning structures • Formulate county land optimization 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, 2019.
County assembly	<ul style="list-style-type: none"> • Approval of planning budgets • Vetting of various county plans • Formulation and passing of county planning legislation • Enhance capacity to oversee the executive on spatial planning
Ministries, Departments And Agencies	<ul style="list-style-type: none"> • Development of relevant policies, strategies, standards, guidelines, programmes, and projects • Understand processes, procedures and linkages in spatial planning requirements
National Land Commission (NLC)	<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 law
Licensed physical and land use planners both in public and private sectors	<ul style="list-style-type: none"> • Prepare, coordinate and implement Physical and Land Use Plans • Quality control of plans and consultancy services • Formulate policies, strategies and development guidelines • Dispute resolution
Practitioners in the built environment	<ul style="list-style-type: none"> • Advance of relevant policies, strategies, standards, guidelines, programmes, and projects

	<ul style="list-style-type: none"> • Apply processes, procedures and linkages of the NSP in their respective areas of practice
Community, developers and investors	<ul style="list-style-type: none"> • comprehend the processes, procedures and requirements of various County Plans and policies • Linkages of spatial planning and implementation • Informed investment decisions
Development partners	<ul style="list-style-type: none"> • Reference frame for 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 guidelines were prepared based on the outlined principles as applied in the NSP. The principles should guide sustainable, coordinated, and realistic development and form the basis upon which the lower-level Physical and Land Use Plans shall be prepared. They are;

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.

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2 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 Fourth Schedule of the Constitution assigns the National Government the role of capacity building and technical assistance to the counties.

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 Physical and Land Use Plans should take cognizance of the aspirations, foundations and development concepts of the vision. The preparation of the first National Spatial Plan is identified in Kenya Vision 2030 as a flagship project and is regarded as one of the foundations for socio-economic transformation. Hence the need for linkage between national planning and county planning which can be achieved through mainstreaming NSPs into 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 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 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 No. 5 of 2012

Mandates the National Land Commission with the management and administration of public land on behalf of the National and County Government, and monitoring and oversight of 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 forty-seven (47) counties and the Exclusive Economic Zone. The NSP outlines policies and strategies geared towards influencing desired future distribution and organization of population and activities outlined in vision 2030 and sectoral policies and plans. It aims at achieving economic efficiency and balanced development. The various county Physical and Land Use 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

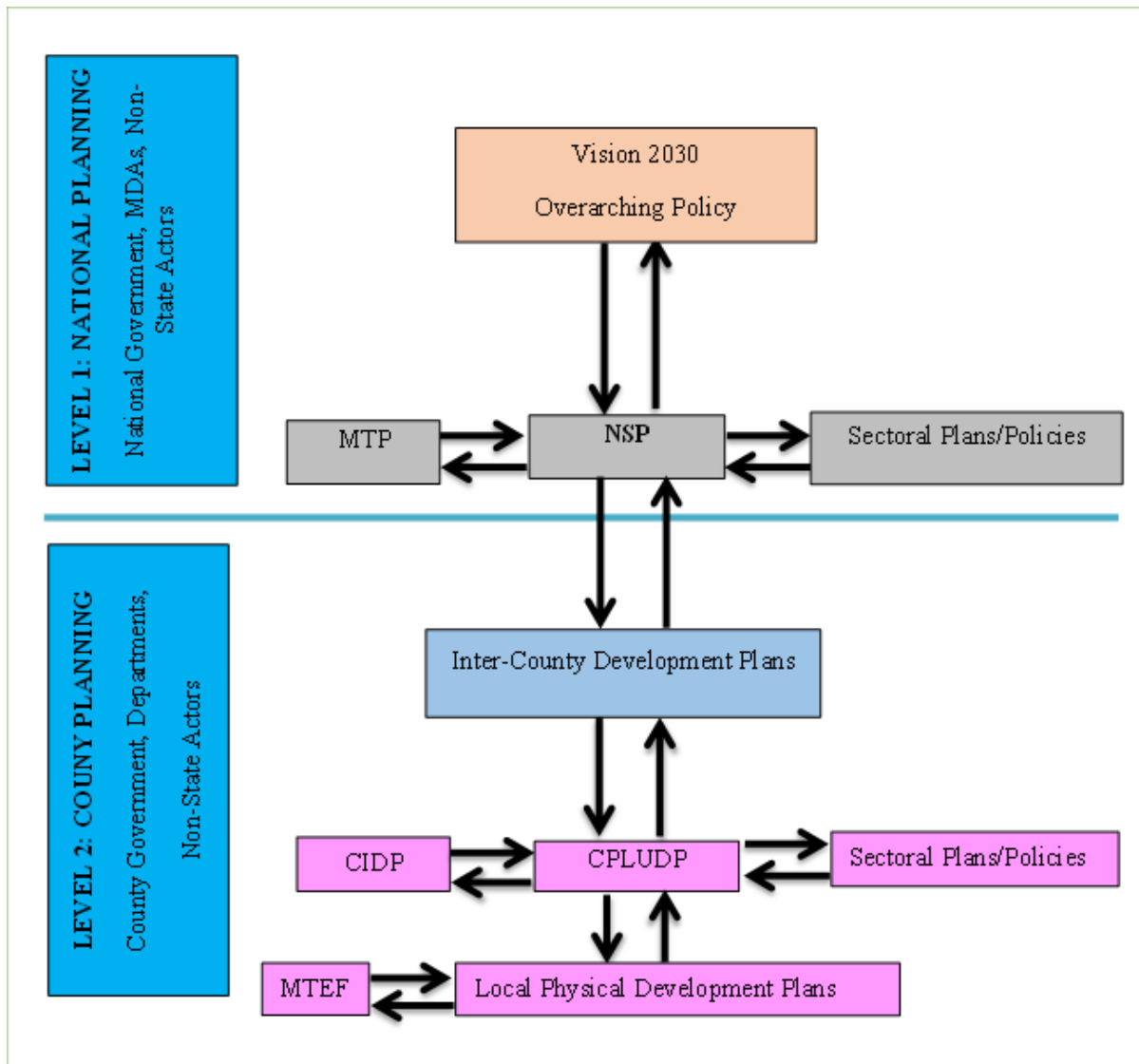
The linkage of the National Spatial Plan (NSP) to county and other lower-level plans is key to realization of its aspirations and the successful actualization of these plans. The NSP provides a spatial framework to ground the Vision 2030 flagships projects and form a basis for coordination of County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

