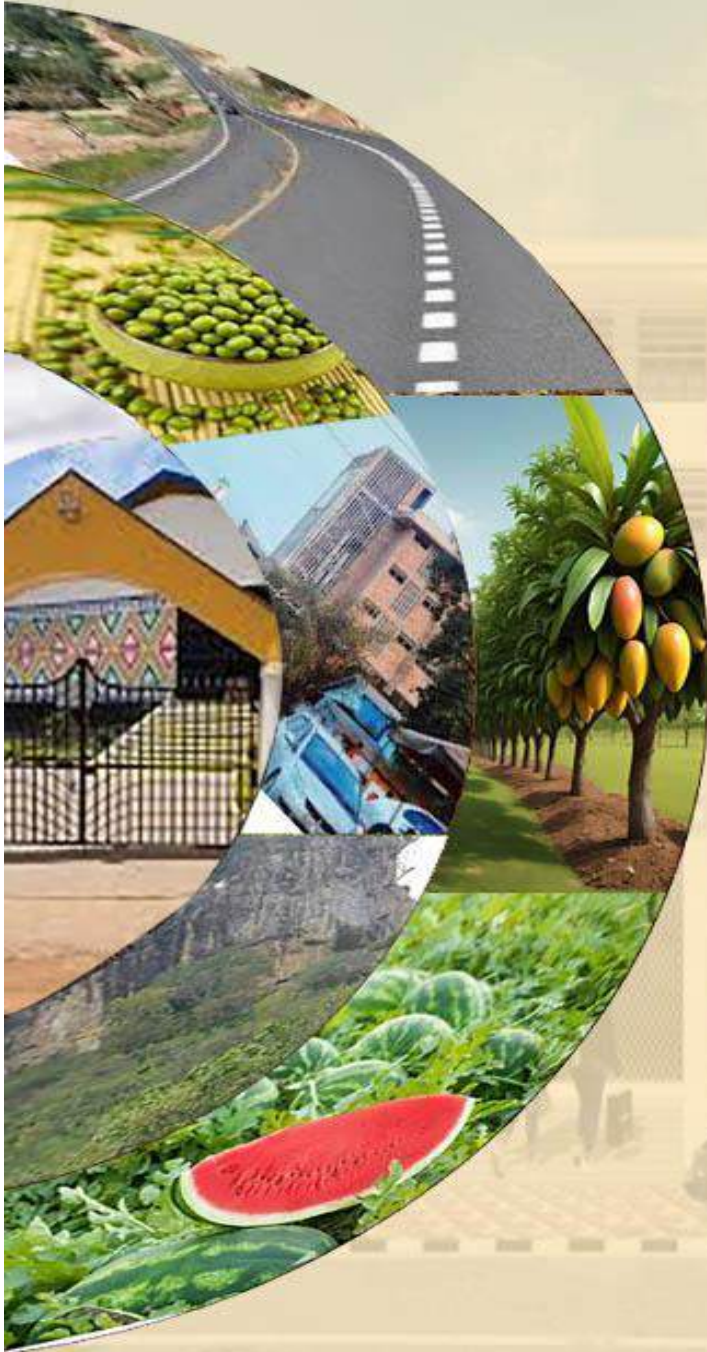




COUNTY GOVERNMENT OF KITUI



REPUBLIC OF KENYA



FINAL REPORT

KITUI TOWN AND ITS ENVIRONS LOCAL PHYSICAL AND LAND-USE DEVELOPMENT PLAN (2022-2032)

FOREWORD

H.E. Dr. Julius Malombe

Governor, Kitui County

Inadequate planning remains one of the significant constraints facing urban development across Kenya. This issue is evident in the numerous unplanned and uncontrolled developments in various urban centers, including towns, municipalities, and market areas. It is disheartening that urban planning has not kept up with the rapid growth and expansion of these urban areas. The Kitui Town and its Environs Local Physical and Land Use Development Plan is my government's initiative to provide the necessary guidelines and tools to effectively manage urban land use and development. The absence of robust planning has resulted in overcrowded urban spaces, narrow roads, persistent traffic congestion, a lack of public amenities, and conflicting land uses, which contribute to overall urban disorder. The haphazard expansion of developments, often leading to the establishment of informal settlements, is a result of poor urban planning and management. Such situations have long-term socio-economic implications that are unsustainable. Therefore, effective measures must be put in place to address these challenges and ensure that urban centers remain key drivers of socio-economic progress.

The Kenya Vision 2030 blueprint emphasizes that sustainable development is only achievable through well-planned urban centers. It envisions transforming Kenya into a "newly industrialized middle-income country that provides a high quality of life to all citizens by 2030." Kitui County aims to achieve prosperity and become a model county in terms of sustainable land management, modern infrastructure, and affordable housing initiatives. As a result, the County Government has prioritized land use planning and management.

It is my belief that the Local Physical and Land Use Development Plan for Kitui Town and its environs will serve as a transformative blueprint for the town's spatial and economic growth. The plan was developed with active participation from various stakeholders and community members, ensuring that it addresses their aspirations and needs. I am confident that its implementation will contribute significantly to the social and economic development of Kitui Town and beyond, enhancing its competitiveness as an economic and administrative hub.

PREFACE

Fredrick K. Kimanga

CECM - Lands, Housing & Urban Development

County Government of Kitui

The Kitui Town Local Physical and Land Use Development Plan is a ten-year roadmap aimed at guiding new developments and defining the role of the town in regional growth. This plan is a necessary intervention to address issues related to land ownership, tenure security, and adequate urban facilities and services. The rapid growth of Kitui Town has led to challenges such as environmental degradation, poor housing infrastructure, and governance issues.

The plan provides comprehensive guidelines and policies for infrastructure development, environmental protection, and local economic development. It anticipates the town's demographic trends and introduces measures to protect the environment, manage spatial growth, and maintain a sustainable urban landscape.

The plan is a strategic initiative of the County Government of Kitui and is established under the provisions of key legal frameworks, including:

- The Constitution of Kenya (2010)
- The County Government Act (2012)
- The Physical and Land Use Planning Act (2019)
- The Urban Areas and Cities Amendment Act (2019)

These legislations outline the planning and development objectives, ensuring a balanced, harmonious, and strategic development approach that addresses the interests of residents across sectors, demographics, and geographical locations.

ACKNOWLEDGEMENT

Evans Mutemi

Chief Officer—Urban Development

Ag. Chief officer- Lands and Housing

County Government of Kitui

The development and successful completion of the Kitui Town Local Physical and Land Use Development Plan (2022-2032) would not have been possible without the cooperation and support of various stakeholders. The active participation of residents, local community groups, private sector actors, and government agencies contributed immensely to shaping a shared vision for Kitui Town's development. Through collaborative workshops and public consultations, community members expressed their development aspirations, priorities, and areas of concern.

I extend my deepest gratitude to H.E. Dr. Julius Malombe, the Governor of Kitui County, for his unwavering leadership, support, and inspiration throughout the development of this plan. I also acknowledge the contributions of the County Assembly members, especially those in the Committee on Physical Planning, Lands, and Housing, for mobilizing public participation and supporting the planning process.

Additionally, I extend appreciation to the technical officers whose expertise and dedication ensured that every community concern and developmental need were addressed. The plan provides a comprehensive development strategy that will drive sustainable economic growth and improve the overall infrastructure and living conditions of Kitui Town and its surroundings.

EXECUTIVE SUMMARY

Sammy Kathike

County Director of Physical Planning

County Government of Kitui

This report presents a situational analysis for the preparation of the Kitui Town and Environs Local Physical and Land Use Development Plan (2022–2032). Significant progress has been made in data collection and analysis, including reconnaissance visits and multiple field data collection exercises. Key milestones achieved in the planning process include the issuance of the notice of intention to plan, preparation of the Kitui inception report, and a stakeholder sensitization and visioning workshop. These activities have laid the groundwork for participatory planning and the formulation of development proposals.

The data collection process involved gathering primary data through field surveys and consulting secondary sources such as reports, maps, and policy documents. Visits to relevant offices and agencies provided critical insights, including interactions with Kitui County Government offices, the County Physical Planning Unit, and departments related to agriculture, environment, health, education, and roads (KeRRA).

The methodology employed in this study was diverse and participatory. It included interviews with key informants, public consultations, administration of questionnaires, focus group discussions, and direct observation of the planning area. This multifaceted approach ensured that the data collected was comprehensive, representative, and reflective of the diverse needs and priorities of stakeholders.

The findings from the situational analysis highlight Kitui Town's strategic importance as a regional hub but also reveal significant challenges. The area is characterized by semi-arid conditions, with low and erratic rainfall, which exacerbates water scarcity. Human

settlements are concentrated in the town center, with population density diminishing towards the hinterlands. Common water sources include seasonal rivers, boreholes, and water pans, which are often inadequate to meet the growing demand. The local economy is largely supported by mixed farming and small-scale trade.

Several challenges were identified that impede Kitui Town's development. These include poverty, drought, insecurity of land tenure, inadequate waste management systems, and the absence of approved development plans. Land tenure insecurity, primarily caused by the slow adjudication process, remains a significant impediment to socio-economic growth. Additionally, the town lacks proper property valuation rolls, which hinders effective land administration.

With the successful completion of this situational analysis, the next steps include presenting the findings at the second stakeholders' meeting for participatory planning. This will set the stage for drafting planning proposals, which will address the challenges and leverage opportunities identified in the study. The vision for Kitui Town remains to transform it into a sustainable, resilient, and inclusive urban center fostering socio-economic growth through effective land use planning.

2.2 Institutional Framework	37
2.2.1 County Government of Kericho - County Executive	38
2.2.2 County Assembly	39
2.2.3 Dispute Resolution Institutions	39
2.3 Policy Framework	40
2.3.1 Kenya Vision 2030	40
2.3.2 Agenda 2163.....	41
2.3.3 New Urban Agenda	41
2.3.4 National Land Policy (NLP)	43
2.3.5 National Urban Development Policy (NUDP)	43
2.3.6 Sustainable Development Goals (SDGs)	43
2.3.7 Urban Land Use Planning and Oversight Guidelines (National Land Commission) – 2016.....	44
2.3.8 National Spatial Plan (NSP) 2015–2045.....	45
2.3.9 Poverty Reduction Strategy Paper (PRSP), 2005.....	45
2.3.10 Kitui County Integrated Development Plan (CIDP) 2018–2022.....	45
CHAPTER THREE: SITUATIONAL ANALYSIS	47
3.1 LAND ANALYSIS	47
3.1.1 Land Classification and Tenure	47
3.1.2 Existing Land Uses.....	49
3.1.3 Land Suitability Analysis.....	52
3.2 HOUSING AND INFORMAL SETTLEMENTS	53
3.2.1 Land, Housing, and Settlement	53
3.3 PHYSIOGRAPHIC CHARACTERISTICS	56
3.3.1 Topography and Drainage.....	56
3.3.2 Soil and Climate(FACT CHECK KINDLY).....	59
3.3.3 Rainfall	59
3.3.4 Water Resources	59
3.3.5 Conservation Areas.....	60
3.4 ENVIRONMENT, CLIMATE CHANGE & DISASTER MANAGEMENT	61
3.4.1 Environmental Concerns	61
3.4.2 Ecologically Sensitive Areas.....	62
3.4.3 Green and Open Spaces.....	62
3.4.4 Climate Change, Mitigation, and Adaptation.....	62
3.4.5 Disaster, Mitigation & Risk Reduction	63
3.5.1 Population and Demographics	63
3.5.2 Population Distribution.....	64
3.5.3 Population Projection	66
3.5.4 Population Distribution.....	67

3.6 SOCIO-ECONOMIC CHARACTERISTICS.....	68
3.6.1 Economic Activities	68
3.6.2 Key Sectors.....	68
3.7 INFRASTRUCTURE IN KITUI TOWN AND ITS ENVIRONS	69
3.7.1 Roads and Transport	69
3.7.2 Energy.....	70
3.7.3 Information and Communication Technology (ICT).....	72
3.7.4 Water Supply	72
3.5.5 Waste Management.....	73
CHAPTER FOUR: PROPOSED PHYSICAL AND LAND USE PLAN	74
4.1 SYNTHESIS.....	74
4.1.1 Overview	74
4.1.2 Smart Dimensions Analysis	74
4.1.3 Urban Management Scorecard.....	79
4.1.4 Policy and Statutory Dimensions	84
4.2 Vision and Objectives	86
4.2.1 Objectives.....	87
4.2.2 Zoning Proposals	87
4.2.3 Land Use Regulations	88
4.3 Housing Strategy for Kitui Town and its Environs	90
4.4 Sectoral Strategies and Policy Guides	94
4.4.1 Infrastructure and Public Utility Sector Development Needs	94
4.5 Spatial Planning and Land Use Management.....	97
4.6 Social Development Strategy	99
4.6.1 Community Engagement and Participation.....	100
4.6.2 Collaborative Governance	100
4.6.3 Sustainability and Resilience	101
4.6.4 Capacity Building and Empowerment	101
4.6.5 Adaptive Strategies	101
4.7 Phased Implementation (2023–2032)	102
4.8 Implementation Strategy	102
ANNEXES	106
REFERENCES	131

CHAPTER ONE: INTRODUCTION AND PLANNING CONTEXT

1.1 Background and Historical Context of Kitui Town

Kitui Town, located in the southeastern region of Kenya, has a rich historical background that traces its establishment to the early colonial period. Initially serving as a small administrative post during the British colonial administration, the town was strategically positioned to manage the expansive Kitui region. Its early development was driven by its role as a local administrative center and a hub for trade, where agricultural produce and livestock from surrounding areas were exchanged for basic goods. Over time, Kitui Town experienced gradual transformation as infrastructure was developed to support its expanding administrative and commercial functions. The post-independence period marked a significant shift as the town began to grow in importance due to its central location and accessibility to other regions in the county. With the advent of devolution under the 2010 Constitution, Kitui Town's status was elevated as it became the capital of Kitui County, further solidifying its position as a key urban center.

The transformation of Kitui Town into a key urban center has been marked by progressive socio-economic and infrastructural development. The town has grown from a modest administrative post to a bustling urban hub, characterized by modern facilities and increasing population density. Major road networks, such as the Machakos-Kitui Road, have improved connectivity and accessibility, enabling trade and the movement of goods and people. This has spurred urbanization, with Kitui Town now boasting a central business district (CBD) that houses financial institutions, retail outlets, and government offices. The expansion of educational and healthcare facilities has further enhanced the town's prominence, attracting people from neighboring regions seeking essential services. Additionally, its proximity to the Mui Basin, which holds significant potential for coal mining, has positioned the town as a potential center for industrial development.

Kitui Town serves as the administrative, economic, and cultural heart of Kitui County. As the county headquarters, it houses critical government offices, including the County Assembly, County Executive, and other administrative departments, making it the focal point for governance and policy implementation. Economically, the town is a hub for trade and commerce, serving as the primary market for agricultural produce from the surrounding areas. Its strategic location along key transport corridors facilitates the movement of goods to and from other parts of the country, boosting economic activity. Kitui Town is also a center for banking and financial services, with a growing number of financial institutions providing essential support to businesses and individuals.

Culturally, the town reflects the diverse heritage of the Akamba community, which forms the majority of the local population. Traditional practices, crafts, and festivals are integral to the social fabric of the town, attracting both local and international interest. The town's role as a cultural hub is further enhanced by educational institutions that preserve and promote indigenous knowledge and arts. Kitui Town's unique blend of administrative authority, economic vitality, and cultural richness underscores its importance as a cornerstone of regional development in southeastern Kenya.

1.2 Statement of the Problem

Kitui Town and its environs face a wide range of challenges that hinder sustainable development and require a proper Physical and Land Use Development Plan. These challenges, coupled with untapped opportunities, demand a coordinated approach to ensure balanced growth, improved living standards, and environmental sustainability. Below are the identified issues categorized into critical challenges, existing opportunities, and climate change concerns.

1.2.1 The Planning Challenges/Rationale

The growth of Kitui Town and its environs has resulted in a myriad of challenges that bedevil most urban areas in Kenya.

They include, but are not limited to:

- i. Lack of spatial framework to guide the town's growth,
- ii. Land disputes,
- iii. Uncontrolled development,
- iv. Inadequate provision of basic infrastructure services such as water supply, sewer, and solid waste management facilities,
- v. Urban sprawl,
- vi. A rapidly growing population straining the available infrastructural facilities,
- vii. Environmental degradation,
- viii. Encroachment,
- ix. Disuse of public land.

This plan provides strategies and measures to be put in place to tap the existing potential and address the identified challenges. It outlines the approach to attain zoning of the center and provide a basis for land ownership for the landowners within the market center. It identifies and suggests priority interventions that can make Kitui Town and its Environs a competitive urban area with a quality living and working environment that can attract investments for sustainable development.

1.2.3 Challenges

Housing

Kitui Town is grappling with an acute shortage of adequate and affordable housing. The rapid urbanization in the area has outpaced housing supply, leading to overcrowding in informal settlements. Many residents live in poorly constructed homes that lack access to essential services such as clean water, sanitation, and electricity. This situation has resulted in substandard living conditions, particularly for low-income households, further deepening urban poverty.

Unemployment

High unemployment rates remain a pressing issue for Kitui Town and its surrounding areas. With limited formal employment opportunities, most residents are forced to engage in low-paying informal jobs. The situation is exacerbated by a mismatch between the skills of the workforce and the demands of the local economy. This lack of meaningful employment contributes to widespread economic insecurity and social challenges, such as youth delinquency and rural-urban migration.

