

REPUBLIC OF KENYA

GOVERNMENT OF MAKUENI COUNTY



**DEPARTMENT OF LANDS, URBAN DEVELOPMENT, ENVIRONMENT
AND CLIMATE CHANGE**

COUNTY SPATIAL PLANNING AND DEVELOPMENT POLICY

2021

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FOREWORD

The Constitution of Kenya 2010 in Article 66 (i) provides for spatial planning and use of land for interests of defense, public safety, public order, public morality and Public health. Several national legislations for example the Physical and Land Use Planning Act of 2019, County Government Act of 2012 and Urban Areas and Cities Act (amendments), 2019 among others provide for legal and institutional framework on matters relating to spatial planning and development. This implies that the formulation and development of this policy ought to be anchored on the relevant national spatial based legislation and other policy frameworks governing spatial planning.

The absence of a clearly defined spatial planning and development policy in Makueni County since onset of devolution has resulted in a haphazard approach to managing the different land use practices and policy responses. Spatial planning and development continues to be addressed through many uncoordinated legal and policy frameworks that have done little to unravel the many issues that affect the spatial planning realm.

The county spatial planning and development policy is based on views and expert opinions collected and collated through a structured all-inclusive and consultative process that brought together stakeholders drawn from the public, private and civil society organizations. The broad based process of consultations was carried out around identified thematic areas that formed the nuclei of stakeholder engagement and consensus building, and conducted through validation workshops.

Spatial Planning and Development in Makueni County is faced by various challenges including inadequate legal, regulatory and institutional framework; insecurity of land tenure; uncoordinated land use planning practices; unsustainable land fragmentation; inadequate awareness on spatial planning among citizens; inadequate development control and enforcement; historical land injustices; low adoption of land information management system technology among others pose a great threat to sustainable spatial planning and development.

The formulation of a county spatial planning and development policy will to a large extent cure the spatial related problems and ensure appropriate land use practices and development control in the county.

**County Executive Committee Member
Lands, Urban Development, Environment and Climate Change**

ACKNOWLEDGEMENT

The County Government of Makueni is mandated among other functions to prepare policy guidelines to ensure seamless delivery of services to its citizenry. Under this premise the department of lands commenced the preparation of spatial planning and development policy in the year 2019. This policy is culmination of this process. We appreciate our Executive leadership through the Governor, Deputy Governor and all the Makueni County Executive Committee Members (CECMs).

The completion of this policy was made possible by the concerted effort of department of Lands, Urban Development, Environment and Climate Change technical staff. Indeed we are indebted to the entire staff of Department of Lands, Urban Development, Environment and Climate Change, for conceptualizing the policy work and its importance to all stakeholders in the county. The policy formulation process incorporated an elaborate stakeholder engagement, whose aims were to get Makueni people's appreciation of key spatial planning and development issues. The policy bears the specific in-print of their contributions, and to which the County owes them much gratitude.

Finally, we acknowledge the contribution of the many other actors in the policy development process, including the County Legal team, County Monitoring and Evaluation team, Service Delivery Unit. Special recognition to Meshack Musyoki, County Liaison Officer, who was the technical lead in the development of this Policy. I truly appreciate their concerted efforts in making this document a policy guide on matters relating to spatial planning and development.

Chief Officer
Lands, Mining, Physical Planning & Urban Development

Acronyms and Abbreviations

CA – County Assembly

CAP – Chapter

CECM – County Executive Committee Member

CIDP – County Integrated Development Plan

COG – Council of Governors
CSP – County Spatial Plan
FBO – Faith Based Organizations
GIS – Geographic Information System
INGO – International No- Governmental Organizations
KeNHA – Kenya National Highways Authority
KeRRA – Kenya Rural Roads Authority
KFS – Kenya Forest Service
KNBS – Kenya National Bureau of Statistics
KoTDA – Konza Technopolis Development Authority
KSA – Kenya Space Agencies
KURA – Kenya Urban Roads Authority
LIMS – Land Information Management Systems
NEMA – National Environment Management Authority
NLC – National Land Commission
SEKEB – South Eastern Kenya Economic Block

CHAPTER ONE: BACKGROUND

1.1 Introduction

Spatial planning outlines the methods and approaches used by the public sector to coordinate and influence the distribution of people and activities on land for sustainable economic growth. Several initiatives geared towards developing a planning framework have been witnessed over time. The pre-colonial and post-colonial governments in Kenya made attempts to formulate similar policy frameworks in order to bring some order in land planning and management. The colonial government introduced the Town and County Planning Ordinance of 1931 and the Swynerton plan of 1955 which were all geared towards guiding spatial planning and development.