Figure 3: National Spatial Planning Linkage to Other Plans



Source: The National Spatial Plan, 2015-2045

3 COUNTY PROFILE

3.1 Overview

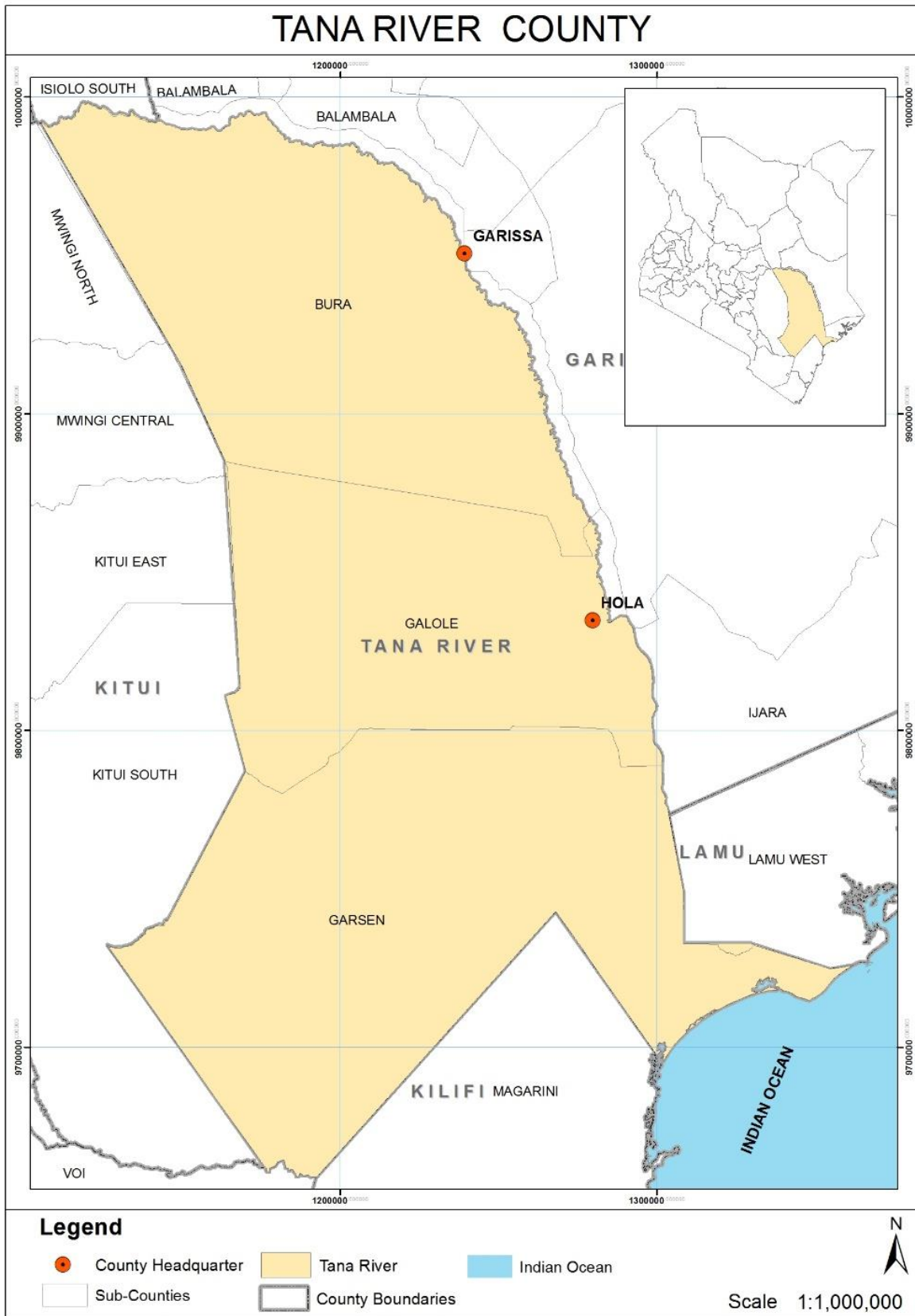
This chapter presents the locational, bio-physical and socio-economic perspectives and trends of the County. These perspectives informed the preparation of the strategies, policies and measures that form the National Spatial Plan County-Specific Guidelines for Tana River County.

3.2 Location Context

Tana River County is located in the coastal region of Kenya. The County borders Kitui County to the West, Garissa County to the North East, Isiolo County to the North, Lamu County to the South East and Kilifi County and Indian Ocean to the South. The County straddles between latitudes 000'53" and 200'41" South and longitudes 380 30' and 40015' East and has a total area of 38,862.20 Km². The County has a coastal strip of approximately 76 Km. Map 1 below illustrates the position of Tana River County within the Country.

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Map 1: Location of Tana River County



Source: State Department for Physical Planning, 2022

3.3 Bio-Physical Context

This section provides information on the main physical and ecological characteristics, and other background information critical to the overall development strategy of the County.

3.3.1 Physical and Topographic Features

The major physical feature in Tana River County is an undulating plain. The land slopes south eastwards with an altitude that ranges between 0m and 200m above sea level. The river Tana that traverses the County covers a stretch of approximately 500km. There are several seasonal rivers within the County, that flow in a west-east direction from Kitui and Makueni Counties draining into river Tana.

The soils range from sandy, dark clay and sandy loam to alluvial deposits. The soils are deep around the riverine environments but highly susceptible to erosion. Soils in the hinterlands are shallow and are easily eroded during rainy seasons.

3.3.2 Climatic Condition

Rainfall is low, bimodal, erratic and conventional in nature. Average annual temperatures are about 30°C and total annual rainfall ranges between 280 mm and 900 mm. The dry climate in the hinterland can only support nomadic pastoralism. The region has a hot and dry climate within ecological zones ranging from III (in the very high grounds) to VII (in the plains or lowlands).

3.3.3 Vegetation and Wildlife

Tana River County is dominated by complex ecosystem of high canopy coastal, riverine forests, wooded bush land and thickets as well as the grasslands and mangrove forests. The vegetation ranges from scrubland to thorny thickets within the riverine area. Shrubs and annual grasses dominate most parts of the region, but enclaves of trees and perennial grasses dominate wetter parts.

The Tana River delta is the largest freshwater wetland systems in Kenya and one of the six deltaic areas of Eastern Africa and is rich in biodiversity supporting diverse species of flora and fauna. It is a key site in the country for water bird conservation and important for the survival of no less than 22 species of birds. The County is endowed with conservation and tourist attraction areas including the Kora, Arawale and Tana Primate National Reserves.

3.4 Socio-Economic Background

This section presents the population, demographic, and socio-economic outlay of Tana River County.

3.4.1 Population and Demography

The County had a total population of 315,941, a total of 68,242 Households and an intercensal growth rate of 2.83 percent. (Kenya National Bureau of Statistics, 2019). The population is projected to increase to 429,464 in 2030 and 652,718 by 2045. Table 2 below shows the projected population over the Plan period.

Table 2: Tana River County Population Projection

YEAR	2019	2020	2025	2030	2035	2040	2045
Population Size	315,941	324,883	373,531	429,464	493,772	567,709	652,718
Male		162,442	186,766	214,732	246,886	283,855	326,359
Female		162,442	186,766	214,732	246,886	283,855	326,359
Households	686,83	70,627	81,202	93,362	107,342	123,415	141,895
Area	38,862.2 Square Kilometres						
Density	8	8	10	11	13	15	17

Source: State Department for Physical Planning, 2022

The working-age population (15-64-year-old) and dependency ratio are projected to be 55.77 and 79.32 percent respectively by 2030.

3.4.2 Economy

Agriculture is the main economic activity with majority of the people practicing subsistence agricultural and livestock keeping. The main crops produced are horticultural and include mangoes, cowpeas, bananas and green grams. The Galena Kulalu irrigation scheme is located in the County. Tana River County has great potential for agro-based industries. There is a mango and honey processing factory and prospects for maize, milk and meat processing. The County coastline forms one of the richest fishing areas of crustaceans. The main types of fish produced in the County include tuna, catfish and rabbit fish (marine species), tilapia, and synodontis.

The County is endowed with conservation and tourist attraction areas including the Kora, Arawale and Tana Primate National Reserves.

3.4.3 Physical and Social Infrastructure

The County is relatively adequately connected through transport and communication infrastructure. The total road network in the County is 3,377km, composed of 1,108km (class A – E) of classified roads and 2,269km (class U) of unclassified roads. The County has seven airstrips with major ones located at Hola, Bura and Garsen.