Traffic Congestion

The town faces increasing traffic congestion, particularly in the Central Business District (CBD), due to unplanned road expansions and ineffective traffic management systems. The lack of adequate parking spaces and poorly coordinated public transport services further exacerbate the problem. Congestion has not only led to time wastage but also increased the cost of doing business and reduced the quality of urban life.

Pollution

Environmental pollution is a growing concern in Kitui Town. Improper waste management practices, including inadequate disposal of solid and liquid waste, have led to environmental degradation. The proliferation of motorized vehicles and unregulated industrial activity has contributed to rising levels of air and noise pollution. These issues pose significant health risks to residents and threaten the sustainability of the urban environment.

Lack of Services

The provision of essential services such as healthcare, education, water, and sanitation remain inadequate and poorly distributed. Peri-urban and rural areas are particularly underserved, resulting in significant disparities in access to basic needs. This lack of services hampers socio-economic development and widens the inequality gap between urban and rural residents.

1.2.4 Opportunities

Tourism

Kitui Town and its environs hold immense potential for tourism development. Natural attractions such as Nzambani Rock and proximity to Tsavo East National Park can position Kitui Town as a significant ecotourism destination. The town's rich cultural heritage, including traditional crafts, music, and dance, provides further opportunities for promoting cultural tourism. Leveraging these assets can create jobs, enhance revenue generation, and foster community development.

Fishing

The presence of water reservoirs and rivers presents opportunities for fish farming in the region. Developing fisheries can diversify livelihoods, enhance food security, and create employment, particularly for youth and women. Expanding irrigation systems linked to these water bodies can also boost agricultural productivity.

Manufacturing

Kitui is rich in natural resources such as limestone, gypsum, and other minerals, which provide a solid foundation for manufacturing industries like cement production. Additionally, the town has significant potential for agro-processing industries, including mangoes, honey, and cotton. These industries can stimulate the local economy, create employment opportunities, and enhance value addition for agricultural produce.

Renewable Energy

Kitui's climatic conditions are ideal for the development of renewable energy projects, particularly solar and wind energy. These resources can be harnessed to provide clean and sustainable energy solutions, reducing reliance on unsustainable energy sources. Expanding renewable energy initiatives can create green jobs, attract investment, and mitigate the impacts of climate change.

1.2.5 Combating Climate Change

Sustainable Land Use

To address the effects of climate change, Kitui town and its environs must prioritize sustainable land use practices. Afforestation and reforestation programs should be implemented to combat deforestation and enhance carbon sequestration. Encouraging sustainable agricultural practices, such as conservation agriculture, can restore degraded lands and improve food security.

Water Resource Management

Kitui is highly vulnerable to droughts and water scarcity. To combat these challenges, the town should invest in water resource management strategies, including the construction of sand dams, water pans, and rainwater harvesting systems. Protecting and conserving river ecosystems is crucial for ensuring a sustainable water supply for domestic, agricultural, and industrial use.

Renewable Energy Development

Expanding the use of renewable energy sources such as solar and wind can significantly reduce carbon emissions and enhance energy resilience. Promoting clean cooking technologies, such as energy-efficient stoves, can help reduce reliance on firewood and charcoal, which contribute to deforestation and greenhouse gas emissions.

Community Awareness and Capacity Building

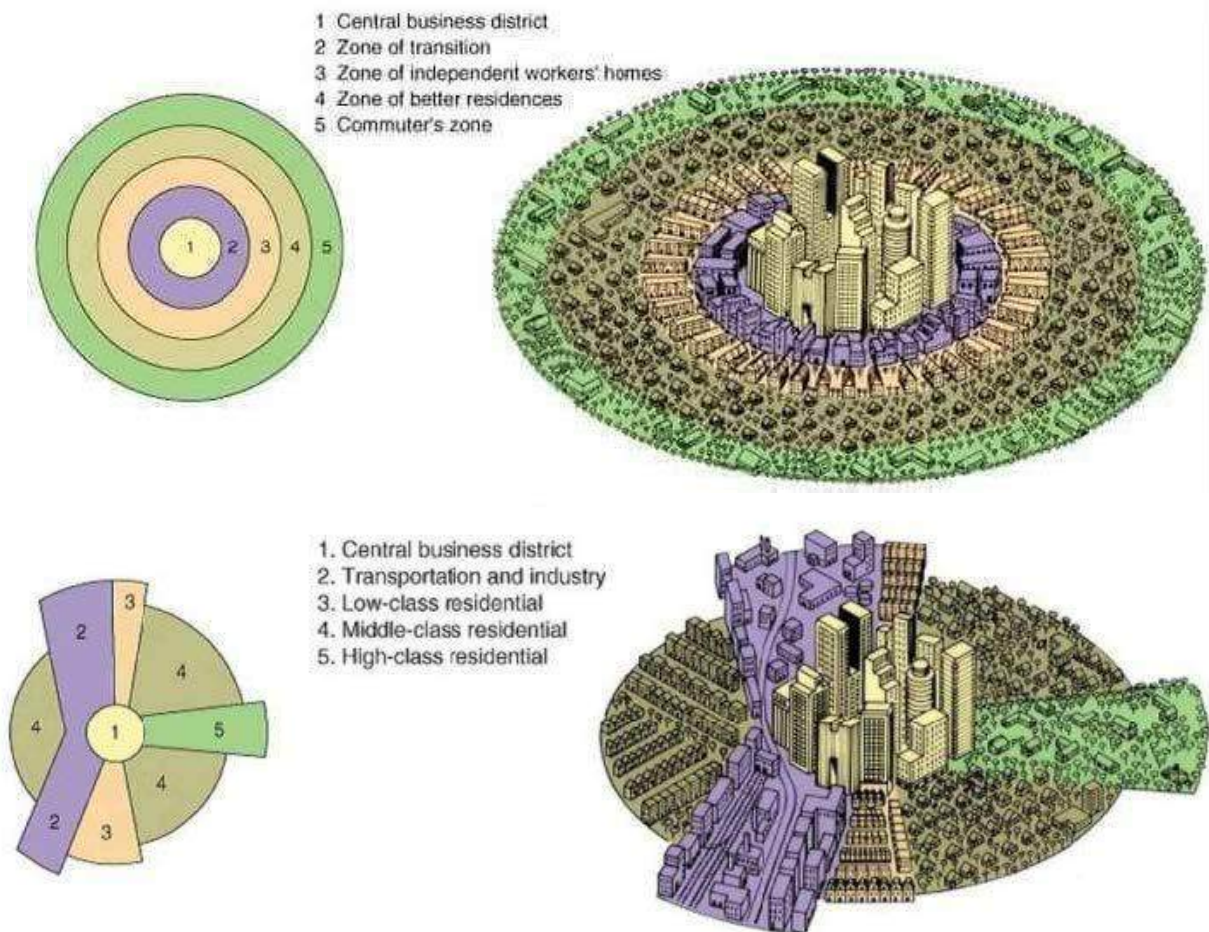
Raising awareness among local communities about climate-smart practices is essential for enhancing resilience to climate change. Programs to educate residents on adaptation strategies, such as water conservation, crop diversification, and disaster preparedness, can empower communities to mitigate the impacts of climate change. Additionally, capacity building for local governments and stakeholders is necessary to implement sustainable urban and rural planning initiatives effectively.

1.3 General Planning Concepts

1.3.1 The Concentric zone models

The model proposes that urban land use is organized around the central business district (CBD) in concentric rings, with each ring including a different land use.

The Concentric zone models

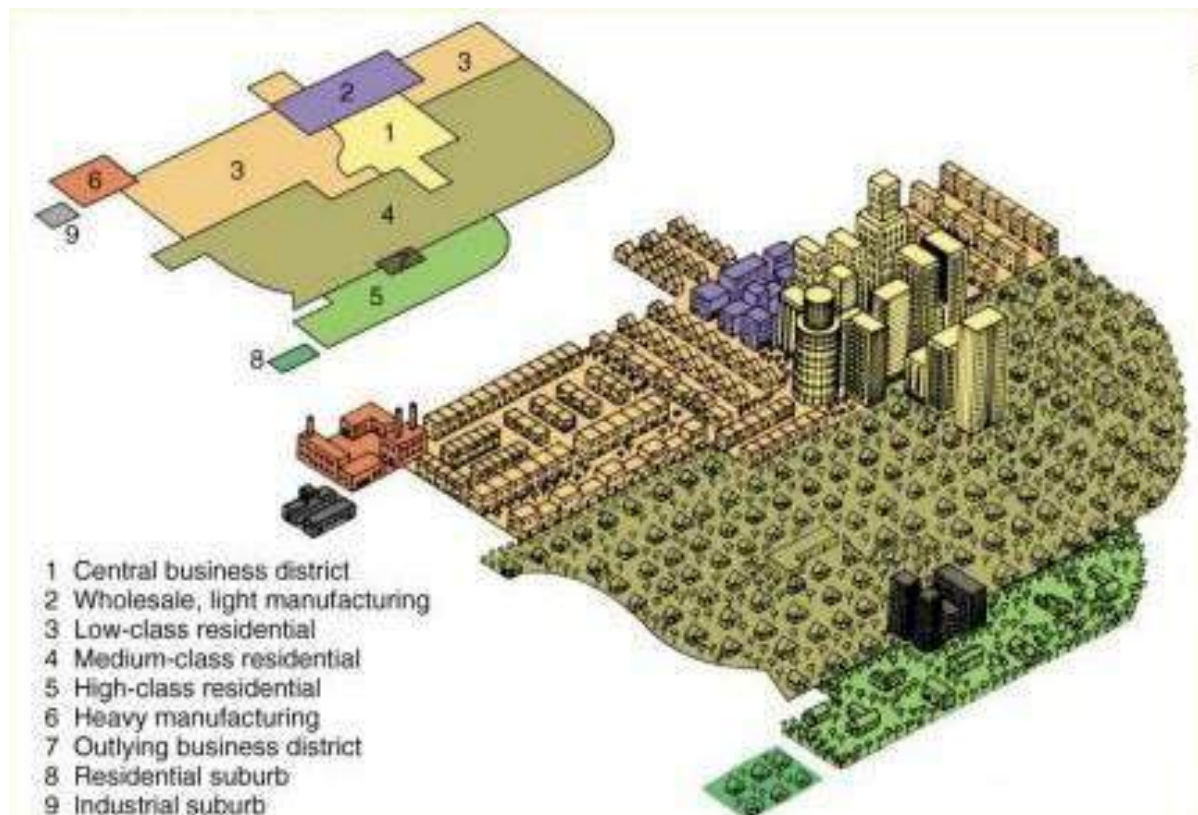


- **Zone I** (Central Business District): Kitui Town and its Environs entails centrality, including the administrative/commercial zone entailing administrative offices, hospital, market, bank and retail outlets. This zone can exhibit the highest land value.
- **Zone II** (Transition Zone): it is characterized by mixed residential and commercial uses and is considered to be in decay as some of the buildings were constructed decades ago while few are modern.

- **Zone III** (Commuter zone): it is the farthest from the CBD hence the highest commuting costs and occupied by high income groups living in large parcels of land. It offers the highest standard of living and better-quality life. Entails the peri-urban and rural outskirts of Kitui Town and its Environs beyond town boundary.

1.3.2 Sector Model

This model was developed by It was initiated by Homer Hoyt in 1939 after studying and advancing Earnest Burgess's ideas further. The model suggests that industrial land use is linked to transport routes and Homer claimed that the location of transport and industry within the city affects the location of residential districts. This results in 'sectors' of the city with different land uses.



Sector Model

The elements that defined the layout of city structure of Hoyt's model were as follows:

- i. The CBD remains in the city center of the city due to easy access and potential clients for commercial businesses.
- ii. The manufacturing zone is found along transport routes especially railways, highways and rivers or canals, that link the city center to other cities.
- iii. The low-class residential land is found nearby, with the high class residential the furthest away.

Kitui Town and its environs exhibit a linear growth pattern along the Kitui-Machakos Road and the Kitui-Kibwezi Road, including commercial, transportation, and residential. The majority of the frontage of plots serves commercial functions, while the back plots serve residential functions. The model may be applicable as the center experiences further growth and development where location shapes development.

1.3.3 Multiple Nuclei Model

It was developed by Chauncy Harris and Edward Ullman in 1945. This model recognizes that as cities grow, they swallow up smaller settlements around the edge. Meanwhile as the city becomes larger, travel between the outskirts and CBD becomes impractical and smaller centers grow throughout the city.

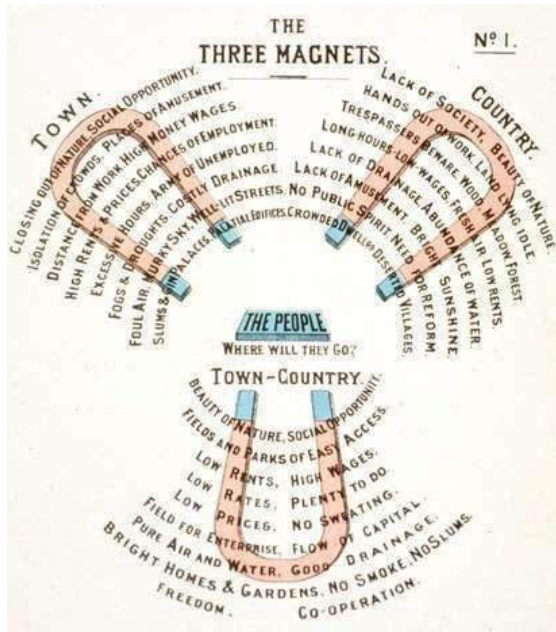
This model does not have a specific location for each zone, instead the zones are recognized as existing nearby to one another but can be in different places depending on the city. It also accounts for the development of the motor car, with the CBD no longer necessarily the easiest place to get to.

This model is more applicable to Kitui Town and its environs of various land uses exhibit a randomized or organic pattern.

1.3.4 The Garden City Concept

A Garden City is a holistically planned new settlement that enhances the natural environment and offers high quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. It was invented in 1898 by Ebenezer Howard in the United Kingdom. His intention was to combine the benefits of the countryside environment and city environment while avoiding the disadvantages of both. He illustrated the idea with his famous three Magnets diagram which addressed the choices of people settlements, being town, country or town-country. The three magnets diagram asserted that:

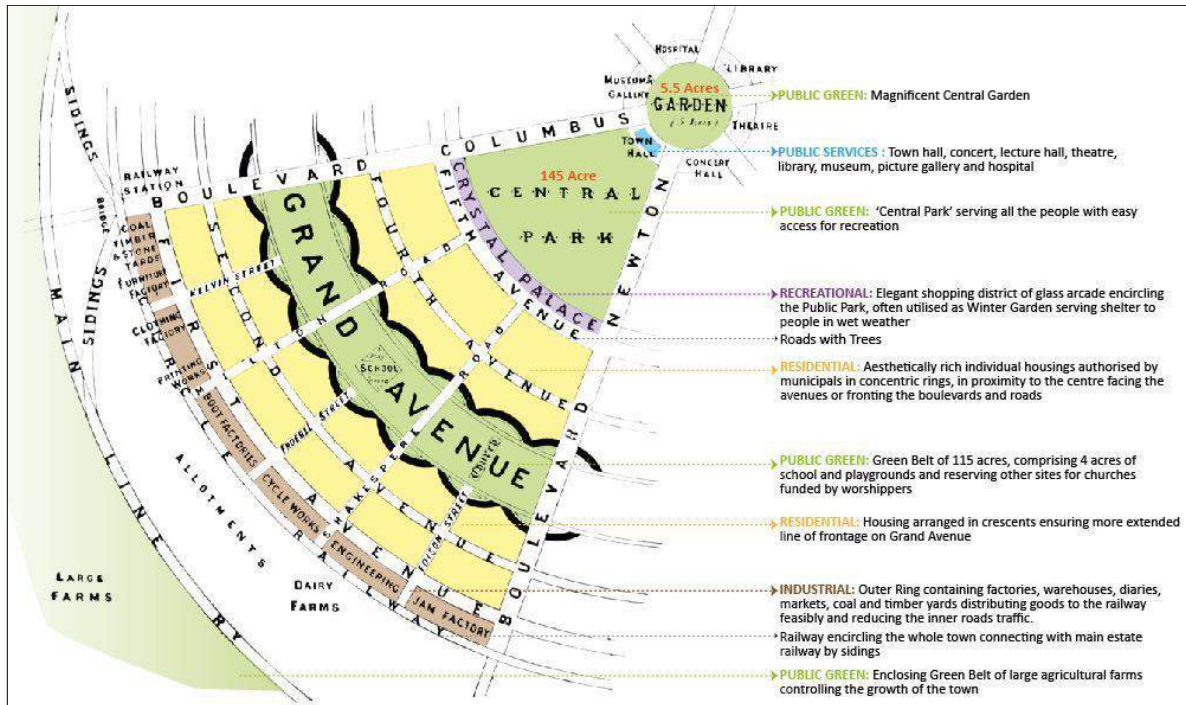
- a) **Town** life had; social opportunities, places of amusement, high chances of employment at the expense of high rents and prices, slums, foul air and murky skies, and inhabitants being closed out of nature.
- b) **Country** life had; beauty of nature, low rents, land lying idle, wood, meadow, forest etc. but was also short of high wages, in touch with society, right of way, places of amusement etc.
- c) **Town-Country** life (combination of both aspects) had; beauty of nature, fields and parks of easy access, low rents and rates/high wages, flow of capital, pure water and air, bright homes and gardens free of smoke and slums.