After independence, the Government of Kenya came up with several initiatives to address proper planning and socioeconomic development. Such interventions included; the sessional paper 10 of 1965 on African socialism and its application to planning, Kenya. This emphasized on the need for planning for economic growth. Sessional paper No. 1 of 1986 on Economic Management for Renewed growth was also another initiative which focused on need for rural-urban balance as a way of addressing social economic developments in Kenya. Poverty reduction strategy, 2003-2007, Economic Recovery Strategy for wealth and Employment Creation 2003-2007¹ and the Kenya vision 2030 still tried to propose ways of addressing the problem. The enactment of the Physical Planning Act CAP 286 of 1996 gave the foundation to spatial planning framework in Kenya from 1996 until 15th August 2019 when it was repealed through the enactment of the Physical and Land Use Planning Act of 2019.

However, even with these previous attempts, there has been a policy gap that has led to inherent inadequacies in shaping the distribution of activities and utilization of land resource in Kenya. As a result, we have witnessed rapid urbanization, poor land use planning; unsustainable land fragmentation, historical land injustices, land grabbing, double allocation of land, environmental degradation and poor institutional framework for spatial planning and public land management. Indeed, with an urbanization rate of 7.8%, against the Country's 32.3% and that is projected to double in the next three years (2022)², it is expected that Makueni County will experience an increased demand for more urban land, housing, urban infrastructure, social facilities and jobs thus putting pressure on the existing infrastructure and the specter of growth of slums.

¹ Sessional Paper, No. 1 of 2017 on National Land Use Policy, 2017

² KNBS 2019

Therefore, a clearly defined county planning and development policy framework will not only eliminate the current and amorphous application of national laws and policies to meet local spatial planning and development needs but also provide mechanisms for coordination of development on land.

1.2 Policy Rationale

This policy recognizes the existing gaps in spatial planning and development and seeks to address issues that relate directly to the development and use of land. The Policy appreciates the central role of planning in the productive use of land; and makes provisions for integrated, equitable and sustainable utilization for optimal production. Through this, a comprehensive and integrated spatial planning framework will be formulated that creates the context upon which the opportunities and constraints on the sustainable use of land in Makueni County are determined.

1.3 Guiding Principles

The principles are aimed at guiding the manner in which spatial planning of land and socio economic development can be achieved. The following principles and values will be upheld:

1. Sustainability
2. Compliance
3. Information access
4. Equity
5. Inclusivity
6. Innovation

1.4 Policy statement

This policy offers a framework for coordinating spatial planning and development by institutionalizing development control while promoting the creation of livable places, towns and urban areas in Makueni County. It is premised on the understanding that development on land and growth in the built environment can open new frontiers for investment if done within a conducive and targeted legal and institutional framework. It underscores the importance of upholding the best practices in the preparation of Geographic Information System (GIS) based physical and land use plans, the equitable use and management of land, and institutional collaboration in planning and development approval processes

1.5 Scope of the policy

This policy provides an overall framework for guiding county spatial planning and development underpinned by the desire to ensure that development and investments in land and property conform to standards as set out in existing national policies and regulatory framework for the benefit communities and local economies. It offers strategies that focus on spatial planning, development control and equitable utilization of land as a resource. The policy informed by the provisions of section 8 of Part 2 of the Fourth Schedule of the Constitution of Kenya on the role of county governments in county planning and development.

1.6 Policy Development Process

This policy was developed through a consultative process involving departments of Makueni County Government, stakeholders, investors as well as the public issues and recommendations from the Makueni County land conference report and Makueni Vision 2025, the Makueni County Spatial Plan (CSP), reports documenting past initiatives on land use planning practices and the County Integrated Development Plan (CIDP) 2018-2022 were great reference materials in the course of the development of the policy.