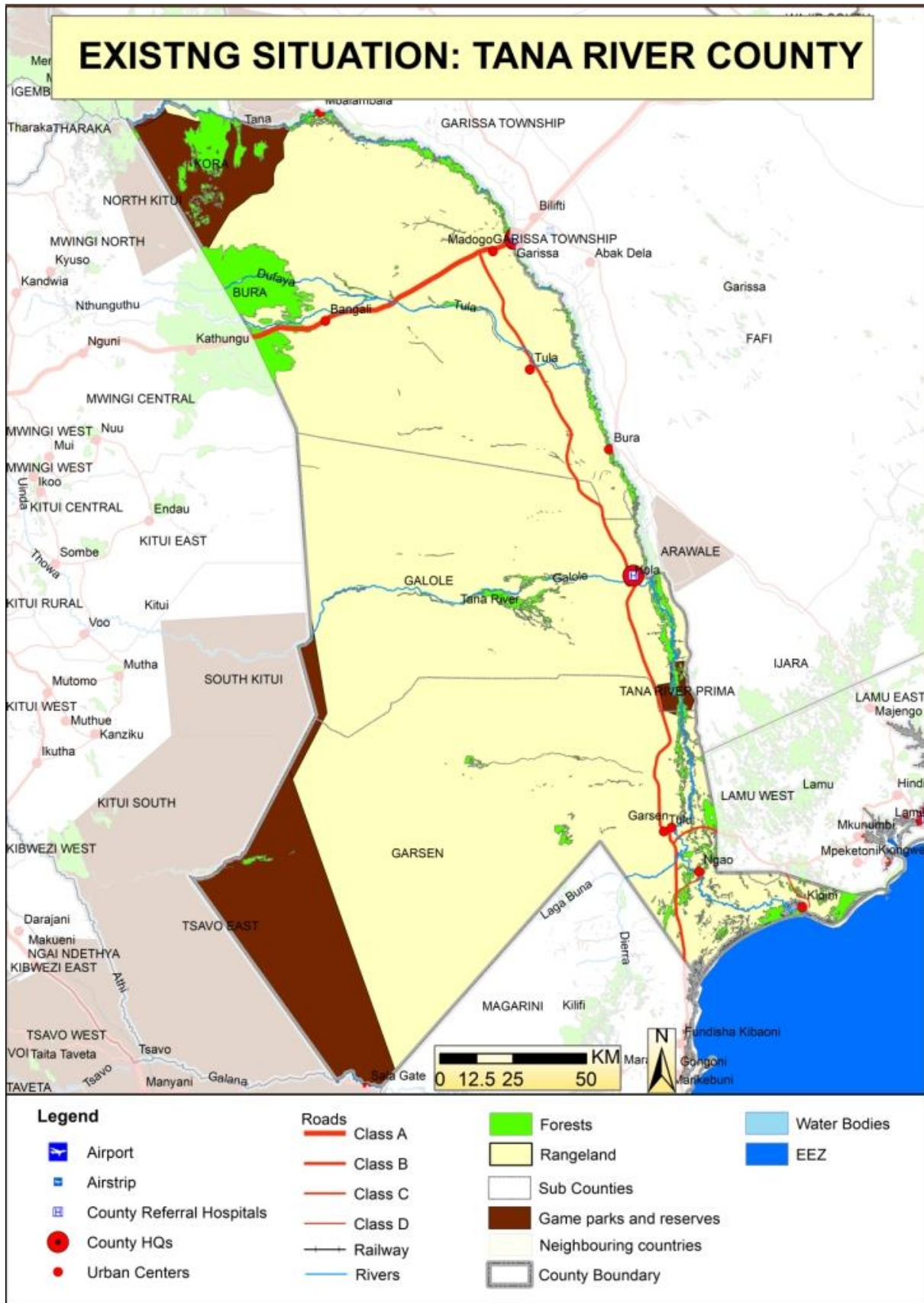
Education resources in Tana River County include 315 ECDE centres, 152 primary schools, 13 secondary schools and three youth polytechnics which are insufficient and in poor conditions. The major trading centres and economic hubs in the County include Hola, Garsen, Bura, Kipini, Minjila, Madogo and Bangali.

Posts and Telecommunications infrastructure include post offices, mobile networks and Landline. Water resource comprise of both ground and surface water including permanent rivers like River Tana and ground water sources that include boreholes, shallow wells, and earth pans.

Map 2 below indicates the existing situation in Tana River County.

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Map 2: The Existing Situation in the County



Source: State Department for Physical Planning, 2022

3.5 Comparative Advantage

Agriculture

Tana River County is endowed with great irrigation potential to supplement agricultural productivity. A vast area of Tana River County lies within the Tana River Basin which offers a high potential for water harvesting and storage for irrigation. Investment in irrigation should be steered to incorporate private and public participation and partnership.

Large Scale Livestock Production

Approximately 80 percent of the land in Tana River County is non-arable rangeland with the ability to support large scale livestock production and other economic activities related to the same. The County has potential to function as a meat basket for the country and for exporting livestock and livestock products.

Tourism

The County is endowed with serene natural scenic features which can attract tourists hence will enhance county revenue; value addition of fish like packaging, filleting and branding of fish and fish products from Tana River County. The forests support ecotourism due to its rich potentials in diversity of fauna and flora, and livestock production as well as a habitat to rare and endangered wildlife

Transport

The County has seven airstrips located at Hola, Bura and Garsen, and a 76Km sea front with Kipini operating as a fish landing site which can be potential sea port. The implementation of the LAPSSET corridor project will potentially open up the County with access to road and rail networks.

Energy

The Seven Folks Hydro Electric power Stations are located upstream of the Tana River delta. There is great potential for the exploitation of renewable energy sources such as solar and wind, and expansion of electricity transmission in the County through the main grid.

Mining Potentials

The County has potential gypsum sites located which have not been fully exploited. Sand is mainly harvested along the dry river beds and laggas and there is potential for exploitation across the County.

Fishing Potential

The County has a 76Km sea front with Kipini operating as a fish landing site. The County should invest in marine culture, provision of modern fishing gears and technology to fisher folk, development of cage culture within the brackish waters, and construction of a modern fish depot at Kipini to ensure fish and fish products are handled in hygienic conditions.

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4 DEVELOPMENT STRATEGIES AND POLICY GUIDELINES FOR TANA RIVER COUNTY

4.1 County Specific Issues and 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.

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 enhancing the national, regional and global, impacts, optimizing use of natural resources, creating a county balance and transforming rural areas.

The detailed NSP county-specific issues and development strategies that apply to Tana River County are outlined in Table 3 below;

Table 3: County Specific Issues and Development Strategies

Strategy 1: Enhancing National and Regional Competitiveness		
Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> ➤ Strategic location on the LAPSSET corridor economic area of influence to the North of the County 	<ul style="list-style-type: none"> ✓ Poor state and lack of connectivity of the roads ✓ Inadequate transport linkages with neighbouring counties and country. ✓ Safety and security risks 	<ul style="list-style-type: none"> • Plan and provide appropriate hierarchy of roads, to increase internal external linkages within the County • Plan and provide air and sea transport modes to increase linkage with other regions • Enhance security surveillance and monitoring to improve safety and security • Identify and leverage potential areas of corporation with Tanzania, COMESA and East African Community
<ul style="list-style-type: none"> ➤ Trade liberalization and open global market for goods and services 	<ul style="list-style-type: none"> ✓ High cost of production occasioned by high cost of energy, inefficient transport system, and outdated technology. 	<ul style="list-style-type: none"> • Formulate policies to guide and regulate the harnessing of the renewable and green energy sources.

	<ul style="list-style-type: none"> ✓ Low quality of products and services. 	<ul style="list-style-type: none"> • Formulate policies to promote and support value-chain development • Plan and provide an integrated, efficient, reliable and sustainable road transport infrastructure. • Plan and provide an efficient and integrated railway network • Plan and provide efficient airport facilities to facilitate quick movement of people and delivery of produce and perishable products • Plan and provide for efficient transport integration with the Port of Mombasa
<ul style="list-style-type: none"> ➤ Member of Jumuiya ya Kaunti za Pwani (JKP) Economic Bloc for economic development within the region and to foster peaceful co-existence 	<ul style="list-style-type: none"> ✓ Inadequate funds to manage the Bloc ✓ Lack of consensus on the focus of potential programs and initiatives 	<ul style="list-style-type: none"> • Identify and leverage potential areas of corporation with other bloc members
<ul style="list-style-type: none"> ➤ Wide agro-climatic zone range (iii-vii) that supports rain-fed agriculture, livestock production and drought resistant food and cash crop agricultural production 	<ul style="list-style-type: none"> ✓ Lack of appropriate agricultural support infrastructures ✓ Use of inappropriate farm inputs and technology ✓ Lack of a spatial framework to manage land uses ✓ Harsh climatic shocks including drought and floods 	<ul style="list-style-type: none"> • Provide adequate and appropriate infrastructure to support agricultural and livestock production • Adopt modern methods and practices as well as technology in the whole range of agricultural capabilities in that county • Preparation and review of the County Spatial Plan • Formulate and develop climate change mitigation and adaptation policies and programs • Formulate and prepare land and disaster risk management policies and plans
Strategy 2: Optimizing Land and Natural Resources		
Agriculture		
Opportunities	Constraints	Strategies