The Garden City Concept

The main elements of the physical form, structure and layout of the Howard's Garden city were;

- i. Concentric rings system to ensure equal accessibility for all residents of the city,
- ii. The 120 feet wide six magnificent boulevards covering the distance from the center to the circumference and divide the city into six equal parts. These boulevards are interconnected by internal streets which are also utilized to separate zoning,
- iii. Industrial, residential, recreational and green spaces are segregated with avenues which secure the environment quality,
- iv. The hierarchy of parks like the Central Park and Grand Avenue provide ample green space hence guaranteeing health benefits,
- v. The town is enclosed by a permanent agricultural belt.



The garden city in practice was adopted in the design of Letchworth city (1903), Welwyn (1920) and Radburn city (1928)

Kitui Town and its environs exhibit a mix of all these models as it is developing in a linear fashion along the Kitui-Machakos Road and the Kitui-Kibwezi Road, the core entailing a commercial zone including a market, shops, offices, and thereafter a residential area with community amenities like churches. The center is likely to expand into the agricultural land to accommodate the growing needs and land uses.

1.4 Outputs / Deliverables

The expected outputs of the planning process are a Local Physical and Land Use Development Plan with the following components;

- a) An inception report.
- b) A situational analysis report.
- c) The town's structure plan.
- d) A detailed Land use plan.
- e) Hard copies / Prints of the planning report capturing policies, programs and projects.
- f) Soft copy of the plan report and the GIS Database (email, hard-drive).
- g) Prints of the Map showing the plan proposals.
- h) Pictorials, attendance lists to the various fora and consultations, minutes of meetings.

1.5 Objectives

The main goal of preparing the LPLUDP is to form a basis for orderly and sustainable growth of Kitui Town and its Environs. The specific objectives are as follows:

- i. **To form a basis for acquisition of land ownership documents by the beneficiaries:** It will entail the development of a cadastral GIS database. These will showcase the geographical location of all parcels of land, names of the plot owners and stakeholders involved in the management of the parcels, contacts, records of rates payment, disputes affecting the parcels, and parties involved.
- ii. **To develop a GIS-based LPLUDP:** All the spatial and non-spatial elements contributing to the development of Kitui Town and its environs will be captured in a Geographic Information System database.
- iii. **To enhance development control through the formulation of land use policies and regulations, guiding urbanization trends in Kitui Town and its environs:**
- iv. **To prescribe land use zoning to guide future development and growth of Kitui Town and its environs.**

1.6 Planning Context

1.6.1 Scope of Work

The assignment for Kitui Town is to prepare a Local Physical and Land Use Development Plan covering a ten-year period, from 2022 to 2032. The plan will focus on the entire town and its surrounding areas, addressing both the current urban center and the peripheral zones designated for future development. Kitui Town, as the capital of Kitui County, has experienced significant urbanization driven by population growth, infrastructural advancements, and its strategic economic position. The development plan will guide this growth sustainably by focusing on the town's core areas, including its central business district, residential zones, and key infrastructure, while also considering the surrounding rural areas vital to its future expansion.

The planning area will encompass a combination of developed and undeveloped land, with particular emphasis placed on areas likely to see future urbanization. The plan will also account for the projected population increase and the corresponding demand for housing, public services, infrastructure, and environmental preservation. Given the rapid growth of Kitui, the plan will provide a strategic framework for sustainable development, ensuring that the town can accommodate growth while maintaining its environmental integrity. After the ten-year period, the plan will be subject to regular reviews and renewals to ensure its alignment with changing demographic, economic, and environmental conditions.

The scope shall include, but not be limited to, the following tasks:

- a) Stakeholder identification, sensitization, and analysis.
- b) Undertaking socio-economic surveys.
- c) Preparation of a base map, which entails acquisition, processing, and digitization of data, including PDPs, Survey Plans, RIMS, Topographical maps, and satellite imagery.
- d) Carry out a visioning exercise.
- e) Formulation of policies to guide growth and development of the selected centres.

- f) Preparation of GIS-based Physical and Land Use Development Plan with cadastral features.
- g) Incorporate infrastructural requirements in the prescribed plan for the selected center.
- h) Development of basis for Land Information System.

1.6.2 Outputs/Deliverables

The expected outputs of the planning process are a Local Physical and Land Use Development Plan with the following components;

- i) A situational analysis report.
- j) The town's structure plan.
- k) A detailed Land use plan.
- l) Hard copies / Prints of the planning report capturing policies, programs and projects.
- m) Soft copy of the plan report and the GIS Database (email, hard-drive).
- n) Prints of the Map showing the plan proposals.
- o) Pictorials of the various fora and consultations, minutes of meetings.

1.6.3 Methodology / Approaches

The following are the steps that were followed in the preparation of Kitui Town and Its Environs LPLUDP:

i. Project commencement

The project kicked off with a meeting held between the county planning officials at the Lands and Physical Planning office in Kitui Town. The successful agreement initiated the start of the project as of September 2021. The duration of the project was set at 6 months, with the expected date of completion being September 2022.

ii. Preliminary site visit

The aim was to explain the purpose of the plan as well as familiarize more with the planning area.

iii. Submission of inception report

The report was done in November 2021. The team presented the report to the CECM/Director, which was found acceptable and thus formed the basis for the commencement of project activities.

iv. Key stakeholder consultative meetings

These were conducted between 18th November 2021, 6th January, 2022 and 14th June 2022, including key informant surveys, boundary delineation, and sensitization on the Kitui Town and its Environs LPLUDP.

v. Notice of the intention and completion to plan.

The notices of intention to plan and completion to plans were published and circulated adequately including being placed at the subcounty offices and local area chief offices. The notice of intention to plan was issued on 9th September 2021, while the notice of completion of plan was issued on 5th September 2022.

1.7.4 Visioning

In the preparation of Kitui Town and its Environs Physical and Land use Development Plan, the visioning process was carried out through a series of workshops and public engagement activities, where stakeholders were actively involved in articulating their hopes for the town's future. These consultations provided a platform for the community to express their desires for well-planned infrastructure, economic opportunities, and environmental sustainability. Through this participatory process, the following vision statements were proposed by the community:

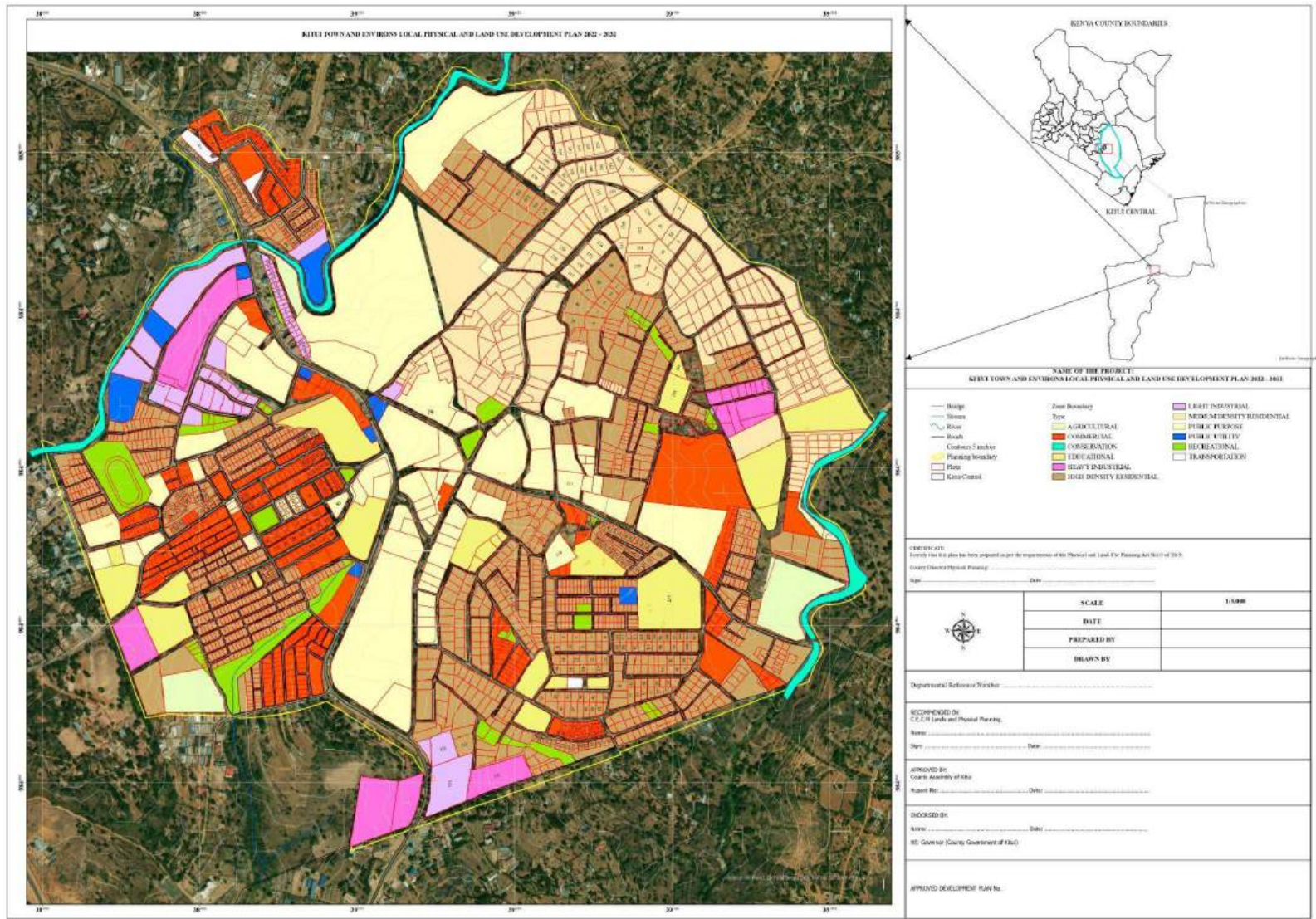
- A town with well-distributed physical and social infrastructure.
- The safest and best-planned town with all basic social and physical infrastructure in place.
- A town that is orderly, free of pollution, and environmentally sustainable.
- An inclusive urban center fostering trade, industrialization, agriculture, and community welfare.

These statements reflect a shared vision of Kitui Town as a model of orderly, sustainable growth with a focus on balancing infrastructure, economic progress, and environmental preservation. The overall vision agreed upon by the stakeholders is: **"To establish Kitui Town and its environs as a sustainable, resilient, and inclusive urban center fostering socio-economic growth through effective land use planning."**

1.7.5 Geographical Scope

Kitui Town is strategically located in southeastern Kenya, approximately 170 kilometers east of Nairobi and 47 kilometers from the eastern border of Kitui County. Positioned along the Machakos-Kangundo-Kangundo Road, the town is well-connected to major transportation networks, making it a key transit hub for both goods and people. This prime location ensures accessibility to the broader eastern region of Kenya, facilitating trade and commerce between Kitui County and neighboring counties, including Makueni, Embu, and Meru. Additionally, Kitui is situated along key regional road corridors, which further enhances its connectivity to national highways, expanding its role as a central point for inter-county and regional transportation.

Kitui's proximity to valuable natural resources is another key strategic advantage. The town lies within the fertile agricultural zones of Kitui County, benefiting from nearby rivers such as the Kalundu, which is a critical source of water for both irrigation and domestic use. This access to water supports Kitui's agricultural activities, which are central to its economy. Furthermore, Kitui's proximity to the Mui Basin, a region known for its vast coal reserves, presents significant economic opportunities. The Mui Basin holds the potential for large-scale mining activities, making Kitui Town a focal point for industrial growth related to coal extraction and energy production. This positions the town as an emerging industrial hub, poised to benefit from the development of the mining sector, further driving its economic transformation in the coming decades.



Map showing the location context of Kitui Town and its environs.

1.7.6 Planning History

The history of urban planning in Kitui Town reflects its gradual evolution from a small administrative post to a structured urban center and eventually the capital of Kitui County. Early planning efforts were linked to its role during the colonial era, where administrative priorities focused on governance and revenue collection. During this time, key infrastructure, such as the local Native Council offices in Kithomboani, laid the groundwork for administrative functions.

Post-independence, the formation of the Kitui County Council in 1964 and later the Kitui Urban Council in 1966 marked the beginning of more structured urban management. These councils oversaw planning within specific areas, including Mulango, Kyangwithya, and Nzambani. In 1989, the establishment of the Kitui Municipal Council expanded these efforts, but planning remained constrained by limited resources and fragmented administration. With the 2010 Constitution, municipal councils were replaced by county governments, leading to the creation of the Kitui Town Administration under the County Government of Kitui in 2012. This shift enabled more integrated urban planning and governance structures.

Kitui Town achieved municipal status in 2018 under the Urban Areas and Cities Act, giving it greater autonomy for urban management. Recent planning initiatives have focused on participatory approaches, including community engagement in informal settlement planning and improving infrastructure. Efforts such as the Kitui Learning Studio emphasized inclusive planning for informal settlements and integrated town-wide strategies to address the challenges of urban sprawl, informal economies, and infrastructure deficits.

1.7.8 Zoning Plan

The Kitui Town Zoning Plan was developed as part of a comprehensive urban development initiative aimed at guiding the town's growth and addressing the urbanization challenges facing the region. The process began with technical assessments and consultations, which were carried out between 2016 and 2017. These activities included workshops with stakeholders to identify key urban issues and opportunities and to formulate a vision for sustainable development. The plan aligns with broader regional strategies such as the SymbioCity project, which promotes integrated urban-rural solutions, and it supports Kitui County's long-term urban planning goals. This zoning plan plays a critical role in organizing land use, enhancing infrastructure, and facilitating the management of growth in a way that addresses both current needs and future demands for housing, services, and industry (Kitui Municipality, 2019).

CHAPTER TWO: LEGAL POLICY AND INSTITUTIONAL FRAMEWORK

2.1 Legal Framework

The formulation of the Kitui Town and its Environs Physical and Land Use Development Plan is anchored on a robust legal framework to ensure compliance with constitutional, statutory, and regulatory mandates. These laws provide the basis for an inclusive, sustainable, and well-coordinated approach to managing land use and development in the region

2.1.1 The Constitution of Kenya 2010

The planning process took cognizance of the provisions of the Kenyan Constitution and all relevant statutes. Chapter 5 of the Constitution which deals with land and environment matters has provided important guidelines for this project. It classifies land as public land, private land and community land. Article 42 gives every person the right to clean and healthy environment which includes the right to have the environment protected for the benefit of present and future generations. This calls for the protection of the settlements' environment, which informed the environmental protection strategies included in the plan report.

Article 43 (1) of the constitution gives every person the right to the highest attainable standard of health. This includes the right to health care services; accessible and adequate housing, reasonable standards of sanitation; and clean and safe water in adequate quantities among others. This constitutional requirement informed the need to pay attention to the concerns on provision of adequate health care facilities, proper waste management and provision of portable water in planning of the informal settlement.

Article 60(1) of the Constitution gives the guidelines on how land is to be used equitably, efficiently, productively and sustainably. The State is given the authority to regulate the use of land or any interest on or over land as stated in Article 66, for reasons as defense, public safety, public order, land use planning, public morality and public health. This implies that land use planning will be used by the state as a tool for land use regulation which provides a useful foundation for proper land management. Article 67 establishes the National Land Commission with among other functions, to monitor and have oversight responsibilities over land use planning throughout the Country.

Schedule 4 of the constitution recognizes planning as a devolved function thus the County Government Kitui, Department of Lands, Housing and Physical Planning played a crucial role in the planning process. The Constitution provides the broad framework for land acquisition and compensation.

More pertinently, the spirit of the national constitution will apply in guiding compensation for non-title deed holders and those economically displaced which are not covered under any other Kenyan statute (Republic of Kenya, 2010)

2.1.2 County Governments Act, 2012 (amended, 2020)

The County Government Act is an Act of Parliament that gives effect to Chapter Eleven of the Constitution; which provides for County Governments' powers, functions and responsibilities to deliver services and connected purposes. Part eleven of the Act addresses county planning. Section 104 states that a County Government shall plan for the County and no public funds shall be availed without a planning framework developed by the County Executive Committee and approved by the County Assembly. It also states that County development framework shall integrate economic, physical, social, environmental and spatial planning. Section 107 outlines the types of plans to be prepared by the County Governments as County Integrated Development Plans, County Sectoral Plans, County Spatial Plans and Cities and Urban Areas Plans as provided for under the Urban Areas and Cities Act (Republic of Kenya, 2012).

Kitui Township falls under category 107, 1(d) 'the cities and urban areas plan'. Part (2) stipulates that the county plans shall be the basis for all budgeting and spending in the county.

2.1.3 Urban Areas and Cities Act, 2011 (amended, 2019)

The Act establishes a legislative framework for the classification, governance and management of urban areas and cities and the participation by the residents in the governance of urban areas and cities. The Urban Areas and Cities Act implement article 184 of the Constitution of Kenya. The article states that the National legislation will be responsible for the governance and management of urban areas and cities. This Act provides for the preparation of Integrated City and Urban Areas Plans, Part 5 (40) which shall among others reflect:

- i. An assessment of the existing level of development in the city or urban area, including an identification of communities which do not have access to basic services;
- ii. The determination of any affirmative action measures to be applied for inclusion of communities referred to under paragraph;
- iii. A board's development strategies which shall be aligned with any national or county sectorial plans and planning requirements binding the city or municipality;
- iv. A spatial development framework which shall include the provision of basic guidelines for land use management system for the city or municipality;
- v. Applicable disaster management plans;
- vi. A regulated city and municipal agricultural plan;
- vii. A financial plan, which shall include budget projection for at least the next three years;
- viii. The key performance indicators and performance targets (Republic of Kenya, 2011).