CHAPTER 2: SITUATIONAL ANALYSIS

1.7 Introduction

Makueni County is one of the 47 counties in the Republic of Kenya and is located in South-Eastern Kenya. It covers an area of 8,008.9 km². Although the land in Makueni is arid and semi-arid, it is capable of supporting livelihoods in different capabilities namely livestock farming, fruit farming, horticulture, commercial, educational, tourism and human settlement. Topographically the county is divided into three distinct geographical/ ecological zones with different climate and land use patterns namely, upper zone (Mbooni and Kilungu), middle zone (Makueni and Kilome) and lower zone (Kibwezi).

The county has a population of 987,653 persons (Kenya National Bureau of Statistics -KNBS, Population and housing census 2019). Urbanization in the county is at 7.8% (77,076) against the Country's 31%. Population density is 121 persons per square kilometer. Approximately 69 per cent of the county population is under 35 years, characterizing a high concentration of young and youthful population. The county is majorly rural with urban population accounting for 8% in the major urban areas of Malili, Sultan Hamud, Emali, Makindu, Kibwezi Kikima, Wote and Mtito Andei.

County Planning is a devolved function as per the provisions of schedule 4 of the Constitution of Kenya. The County planning function is handled by the respective county government and approvals of the respective plans executed by the respective county Assemblies. Pursuant to the County Government Act, 2012, Counties are obliged to prepare GIS (Geographic Information System) based County Spatial Plans (CSP) to guide their long-term development agenda. Currently, county planning and development is undertaken within the provisions of Urban Areas and Cities Act, Physical and Land use planning Act, 2019 and Physical Planning Regulations.

Makueni County Spatial Plan (2019-2029) adopts the catchphrase “Every Acre Counts” and in line with Makueni Vision 2025 which underscores the need to guarantee “opportunity for every household” to enlist both the participation of its resources and its peoples in the pursuit of “a prosperous, value-based county with high quality of life”.

Most urban settlements across the county have been developed without prior coordinated planning with a majority of the developments failing to adhere to planning standards and requirements. In effort to ensure improved spatial planning, the county government has prepared 24 Physical and Urban Land Use Plans out of which 10 plans have been approved by County Assembly. However,

the county lacks elaborate legal framework for coordinated spatial planning, budgeting and infrastructure development.

A county policy on planning and development will to a large extent provide solutions to myriad of development challenges faced by the County Government. The policy will guide the county in overall spatial development of the entire land and also provide basis for development control giving the minimum standards to be met in each of the zones.

Most of the rural and urban areas of the County are not adequately provided with infrastructure such as safe water, sanitation, transport networks, drainage, solid waste disposal services, security, recreation, education and health facilities. This phenomenon negatively affects the quality of environment and life in the human settlements. There is therefore a need for development that takes into cognizance the provision of basic infrastructure and services.

In the absence of a spatial planning and development policy, population growth has put pressure on land available for agricultural use leading to high subdivision of land to uneconomical sizes. The average farm size in the County is 1.58 hectares (CSP, 2019) and the small uneconomical farm sizes undermine commercialized agriculture in the county. Planning for land use will provide most efficient and equitable utilization and management of land as a resource.

1.8 Legal and Institutional Framework

The policy framework is anchored on the existing National legislations such as Constitution of Kenya, the County Government Act, 2012, the Urban Areas and Cities Act 2011 (amended 2019), National Land Commission Act (Amendment No. 5 of 2016), Environmental Management and Coordination Act 1999 (Amendment 2015), the Physical and Land Use Planning Act of 2019, Agriculture Act Cap 318, Land Act 2012, Kenya Vision 2030, The National Spatial Plan, National Land Use Policy, National land Policy, National Urbanisation Policy, Makueni County Spatial Plan (2019-2029), Makueni County Vision 2025 and Makueni County Integrated Plan 2018-2022. The policy is also in line with the provisions of the Sustainable Development Goals (2015/2030). Spatial planning in Makueni County is coordinated by the department of Lands, Urban Development, Environment and Climate Change. The department has three directorates namely lands and surveys, urban planning, and environment and, climate change. The department has further devolved the spatial planning function to Sub County levels majorly on development control and enforcement.