<ul style="list-style-type: none"> ➤ Agro-climatic zone (iii-vii) with high potential for mixed agriculture including cash crop farming, and livestock production ➤ High potential for Irrigation through surface and underground water exploitation ➤ LAPSSET High Grand Falls Dam along the Tana River ➤ Existing agricultural development of Galana Kulalu irrigation scheme 	<ul style="list-style-type: none"> ✓ Increased drought risk due to climate change ✓ Fragmentation of land into uneconomical parcels due to population pressure ✓ The agricultural potential in and livestock production areas is negatively impacted by the problem of water scarcity ✓ Inadequate agricultural support infrastructure ✓ Use of inappropriate farm inputs and technology ✓ Inadequate spatial frameworks to manage land uses ✓ Inadequate capacity, skills and resources to fund, develop and operate 	<ul style="list-style-type: none"> • Formulate appropriate policy framework to stop further fragmentation of agricultural land and explore land consolidation strategy • which needs to • Prepare policies and regulations to guide development and exploitation of underground water potential, rainwater harvesting and optimally harnessing the existing surface water • Intensification of land use • Provide adequate and appropriate infrastructure • Adopt modern methods and practices as well as technology in the whole range of agricultural capabilities in the County • Formulation of policies to tap the capability and potentials of the County • Restrict the conversion of arable land, protected areas and natural forests, woodlands and grassland to any other use. • Collaborate with other partners to enhance the irrigation potential
Blue Economy		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> ➤ Aquaculture and marine-culture potential areas ➤ Ocean and deep-sea fishing potential area ➤ Terrestrial green carbon sinks 	<ul style="list-style-type: none"> ✓ Climate vulnerability ✓ Maritime insecurity ✓ Inadequate access to shared resources ✓ Lack of requisite equipment and technology to tap fishing potential. ✓ Climatic change ✓ International and national regulations ✓ Water pollution 	<ul style="list-style-type: none"> • Develop, promoted and integrate the blue economy into the economy of the County • Develop the requisite infrastructure to support exploitation of the blue economy • Establish programs and initiatives to develop human capacity for development of the Blue Economy • Formulate and implement laws, regulations and agreements that govern a sustainable Blue Economy

	<ul style="list-style-type: none"> ✓ Lack of knowledge, appropriate skills, training and financial resources 	<ul style="list-style-type: none"> • Formulate policies and laws to protect inland fishing resources and enhance sustainable exploitation of sea fishing • Prepare policies and enact laws to mainstream climate change mitigation and adaptation into the County planning processes, policies and programs. • Prepare a marine resources management and development plan to guide the exploitation of the marine resources • Integrate Waste Management and water pollution control in all county policies
Environment (Conservation Area & Protection Area)		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> ➤ High percentage of range land ➤ Extensive ecosystem of high canopy coastal, riverine forests, wooded bush land and thickets, grasslands and mangrove forests ➤ Diverse biodiversity 	<ul style="list-style-type: none"> ✓ Soil erosion ✓ loss of vegetation ✓ Climate shocks and high disaster risk especially drought and flood risk across a vast area of the County 	<ul style="list-style-type: none"> • Increase forest cover through afforestation, re-afforestation and agro-forestry • Mainstream climate change mitigation and adaptation into the County planning processes, policies and programs. • Formulate and prepare land and disaster risk management policies and plans • Plan and provide appropriate storm water management infrastructure to optimize rain water harvesting
<ul style="list-style-type: none"> ➤ Abundant surface and underground water resources 	<ul style="list-style-type: none"> ✓ Deforestation ✓ Encroachment by human settlement and activities ✓ Declining water quality from water Pollution and extensive cultivation ✓ Increased drought risk due to climate change 	<ul style="list-style-type: none"> • Formulate policy frameworks to protect water catchment areas. • Mainstream climate change mitigation and adaptation into the County planning processes, policies and programs. • Formulate policy frameworks to contain human settlement and hinder land use change within these areas. • Delegation and gazettement of delineated natural forests, wetlands and key water resources. • Rehabilitation of wetlands, water sources and natural forests in the County

Natural Resource		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> ➤ High potential for green energy power production ➤ Underground water reservoirs ➤ Extensive ecosystem of high coastal canopy, riverine forests, wooded bush land and thickets, grasslands and mangrove forests ➤ Abundant potential for gypsum mining 	<ul style="list-style-type: none"> ✓ Under exploitation of solar and wind energy ✓ Underutilization of solar energy ✓ Inadequate rain water harvesting technology ✓ Low adoption of technology for exploration and exploitation. ✓ High costs of exploiting available natural resources ✓ Lack of a regulatory framework in exploitation of underground water ✓ Inadequate transport and support infrastructure 	<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 • Plan and provide appropriate storm water management infrastructure to optimize rain water harvesting • Formulate policies to guide regulation of underground water exploitation • Invest in exploration of potential mineral reserves • Establish county legal • Framework for Surveillance, Protection and conservation of natural resources • Establish county regulation • framework for enforcement of the existing regulations for safeguarding protection areas • Collaborate with relevant institutions like KFS and KWS on conservation of wildlife, indigenous trees and land protection
Industrial		
Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> ➤ High potential for agro- based industries ➤ High potential for the Rural based industries ➤ Potential for mineral-based (gypsum) industries 	<ul style="list-style-type: none"> ✓ Poor linkage to the markets due inadequate internal and external connectivity and transport infrastructure ✓ Low technological adaptation for value addition ✓ High cost of production 	<ul style="list-style-type: none"> • Plan and provide appropriate transport infrastructure 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

<ul style="list-style-type: none"> ➤ Potential mineral wealth of Barite, Ilmenite, Iron Ore, and Uranium ➤ Support of diversification of the economy 	<ul style="list-style-type: none"> ✓ Price fluctuation 	<ul style="list-style-type: none"> • Promote the formation of cooperatives and Saccos to advance marketing and control of market prices • Prepare an industrial master plan and formulate policies to guide sustainable mineral exploration • Locate mineral-based industries in situ where the minerals are found
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Tourism

Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> ➤ Protected areas that are home to a diverse variety of animal species (Red Columbus Monkey, Tana River Crested Mangabey monkeys, elephants, Hirola and abundant birdlife) thus a high potential to be a key tourist destination. ➤ High potential for wildlife conservation within the extensive and diverse ecosystem ➤ Existing nature-based tourism and cultural tourism attractions, and potential for beach and water sport tourism 	<ul style="list-style-type: none"> ✓ Inadequate exploitation of tourism potential due to poor quality and inadequate infrastructure ✓ Encroachment of human activities into the protected area ✓ Less assertive marketing strategies ✓ Over reliance on foreign tourism and few marketing ventures targeting nontraditional tourists ✓ Poaching ✓ Human- wildlife conflicts 	<ul style="list-style-type: none"> • Plan and provide appropriate tourism support infrastructure • Establish county legal framework for Surveillance, Protection and conservation of natural ecosystems and protected areas • Establish county regulation framework for enforcement of the existing regulations for safeguarding protection and conservation areas • Strict enforcement of the existing regulations for safeguarding protection areas • Delegation and gazettement of delineated natural forests, wetlands and water towers • Identify and delegate potential protection and conservation areas for gazettement • 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 • Collaborate with relevant institutions like KFS and KWS on conservation of wildlife, indigenous trees and land protection

Transport

Opportunity	Constraint	Strategy
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<ul style="list-style-type: none"> ➤ Strategic location on the LAPSSET corridor area of influence to the North of the County ➤ An international trunk road A3 from Thika to Somalia passes through the County ➤ Existing B8 Mombasa-Garissa Highway that provides linkage to the port of Mombasa, Counties of Kilifi and Kwale, and Lamu County through the Garsen-Witu-Lamu road ➤ Seven existing airstrips ➤ High potential for Sea Ports 	<ul style="list-style-type: none"> ✓ Poor state and lack of adequate connectivity of the roads ✓ Inadequate linkages with neighboring counties ✓ Inadequate public transport system, Lack of NMT Infrastructure and inefficient modal split ✓ Encroachment on road reserves ✓ Poor condition of the existing county roads 	<ul style="list-style-type: none"> • Plan and provide appropriate hierarchy of roads, to increase internal external linkages within the County • Plan and provide air and sea transport modes to increase linkage with other regions • Prepare 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
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Public Utilities

Water

Opportunity	Constraint	Strategy
<ul style="list-style-type: none"> ➤ Abundant surface and ground water resources 	<ul style="list-style-type: none"> ✓ Increased drought risk due to climate change Deforestation ✓ Encroachment by human settlement and activities ✓ Declining water quality from water Pollution and extensive cultivation ✓ Population increase resulting to high demand surpassing supply 	<ul style="list-style-type: none"> • Adopt sustainable exploitation of the available water resource potential • Plan and provide appropriate storm water management infrastructure to optimize rain water harvesting and ground water replenishment • Formulate policies to guide regulation of underground water exploitation • Formulate policy frameworks to protect water catchment areas. • Formulate policy frameworks to contain human settlement and hinder land use change within these areas.