2.1.4 Physical and Land Use Planning Act, No. 13, 2019

This Act regulates matters relating to planning, use, regulation and development of land in Kenya. It provides principles, procedures and standards for the preparation and implementation of physical and land use development plans at the national, county, urban, rural, and cities levels. Article 45, (1) states that a County Government shall prepare a Local Physical and Land Use Development Plan (LPLUDP) in respect of a city, municipality, town or unclassified urban area as the case may be.

Article 48(1) states that the LPLUDP shall consist of:

- a) a survey report in respect of the area to which the plan relates carried out as the manner specified in the Second Schedule;
- b) and any Geographical Information System-based maps and descriptions as may be necessary to indicate the manner in which the land in the area may be used in accordance with the requirements of the Second Schedule.

Article 49(1) states that within thirty days of the preparation of a local physical and land use development plan, a county planning authority shall publish a notice in the Gazette, in at least two newspapers of national circulation and through electronic media informing the public that the plan is available at the places and times designated in the notice for inspection and that an interested person may comment on the content of the plan.

Article 40(1) states that within thirty days of the preparation of a local physical and land use development plan, the county planning authority shall publish a notice in the Gazette, in at least two newspapers of national circulation and through electronic media informing the public that the draft local physical and land use development plan is available at the places and times specified in the notice.

Article 40:

- a) Empowers the county executive committee member (CECM) to facilitate public participation.
- b) The county executive committee member shall consider the comments made about the draft county physical and land use development plan and may incorporate the comments in the plan.
- c) A person aggrieved by a decision of the county planning authority concerning the county physical and land use development plan or matters connected therewith, may within sixty days of receipt by him of notice of such decision, appeal to the county physical and land use planning liaison committee in writing against the decision in such manner as may be prescribed.
- d) Subject to sub-section (4), the county physical and land use planning liaison committee may reverse, confirm or vary the decision appealed against and make such order as it deems necessary or expedient to give effect to its decision.
- e) When a decision is reversed by the county physical and land use planning liaison committee it shall, before making any order under subsection (5), afford the county planning authority an opportunity of making representations as to any conditions or requirements which in his opinion ought to be included in the order, and shall also afford the appellant an opportunity to replying to such representations.
- f) Any person aggrieved by a decision of the County Physical and Land Use Planning Liaison Committee under this section may appeal to the Environment and Land Court against such decision in accordance with the rules of procedure for the time being applicable to the High Court.

Article 50 states that a CECM shall within fourteen days after the approval of a local physical and land use development plan publish a notice in the Gazette, in at least two newspapers of national circulation and through electronic media that the plan has been approved with or without modification and that the plan may be inspected at the place or places and times specified in the notice during normal working hours.

Article 51 states that:

- i. A CECM may amend or revise a local physical and land use development plan where — (a) there are practical difficulties in the implementation of the plan; or (b) there has been change of circumstances since the plan was approved.
- ii. Where the CECM intends to amend or revise a local physical and land use development plan, the provisions of section 42 shall apply with the necessary modifications.
- iii. A CECM may initiate the revision of a local physical and land use development plan after a period of three years after the plan has been approved in accordance with section 51 of this Act or as the need may arise.

Part VI article 77, establishes the County Physical and Land Use Planning Liaison Committee, whose part of its functions (78b) is to hear appeals made by the planning authority with respect to physical and land use development plans in the county. Article 80 provides the procedure for a person to appeal to the County Physical and Land Use Planning Liaison Committee.

2.1.5 Physical Planners Registration Act of 1996

This Act of Parliament provides for the registration of physical planners and for purposes connected therewith. It establishes the Physical Planners Registration Board, the sole Registrar of all the Physical Planners in Kenya. Section 21 of the Act states that no individual or partnership or a body corporate should carry out any business as registered Physical Planners unless they are registered Physical Planners (Republic of Kenya, 1996).

2.1.6 Survey Act CAP 299 (Revised Edition 2012 [2010])

The Act makes provisions in relation to surveys and geographical names, the licensing of land surveyors and for connected purposes. Existing survey data was used to prepare the Base Map which formed the basis for the formulation of other plan outputs. Licensed land surveyors conducted the topographical mapping of the project area. Surveying of the demarcated plots will also be carried out under the supervision of a licensed land surveyor (Republic of Kenya, 1997).

2.1.7 Land Act No. 6 of 2012 (amended 2016)

This Act gives effect to Article 68 of the constitution of Kenya, to provide for the sustainable administration and management of land and land-based resources. The Act also describes various forms of tenure, methods of acquisition of title to land and outlines the process of acquiring interests on land and process of compensation in case of compulsory acquisition.

The Act stipulates that every public land should be planned and surveyed as per Section 12(7)) and also provides the various forms of tenure under Section 5. The forms of tenure provided are;

- a) Freehold;
- b) Leasehold;
- c) Such forms of partial interest as may be defined under this Act and other law, including but not limited to easements; and
- d) Customary land rights, where consistent with the Constitution.

The procedure for formation of the land database through evaluation and Georeferencing for potential land use planning are clearly stipulated in Section 8(a)). The team is required to compile and submit land information database for the town for preparation of land information system. The team will therefore be guided by the procedures clearly stipulated in this Act.

2.1.8 The Land Registration Act, 2012

The Act principally concerns the registration of interests in land. It applies to: (a) registration of interests in all public land as declared by Article 62 of the Constitution of Kenya, 2010. The office in charge of surveying should prepare and maintain cadastral maps for every registration unit. In addition, the parcel boundaries on such maps should be geo-referenced and surveyed to such standards as to ensure compatibility with other documents required under this Act or any other law. This is in accordance to Part II, Section 15 of this Act.

2.1.9 Public Health Act, Cap 242 (Revised Edition 2012 [1986])

The Act recognizes need for proper sanitation and standard dwelling fitted with adequate basic amenities such as water as stipulated under Part IX – Sanitation and Housing. Promotion of public health will therefore be given crucial attention during formulation of environmental conservation and improvement strategies.

2.1.10 Environmental Management and Coordination Act (EMCA) of 1999, (Amended 2015)

The Act under Part II gives effect to Article 42 of the Kenyan constitution, 2010 which states that every person in Kenya is entitled to a clean and healthy environment and has the duty to safeguard and enhance the environment.

The Act outlines the need for protection and conservation of forests, biological diversity and protection of environmentally fragile areas as stipulated in Part V of the Act. It also prohibits discharging or applying poisonous, toxic, noxious or obstructing matter, radioactive or any other pollutants into aquatic environments as stipulated in Part VIII, Section 72.

Legal Notices Nos. 31 and 32 of Gazette Notice No. 62 of EMCA 1999 (Amended 2015) of the Act categorizes all the projects that require environmental impact assessment (EIA), Environmental and Social Impact Assessment (ESIA) among other environmental assessments.

2.1.11 Climate Change Act No. 11 of 2016

Section 3 of the Act establishes the National Climate Change Action Plan in accordance to the Article 10 of the Constitution of Kenya, 2010. It further prescribes measures and mechanisms that should be addressed by the National Climate Change Action Plan for instance, to guide counties towards the achievement of low carbon climate resilient sustainable development.

2.2 Institutional Framework

Several actors are involved in the successful preparation of a LPLUDP for Kitui town and its environs. National and County governments agencies, departments and authorities are key stakeholders contributing to the planning process through data sourcing, oversight, representation, security among other functions. Involvement of all these stakeholders will further encourage ownership of the plan and concerted efforts during implementation of the plan. Among the key actors and stakeholders involved in planning process include:

2.2.1 County Government of Kericho - County Executive

The County Government of Kitui is responsible for preparing the PLUDP for Kitui town and its environs.

i. CECM-Lands Housing and Physical Planning

Article 47 of PLUPA stipulates that the preparation of a local physical and land use development plan may be initiated by the County Executive Committee Member. Section 41(3) of the same act requires the CECM to submit the draft plan to the Governor to have it tabled to the County Assembly for deliberations and approval. After approval the local physical and land use development plan the County Executive Committee member publish a notice in the Gazette, in at least two newspapers that the plan has been approved with or without modification and that it is available for inspection.

ii. Directorate of Physical Planning

The County Director is mandated to oversee the planning activities and scrutinize the plan prepared by the planning team before submitting it to the CECM. This is to ensure the planning team adheres to the terms of reference and successful the delivery of the plan. Further Section 14 (2) of PLUPA regulations require that after the plan is approved, the County Director shall issue an approved plan number to the plan and enter the number in the register.

iii. Directorate of Survey

Guides the delineation of defined boundaries for Kitui Town and its environs and assists in establishment of controls as per PLUPA Regulations, 2020, Section 6 (1) in defining the scope and the geographic area of a plan.

iv. Other County Departmental representatives including:

- Education and Culture – provide data on cultural sites, education facilities, future plans.
- Trade & Industrialization – provide data on SMEs, co-operatives, ongoing proposed programmes & projects.
- Health – provide progress on county health facilities projects and service provision.
- Public Service Management administrative and governance matters may be provided by Sub-County Administrator.
- Environment Water and Natural Resources – provide data on Solid and Liquid Waste Management and conservation areas.
- ICT Gender Sports & Youth.
- Finance & Economic Planning-CIDP, CIP.

These departments will provide sectoral data to ensure integration of all socio-economic aspects into the LPLUDP for Kitui Town and its environs as well as ongoing projects and proposed projects.

2.2.2 County Assembly

Pursuant to the provisions of PLUPA Regulations (2020)14. (1) and sections 49 (3) and 41 (3) of the Act, the county assembly shall, on submission of the local physical and land use development plan by the Governor, consider the plan within thirty sitting days and thereby approve it with or without any modification.

2.2.3 Dispute Resolution Institutions

a) Liaison Committee

This committee is in charge of handling disputes arising from the planning process as per Article 40 (4) of PLUPA. It requires that a person aggrieved by a decision of the county planning authority concerning the county physical and land use development plan or matters connected therewith, may within sixty days of receipt by him of notice of such decision, appeal to the county physical and land use planning liaison committee in writing against the decision.

b) Environment and Land Court

Any person aggrieved by a decision of the County Physical and Land Use Planning Liaison Committee under section 40(7) of PLUPA may appeal to the Environment and Land Court against such decision in accordance with the rules of procedure for the time being applicable to the High Court.

c) Citizen Fora

Recognized civil society organizations that are registered and undertake their activities within Kitui town and its environs are key stakeholders in public participation forums. They give their opinions views and feedback on the plan proposals including thematic matters. These may include economic groups such as CBOs, SHGs, residential associations, religious institutions.

d) National Land Commission

The LPLUDP Kitui Town and its Environs shall be submitted to the National Land Commission and the Director General within fourteen days after publication. The National Land Commission is responsible for overseeing land use planning throughout the country and manage public land within Kitui Town and its environs

e) National Administration

The office of the County Commissioner of Kitui County will assist in maintaining security throughout the planning process. Land matters may possibly elicit disputes and security is critical for protection of the public and officers. Further, these offices may provide more insight on matters affecting development of Kitui Town and its environs. The offices to be involved in the planning activities include Chief and Sub-Chiefs within Kitui town and its environs and the National Police Service.

f) Other Agencies and authorities on thematic areas include;

KPLC, KETRACO, National Construction Authority KeNHA, KURA, National Environment Management Authority, amongst others.

2.3 Policy Framework

The Kitui Town and its Environs Physical and Land Use Development Plan is guided by a comprehensive policy framework that integrates national and county-level priorities for sustainable development.

2.3.1 Kenya Vision 2030

It is the country's development blueprint covering the period 2008 to 2030 which aims to transform Kenya into a newly industrializing, middle-income country providing a high-quality life to all its citizens by the year 2030. It is founded on three pillars; the economic, social and the political pillars.

The social strategy under the Land cover and land use mapping initiative advocates for comprehensive mapping of land use patterns in Kenya. This policy document recognizes the need to plan for decent and high-quality urban livelihoods for Kenya's population. The 2030 vision of housing and urbanization is an adequately and decently housed nation in a sustainable environment.

It recognizes the quest for nationwide urban planning and development campaign to start with Kenya's major cities, towns and rural settlements. It outlines the flagship projects for instance the Metropolitan and Investment Plans Initiative which required the preparation of metropolitan investment regions, border towns and municipal councils. The preparation of the Local Physical and Land Use Development Plan for Kitui Town and its environs is deeply rooted in the desire to localize and achieve Vision 2030.

In order to attain equity and poverty elimination, the policy document prescribes for equitable distribution of water, sewerage and sanitation services. The local physical and land use development plan will develop economic improvement strategies and infrastructure improvement strategies as stipulated in the Kenya Vision 2030.

2.3.2 Agenda 2163

It is a strategic framework for the socioeconomic transformation of the African continent over a 50-year period, from 2013 to 2063. It was adopted by the African Union to guide the continent towards a prosperous and united future. While Agenda 2063 is a continental initiative, its principles and goals can have relevance at various levels, including the local level when preparing physical and land use development plans for town. One of the Priority areas for Goal 1 is to provide modern, affordable and livable habitats and quality basic services. This is one of the key considerations of this plan

2.3.3 New Urban Agenda

The New Urban Agenda (NUA) represents a shared vision for a better and more sustainable future; one in which all people have equal rights and access to the benefits and opportunities that cities can offer. It lays out standards and principles for the planning, construction, development, management, and improvement of urban areas along its five main pillars of implementation:

- a) **National urban policies;** they ensure minimum standards when planning urban basic services such as water, sanitation etc. or the basic design features of streets that promote safe walking and cycling.

- b) **Urban legislation and regulations;** Rules and regulations must be effective in delivering agreed policy objectives efficiently and predictably. They must be clear, precise and cost effective and support a framework of good governance that is relevant to the diversity of urban contexts and that encourages inclusive outcomes. NUA encourages up to date building codes that support an economically vibrant, inclusive and safe city at both street and neighborhood levels.
- c) **Urban planning and Design;** NUA encourages building plots to be balanced by public spaces for residents to enjoy their neighborhoods as well as implementing the Mixed-use district concept where residences are close to employment hence promoting easy travel, thereby saving time and reducing energy consumption and greenhouse gas emissions. Most importantly, urban residents must be at the center of planning.
- d) **Local economy and Municipal finance;** Planned urbanization allows cities to identify future opportunities for revenue generation, and to allocate funding for priority investments. NUA recognizes that investing in basic urban services improves living conditions for city residents.
- e) **Planned City extensions/Planned Urban renewals;** Vacant urban lots, slums, and brownfield redevelopment allow urban centers to accommodate growth without expanding their urban edge into ecologically valuable land, or encouraging urban sprawl. Improvements to urban basic services should be designed as an integrated, inter-sectoral package, allowing for incremental implementation as resources grow and providing common space as necessary rights-of-way.

2.3.4 National Land Policy (NLP)

The National Land Policy (NLP) provides guidance on addressing critical issues such as land administration, environmental conservation, and equitable access. This policy has been instrumental in ensuring that land in Kitui Town and its environs is planned and managed to achieve sustainable development while addressing challenges such as urban sprawl and land tenure security.

2.3.5 National Urban Development Policy (NUDP)

The National Urban Development Policy (NUDP) has addressed the challenges of rapid urbanization in Kitui Town. This policy emphasizes the need for well-planned urban centers to prevent uncoordinated growth and promote sustainable development. The plan incorporates measures to ensure that Kitui Town and its Environs are equipped with adequate infrastructure, utilities, and public amenities to support its population and economic activities. The policy advocates for a sustainable urban development framework addressing urban economy, finance, governance, planning, environment, climate change, social infrastructure, housing, safety, and disaster risk. The policy provides remedies for various urban development challenges in Kenya.

2.3.6 Sustainable Development Goals (SDGs)

This Agenda is a plan of action for people, the planet and prosperity. The plan recognizes that eradicating poverty in all its forms and dimensions, including extreme poverty is the greatest challenge and an indispensable requirement for sustainable development. It therefore calls out to all countries and stakeholders, acting in collaborative partnership, to implement the plan. SDG 11, which advocates for sustainable cities and communities. The plan incorporates strategies to promote inclusivity, ensure access to essential services, and mitigate environmental impacts, creating a blueprint for sustainable urban development in Kitui Town.

SDG 9 on Industry, innovation, and

Infrastructure emphasizes on value addition will promote inclusive and sustainable industrialization.

Continuing to develop quality, reliable, sustainable, and resilient infrastructure to support economic development and human well-being, with a focus on affordable and equitable access for all.

SDG 13 advocates for climate action—take urgent action to combat climate change and its effects. It promotes the implementation of sustainable management of all types of forests, halt deforestation, restore degraded forests and

Substantially increase afforestation and reforestation.

Improving education, awareness-raising, and human and institutional capacity on climate change mitigation, adaptation, impact reduction, and early warning.

SDG 15 is on Life on land and advocates for the implementation of specific national government policies on natural resources and environmental conservation.

2.3.7 Urban Land Use Planning and Oversight Guidelines (National Land Commission) – 2016

These guidelines provide a legitimate basis for engagement between County Government and the National Land Commission with regard to monitoring and overseeing urban land use planning and specifically provide direction on:

- The process of preparing, approving and implementing Urban Land Use Plans.
 - The expected outputs of the Urban Land Use Planning process.
 - Engendering public participation in the planning process.
 - Procurement of planning services for preparing urban land use plans.
 - The required institutional framework for preparing and implementing Urban land use plans
- Indicative resources required for preparing the plan.

2.3.8 National Spatial Plan (NSP) 2015–2045

The National Spatial Plan, which covers a long-term period of thirty (30) years from 2015-2045, addresses land use, socio-economic, and environmental issues to achieve balanced and sustainable spatial development and optimal land use across the country.

The Plan provides comprehensive strategies and policy guidelines to deal with issues of rural and urban development, modernizing agriculture, infrastructure, energy production, mining and industry, and sustainable human settlements. It provides a spatial framework for anchoring Vision 2030 flagship projects and is a coordinating framework for various sectors involved in spatial planning and implementation.