1.9 Challenges

Spatial Planning and Development in Makueni County is faced by a myriad of challenges namely:

1. Inadequate policy, legal and regulatory framework
2. Inadequate development control and enforcement
3. Political interference
4. Inadequate resources (personnel, funds and equipment)
5. Inadequate spatial planning data and information
6. Low adoption of Land Information Management System technology
7. Inadequate awareness on spatial planning among citizens
8. Unsustainable land fragmentation
9. Environmental degradation
10. Limited land for public utility investment
11. Insecurity of land tenure/land ownership challenges
12. Historical land injustices
13. Land grabbing and encroachment
14. Uncoordinated land use planning practices

CHAPTER THREE: POLICY OBJECTIVES AND STRATEGIES

1.10 Introduction

This chapter sets out the policy objectives, directions and strategies for tackling the challenges identified in the situational analysis section as relates to the goal of fostering sustainable Spatial Planning and Development. These objectives, directions and strategies provide more specific guidance on how the overall objective of this policy will be attained. The framework will also establish proper governance to ensure sound spatial planning and development practices in county.

1.11 Policy Objectives and Strategies

This policy framework addresses challenges such as inadequate policy, legal, regulatory and institutional framework, inadequate resources (funding, human resource and equipment), adequate spatial planning data and information, insecurity of Land tenure/land ownership challenges, uncoordinated land use planning practices, unsustainable land fragmentation, inadequate awareness on spatial planning among citizens, inadequate development control and enforcement, political interference, historical land injustices, land grabbing and encroachment, low adoption of Land Information Management System technology, environmental degradation and limited land for public utility investment. The framework will also guide the establishment of proper governance systems for sound coordination and management of land as a resource.

1.11.1 Policy Objective 1: To Strengthen Policy, Legal and Regulatory Framework On Spatial Planning And Development.

Policy Direction

The county government shall ensure sustainable use of land and determine the most equitable and efficient utilization and management of land resource.

Strategies:

1. Adopt a policy
2. Enact appropriate laws and regulations
3. Establish institutions and structures

1.11.2 Policy Objective 3: To Enhance Land Knowledge and Information Access

Policy Direction

The County Government shall promote access to land knowledge and information.

Strategies

1. Partner with relevant agencies for information
2. Enhance operationalization of existing GIS Lab with a framework for preparation of GIS-Based plans
3. Establish and Implement County Land Information Management System
4. Verify and validate all public plot allocations and upload in the County-LIMS
5. Establish land inventory system for public land to be updated after every 5 years for urban areas

1.11.3 Policy Objective 4: To enhance collaboration and strategic partnerships

Policy Direction

The County Government shall create frameworks and structures for sufficient collaboration with other relevant stakeholders and agencies.

Strategies

1. Stakeholder mapping and engagement
2. Improve awareness and communication
3. Establishment of strategic partnerships
4. Engage National Land Commission on public land allocation and repossession

1.11.4 Policy Objective 5: To Enhance Security Of Land Tenure.

Policy Direction

The county government shall ensure that best practices in planning, use and management of land are upheld in the most effective manner.

Strategies

1. Collaborate with relevant agencies
2. Identify, map and document all public land in the county
3. Plan and Survey all public land before allocation and regularization of unplanned and un-surveyed public land.
4. Repossess grabbed and encroached public land
5. Establish a county spatial data infrastructure;

6. Ensure regular updating of physical and land use development maps
7. Ensure all sub-divisions on land adhere to set planning standards
8. Formulate development control code for the County
9. Promote fair access to land through public land allocation
10. Survey and title all donated land for community projects.
11. Survey all places of worship and community projects land.
12. Document procedure for acquisition of private land for public use

1.11.5 Policy Objective 2: To enhance resource mobilization

Policy direction

The County Government shall ensure sufficient resource mobilization through budgetary allocation and strategic partnerships with development partners.