		<ul style="list-style-type: none"> • Rehabilitation of wetlands, water sources and natural forests in the County
Solid Waste Management		
<ul style="list-style-type: none"> ➤ Urbanization - providing economies of scale ➤ Enabling legislation, policies and regulatory frameworks to guide solid waste management 	<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"> • Service all urban settlements by a centralized sewerage treatment system and solid waste disposal facilities. • Provided informal settlements with basic infrastructure services to improve the quality of life of low-income urban residents • Apply appropriate technology solutions to sewerage treatment in rural and low-density housing areas • Provide provisions for development of sewer systems and treatment works and solid waste disposal sites within all Physical and Land Use Plans • Guide expansion of urban boundaries based on investment in infrastructural services. • Prepare and enact laws to incorporate private public partnerships in infrastructure investments • Adopt appropriate technology to facilitate reduction, recycle and reuse of waste (3R's) • Plan and provide appropriate storm water management infrastructure • Construct waste water treatment plants and solid waste management projects in well-established permanent settlements in the arid regions of the County.
ICT		
<ul style="list-style-type: none"> ➤ Existing National Fiber Optic network (NOFBI) ➤ Existing adequate mobile connectivity 	<ul style="list-style-type: none"> ✓ Poor access to ICT infrastructure ✓ High cost of ICT equipment 	<ul style="list-style-type: none"> • Increase ICT relevant infrastructure • Mainstream ICT in all sectors to promote service delivery • Improve ICT adoption

		<ul style="list-style-type: none"> • improve on existing platforms such as Huduma center, BPO services and E-government
Energy		
<ul style="list-style-type: none"> ➤ Abundant potential for hydroelectric power, wind, and solar energy production. 	<ul style="list-style-type: none"> ✓ Inadequate exploitation of the renewable energy potential in the County 	<ul style="list-style-type: none"> • Formulate policies to mainstream green energy generation in the County • Identify potential sites and construct solar, wind and hydroelectric energy generation plants • Prepare policies that promote green energy for expansion, modernization and upgrading of electricity generation and supply
Strategy 3: Balanced Regional Development		
Opportunities	Constraints	Strategies
<ul style="list-style-type: none"> ➤ Resource endowment including vast range lands, forests, favorable climatic conditions ➤ Enabling policy and legal frameworks ➤ Establishment of equalization funds 	<ul style="list-style-type: none"> ✓ Weak linkages between rural and urban areas. ✓ Inadequate physical infrastructural facilities and services ✓ Uneven distribution of social infrastructure ✓ Under-exploitation of resources 	<ul style="list-style-type: none"> • Provide transport connectivity and adequate inter and intra-county road networks • Establish strong rural urban linkages • Promote industrialization and value addition in less developed areas within the County • Promote investment in sustainable tourism • Promote irrigation activities for improved productivity • Provide and promote equitable distribution of social and physical infrastructure
Strategy 4: Promoting Rural Development		
<ul style="list-style-type: none"> ➤ Resource endowment in rural areas (agriculture, large-scale livestock production and tourism) ➤ Human resource (both skilled and unskilled) 	<ul style="list-style-type: none"> ✓ Inefficient and dilapidated social and physical infrastructure facilities and services ✓ Weak rural-urban linkages ✓ Underutilization of the resources in the rural areas 	<ul style="list-style-type: none"> • Promote rural industrialization and value addition in less developed areas in the County • Plan and provide strong rural urban linkages • Formulate policies and prepare plans to guide sustainable utilization of available resources in the rural areas

<ul style="list-style-type: none"> ➤ Enabling policy and legal frameworks ➤ Established Equalization Fund ➤ Devolution 	<ul style="list-style-type: none"> ✓ Inadequate transport infrastructure and utilities ✓ Dispersed human settlement distribution ✓ Fragmentation of land into uneconomical parcels due to population pressure 	<ul style="list-style-type: none"> • Plan and develop appropriate transport and infrastructural facilities and services to support the exploitation of hinterland 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 ➤ Existing infrastructure ➤ Devolution of governance ➤ Established Equalization Funds 	<ul style="list-style-type: none"> ✓ Weak rural-urban linkages ✓ Rapid urbanization rates and urban sprawl ✓ Weak and uncoordinated development control and enforcement systems. ✓ Poor enforcement of existing legislation on housing development and land use ✓ High and rapidly increasing population ✓ Inadequate physical and land use planning, and high cost of housing ✓ Poor implementation of development plans and planning policies ✓ Inadequate and dilapidated transport infrastructure and utilities ✓ Deteriorating infrastructure ✓ Poor waste management ✓ Land and governance issues. ✓ Proliferation of informal settlements ✓ Land and governance issues 	<ul style="list-style-type: none"> • Prepare physical and land use plans and policies for urban areas to promote urban containment and sustainable human settlement • Strengthen the urban rural linkages to reduce the rate of urbanization • 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 centres as their potential and population • Formulate policies and establish programs to promote sustainable waste management • Strengthen existing land management institutions

4.2 National Spatial Plan Policy Guidelines and Measures for Tana River County

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

This section seeks to provide the spatial policy guidelines and measures aimed at promoting the achievements of the objectives of the National Spatial Plan using its guidelines. These policies are supported by a wide range of measures which spell out the specific actions to be undertaken to actualize the policy intentions. The policies shall be implemented by the County government's agencies responsible for planning and development control as well as the authorities responsible for land administration.

Outlined in Table 4 are the policies and measures specific to Tana River County.

Table 4: NSP Policy guidelines and measures for the County

	Sector/Area	Policy	Measures
1	<p>Resource Potential Growth Regions: Region 3: North, Eastern and upper coast</p> <p>Key Urban Centres: Hola, Madogo, Garsen, Bura, Kipini, Minjila, and Bangali</p> <ul style="list-style-type: none"> ➤ Rain fed and Irrigated agricultural potential ➤ Livestock production potential ➤ Nature-based, cultural and coastal tourism potential 	<ul style="list-style-type: none"> ✓ Enhance irrigation agriculture, livestock production and value addition ✓ Adopt sustainable exploitation of the available natural resource potential ✓ Improve and intensify agricultural Extension, Training, Research and Information Services ✓ Concentrated development around key urban areas ✓ Land Use intensification ✓ Investment in social and physical infrastructure 	<ul style="list-style-type: none"> • Infrastructure provision to support value addition initiatives and human settlement • Rural development through provision of infrastructure, agricultural sector development, value addition and value chain development • Facilitate the transformation from traditional to modern agricultural practices • Develop small and medium centres • Conservation, management and sustainable use of water resources

		<ul style="list-style-type: none"> ✓ Development of tourism infrastructure ✓ Environmental protection and conservation 	<ul style="list-style-type: none"> • Development and rehabilitation of key infrastructure in the County • Protection and Conservation of environment, wildlife and forest resources
2	County Spatial Structure	<ul style="list-style-type: none"> ✓ Utilise the National Spatial Plan (NSP) as the guiding framework to achieve integrated and sustainable spatial development ✓ NSP as a basis for preparation of lower tier physical and land use development plans 	<ul style="list-style-type: none"> • Preparation of County and Local Physical and Land Use plans • Align Spatial/Physical Plans to conform to the objectives and policies of the NSP • 5-year review of medium term Physical and Land Use Plans shall take into account provisions of the NSP • Sectoral policies to take cognizance of objectives and policies of NSP • Provide planning authorities with adequate human, financial and technical resources
3	Enhancing National Competitiveness	<ul style="list-style-type: none"> ✓ Selective concentration concept shall be adopted for the planning and location of urban based economic activities to leverage on national competitiveness. 	<ul style="list-style-type: none"> • Preparation of Spatial Development Plans to guide development in the selected urban and rural growth areas • Formulation of urbanisation policies that promote compact urban development and sustainable human settlement