The NSP forms the basis upon which lower-level plans in the country shall be prepared which include Regional Plans, County Spatial Plans, Local Physical and Land Use Development Plans and Urban Plans.

2.3.9 Poverty Reduction Strategy Paper (PRSP), 2005

The PRSP outlines priorities and the necessary measures for poverty reduction and economic growth. It identifies measures geared towards improved economic performance and priority actions that will be implemented to reduce the incidences of poverty among Kenyans. The strategy gives measures to alleviate poverty as one of the outputs is an economic recovery strategy. The plan makes proposals that contribute to poverty alleviation within the market, particularly, by ensuring that the residents have security of tenure by the subsequent cadastral survey of the parcels. This will enable them access credit facilities using the ownership documents as collateral to develop themselves (Republic of Kenya).

2.3.10 Kitui County Integrated Development Plan (CIDP) 2018–2022

At the county level, the Kitui County Integrated Development Plan (CIDP) 2018–2022 has served as a critical reference document. Aims to encourage balanced and controlled development through land use planning and resource allocation. Provides a framework for urban and rural development projects in Kitui County

The CIDP outlines key priorities such as water provision, food security, infrastructure development, and value addition in agriculture and livestock. These priorities have been integrated into the development plan to ensure alignment with the county's broader goals.

CHAPTER THREE: SITUATIONAL ANALYSIS

3.1 LAND ANALYSIS

3.1.1 Land Classification and Tenure

Land within Kitui Town and Its Environs has undergone significant transformation in terms of ownership and classification. Historically, much of this land was classified as Trust Land under Kenya's pre-2010 legal framework. Following the promulgation of the 2010 Constitution, it transitioned into community land as part of the broader land reforms aimed at empowering local communities and ensuring equitable land management.

The gazettelement of Kitui Town's planning area as an adjudication section in 2013 marked a pivotal shift. This process facilitated the formalization of land ownership, enabling individuals to secure private land rights. Consequently, most land within the planning area is now privately owned. Public land, on the other hand, is concentrated within the town's Central Business District (CBD) and areas designated for public amenities, including schools, hospitals, and administrative offices. These public lands are strategically located, often adjacent to private parcels, ensuring accessibility and integration within the urban framework.

This evolution in land classification reflects the town's growth and the increasing demand for structured land use to support urbanization and development in Kitui and its surroundings.

Table showing land classification and tenure in Kitui Town and its environs

Land Ownership Category	Tenure Type	Description	Location	Percentage (Approx.)
Trust Land	Community Tenure (Pre-2010)	Historically classified as trust land under Kenya's pre-2010 legal framework.	Entire planning area (before 2010), primarily managed by local authorities or traditional community leaders.	N/A
Community Land	Community Tenure (Post-2010)	Transitioned from trust land to community land after the 2010 Constitution, with ownership and management vested in the community.	Scattered across the hinterlands of Kitui Town and areas on the outskirts of peri-urban zones.	10–15%
Private Land	Freehold/Leasehold	Result of adjudication in 2013, enabling individuals to formalize private land rights. Dominates most of the planning area.	Majority of the planning area, including residential, agricultural, and commercial zones outside the CBD.	70–80%
Public Land	Government Tenure	Reserved for public amenities such as schools, hospitals, markets, parks, roads, and administrative offices. Strategically	Primarily concentrated in the CBD and adjacent areas. Includes major infrastructure and	10–15%

		located to serve the community.	utilities (e.g., water reservoirs).	
Conservation /Protected Land	Special Tenure	Includes riparian zones and ecologically sensitive areas protected for conservation purposes.	Riparian zones such as Kalundu River and conservation areas like Kalundu Ecopark.	~5%

3.1.2 Existing Land Uses

Kitui Town and its environs feature diverse land uses shaped by urbanization, administrative needs, and local economic activities. The central business district (CBD) is a hub of commercial activities, with retail shops, offices, and financial institutions. Adjacent to the CBD are mixed-use zones combining residential, small-scale commercial, and institutional facilities. Residential areas in Kitui range from high-density housing in informal settlements to middle- and high-income neighborhoods, reflecting a mix of socio-economic groups.

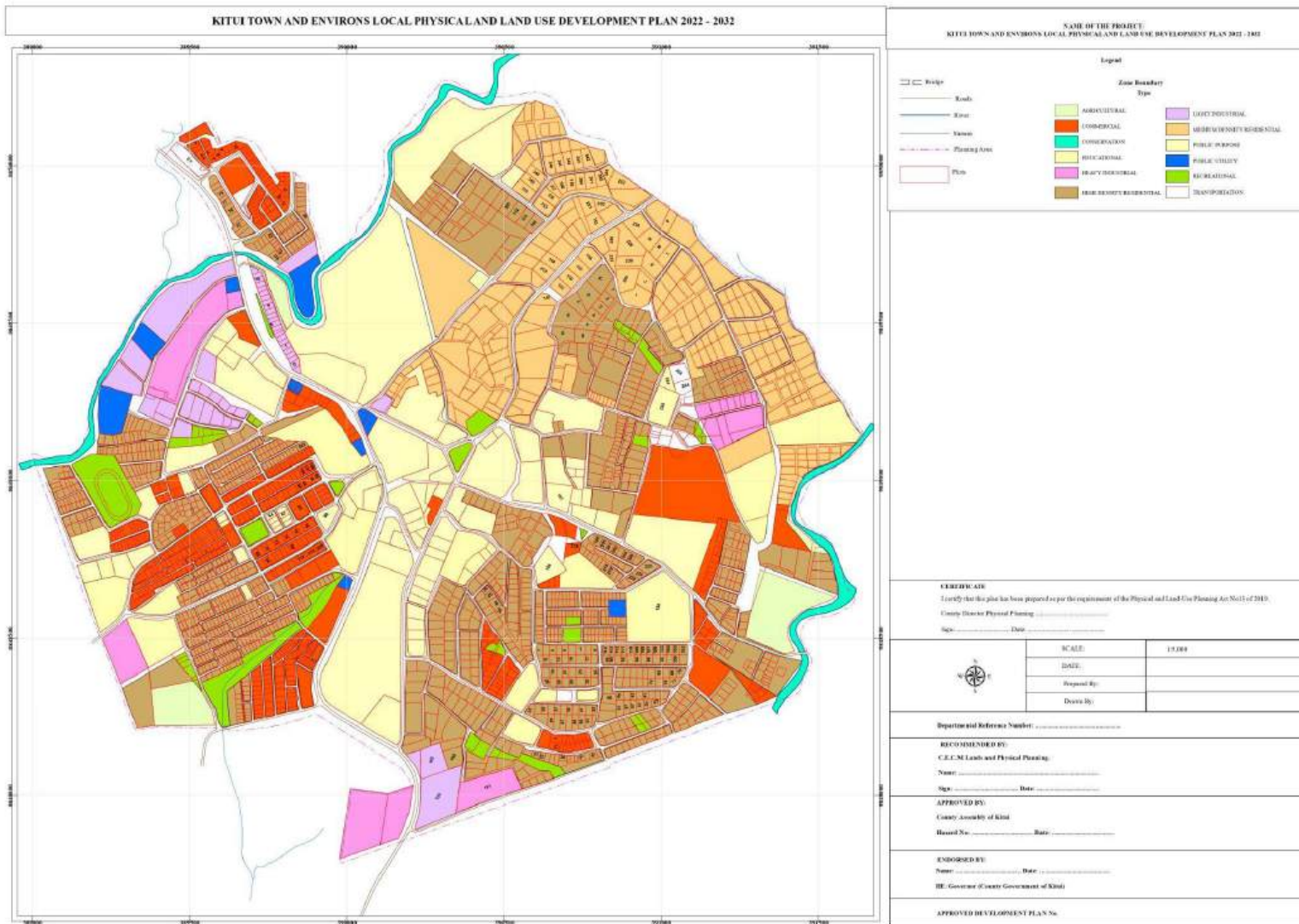
The town also includes significant institutional land uses, such as government offices, schools, and healthcare facilities. Public amenities like markets and bus parks are strategically located to support the local population's daily needs. Industrial land use, though limited, is concentrated in specific zones to support small-scale manufacturing and processing industries. Open spaces, parks, and recreational areas are minimal but are essential components of the town's planning framework to enhance environmental sustainability.

Kitui's peri-urban and rural fringes are dominated by agricultural activities, with land used for crop farming and livestock rearing. These areas also include community land, which supports communal grazing and other shared activities, reflecting the semi-arid region's economic reliance on agriculture. The mix of public, private, and community lands highlights the complexity of land use planning in the town and its environs, necessitating effective spatial strategies to balance urban growth and rural livelihoods.

Existing Land uses

Land Use Category	Area (Ha)	Percentage of Total (%)
High-Density Residential	10.90	6.59%
Medium-Density Residential	11.60	7.01%
Low-Density Residential	25.70	15.54%
Industrial	19.90	12.03%
Educational	18.60	11.24%
Recreational/Open Spaces	11.34	6.85%
Public Purpose	34.20	20.67%
Commercial	21.20	12.82%
Agricultural	6.26	3.78%
Public Utilities	5.73	3.46%
Totals	165.	100%

Table showing the existing land uses in Kitui Town and its environs.



Map showing the existing land uses in Kitui Town and its environs as digitized from satellite imagery

3.1.3 Land Suitability Analysis

Land suitability analysis plays a vital role in determining the areas that are fit and available for urban development within Kitui Town and its Environs. The assessment considered several factors, including ecologically sensitive zones such as riparian areas, steep slopes, and flood-prone zones. These constraints were crucial in delineating land that is not suitable for urban development.

From the analysis, approximately 150 hectares of land is deemed available for urban development, representing a significant portion of the total planning area. However, around 15 hectares of land is unsuitable for development due to its location within environmentally sensitive zones, particularly along riparian reserves like the Kalundu River. These areas are prioritized for conservation to maintain ecological balance and reduce risks associated with environmental degradation.

Additionally, a substantial portion of the land within the planning area is highly suitable for agricultural use. Although this land is technically available for urban development, careful consideration is required to balance urban expansion with the preservation of agricultural activities, which form a cornerstone of the local economy. Strategies for controlled urban growth and enhanced environmental conservation are essential to ensure sustainable land use in Kitui Town.

Limitations	Suitability Rating	Residential	Commercial	Industrial Park	Agriculture	Conservation
Slight	Optimum	0–5%	0–5%	0–3%	0–5%	Not applicable
Moderate	Satisfactory	5–10%	5–10%	3–7%	5–10%	Minor modifications may be needed.
Severe	Marginal	10–15%	10–15%	7–12%	10–15%	Sensitive zones, limited uses
Very Severe	Unsuitable	>15%	>15%	>12%	>15%	Riparian reserves, steep slopes

Table 3: Slope Suitability for Urban Development. Field Analysis

Residential Development: Areas with gradients less than 10% are highly suitable. Steeper areas (10–15%) require engineering adjustments, while slopes >15% are unsuitable.

Commercial Development: Optimal in areas with slopes under 5%, as these locations minimize construction costs. Moderate suitability exists up to 10%, while slopes >15% are unsuitable.

Industrial Parks: Require flatter areas (0–3%) due to infrastructure requirements. Marginal suitability extends up to 12%, while anything steeper is unsuitable.

Agricultural Use: Slightly sloping areas (0–10%) are highly suitable, with steeper zones (>10%) only suitable for controlled activities like terracing.

Conservation Areas: Riparian zones, flood-prone areas, and steep slopes are prioritized for conservation due to their ecological significance and sensitivity.

3.2 HOUSING AND INFORMAL SETTLEMENTS

3.2.1 Land, Housing, and Settlement

Housing Typology

Kitui Town and its surrounding areas have experienced significant growth, which has created pressing demands for housing. The settlement patterns in Kitui are largely influenced by the existing land ownership and land-use types. Approximately 20% of the total land use in Kitui Town is dedicated to residential purposes, while a significant portion, around 55%, is allocated to commercial use, particularly in the central business district (CBD). Residential areas in Kitui Town are a mix of different housing typologies, reflecting the economic conditions and growth patterns within the town. The housing stock includes a combination of semi-permanent row housing and modern apartments. While some apartments are built with stone and block walling, iron sheet roofing, and tiled floors, the majority of the housing consists of row houses that are typically semi-permanent. These row houses are constructed with iron sheet roofing, plastered walls, and, in some cases, brick walling.

Material

In terms of materials, the modern apartments in Kitui feature more durable and higher-quality materials, such as block/brick walling, iron sheet or tiled roofing, and tiled floors. On the other hand, the row houses and older commercial buildings are often made with plastering on block/brick walls, and the roofs are commonly covered with corrugated iron sheets. This difference in material quality reflects the socio-economic divide between the higher-income residents living in apartments and the lower-income groups residing in row houses.

Demand and Supply

Currently, Kitui Town has an estimated population of 154,990 people, with a projected increase to over 200,000 residents by 2032, growing at an annual rate of approximately 4%. This population increase will significantly elevate the demand for housing, with the town expected to need around 2,000 new housing units over the next decade to meet the growing residential needs. With this growth, landowners in Kitui will need to develop their plots, particularly those designated for residential use, to meet the housing shortfall. Additionally, land zoning is critical for managing this growth. The creation of a zoning plan is necessary to ensure that the land is developed efficiently, specifying the appropriate building heights, coverage ratios, and density. This will allow for the densification of housing while ensuring the provision of essential infrastructure such as roads, water supply, and waste management systems.

The town's housing demand will primarily be focused on providing affordable options for its rapidly growing population. Vertical development, such as the construction of apartment buildings, is recommended to accommodate the growing demand while making efficient use of the limited land within the town's core. As the town continues to expand, strategies for land-use intensification and sustainable urban planning will be essential to provide sufficient housing while preserving the environment and ensuring adequate services.

Settlement Pattern- Formal/Informal, Types, Trends of development

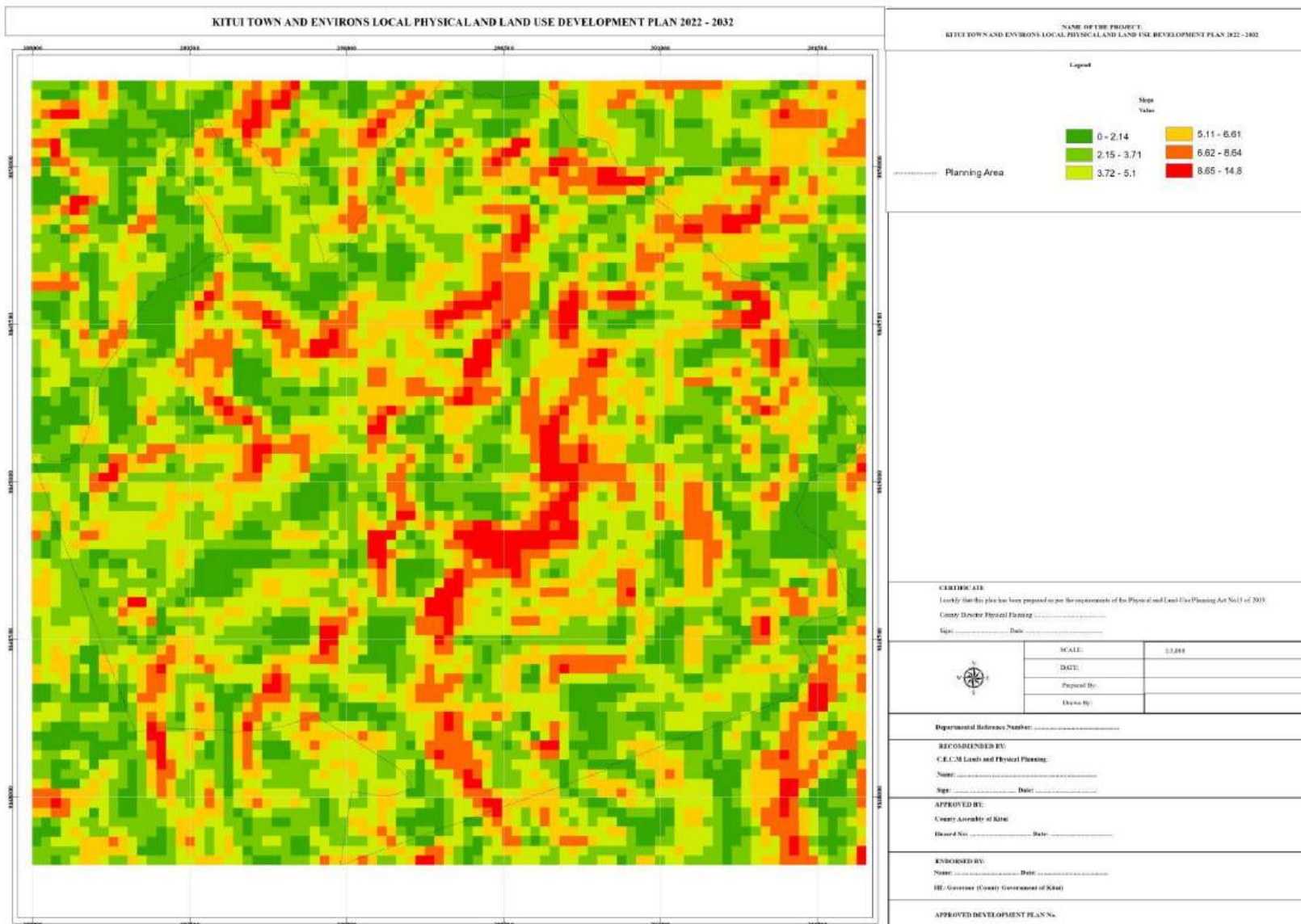
The trends of settlement and urban growth in Kitui Town indicate a clear pattern of expansion towards the agricultural hinterlands, particularly along key transport routes and areas with significant agricultural value. The continued growth of Kitui Town is expected to shift the settlement pattern towards more informal housing developments on the peripheries, while the urban core will likely see formal, planned developments such as high-rise apartment buildings and mixed-use commercial-residential buildings.