Strategies

1. Recruit and capacity build staff
2. Lobby for adequate budgetary allocation
3. Mobilize resources from development partners

CHAPTER FOUR: IMPLEMENTATION FRAMEWORK

1.12 Institutional Arrangement

Implementation of this policy shall be coordinated by the County Department in charge of Physical and Land Use Planning and will require a well-coordinated institutional and legal framework. The department will ensure collaboration with relevant national government and county government agencies and private sector partners. The government shall have enacted legislations to mitigate any issues that affect county spatial planning. The government shall operationalize the following institutions.

1) County Physical and Land Use Liaison and Planning Committee

The functions of the County Physical and Land Use Planning Liaison Committee shall be to:

- a) Hear and determine complaints and claims made in respect to applications submitted to the planning authority in the county;
- b) Hear appeals against decisions made by the planning authority with respect to physical and land use development plans in the county;
- c) Advise the County Executive Committee Member on broad physical and land use planning policies, strategies and standards; and
- d) Hear appeals with respect to enforcement notices.

The County Physical and Land Use Planning Liaison Committee shall consist of;

- a) An advocate of the High Court nominated by the Law Society of Kenya and appointed by the County Executive Committee member who shall be the chairperson;
- b) A representative of the National Land Commission;
- c) A representative of the National Construction Authority;
- d) A registered physical planner with seven years' post-qualification experience nominated by the Kenya Institute of Planners and appointed by the County Executive Committee member;
- e) A registered architect with seven years' post-qualification experience nominated by the Architectural Association of Kenya and appointed by the County Executive Committee member;

- f) A registered surveyor with seven years post-qualification experience nominated by the Institution of Surveyors of Kenya and appointed by the County Executive Committee member; and
- g) Two members, being one male and one female, nominated by the county Chamber of Commerce and appointed by the County Executive Committee member.

2) Development Applications Processing Technical Committees

The Development Applications Processing Technical Committees shall be two tier, consisting of County and Sub-County Levels. The County Development Applications Processing Technical committee shall vet and approve development applications of high impact referred by the Sub County Development Applications Processing Technical Committee whereas the Sub County Development Applications Processing Technical Committee shall Vet and approve development applications within the respective Sub-County, and Carry out development inspections within their respective Sub-county.

The County Development Applications Processing Technical Committee shall comprise of;

- i. The Chief Officer responsible for physical and land use planning who shall be the Chairperson.
- ii. County Director Physical and Land use planning who shall be the secretary.
- iii. The Chief Officer responsible for matters relating to Devolution and County Administration.
- iv. The Chief Officer responsible for matters relating to Environment.
- v. The Chief Officer responsible for matters relating to Roads and Infrastructure
- vi. The Chief Officer responsible for matters relating to Public Works.
- vii. The Chief Officer responsible for matters relating to Public Health.
- viii. The Chief Officer responsible for matters relating to Revenue collection.
- ix. A representative of the National Land Commission.
- x. A representative of the County Commissioner.

Sub County Development Applications Processing Technical Committees shall comprise of;

- i. The Sub County Administrator who shall be the chairperson.
- ii. The Sub County Physical planner who shall be the secretary.
- iii. The Sub County Public Health officer.
- iv. The Sub County Revenue officer.
- v. The Sub County environment officer.
- vi. The Sub County Works officer.
- vii. A representative of the National Lands Commission.
- viii. A representative of the County Commissioner.
- ix. Sub county surveyor

3) County Physical and Land Use Consultative Forum

The County Physical and Land Use Planning Consultative Forum shall be constituted pursuant to the physical and Land Use Planning Act 2019 and shall perform the following functions:

- a) Provide a forum for consultation on County and Inter-County Physical and Land Use Development Plans.
- b) Promote effective coordination and integration of physical and land use development and sector planning.
- c) Advise on the mobilization of adequate resources for the preparation and implementation of physical and land use development plans and strategies.

The County Physical and Land Use Planning Consultative Forum shall comprise of;

- a) The respective County Executive Committee Member responsible for matters related to physical and land use planning, who shall be the chairperson and shall provide the secretariat.
- b) The County Director of physical and land use Planning.
- c) The Chairperson of the committee responsible for matters related to physical and land use planning in the respective county assembly.
- d) The County Executive Committee Member responsible for matters related to economic planning.
- e) The County Executive Committee Member responsible for matters related to the environment.