		<p>✓ Provide major urban areas with appropriate infrastructure to enhance efficiency and quality of life</p>	<ul style="list-style-type: none"> • Enhance the Liveability Index for urban areas by providing quality and affordable social and physical infrastructure • Provide appropriate trunk infrastructure in the form of reliable energy, water, sanitation and ICT • Improve the road infrastructure by providing for relevant modal split, linkages and interchanges
		<p>✓ Optimise and sustainably utilise land and natural resources</p>	<ul style="list-style-type: none"> • Encourage the transformation from traditional farming and livestock keeping methods to modern practices • Widen the County economic base through strengthening value addition and value chain development for agricultural products • Identify and develop the tourism potential within the County • Explore and exploit the mineral, energy and water potentials • Provide transportation networks and other infrastructure necessary to support exploitation of land and other natural resources • Provide technical training and social development programmes to enhance integration of the community into the modern economy

			<ul style="list-style-type: none"> • Support development of urban areas in the less developed areas to catalyse development
		<ul style="list-style-type: none"> ✓ Enhance efficiency of the transportation network to take advantage of the strategic location and position of the County 	<ul style="list-style-type: none"> • Prepare spatial development plans for the main transportation corridors to guide their development for sustainable economic growth and transportation • Renew and modernize the existing A3 (Thika-Somalia) and B8 (Mombasa-Garissa) roads to spur economic development • Provide for robust transportation for efficient, modern and low -cost connectivity by Sea, Air, Rail, Road and Fibre Optic • Establish efficient transport linkages to the port of Mombasa
		<ul style="list-style-type: none"> ✓ Enhance cooperation in spatial and economic planning with member counties of the Jumuiya ya Kaunti za Pwani Economic Bloc 	<ul style="list-style-type: none"> • Undertake joint planning of trans-boundary resources, transport corridors and infrastructure, and border urban areas
		<ul style="list-style-type: none"> ✓ Promote development of the Blue Economy and its integration into the County economy 	<ul style="list-style-type: none"> • Develop human capacity in partnership with the academia to conduct research, and explore Blue Economy resources • Formulation and implementation of an integrated coastal land use plan • Plan, manage and effectively govern the use of marine space and resources

			<ul style="list-style-type: none"> • Develop and apply standards, guidelines and best practices that support a sustainable blue economy. • Develop the requisite infrastructure for the development of the Blue Economy • Establish and implement a framework for beach management
4	Modernizing Agriculture	<p>✓ Rangelands shall be developed and optimally utilised for large scale commercial production of livestock to support downstream processing of livestock products and promote balanced regional development</p>	<ul style="list-style-type: none"> • County spatial plan prepared shall guide and promote large-scale livestock production and irrigated agriculture based on the County potential • Prioritize provision of requisite infrastructure to support large scale livestock production • Modernize livestock keeping through appropriate animal husbandry, product processing and timely marketing • Provide transport connectivity and adequate inter and intra-road networks as well as other social and physical infrastructure • Adopt appropriate rangelands management practices • Early warning systems, prompt response and recovery systems to build resilience to the high flood risk and perennial drought cycle • Increase livelihood diversification, productivity and competitiveness and create an investment environment based on local dynamics and internal potential

			<ul style="list-style-type: none"> • Establish infant industries in rural and rangeland areas for value addition and investments opportunities • Enhance ASAL climate change adaptation and mitigate desertification
		<p>✓ The use of land in the arable rangelands shall be intensified to increase productivity</p>	<ul style="list-style-type: none"> • Adopt modern agricultural production methods and practices • Upscale the adoption of technology in agricultural production • Encourage mixed farming • Promote agri-business • Provide appropriate infrastructure to support the exploitation of potential areas for drought resistant food and cash crops
		<p>✓ Optimize potential by promoting investment in irrigation agriculture for food and high value crops</p>	<ul style="list-style-type: none"> • Undertake research to identify high potential irrigation areas in the County • Rehabilitate, expand and operationalize existing irrigation schemes • Establish new irrigation schemes in the identified potential areas • Encourage small holders' irrigation schemes through sensitization campaigns and reduction of capital costs for investments
		<p>✓ The fishing potential of the County shall be optimized to increase food stocks and export earnings</p>	<ul style="list-style-type: none"> • Support the sustainable exploitation of sea fishing resource • Protect the inland fishing resources • Undertake research to identify the areas with potential for fish farming

			<ul style="list-style-type: none"> • Encourage small holder farmers to establish fish farms in areas with potential • Provide appropriate infrastructure to support the fishing industry • Increase access to fishing equipment by making them affordable
5	Diversify Tourism	<ul style="list-style-type: none"> ✓ Promote diversification of tourism by offering diverse products 	<ul style="list-style-type: none"> • Developed tourism to offer; • beach and adventure tourism ecotourism, marine sport and cultural tourism, Meetings, Incentives, Conferences, Exhibitions (MICE), agro-tourism, ecological, safari and wildlife tourism, and archaeological and historical tourism
		<ul style="list-style-type: none"> ✓ Governance of tourism shall be enhanced 	<ul style="list-style-type: none"> • Implement Physical and Land Use Plans to guide development of the tourism sector • Prepare and implement County Policies on land use, wildlife and tourism • Identify and map potential eco-tourism development sites • Undertake awareness campaigns on the value of eco-tourism to the industry players • Develop guidelines for eco-tourism establishments • Facilitate access to eco-tourism development incentives • Enhance security and surveillance measures to bolster confidence in the tourism sector

		<p>✓ Appropriate tourism support infrastructure and facilities to be provided</p>	<ul style="list-style-type: none"> • Carry out an inventory of tourism infrastructure and facilities in the County • Formulate planning regulations and standards to guide tourist specific infrastructure and facilities • Develop the requisite tourism support infrastructure and facilities • Upgrade the existing tourism facilities and infrastructure • Adopt low carbon and green tourism infrastructure options • Provide and upgrade the ICT infrastructure to support tourism
		<p>✓ Tourist attraction areas and sites shall be conserved and protected</p>	<ul style="list-style-type: none"> • Identify, map and protect all wildlife migratory corridor • Prepare action area plans for the wildlife migratory and dispersal corridors and wildlife habitat • Prohibit the location of incompatible land use activities • Strictly regulate developments within the tourist attraction sites • Protect wildlife watering points
		<p>✓ Spatial Development plans shall be prepared to guide development and implementation in the tourism sector</p>	<ul style="list-style-type: none"> • Prepare Coastal Beach Ecosystem Management plans • Prepare Ecosystem area plans for all parks and reserves

6	Managing Human Settlements	<ul style="list-style-type: none"> ✓ Anticipate and accommodate the expected increase in population in urban areas 	<ul style="list-style-type: none"> • Develop Hola town as a principal town in accordance to its potential • Upgrade the existing and provide additional infrastructure and facilities to support housing, industrial and the service sectors • Promote adoption of technology and fiscal incentives and market support for the informal sector • Prepare Local Physical and Land Use Plans for urban areas to delineate urban limits
		<ul style="list-style-type: none"> ✓ Develop and support alternative urban to promote balanced regional development and spur growth 	<ul style="list-style-type: none"> • Develop market centres as intermediate centres between the rural and the principal towns • Provide principal towns and urban centres with the requisite physical and social infrastructure
		<ul style="list-style-type: none"> ✓ Improve management and governance of human settlements 	<ul style="list-style-type: none"> • Build 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,

			<p>construction, energy and disaster management</p> <ul style="list-style-type: none"> • Enter public private partnerships in the provision of housing.
		<p>✓ Peri-urban development shall be managed and controlled to contain urban growth within its limits and protect rural land uses</p>	<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 belts and buffer zones to define the urban and peri-urban areas • Incentivize local farmers to preserve agricultural land by promoting local production and providing ready markets for agricultural produce
		<p>✓ Develop human settlements in line with environmental and natural resources conservation to improve living conditions</p>	<ul style="list-style-type: none"> • Map out and prohibit human settlement in environmental sensitive areas • Plan and provide an integrated waste management system • Prepare and implement zoning guidelines to ensure compatibility of land uses • Strengthen the capacity of the local governing bodies to effectively deal with environmental challenges • Empower the community to assume responsibility and authority for managing and enhancing their environment • Provide adequate and functional open spaces in urban places