This dual development trend, formal and informal settlements, reflects the town's need to balance rapid growth with sustainable urban planning to prevent the spread of informal, substandard housing.

3.3 PHYSIOGRAPHIC CHARACTERISTICS

3.3.1 Topography and Drainage

Kitui Town and its Environs is located in a region with a gently sloping topography, with elevations ranging from approximately 1,100 meters to 1,300 meters above sea level. The land generally slopes towards the rivers, including the Nzeu and Kalundu rivers, which play a critical role in the town's hydrology. These rivers act as natural drainage channels during rainy seasons, but the existing drainage infrastructure struggles to manage the heavy runoff, often leading to localized flooding. This situation is especially pronounced in low-lying areas like Kalundu Ward, where stormwater stagnation disrupts mobility and poses health risks. As rainfall in Kitui is often torrential, with annual averages ranging between 500 mm and 1,050 mm, improving drainage systems is essential to mitigate flooding and enhance urban resilience.



Map Showing the Slope of Kitui Town and its environs.

3.3.2 Soil and Climate

Kitui Town is characterized by a semi-arid climate, with temperatures ranging from 26°C to 35°C, which can sometimes rise above this range during extreme heat periods.

The dominant soils in Kitui are sandy to sandy clay, with pockets of loamy soils near riverbanks. These soils tend to be moderately deep and well-drained, but they are often low in fertility, especially in the lower-lying areas. This poses challenges for agriculture, as the soils do not retain water well, making the region vulnerable to droughts. However, they are favorable for construction due to their stable drainage properties.

Given the region's low rainfall and the poor water retention capacity of the soils, agricultural activities in Kitui largely focus on drought-resistant crops such as maize, green grams, cowpeas, and beans. Soil management practices are crucial, with farmers advised to use organic fertilizers and other soil-improving techniques to enhance fertility

3.3.3 Rainfall

Kitui town and its environs experience erratic rainfall patterns, with annual precipitation varying between 500 mm and 1,050 mm depending on the location and the time of year . Kitui lies within the Sub-humid tropics, which means the area receives two distinct rainy seasons annually.

3.3.4 Water Resources

Water availability in Kitui Town and its Environs is a pressing concern, with the Masinga reservoir and Kitui borehole serving as the main sources of water for Kitui town. The total supply of water is 18,000 m³/day. Of the 18,000 m³/d, about 50% comes from Masinga and 50% from the Kitui boreholes. Kitui Water and Sanitation Company (KITWASCO) manages water distribution, but supply remains inconsistent, reaching only 45% of the urban population. With the town's population projected to grow significantly, the current capacity of water infrastructure will need to increase substantially.

The main boreholes supplying Kitui Town, including the Ithookwe and Mutune boreholes, face overexploitation, making the development of additional sources and investments in rainwater harvesting and storage critical to addressing water scarcity.



Image showing Kalundu Ecopark, a water resource in Kitui Town and its environs.

3.3.5 Conservation Areas

Kitui Town, located in Kitui County, Kenya, is not only an administrative and commercial hub but also a region rich in natural beauty and ecological significance. Several conservation areas within and around the town play a crucial role in maintaining biodiversity, providing recreational spaces, and supporting sustainable development.

Kalundu Ecopark, approximately 1.2 km from the CBD, is a serene green space within Kitui Town, featuring a man-made beach and ample facilities for nature walks and picnicking. It is a popular spot for residents and visitors seeking a natural retreat within the urban setting. This ecosystem faces the risks of urban encroachment, littering, and pollution, which pose significant threats to the park. Efforts to maintain cleanliness and prevent encroachment are vital for its preservation.



Images Showing Kalundu Ecopark in Kitui Town and its environs, one of the areas in need of conservation.

3.4 ENVIRONMENT, CLIMATE CHANGE & DISASTER MANAGEMENT

3.4.1 Environmental Concerns

Kitui Town faces several environmental challenges that impact its overall livability. The absence of a comprehensive solid and liquid waste management system has resulted in indiscriminate waste disposal, especially in residential and commercial areas. Waste burning has become a common practice, leading to air pollution, while improper drainage of liquid waste into roads and lanes worsens sanitation issues. Drainage systems along major roads are poorly maintained, and soil erosion combined with surface runoff during periodic rains contributes to frequent blockages. The drainage infrastructure is substandard and exacerbates flooding, especially during the rainy seasons. These environmental challenges are expected to worsen with projected urban growth, making it crucial for the local authorities to prioritize waste management and improve drainage systems to mitigate future problems.

3.4.2 Ecologically Sensitive Areas

Environmentally sensitive areas (ESAs) are landscape elements or places which are vital to the long-term maintenance of biological diversity, soil, water or other natural resources both on the site and in a regional context. They include wildlife habitat areas, steep slopes, wetlands, and prime agricultural lands. Kitui Town and its Environs LPLUDP plan proposals should be subjected to a Strategic Environmental Assessment to ensure the town and its environs retain its ecological integrity in the aspects of drainage, waste management, and conservation.

3.4.3 Green and Open Spaces

While Kitui Town has some designated open spaces, many of them are underdeveloped and not effectively utilized. These spaces were initially set aside for recreational and commercial purposes but have not yet been fully developed. The town does have some open areas used for sports and cultural events, such as the stadium, but overall, there is a need for more green spaces and recreational areas to enhance the quality of life for residents. Expanding these areas and ensuring proper development of open spaces can provide residents with venues for leisure, fitness, and community engagement.

3.4.4 Climate Change, Mitigation, and Adaptation

Kitui faces prolonged dry spells, which severely impact agriculture, the primary livelihood of many residents. The frequent droughts lead to crop failures, water shortages, and a strain on food security. During these periods, there is also increased pressure on natural water sources, such as the Athi River, which may not flow consistently due to reduced rainfall.

Given the water scarcity issues, Kitui Town and its environs must implement better water management systems, including rainwater harvesting, water conservation technologies, and the rehabilitation of water catchment areas. This would reduce dependence on unreliable rainfall and enhance water availability for both domestic and agricultural use.

Agricultural strategies that focus on drought-resistant crops, such as sorghum and millet, are essential. Training farmers on sustainable agricultural practices and the use of irrigation systems would help in mitigating the effects of drought and ensuring food security. Efforts to reduce greenhouse gas emissions, including promoting the use of clean energy (e.g., solar power) and energy-efficient technologies in homes and businesses, could contribute to the overall reduction of Kitui's carbon footprint.

3.4.5 Disaster, Mitigation & Risk Reduction

Kitui Town faces several challenges related to disaster risk reduction, primarily due to its infrastructure limitations. Currently, there is no central disaster management facility with sufficient resources, such as fire engines, to handle large-scale emergencies. The absence of fire hydrants along the streets also exacerbates the risk during fire incidents. In addition, temporary structures prevalent in the area pose a significant fire hazard, and market areas are particularly vulnerable during potential outbreaks of diseases.

3.5 POPULATION AND DEMOGRAPHY

3.5.1 Population and Demographics

Kitui Town and its Environs is home to an estimated population of 155,896 (2021 projection) and serves as the administrative and economic hub of Kitui County. Population projections indicate that this figure could rise to over 200,000 by 2032, driven by both natural growth and rural-to-urban migration. This growth highlights the town’s increasing importance as a regional center and underscores the urgency of addressing infrastructure, housing, and service delivery gaps.

Population per ward

Ward	Population
Kyangwithya East	45,120
Kyangwithya West	36,789
Township	52,123
Miambani	20,868
Total	154, 990

Table showing the population per ward in Kitui Town and its environs.

3.5.2 Population Distribution

The population distribution of Kitui Town, as represented in the age-sex pyramid, highlights a youthful demographic structure. The largest population segments are in the age groups between 0-19 years, indicating a high dependency ratio and the need for investments in education, healthcare, and child-related services.

The working-age population (20-59 years) forms a significant portion of the population, showcasing the town’s potential for economic productivity. However, a gradual decline in

population is observed in the older age brackets (60+ years), reflecting typical age-related attrition. The balanced gender ratio across all age groups indicates equitable representation of males and females within the community.

This distribution underscores the importance of tailored planning to address the needs of a youthful and active population while also considering services for older age groups.

Population Pyramid

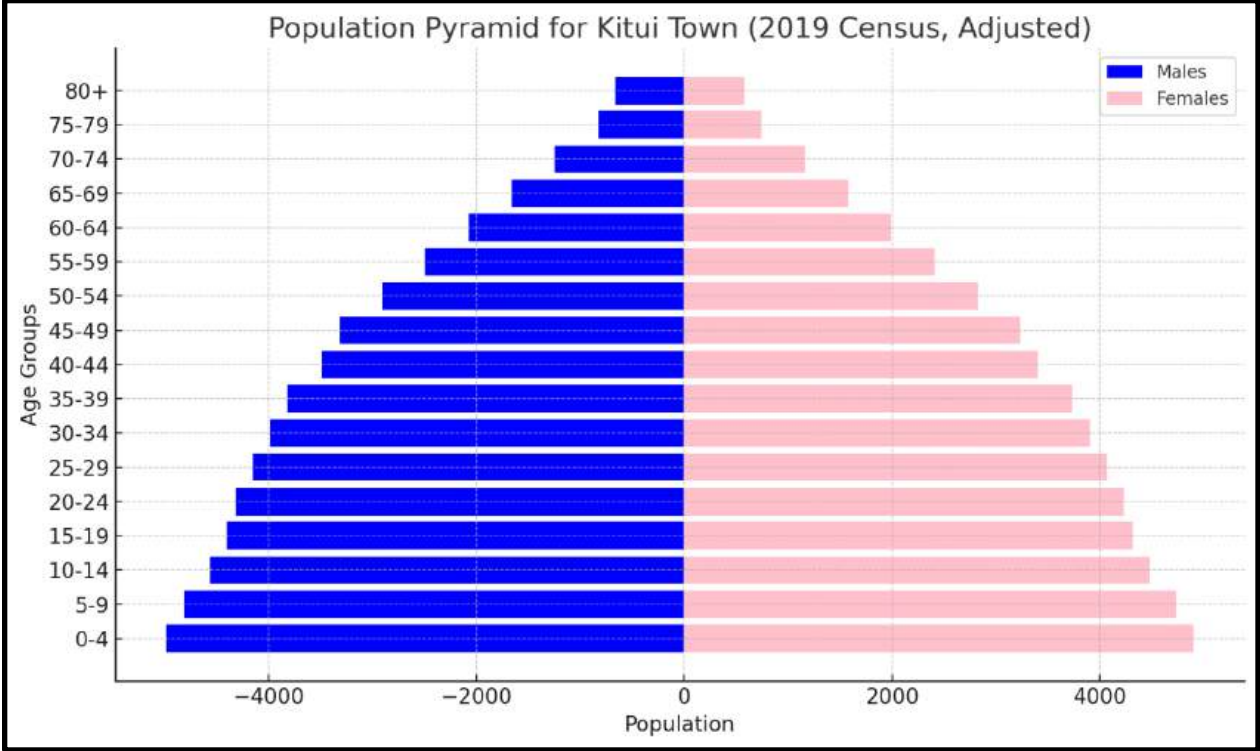


Image showing a population pyramid for Kitui Town and its environments. Source: Knbs, 2019

Population Distribution

Age Group	Males	Females
0-4	4,980	4,897
5-9	4,814	4,731
10-14	4,565	4,482
15-19	4,399	4,316
20-24	4,316	4,233
25-29	4,150	4,067
30-34	3,984	3,901
35-39	3,818	3,735
40-44	3,486	3,403
45-49	3,320	3,237
50-54	2,905	2,822
55-59	2,490	2,407
60-64	2,075	1,992
65-69	1,660	1,577
70-74	1,245	1,162
75-79	830	747
80+	664	581
Total	53701	52290

Table showing the population for Kitui Town and its environs per age group and sex. Source: Knbs, 2019

3.5.3 Population Projection

Based on the 2019 Kenya Population and Housing Census, Kitui Town and its Environs population growth rate stands at 2.2% per year. Assuming all factors affecting growth, such as fertility, mortality, and migration, remain constant, the population within the planning area is projected to grow significantly over the next decade.

Using the Malthusian population projection formula, $P_p = P_1(1+r)^n$, where:

P_1 is the initial population (2019 population).

r is the annual growth rate 3%,

n is the number of years into the future (10 years),

The population by 2029 is estimated to reach 208,294, an increase from the current 154,990 recorded in 2019.

3.5.4 Population Distribution

The population distribution of Kitui Town, as represented in the age-sex pyramid, highlights a youthful demographic structure. The largest population segments are in the age groups between 0-19 years, indicating a high dependency ratio and the need for investments in education, healthcare, and child-related services.

The working-age population (20-59 years) forms a significant portion of the population, showcasing the town's potential for economic productivity. However, a gradual decline in population is observed in the older age brackets (60+ years), reflecting typical age-related attrition. The balanced gender ratio across all age groups indicates equitable representation of males and females within the community. This distribution underscores the importance of tailored planning to address the needs of a youthful and active population while also considering services for older age groups.

3.6 SOCIO-ECONOMIC CHARACTERISTICS

3.6.1 Economic Activities

Kitui Town and its Environs 's economy is diverse and vibrant, with trade, mining, and small-scale agriculture forming its foundation. The bustling Kitui Municipal Market is a central hub for trade, attracting vendors and buyers from across the county. Mining, particularly of limestone, has gained prominence due to the proximity of Kitui South to rich mineral deposits. These resources have attracted investors and boosted employment, although their exploitation must be balanced with environmental conservation. Small-scale agriculture, primarily focusing on crops like millet, sorghum, and cowpeas, remains a vital livelihood despite the semi-arid conditions. Efforts to integrate innovative farming methods have shown promise in improving productivity.

3.6.2 Key Sectors

Commerce is the backbone of Kitui Town, with vibrant trading centers like Kalundu Market and several retail shops and small-scale enterprises scattered across the town. The education sector has also seen growth, with institutions such as Kitui High School, St. Charles Lwanga School, and several tertiary institutions, including Kitui Technical Training Institute, contributing to human capital development. The health sector includes major facilities like Kitui County Referral Hospital and several dispensaries, which play a crucial role in providing healthcare services. However, these sectors are under increasing pressure to expand their capacity to meet the needs of the growing population.



Images showing economic activities in Kitui Town and its Environs.

3.7 INFRASTRUCTURE IN KITUI TOWN AND ITS ENVIRONS

3.7.1 Roads and Transport

Kitui Town and its environs have seen significant improvements in transport and connectivity in recent years. The County Government of Kitui has been actively working to enhance road coverage and connectivity, which has led to better access to various parts of the town and surrounding areas. The Ministry of Roads, Public Works & Transport has been instrumental in these efforts, focusing on increasing road coverage, improving public works services, and efficiently managing transport services.

One notable project is the ongoing tarmacking of the Wikililye-Wote Road, which aims to connect Kitui Town with Wote through an 86-km road via Thwake Dam.

Kitui Town's Road network is partially developed, with major roads like the Kitui–Kibwezi Road and Kitui–Machakos Road providing critical connectivity to neighboring regions. However, intra-town roads remain largely unpaved, making some areas inaccessible

during the rainy season. Public transport is mainly dominated by matatus (shared minivans) and boda-bodas (motorcycle taxis), which provide essential last-mile connectivity but are hindered by poor road conditions.



Images showing unequal distribution of infrastructure across Kitui Town and its environs.

3.7.2 Energy

Electricity supply in Kitui Town and its Environs is managed by the Kenya Power and Lighting Company (KPLC). While coverage has expanded to about 60% of households, reliability remains a challenge due to frequent outages and fluctuations. Expanding renewable energy options such as solar power, which aligns well with the region's climatic conditions, could offer a sustainable solution to improve energy reliability and affordability for residents and businesses.



Images showing sources of energy for Kitui Town and its environs.

3.7.3 Information and Communication Technology (ICT)

ICT infrastructure in Kitui Town is steadily improving, with major providers like Safaricom, Airtel, and Telkom Kenya offering mobile and internet services. However, internet penetration is uneven, particularly in peri-urban areas, where connectivity is often slow and unreliable. Addressing these gaps will be critical to supporting commerce, education, and access to government services, especially as the town adopts more digital solutions.

3.7.4 Water Supply

The water supply system in Kitui Town and its environs remains underdeveloped, with current infrastructure serving only a fraction of the population effectively. Seasonal rivers, boreholes, and water vendors are the main sources of water for residents, but demand far outstrips supply. For instance, the daily water demand is estimated at 10,000 cubic meters, while the available supply is only about 6,000 cubic meters. Projects such as the expansion of the Ithookwe Dam and investments in rainwater harvesting systems are underway to bridge this gap, but more efforts are needed to ensure water security in the long term.



Images showing sources of water for Kitui Town and its environs

3.5.5 Waste Management

Waste management in Kitui Town and its environs is a critical issue, reflecting both challenges and opportunities for sustainable urban development. The rapid population growth and urbanization in the town have led to increased waste generation, often overwhelming the existing infrastructure for collection, transportation, and disposal. Poor waste disposal practices, such as illegal dumping and open burning, contribute to environmental degradation and public health concerns. However, efforts are being made to address the issue, including the promotion of community-led waste recycling initiatives, public awareness campaigns, and partnerships with stakeholders to establish more efficient waste management systems.



