



REPUBLIC OF KENYA

MINISTRY OF LANDS AND PHYSICAL PLANNING

PUBLIC NOTICE

THE STATUTORY INSTRUMENTS ACT

(No.23 of 2013)

NOTIFICATION OF REGULATORY IMPACT STATEMENT

IT IS notified for the general information of the public that the Cabinet Secretary for Lands and Physical Planning, pursuant to the provisions of Section 8 of the Statutory Instruments Act, 2013, has prepared a Regulatory Impact Assessment on the impacts and likely impacts on the community of the proposed Regulations that are intended for the operationalisation of the Physical and Land Use Planning Act, 2019.

1. The proposed Regulations are the:

- (a) Physical and Land Use Planning (Institutions) Regulations, 2021;
- (b) Physical and Land Use Planning (National Physical and Land Use Development Plan) Regulations, 2021;
- (c) Physical and Land Use Planning (Inter-County Physical and Land Use Development Plans) Regulations, 2021;
- (d) Physical and Land Use Planning (County Physical and Land Use Development Plans) Regulations, 2021;
- (e) Physical and Land Use Planning (Local and Physical Development Plans) Regulations, 2021;
- (f) Physical and Land Use Planning (Special Planning Area) Regulations, 2021;
- (g) Physical and Land Use Planning (Development Permission and Development Control General) Regulations, 2021;
- (h) Physical and Land Use Planning (Development Control for Strategic National Projects) Regulations, 2021;
- (i) Physical and Land Use Planning (Development Control for Inter-County Projects) Regulations, 2021;
- (j) Physical and Land Use Planning (Development Control Around Strategic Installations) Regulations, 2021;
- (k) Physical and Land Use Planning (Building and Development Control) Regulations, 2021;
- (l) Physical and Land Use Planning (Advertisement) Regulations, 2021;
- (m) Physical and Land Use Planning (Development Control Enforcement) Regulations, 2021;
- (n) Physical and Land Use Planning (Planning Fees) Regulations, 2021;
- (o) Physical and Land Use Planning (Liaison Committees) Regulations, 2021;
- (p) Physical and Land Use Planning (Procurement) Regulations, 2021
- (q) The Physical and Land Use Planning (Change and Extension of Use, Extension and Renewal of Leases, Subdivision, Building, Easements and Wayleaves) Regulations, 2021.

2. The proposed Regulations have been made in accordance with Section 90 of the Physical and Land Use Planning Act, 2019, and their main purpose is to guide plan preparation, implementation, development control and dispute resolution. Specifically, the Regulations are intended to:

- (a) Provide principles, procedures and standards for the preparation and implementation of physical and land use development plans at the national, county, urban, rural and cities level;
- (b) Guide the administration and management of physical and land use planning in Kenya;
- (c) Outline the procedures and standards for development control and the regulation of physical planning and land use;
- (d) Provide a framework for the co-ordination of physical and land use planning by county governments;
- (e) Provide a mechanism for dispute resolution with respect to physical and land use planning;
- (f) Outline the functions of and the relationship between planning authorities.

3. In line with constitutional and statutory requirements for public participation, the regulatory impact statement and proposed Regulations are available on Ministry's website (<https://lands.go.ke>) for access by the public for review and comments. The proposed Regulations and regulatory impact statement are also available, on request, through the Ministry's email address at (ps.physicalplanning@gmail.com) during normal working hours.

4. Any person who is likely to be affected by the proposed Regulations may submit a written memorandum on the proposed Regulations within **fourteen (14)** days from the date of this notice. The memorandum should be addressed to:

The Principal Secretary
State Department for Physical Planning
Ministry of Lands and Physical Planning
Ardhi House, 1st Ngong Avenue
P. O. Box 30450 - 00100
NAIROBI

OR

Email to: ps.physicalplanning@gmail.com

FARIDA KARONEY, EGH

Cabinet Secretary for Lands and Physical Planning