			<ul style="list-style-type: none"> • Prescribe planning standards for open/green space on private development • Aim for zero carbon building standards and ensure all buildings meet energy efficiency criteria
	<p>✓ Rural growth centres shall be rationalized and supported to act as central places, and settlements clustered to free the agro potential areas and rangelands</p>		<ul style="list-style-type: none"> • Provide basic 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 • Link growth centres by means of secondary roads as a minimum • Promote sectors such as livestock production and tourism that have potential to stimulate rural development
	<p>✓ Provision of an efficient, reliable and effective transport system for human settlements</p>		<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 to encourage development patterns which reduce transport demands • Establish an effective transport management system • Improve the road conditions and expand the linkages to human settlements

			<ul style="list-style-type: none"> • Integrate NMT with existing transport infrastructure • Incorporate the concept of green energy in transport systems planning and redevelopment
7	Conserving the Natural Environment	<p>✓ All environmentally sensitive areas shall be protected and utilized in a sustainable manner</p>	<ul style="list-style-type: none"> • Prepare integrated marine resource management plans • Prepare integrated ASAL resources management plans • Undertake and support research and training in the conservation and management marine ecosystems and resources • Promote regional cooperation in the conservation and management of marine migratory species • Implement the Integrated Coastal Zone Management Policy and Integrated Ocean Management Policy, Strategy and Action Plan • Prepare integrated forest resource management plans • Develop and implement a county strategy for rehabilitation and restoration of degraded forests • Gazette, protect and rehabilitate degraded forests • Involve and empower communities in the management of environmental resources

			<ul style="list-style-type: none"> • Promote a forestation and agro-forestry through County Physical and Land Use Plans • Delineate mangrove forest areas and formulate regulations for sustainable utilization • Indigenous forests shall be identified and protected from logging
		<ul style="list-style-type: none"> ✓ 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 • Identify and map all disaster-prone areas for sustainable management and disaster response.
8	Integrated Network	Transportation	<ul style="list-style-type: none"> ✓ Transport and land use planning shall be integrated <ul style="list-style-type: none"> • Establish a hierarchy of transportation systems comprising rail, road, water (sea) and air • Repossess all illegally acquired land reserved for transport Infrastructure • Incorporate the needs of persons with disability in all the planning, development and management of the transport network • Plan urban based activities to support mass transit systems and reduce the need for travel in urban areas

			<ul style="list-style-type: none"> • Carry out traffic impact assessments for all land use changes as part of development control and as a tool of land use planning • Enhance the planting of trees, greenery as buffer zones to roads and the airstrips
	✓ An integrated and functional transport system for the urban areas shall be developed		<ul style="list-style-type: none"> • Renovate and upgrade Hola, Bura and Garsen airstrips • Develop a coastal sea port at Kipini • Provide access and linkage, between county and sub-county's headquarters and for local access and link them to national transportation corridors • Expand all roads connecting county headquarters to sub-county headquarters to at least 30m and developed to bitumen standard • Develop roads connecting infrastructure installations of county and national importance and resource areas to bitumen standard
	✓ 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

9	Providing Infrastructure	Appropriate	<p>✓ Safe, adequate, reliable and affordable electricity for both urban and rural settlements shall be provided</p>	<ul style="list-style-type: none"> • Tap into large scale production of green energy (solar, wind, hydropower) for sale to the national grid • Explore alternative options of power generation • Provide safe and reliable electricity connections for all informal settlements in urban areas for safety. • Mainstream and enforce green energy options in the design of buildings • Build institutional and human resource capacities in the energy sector • Increase access to electricity through upgrading and expansion of the national power transmission and distribution network
			<p>✓ Expansion and improvement of water reticulation systems to facilitate access to clean, safe, adequate, reliable and affordable water in human settlements shall be promoted</p>	<ul style="list-style-type: none"> • Construct and rehabilitate water supply systems and rural water schemes • Incorporate water provision in all physical/spatial development plans • Partner with neighbouring counties in the rehabilitation and protection of water sources • Improve and expand connectivity and water supplies in the key urban and rural growth centres • Develop water supply systems and sewers, and a comprehensive mapping of all water supplies systems in the informal settlements

	<ul style="list-style-type: none"> ✓ A network of functional, efficient, safe, accessible and sustainable county health referral infrastructure shall be established 	<ul style="list-style-type: none"> • Increase the utilization of services at lower levels of the health services • Develop service provider capacity to offer services • Improve preparedness and response to emergencies • Provision of quality emergency health services at the point of need • Strengthen outreach systems for provision of health services to marginalized and vulnerable population • Establish fully fledged low – cost diagnostic centre and provide adequate screening and treatment facilities for persons with chronic or terminal conditions • Modernization of infrastructure and hospital equipment at the referral hospital(s)
	<ul style="list-style-type: none"> ✓ Appropriate, quality, efficient and cost-effective ICT infrastructure in both rural and urban areas shall be promoted 	<ul style="list-style-type: none"> • Integrate e-youth ICT platforms • Mainstream use of ICT in all levels of county government and the private sector (e-government) • Develop and upgrade ICT Infrastructure • Extend ICT infrastructure to cover all the rural and local growth centres
	<ul style="list-style-type: none"> ✓ The expansion of sewerage systems and waste management facilities shall be promoted to improve sanitation in human settlements 	<ul style="list-style-type: none"> • Service all urban settlements by a centralized sewerage treatment system and solid waste disposal facilities

			<ul style="list-style-type: none"> • Construct sewerage coverage and capacity for the major urban centres of Hola, Garsen and Madogo • Provide basic infrastructure services in order to improve the quality of life of low-income urban residents • Apply appropriate technology solutions to sewerage treatment • All Physical and Land Use Plans to make provision for development of sewer and waste management infrastructure • Expansion of urban boundaries to be guided by investment in infrastructural services • Adopt appropriate technology to facilitate reduction, recycle and reuse of waste (3R's) • Undertake rehabilitation of storm water drainage systems • Construct waste water treatment plants and solid waste management projects in well-established rural settlements and growth areas • Enact county laws to incorporate private public partnerships in infrastructure investments
		<p>✓ Sporting infrastructure shall be planned, developed, maintained and the existing rehabilitated to promote sports development</p>	<ul style="list-style-type: none"> • Establish a County Sports Talent Centre to scout, tap, nurture and develop sports talents • Undertake to rehabilitate all stadia to national and international standards