Image showing a dumping site in Kitui Town near the Kalundu River.

CHAPTER FOUR: PROPOSED PHYSICAL AND LAND USE PLAN

4.1 SYNTHESIS

4.1.1 Overview

The Constitution of Kenya 2010, in Article 66(1), empowers the State to regulate land use across the nation, safeguarding vital interests such as defense, public safety, and environmental sustainability. Article 187 further enables the State to delegate responsibilities between national and county governments, emphasizing local autonomy in planning and development.

In line with these constitutional provisions, the County Government assumes the critical role of planning and development, as mandated by the County Government Act 2012. This legislation underscores the importance of comprehensive planning frameworks, integrating economic, social, and environmental considerations.

Aligned with national and county mandates, the Physical and Land Use Planning Act 2019 mandates county governments to devise Local Physical and Land Use Development Plans for urban areas. Recognizing this imperative, the County Government of Kitui has initiated the formulation of a 10-year plan for Kitui Town and its Environs, ensuring strategic and sustainable development for the community.

4.1.2 Smart Dimensions Analysis

The Urban Areas and Cities Act of 2012 (UACA) is a legal framework enacted by various counties to provide guidelines for the establishment, development, and management of urban centers. Here are some common characteristics typically associated with urban centers as outlined in the Act:

1. **Population Density:** Urban centers are characterized by high population density compared to rural areas. According to UACA 2012 and its subsequent amendments, for an area to be considered urban, it must surpass a population threshold of 2000 people. Kitui Town and its environs have a total population of 154,990 people and is therefore considered an urban area.
2. **Bulk Urban Services:** Kitui town and its environs has few zoned waste collection and management infrastructure and unequally distributed. This hinders service delivery to residents that require the essential infrastructure to navigate daily lives. This remains unsustainable for a rapidly urbanizing urban center and needs to be planned for. There exists range of industries, businesses, commercial establishments and a market that promotes economic activities in the area which is supported by the relevant authorities where floodlights have been erected to enhance the 24hr economy of the area but the interventions remain inadequate. The existing situation of bulk urban service delivery is a low rating on the urban score card.
3. **Citizen Services:** Kitui Town and its environs serve as a central hub for the county, offering various public amenities designed to improve the quality of life for residents. These include recreational areas, sports facilities, and cultural spaces. While sports facilities are shared between local schools and the surrounding community, many require upgrading in terms of equipment and infrastructure to meet increasing demand. Kitui and its environs have untapped tourism potential, with natural attractions such as scenic hills, historical landmarks, and rich cultural heritage that could draw both local and international tourists. Capitalizing on these assets could help transform Kitui into a key tourism destination for the region.

4. **Infrastructure:** Kitui Town and its surrounding areas have seen gradual improvements in infrastructure, with key roads such as the main highways being tarmacked, while many interior roads remain all-weather. However, in the wider environs, some areas lack proper walkways, which hampers pedestrian safety. Floodlights have been installed in Kitui's central market area to enable evening activities, though the lack of a comprehensive drainage system in both Kitui Town and its environs remains a significant challenge. Localized flooding during heavy rains is common, but the town is less prone to large-scale floods due to its relatively higher elevation compared to the low-lying areas around it.
5. **Governance and Administration:** Kitui Town and its surrounding environs are governed by several local administrative bodies, including the Kitui Sub-County Administrator and the Ward Administrators. These bodies handle local governance, community issues, and service delivery, though coordination between them could be improved for more efficient management. While there are community structures like the "wazee baraza" that address local concerns, the rapid urbanization of Kitui Town and its environs calls for better integration of governance with urban planning to support the growing population.
6. **Public Health & Safety:** The health needs of Kitui Town and its environs are largely served by the Kitui District Hospital and other health centers spread throughout the town and its surrounding areas. While the health centers can handle basic healthcare services, they face challenges related to limited resources and equipment, often referring more serious cases to regional hospitals. Health issues in Kitui and its environs are weather-dependent, with disease outbreaks like malaria and cholera becoming more prevalent during the rainy season. The town has limited disaster preparedness capacity, as there is no dedicated fire station or emergency response unit, which places the safety of residents at risk. The local authorities need to enhance disaster risk reduction strategies to better respond to unexpected emergencies.

7. **Urban Planning and Development:** Kitui Town and its environs lack comprehensive urban planning regulations, including zoning laws, building codes, and environmental protections. The absence of clear development guidelines has resulted in unregulated expansion, particularly with the rapid growth of informal settlements in and around Kitui Town. The management of development in both urban and rural areas of the region is hindered by insufficient funding and a lack of monitoring and evaluation of ongoing projects. This leads to inefficiencies and delays, particularly in infrastructure development such as roadworks and the provision of essential services. For Kitui Town and its surrounding areas to evolve into a more organized urban center, proper planning and the implementation of policies are urgently needed.
8. **Natural Environment:** Kitui Town and its environs are home to a variety of ecosystems, including forests, wildlife, and agricultural lands. The natural resources in the area are vital for the community, providing a favorable micro-climate and supporting biodiversity. However, these areas face threats from unsustainable practices such as illegal logging and overuse of natural resources. The town's dependence on non-renewable energy sources like firewood exacerbates environmental degradation. Kitui and its environs, while not heavily affected by the aftereffects of climate change compared to other regions, still face challenges related to sustainability and environmental management. Conservation efforts in the area, particularly concerning forest resources, should be prioritized to preserve the region's ecological balance.
9. **Accessibility:** Kitui Town and its environs are well-connected to neighboring regions through a network of highways and all-weather roads. However, some interior roads, especially in residential areas, are poorly developed, and pedestrian-friendly infrastructure, such as proper walkways, is lacking. The town's street design is not yet optimal for the demands of a rapidly growing urban area, with a need for more sustainable and efficient road networks. As Kitui Town expands, enhancing accessibility through improved roads and pedestrian facilities will be critical to support mobility and ensure a more inclusive environment for both residents and visitors.

10. **Building Typology:** In Kitui Town and its environs, building structures range from permanent stone and iron sheet houses to more informal semi-permanent structures made of affordable materials like corrugated iron. While permanent buildings are common in the central areas of Kitui Town, much of the surrounding area is characterized by semi-permanent housing, which often lacks adequate ventilation, natural light, and sufficient space. Affordable housing remains a pressing issue, with a growing demand for housing options that meet the needs of low-income families. However, there is currently no organized initiative to address this need. The lack of suitable affordable housing and inadequate living conditions in many parts of Kitui Town and its environs requires urgent attention from local authorities.
11. **Sustainability:** Kitui Town and its environs face challenges in adopting sustainable development practices, particularly in construction. While traditional building methods are still prevalent, they often disregard the natural environment and contribute to urban heat island effects. The use of renewable energy, such as solar power, remains low despite the region's potential for solar energy generation. Additionally, there is no land information system (LIS) to effectively manage and plan for growth in Kitui Town and its surrounding areas. For Kitui to move toward a more sustainable future, greater emphasis should be placed on incorporating green building standards and renewable energy solutions into urban development strategies.
12. **Information Technology:** The uptake of information technology in Kitui Town and its environs is still limited. Although internet access is available through commercial cybercafes, these services are insufficient to meet the growing demand for affordable online access. There is a lack of dedicated IT centers where residents can access services for education or business purposes. Additionally, demographic and landowner information is not systematically recorded, and much of the data is based on informal knowledge passed down within the community. This gap in ICT infrastructure hinders economic and social development in Kitui Town and its environs, and improving access to technology will be essential to support future growth and innovation.

4.1.3 Urban Management Scorecard

Rating is out of 5, where 0 = lack of/no evidence of the dimension, 5 = adequate/evidence of the dimensions.

	Sector	Rating	Existing Situation
Bulk Urban Services			
Solid Waste Services	Waste Management	1	There is a lack of a solid waste management system in the town, with indiscriminate dumping and no centralized collection or recycling programs.
Liquid Waste Services	Waste Management	1	No formal liquid waste system in place; drainage issues persist in the town and its environs.
Recycling	Waste Management	0	No established recycling programs or systems in Kitui Town and its environs.
Market	Commercial Services	3	The central market area is active but lacks infrastructure to support the growing population.
Disaster Management	Safety and Preparedness	2	The town lacks a centralized disaster management facility; however, there are some local responses to emergencies.
Citizen Services			
Recreational	Sports & Leisure	2	A few recreational areas exist, but sports facilities and parks are underdeveloped and not up to standard.

Tourism	Economic Development	1	Tourism potential is largely untapped; no significant attractions have been developed in Kitui Town and its environs.
Agriculture	Economic Development	3	Agriculture is a significant activity in the surrounding areas, with small-scale farming being the primary livelihood.
Sports	Leisure Services	2	Limited sports facilities available to the public. Need for better equipment and facilities to serve both the town and surrounding areas.
Entertainment	Cultural and Social Activities	1	No major entertainment venues or cultural institutions; community-based events are sporadic.
Digital Centers	Information Services	1	The digital landscape is underdeveloped, with few cybercafés and no formal IT centers for public use.
Administration Services	Governance & Service Delivery	3	Local administration is well-established, though coordination across different levels could be improved.
Livestock Abattoirs	Agricultural Services	1	No modernized livestock facilities; rural areas are reliant on informal, unregulated practices.
Urban Planning and Development Management			
Financing	Urban Development	2	Limited funds are available for development projects; many initiatives lack financing and are stalled due to insufficient budgets.

Monitoring and Evaluation	Urban Development	2	There is no formalized monitoring of urban development; many projects are not completed on time or within budget.
Land Survey and Mapping	Land Management	1	Land survey systems are rudimentary, and land information is not systematically mapped.
Outdoor Advertisement	Urban Development	2	Outdoor advertisement regulation is lacking, with signs and billboards often appearing without proper permits or planning.
Licensing	Urban Management	2	Business and construction licensing is inconsistent, and local authorities struggle to maintain order in this area.
Transportation			
Vehicle Traffic	Transportation Management	3	The town is accessible by major roads; however, traffic management is not optimized for growth, especially during peak hours.
Model Street	Infrastructure	2	The main roads are in good condition, but interior streets and roads connecting rural areas require significant improvement.
Streets Efficiency	Infrastructure	2	Some streets are poorly maintained, and there is a lack of clear road demarcation and pedestrian pathways.
Street Lighting	Infrastructure	2	Lighting exists in the central areas but is insufficient for safe movement in the outskirts, especially during the evening.

Storm Water	Infrastructure	1	Drainage systems are inadequate and often blocked by poor maintenance, leading to flooding during heavy rains.
NMT Provision	Infrastructure	1	Limited provision of non-motorized Transport (NMT) infrastructure such as sidewalks and bike lanes.
Building Typology			
Design of Structures	Building Regulations	2	Building design is generally unregulated; however, there are efforts to improve standards in urban areas.
Affordable Housing Provision	Housing Development	1	There is no formal affordable housing scheme in Kitui Town, and informal settlements are expanding without regulation.
Natural Environment			
Biodiversity	Environmental Conservation	2	The region has a range of local biodiversity, but there is a need for improved conservation efforts and awareness.
Forest Cover	Environmental Conservation	3	Kitui and its environs have a significant amount of forest cover, but unsustainable logging is a concern.
Use of Renewable Energy	Energy	1	The uptake of renewable energy, especially solar power, is low despite the region's high solar potential.
Climate Change	Environmental Impact	2	Kitui Town and its environs face climate-related challenges, especially droughts, but

			the area is somewhat shielded from major impacts due to its relative location.
Environmental Conservation	Environmental Impact	1	Limited initiatives exist for environmental protection and sustainable land management.
Public Health & Safety			
Prevalence of Diseases	Public Health	2	Disease outbreaks, particularly malaria, are common during the rainy season. Health infrastructure is under-resourced for larger-scale outbreaks.
Flooding	Disaster Management	1	Flooding is rare in Kitui Town, but surrounding low-lying areas are prone to flooding during heavy rains.
Management of Outbreaks	Public Health	2	Emergency response to health outbreaks is slow, with few resources and limited preparedness.
Access to Health Services	Public Health	3	Access to health services in Kitui Town is fairly good, with basic services provided in the town and surrounding areas.
Information Technology and Data Management			
Data Sharing	Information Technology	1	Data sharing is limited, and information regarding population demographics and land ownership is not systematically collected.

Online Business Support	Economic Development	1	Limited online business presence, and local entrepreneurs lack the resources and infrastructure to engage in e-commerce.
Statistics	Information Technology	1	Outdated demographic and economic data, with no central repository for land ownership and business activity records.
Sustainability			
Green Building	Sustainable Development	1	There is little adoption of green building standards, with traditional construction practices dominating.
Availability of LIS	Land Management	1	No comprehensive Land Information System (LIS) is in place, hindering efficient land use planning.

Table 5: Urban management scorecard.

4.1.4 Policy and Statutory Dimensions

POLICY/LEGAL PROVISION	APPLICABILITY IN KITUI TOWN AND ITS ENVIRONS
Agenda 2063	<p>Strategic framework adopted by the African Union for the socioeconomic transformation of Africa over 50 years (2013-2063). Aims to guide the continent towards prosperity and unity. Relevant at various levels, including local, guiding physical and land use development plans for towns.</p>
New Urban Agenda	<p>A shared vision for a sustainable future in urban areas with equal rights and access for all.</p> <p>Lays out standards and principles for urban planning, construction, development, and management. - Implementation based on five pillars:</p> <ol style="list-style-type: none"> 1. National urban policies ensuring minimum standards for urban services and design features promoting safety. 2. Effective urban legislation and regulations supporting good governance and inclusive outcomes. 3. Urban planning and design emphasizing balanced building plots, mixed-use districts, and resident-centered planning. 4. Local economy and municipal finance planning for revenue generation and investment in urban services. 5. Planned city extensions and urban renewals to accommodate growth sustainably and improve basic services incrementally.
The Kenya Vision 2030	<p>Development blueprint for Kenya (2008-2030) aiming to transform into a newly industrializing, middle-income country providing high-quality life for all citizens by 2030.</p> <p>Based on economic, social, and political pillars.</p> <p>Guides economic improvement and infrastructure strategies for physical and land use development plans.</p>

<p>National Spatial Plan (NSP) 2015 – 2045</p>	<p>Guides long-term spatial development and provides national physical planning policies.</p> <p>Aims at guiding micro-level physical development plans across the country.</p>
<p>The National Urban Development Policy (NUDP)</p>	<p>Advocates for a sustainable urban development framework addressing urban economy, finance, governance, planning, environment, climate change, social infrastructure, housing, safety, and disaster risk.</p> <p>Provides remedies for various urban development challenges in Kenya.</p>
<p>Poverty Reduction Strategy Paper (PRSP), 2005</p>	<p>Outlines priorities and measures for poverty reduction and economic growth in Kenya.</p> <p>Identifies actions to improve economic performance and reduce poverty incidences among Kenyans.</p> <p>Alleviating poverty is a key component of the economic recovery strategy outlined in the PRSP.</p>
<p>Integrated National Transport Policy (INTP), 2012</p>	<p>Highlights the lack of integration between land use planning and transport development in Kenya. Emphasizes the need for integrated and comprehensive road transport planning to enhance mobility efficiency and effectiveness. Addresses issues like spatially dislocated settlements, urban sprawl, and long travel distances and times.</p>
<p>Kitui County Annual Development Plan (2022-2023)</p>	<p>Outlines policies, projects, and programs for implementation in the financial year to contribute to the county's vision of providing a high-quality life in a sustainable environment.</p> <p>Recommends the preparation of a development plan for Kitui Town and its Environs town, including technical meetings, stakeholder consultations, data collection, analysis, and community engagement activities.</p>

4.2 Vision and Objectives

The vision for Kitui Town and its environs is "to establish Kitui Town and its environs as a sustainable, resilient, and inclusive urban center fostering socio-economic growth through effective land use planning." This vision underscores a commitment to harmonizing environmental, social, and economic priorities to address urban challenges through innovative and strategic planning.

4.2.1 Objectives

The development objectives for Kitui Town prioritize sustainable land use, economic diversification, and infrastructure enhancement. Mixed-use developments will be promoted, with 40% of urban land dedicated to integrated residential, commercial, and industrial zones. Agricultural preservation is key, with 30% of the total area, including zones like Kwa Vonza, safeguarded to ensure food security and economic stability.

Infrastructure improvements will address existing gaps, focusing on roads, water supply, and public utilities. Special attention will be given to underserved neighborhoods, such as Kunda Kindu, Miambani, Manyenyoni and Syongila, and critical transport corridors to enhance accessibility and quality of life.

4.2.2 Zoning Proposals

The proposed zoning framework integrates diverse land uses, emphasizing the creation of vibrant and functional spaces that meet urban demands while maintaining ecological balance. Residential areas will be divided into high-density and low-density zones to accommodate varying housing needs. High-density residential zones, concentrated in Kitui Township and areas adjacent to the CBD, will comprise 25% of residential land, supporting apartments and mixed-use developments. Conversely, low-density zones, targeted in suburban regions such as Kithomboani, will allocate 15% of residential land to single-family homes and low-density housing projects.

Commercial areas will focus on the development of modern centers in Kalundu and the expanded CBD. A total of 15 hectares will be reserved for markets, malls, and office complexes. with the CBD's expansion into Kitui East expected to spur business growth and job creation. Industrial zones will support economic diversification, with 20 hectares in Nzambani dedicated to light industries and 15 hectares near Kanzau designated for heavy industries. These allocations aim to promote environmentally sustainable industrial activities while minimizing conflicts with residential areas.