- f) The County Executive Committee Member responsible for matters related to roads and infrastructure.
- g) The County Executive Committee Member responsible for matters related to social and community development.
- h) A person nominated by the National Land Commission.
- i) A person nominated by the Director-General of Physical and Land Use Planning.
- j) A person residing and working or conducting business in the respective county nominated by the Kenya Institute of Planners;
- k) A person residing and working or conducting business in the respective county nominated by the Institution of Surveyors of Kenya.
- l) A person residing and working or conducting business in the respective county nominated by the Architectural Association of Kenya.
- m) A person residing and working or conducting business in the respective county nominated by Kenya Private Sector Alliance.
- n) A person residing and working or conducting business in the respective county nominated by the registered associations representing residents in the county.
- o) A person residing and working or conducting business in the respective county nominated by the National Council for Persons with Disability; and
- p) Any person co-opted by the County Physical and Land Use Planning Consultative Forum for that person's special skills, interest and knowledge.

1.13 Policy Funding Mechanism

Spatial planning and development investment is capital intensive and has not been adequately linked with the economic planning and budgetary processes. The function financing is limited to devolved funds and reliance on development partners in promoting facilitative environment and infrastructure for urbanization. To subsidise the County own annual budgetary provisions, the government shall;

- a) Enhance integration of all stakeholders to deliver the efficient resources for county spatial planning and development
- b) Development and implement a comprehensive investment plan for urban development that enhances investment coordination in implementing the identified policy strategies
- c) Establish an incentive framework that promotes public-private partnerships

1.14 Policy Feedback Mechanism and Stakeholders consultations

For effective implementation and mainstreaming of policy guidelines principles and strategies the County Executive Committee Member responsible for Physical and Land Use Planning will prepare and disseminate appropriate physical planning guidelines, manuals and standards

The County Executive Committee Member responsible for Physical and Land Use Planning will develop and implement a communication strategy specific to this Policy to ensure effective and pervasive dissemination of all the principles and guidelines to all county government departments, land owners, private sector, civil society organizations and international agencies operating within the county. The communication strategy shall use workshops, publications, annual exhibitions, dissemination materials, public relations and media.

Stakeholders' Roles and Responsibilities

The following are the key actors in the preparation, approval and implementation of the Spatial Planning and development policy.

S/No	Stakeholders	Roles and Obligations
1.	National Government- Ministry Of Lands and Physical Planning	1. Provide overall policy direction on spatial planning matters Compliance

		2. Initiate the process of conferment of land rights on human settlements
2.	County Government – Department Of Devolution	1. Compliance, Monitoring, implementation, reviews
3.	Citizenry (Members of Public)	1. Public participation, Compliance
4.	County legal department	1. To offer the expert advice in drafting of the policies.
5.	NLC	1. Oversight in land use planning and management of public land on behalf of the County Government.
6.	County Assembly	1. Approval of the policy 2. Oversight and monitoring implementation of the policy

Additionally, the County Government will work in close consultation with relevant agencies, state organs and departments such as Ministry of interior and coordination, Ministry of Devolution, Kenya Wildlife Service, Kenya Forest Service (KFS), KeRRA, KeNHA, KURA, National Environment Management Authority (NEMA), Makueni county and its neighbours; Machakos County, Kitui County and Kajiado County, Konza Technopolis Development Authority (KoTDA), Kenya Railways and Kenya Space Agencies (KSA) on their roles in implementation of the policy

1.15 Progress Reports

The Department of Lands, Urban Development, Environment and Climate Change shall prepare quarterly and annual M&E reports on implementation of the Policy. The Department shall also commission a mid-term evaluation, to be conducted by an independent agency to measure outcomes and impacts of the policy and inform its review. Evaluation exercises will be carried out jointly with relevant stakeholders to determine the achievement of intended impacts.

1.16 Policy Review

The Policy will be reviewed after every five (5) years to take into account emerging issues and developments in the governance dynamics of the county social-economic development.

1.17 Monitoring and Evaluation Framework

The policy guidelines have an implementation matrix that provides clear service delivery. The absence of spatial planning and urban development policy has been a major hindrance in the realization of urban development and aspirations of the County Government. The county has experienced limited participation of all stakeholders in the sector and this policy will guide in planning and coordinating urban development through financing and management of land resource.