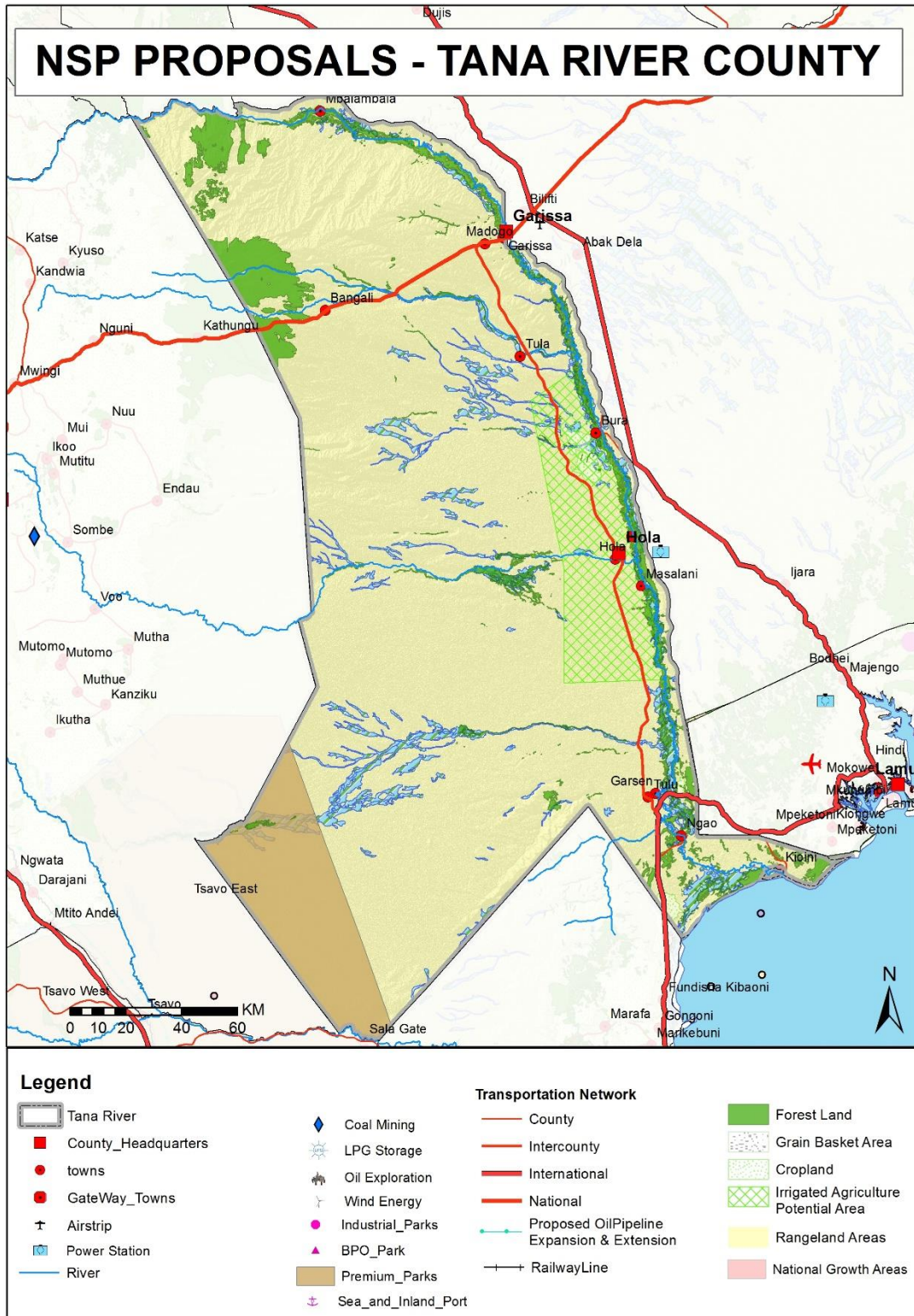
10	Towards a Rapidly Industrializing County	<ul style="list-style-type: none"> ✓ The cluster development strategy shall be promoted to focus on proximity to raw materials and markets of region-specific products 	<ul style="list-style-type: none"> • Mineral-based industries to be located in-situ where the minerals are found • Establish livestock produce, horticulture and agro-based industries in the relevant potential zones within the County • Promote value addition in processing of local livestock and agricultural produce
		<ul style="list-style-type: none"> ✓ Specific sites for industrial development shall be identified, planned and serviced 	<ul style="list-style-type: none"> • Plan and set aside land for industrial development in every sub-county • Develop at least one SME and Industrial Park in the County • Integrate the industrialization process and environment conservation • Provide an integrated, efficient, reliable and sustainable road transport infrastructure • Provide efficient air transport facilities to facilitate quick delivery of produce and perishable products • Increase availability of clean water and improve sanitation • Discharge of safe/ clean industrial waste into water bodies shall be encouraged
		<ul style="list-style-type: none"> ✓ Adequate and affordable energy supply for the industrial sector shall be provided 	<ul style="list-style-type: none"> • Adopt renewable energy generation programs • Provide reliable energy infrastructure by extending the national grid network • Incentivize large industries to promote co-generation of power

			<ul style="list-style-type: none">• Promote the adoption of energy efficient technologies to lower the demand for energy
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Map 3 below provides a spatial representation of the policies proposed for the County.

Map 3: NSP Proposal for Tana River County



Source: State Department for Physical Planning, 2022

5 IMPLEMENTATION AND ADOPTION OF THE GUIDELINES

5.1 Overview

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

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

5.2 Implementation 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 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, programs 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, programs and projects under these guidelines will involve a wide range of actors. It will require a coordinated approach and partnership between the National and County Governments and non-state actors. It may require re-engineering of institutions and a number of actors to undertake the implementation through a harmonized approach.

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

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

5.3.1 County Physical Planning Committee

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

The composition of this committee consists of;

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

The functions of the committee include;

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

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

5.3.2 County Planning Unit (CPU)

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

The CPU shall;

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

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

5.3.3 National Land Commission

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

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

5.4 Monitoring and Evaluation

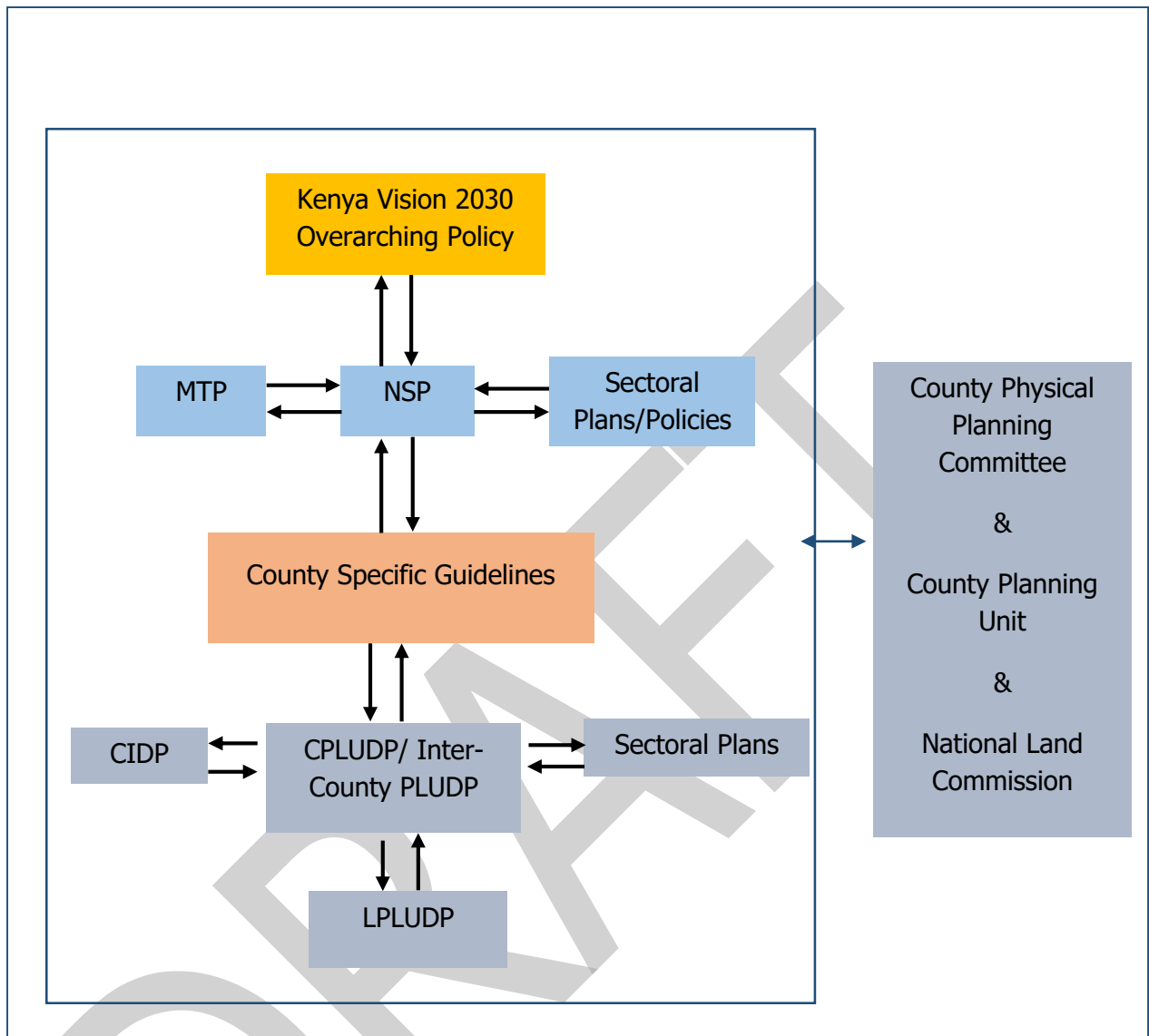
Implementation of the guidelines will be monitored and evaluated to measure both outputs and outcomes and ensure that the intended actions are implemented in a timely manner. To facilitate attainment of the objectives of the guidelines, performance indicators will be developed by the County Physical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

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

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



Figure 4: Implementation structure of the guidelines



Source: The National Spatial Plan , 2015

5.5 Conclusion

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

The National Government, County Government of Tana River, 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.

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