The policy encourages integrated approach in urban development and strengthens future working relations with all stakeholders. The County will develop and implement Monitoring, Evaluation and Reporting System for all expected outcomes. This will provide reliable information on implementation progress, achievements, challenges and lessons learnt for the key performance indicators established. However, full implementation of this policy will require adequate human, financial and technological resources.

The policy encourages integrated approach in urban development and strengthens future working relations with all stakeholders. The County will develop and implement Monitoring, Evaluation and Reporting System for all expected outcomes. This will provide reliable information on implementation progress, achievements, challenges and lessons learnt for the key performance indicators established. However, full implementation of this policy will require adequate human, financial and technological resources.

Evaluation for implementation shall focus on the following;

- i. Established County Physical and Land Use Liaison and Planning Committee, County Technical Implementation Committee, Development Application and Processing Technical Committee, County Director Physical Land Use Planning, CECM in charge of physical and land use planning and county physical and land use consultative forum and ensure that all activities and responsibilities are adhered to by all actors /implementers
- ii. Established interdepartmental linkages through one government approach in implementing this policy
- iii. The Performance Contracting to enhance tracking and evaluating the set targets, inputs, outputs and outcomes.

1.18 Implementation Matrix

Objectives	Strategies	Indicators	Actors	Timeline
To strengthen policy, legal and regulatory framework on spatial planning and development	<ol style="list-style-type: none"> 1. Adopt a policy 2. Enact appropriate laws and regulations 3. Establish institutions and structures 	<ul style="list-style-type: none"> -Policy adopted. - Makueni County Spatial planning and Development Act -Sector specific laws, regulations and guidelines -Institutions and structures established 	<p>CECM Lands County Assembly County Secretary</p>	To be developed within 1 year of the adoption of the policy.
To enhance land knowledge and information access	<ol style="list-style-type: none"> 1. Partner with relevant agencies for information 2. Establish a GIS Lab with a framework for preparation of GIS-Based plans 3. Establish and implement County Land Information Management System 4. Verify and validate all public plot allocations and upload in the County-LIMS 5. Establish land inventory system for public land to be updated after every 5 years for urban areas 	<ul style="list-style-type: none"> -GIS Lab -Approved GIS based plans -Public plots validated and uploaded in the LIMS -Public land inventory system 	<p>CECM Lands County Secretary</p>	Continuous
To enhance collaboration and strategic partnerships	<ol style="list-style-type: none"> 1. Stakeholder mapping and engagement 2. Improve awareness and communication 3. Establishment of strategic partnerships 	<ul style="list-style-type: none"> -Stakeholders mapped and engaged -Stakeholder forums held 	<p>CECM Lands County Secretary</p>	To be instituted within 1 year of

	4. Engage National Land Commission on public land allocation and repossession	-Strategic partnership frameworks established -Acreage of land allocated and reposed	Director public participation	the adoption of the policy.
To enhance security of land tenure	<ol style="list-style-type: none"> 1. Collaborate with relevant agencies 2. Identify, map and document all public land in the county 3. Plan and Survey all public land before allocation and regularization of unplanned and un-surveyed public land. 4. Repossess grabbed and encroached public land 5. Establish a county spatial data infrastructure; 6. Ensure regular updating of physical and land use development maps 7. Ensure all sub-divisions on land adhere to set planning standards 8. Formulate development control code for the County 9. Promote fair access to land through public land allocation 	-An updated public land register -Urban land use plans/survey plans -County Development Control Code	CECM Lands County Secretary	Continuous

	<p>10. Survey and title all donated land for community projects.</p> <p>11. Survey all places of worship and community projects land.</p> <p>12. Document procedure for acquisition of private land for public use</p>			
<p>To enhance resource mobilization</p>	<p>1. Recruit and capacity build staff</p> <p>2. Lobby for adequate budgetary allocation</p> <p>Mobilize resources from development partners</p>	<p>-Staff recruited and capacity built</p> <p>-Budgetary allocations</p> <p>-Development partners</p>	<p>CECM Lands</p> <p>Director Human Resource</p> <p>County Secretary</p>	<p>To be done within a year after policy adoption</p>