Green spaces and environmental conservation are integral to the plan. Urban parks and ecological zones, covering 5 hectares in areas like Kanyangi, will be developed to provide recreational opportunities and maintain ecological integrity. Additionally, 2-hectare buffer zones will be established around industrial sites to mitigate potential environmental impacts.

The transport network will undergo significant upgrades, with 50 kilometers of roads improved to enhance connectivity between key areas such as the CBD, Kalundu, and Nzambani. Furthermore, 10 kilometers of pedestrian-friendly infrastructure and cycling lanes, including the Kwa Vonza-Kitui bypass, will be introduced to encourage sustainable mobility.

4.2.3 Land Use Regulations

The proposed land use regulations for Kitui Town and its environs aim to ensure sustainable development and effective land management. For residential, medium-density areas, a minimum access road width of 9 meters is required. Setbacks include 4.5 meters at the front, 3 meters at the rear, and 2 meters on the sides. Each plot must have a minimum land size of 0.1 hectares and provide at least two parking spaces.

For residential high-density, a minimum road reserve of 12 meters is necessary. Setbacks are set at 4 meters at the front, 2.5 meters at the rear, and 2 meters on the sides. Additionally, 20% of the site area must be reserved for communal open space, with a

minimum size of 25 square meters. The minimum land size for high-density residential plots is 0.045 hectares, and one parking space must be provided for every two units.

In industrial zones, a minimum road reserve of 12 meters is mandated. Medium-scale industries must occupy at least 2 hectares, while heavy industries require a minimum of 20 hectares. Parking spaces should be provided at a rate of one space per 100 square meters of floor area.

For recreational areas, only structures that support recreational activities are allowed. These zones must feature centralized parking facilities, with a minimum access road width of 9 meters.

Public Purpose zones require a minimum road reserve of 12 meters and a minimum land size of 0.2 hectares to accommodate public amenities effectively.

Agricultural zones must maintain a minimum plot size of 0.4 hectares. Additionally, setbacks of at least 15 meters from rivers or other water bodies are required to protect natural resources.

Finally, commercial areas require a minimum access road width of 12 meters and a plot size of at least 0.05 hectares. Parking should be provided at a rate of one space for every 50 square meters of floor area.

Land Use Regulations

Land Use	Access Road Width	Setbacks	Minimum Land Size	Parking Requirements	Additional Requirements
Residential - Medium Density	9 meters	Front: 4.5m, Rear: 3m, Side: 2m	0.1 hectares	2 parking spaces per plot	-
Residential - High Density	12 meters	Front: 4m, Rear: 2.5m, Side: 2m	0.045 hectares	1 parking space for every 2 units	20% of site for communal open space (min. 25m ²)
Industrial	12 meters	N/A	Medium: 2 hectares, Heavy: 20 hectares	1 parking space per 100m ² of floor area	-
Recreational	9 meters	N/A	N/A	Centralized parking	Only recreational-support structures allowed
Public Purpose	12 meters	N/A	0.2 hectares	N/A	-
Agricultural	N/A	15m setback from water bodies	0.4 hectares	N/A	-
Commercial	12 meters	N/A	0.05 hectares	1 parking space per 50m ² of floor area	-

Table showing land use regulation for the proposed Kitui Town and its environs physical and land use development plan.

4.3 Housing Strategy for Kitui Town and its Environs

The housing strategy for Kitui Town and its environs focuses on increasing housing supply, promoting affordability, and encouraging sustainable urbanization. It aims to provide adequate housing options for diverse income groups while ensuring compliance with zoning regulations and environmental standards. The strategy targets the growing population's needs and aligns with the broader goals of the Physical and Land Use Development Plan (2023–2032).

For medium-density housing, areas like Kanyangi, and Syongila have been identified as key zones. These areas will feature family-oriented homes with a minimum plot size of 0.1 hectares, setbacks of 4.5 meters (front), 3 meters (rear), and 2 meters (side), and at least two parking spaces per plot. Developers will be encouraged to incorporate communal green spaces, enhancing livability and fostering sustainable growth.

High-density housing will be prioritized in CBD fringe zones and near economic hubs such as Kanzau. The design standards include a minimum plot size of 0.045 hectares, setbacks of 4 meters (front), 2.5 meters (rear), and 2 meters (side), and parking provisions of one space for every two units. Additionally, 20% of the site area will be reserved for communal spaces. Public-private partnerships and NGO collaborations will support the development of multi-family housing units and mixed-use developments to promote urban vibrancy.

To ensure inclusivity, affordable housing initiatives will focus on low-income households through rent-to-own schemes and modular housing units constructed with sustainable materials. Funding for these projects will be sourced from public-private partnerships, county government allocations, and donor funding, each contributing 30–40% of the total housing budget.

Enforcing zoning regulations is critical to managing urban growth effectively. The Kitui County Government will monitor building permits and ensure adherence to zoning laws, with community involvement in reporting violations. Additionally, the strategy promotes sustainable construction practices, such as solar-powered homes, energy-efficient

appliances, and the use of locally available materials to reduce costs and environmental impact.

Monitoring and evaluation will be integral to the strategy's success, with key indicators including the annual completion of at least 200 housing units, 100% compliance with zoning regulations, and improved access to affordable housing. Progress reports will be presented quarterly at community meetings, and independent audits will be conducted every three years to ensure alignment with the housing goals.

Housing Strategy

Focus Area	Activities/Details	Actors	Key Indicators	Timeline
Medium-Density Housing	Develop family-oriented homes in Kanyangi, and Syongila. Minimum plot size: 0.1 hectares; setbacks: 4.5m (front), 3m (rear), 2m (side). Two parking spaces per plot. Incorporate communal green spaces.	Private Developers, Kitui County Government	Number of family homes completed; compliance with design standards.	2022–2032
High-Density Housing	Prioritize housing near CBD fringe zones and economic hubs like Kanzau. Plot size: 0.045 hectares; setbacks: 4m (front), 2.5m (rear), 2m (side). One parking space per two units. Reserve 20% of site for communal spaces.	Kitui County Government, Private Developers, NGOs	Annual completion of high-density units; compliance with communal space allocation.	2022–2032

Affordable Housing	Implement rent-to-own schemes and modular housing for low-income households. Use sustainable materials.	Kitui County Government, Private Developers, Donors	Number of low-income units completed; households participating in rent-to-own schemes.	2022–2032
---------------------------	---	---	--	-----------

Zoning and Compliance	Monitor building permits, enforce zoning regulations, and involve communities in reporting violations.	Kitui County Government, Local Communities	100% compliance with zoning laws; reduction in zoning violations.	Ongoing
------------------------------	--	--	---	---------

Sustainable Practices	Promote solar-powered homes, energy-efficient appliances, and use of locally available materials.	Kitui County Government, Developers, NGOs	Percentage of projects using sustainable practices.	2022–2032
------------------------------	---	---	---	-----------

Funding	Leverage public-private partnerships, county allocations, and donor funding (30–40% contribution from each source).	Kitui County Government, Private Investors, Donors	Funds raised annually for housing projects.	Ongoing
----------------	---	--	---	---------

Monitoring and Evaluation	Conduct quarterly progress reviews and independent audits every three years. Key metrics: annual completion of 200 housing units, 100% compliance with zoning, increased affordable housing access.	Kitui County Government, Independent Auditors	Number of quarterly reports; audit outcomes; progress against annual housing targets.	2022–2032
----------------------------------	---	---	---	-----------

Table showing a housing strategy for Kitui Town and its Environs.

4.4 Sectoral Strategies and Policy Guides

4.4.1 Infrastructure and Public Utility Sector Development Needs

Kitui Town and its environs require targeted investment in infrastructure to support the growing urban population and enhance economic activities. The town is expanding due to its strategic position and emerging commercial sectors. Key infrastructure areas such as water, sanitation, transportation, and ICT need urgent improvements to facilitate the town's growth.

1. Transport

Kitui Town lies at the intersection of key regional roads connecting it to neighboring towns, including the Kitui–Kibwezi road and the Kitui-Machakos road. However, the existing road network, although adequate for now, requires substantial upgrades to accommodate the increasing traffic volumes. Specific proposals include:

- Expansion and tarmacking of major roads within the town, especially secondary roads that connect residential areas to the CBD.
- Implementation of pedestrian walkways and bicycle lanes to promote non-motorized transport (NMT).
- Provision of stormwater drainage systems on all major roads to prevent flooding during rains.
- Installation of solar-powered street lighting along key roads and busy intersections.

- Beautification of streets with green spaces and street furniture to enhance the urban aesthetics.

2. **Energy and Electricity**

Kitui Town is well-connected to the national electricity grid; however, the demand for electricity continues to grow with urban expansion. To meet future demand, the town requires:

- Increased investments in renewable energy sources, particularly solar, to supplement grid power and improve reliability during peak hours.

3. **Internet Connection**

As digitalization advances, Kitui town and its environs face a critical need for enhanced internet connectivity. To bridge the digital divide:

- Expansion of high-speed fiber optic broadband to support businesses, educational institutions, and government services.

4. **Water and Sanitation**

Kitui Town faces a significant water shortage, which limits its growth potential. The following strategies are proposed to address this issue:

- Expansion of the town's water supply system through borehole drilling and an extended piped network.
- Investment in water harvesting and recycling to minimize waste.
- Provision of water storage tanks in strategic locations across the town.

The town also lacks a comprehensive sewerage system. To mitigate this:

- Installation of septic tanks and a community-managed sewage system along the residential and commercial areas.

5. **Climate Change Mitigation and Adaptation**

Kitui's climate, characterized by arid and semi-arid conditions, necessitates climate-resilient infrastructure. Key proposals include:

- Promotion of water-efficient technologies such as drip irrigation in agriculture and drought-resistant plant species in public spaces.
- Expansion of solar energy infrastructure to harness Kitui's high levels of sunlight.
- Planting trees along roadsides and in residential areas to improve air quality and provide shade.

6. **Housing**

With the population of Kitui Town expected to grow significantly, especially in the coming years, there is a pressing need for affordable and sustainable housing. The plan proposes:

- High-density residential areas, with a recommended 25-30 housing units per acre to accommodate the growing population.
- Incorporation of solar energy solutions in housing designs, taking advantage of Kitui's sunny climate.
- Provision of green spaces, community gardens, and stormwater management systems within residential developments.
- Housing designs that maximize natural ventilation and minimize the need for air conditioning, reducing energy consumption.

7. **Economic Strategy**

Commerce and retail activities are major contributors to the local economy. As Kitui town and its environs grow, it is essential to:

- Develop the central business district (CBD) to cater to the increased commercial activities, ensuring adequate parking and public amenities.
- Introduce policies that promote the recycling of water within commercial developments and ensure waste management strategies are in place.
- Develop spaces for informal traders with improved infrastructure, including solar-powered lighting and organized stalls.
- Promote small and medium-sized enterprises (SMEs) by creating business parks equipped with essential utilities.

8. Core Proposals for Kitui Town and its environment Development

- Comprehensive redevelopment of the CBD, improving infrastructure to support higher densities, including enhanced water, sanitation, and lighting systems.
- Development of efficient circulation systems that facilitate smooth traffic flow, prioritizing both motorized and non-motorized transport options.
- Prioritize safety in commercial areas, ensuring adherence to regulations such as the Occupational Safety and Health Act (OSHA) and accessibility for persons with disabilities.

4.5 Spatial Planning and Land Use Management

To ensure efficient use of land, Kitui Town needs effective spatial planning strategies.

This includes:

- Clear zoning regulations to separate residential, commercial, and industrial areas while maintaining the integrity of green spaces.
- The introduction of plot coverage limits to ensure a balance between built areas and open spaces.
- High-density residential zoning along major roads to optimize available land while ensuring adequate infrastructure for services like water, roads, and waste management.
- Proposals for setbacks that balance urban needs with the preservation of the town's environmental quality.
- Each unit to make use of solar panels for energy. Given that the planning area is located in an area that experiences long hours of sunshine, the proposed developments should take advantage and harness solar power.
- Designs to factor wind direction for ventilation and minimize use of air conditioning.
- Have planted gardens to keep the neighborhood green and aesthetically pleasing.
- Before building plans can be approved, developers should submit water recycling plans that would ensure that at least 50% the water is recycled/reused.

- Adequate plans to manage waste should be put in place, including efforts to reduce waste, separate waste from the source and waste collection strategies.
- Adequate parking facilities to be provided for each unit, a minimum of 1.5 parking spaces per 2-bedroom unit.

PROPOSED LAND USE BUDGET - KITUI TOWN AND ITS ENVIRONS LPLUDP 2022-2032

Land Use Code	Land Use Name	Area (Ha)	Percentage of Total Area (%)
0	Residential	138.74	18.85
1	Industrial	19	2.58
2	Educational	25.91	3.52
3	Recreational	11.58	1.57
4	Public Purpose	94.93	12.89
5	Commercial	33.73	4.58
6	Public Utility		<1
7	Transportation		~5
8	Agriculture		~1
9	Conservation		~1.25

Proposed Land Use Budget for Kitui Town and its Environs

The plan proposes the following land use allocations for the accommodation of the population that will be living in the town and the environs.

Land Use	Existing Area (Ha)	Proposed Area (Ha)	Proposed Land Use Percentage	Land Use
Residential - High Density	49.1	55	15%	Residential - High Density
Residential - Medium Density	89.64	98	12%	Residential - Medium Density
Residential - Low Density	Not specified	70	10%	Residential - Low Density
Industrial	Not specified	19	7%	Industrial
Recreational	8	12	10%	Recreational
Public Purpose	60	95	10%	Public Purpose
Commercial	30	45	16%	Commercial
Transportation	20	30	14%	Transportation
Land Use	Existing Area (Ha)	Proposed Area (Ha)	Proposed Land Use Percentage	Land Use
	Total Area	16.067	30.68	100%

Land use allocations for Kitui Town and its environs

4.6 Social Development Strategy

The proposed plan for Kitui Town and its environs prioritizes the development and preservation of essential community facilities that contribute to residents' well-being and improve the overall quality of life. Strategically situated facilities will offer convenient access to residents, businesses, and visitors, fostering a sense of community and connectivity.

The integration of these community facilities ensures an interconnected system that meets essential needs efficiently while promoting a cleaner and healthier environment. This integrated approach aligns with the Urban Areas and Cities Act (UACA) and aims to allocate approximately 10-20% of the urban area for public amenities, such as schools, hospitals, parks, and recreational spaces.

Environmental protection is a core focus in the development plan. The preservation of green spaces, riparian reserves, and conservation areas helps maintain ecological balance, offering aesthetic and health benefits. The size of Kitui Town, with its current administrative boundaries, covers approximately 736.26 hectares. With the growing population, more land must be allocated to expand existing social infrastructure. This requires the relevant authorities to secure additional land to accommodate proposed facilities.

Disaster preparedness is also prioritized within the land use strategy. Specific land allocations will be determined through local needs assessments and risk evaluations, ensuring that Kitui Town is equipped with designated evacuation routes, emergency facilities, and well-integrated disaster response infrastructure.

Furthermore, the plan emphasizes the development of community facilities and social infrastructure to address daily needs. Investments in transport networks, utilities, and waste management infrastructure (solid and liquid) will improve overall service delivery, support residents, and strengthen Kitui's urban infrastructure.

4.6.1 Community Engagement and Participation

Active community engagement is vital throughout the planning and implementation phases. It is essential to gather input from residents, community groups, and stakeholders to ensure that development initiatives are inclusive, sustainable, and reflective of community aspirations. Engagement forums, surveys, and workshops will facilitate a collaborative approach, empowering residents to actively participate in local development projects.

This engagement strategy aims to foster transparency and accountability, ensuring that projects align with the needs and expectations of the local population, which strengthens social ties and ownership of community projects.

4.6.2 Collaborative Governance

The plan proposes a collaborative governance approach, bringing together local authorities, government agencies, private sector actors, NGOs, and community representatives. A key body, such as the Kitui Town Development Board, will be established to coordinate development efforts comprehensively.

The plan suggests investing in capacity-building programs for governance structures and empowering local administrative units through source revenue initiatives and budget allocations. This ensures a self-sustaining urban economy, capable of driving robust infrastructure development, job creation, and local enterprise support.

4.6.3 Sustainability and Resilience

Sustainable development principles will be seamlessly integrated into all planning and development activities in Kitui Town. Strategies will focus on resource efficiency, renewable energy integration, water conservation initiatives, and environmental conservation measures.

By prioritizing green technologies and eco-friendly infrastructure, the town aims to reduce its carbon footprint, ensure a stable ecological environment, and build a resilient urban landscape that can withstand environmental changes and socio-economic fluctuations.

4.6.4 Capacity Building and Empowerment

Empowering the local community through educational initiatives, skills development workshops, and entrepreneurial support programs will be a cornerstone of the plan. Programs targeting youth, women, and marginalized groups will focus on:

- Vocational training
- Entrepreneurship development
- Financial literacy workshops
- Technology and innovation education

By investing in education and skill development, the town will reduce socio-economic disparities, increase employment opportunities, and encourage local participation in development initiatives.

4.6.5 Adaptive Strategies

To safeguard against climate change impacts and economic uncertainties, the plan outlines the development of adaptive strategies. These include:

- Flexible urban zoning to adjust land use as required
- Climate-resilient infrastructure projects (roads, drainage, etc.)
- Sustainable agricultural planning to enhance food security
- Emergency planning with dedicated community resources and early-warning systems

Adaptive strategies will ensure long-term resilience, maintaining Kitui's urban growth while preserving environmental sustainability and social equity.

4.7 Phased Implementation (2022–2032)

The development strategy will be implemented in three phases. In the short term (2023–2026), priorities include upgrading 30 kilometers of major roads, developing 10 hectares of mixed-use zones in Kitui Township, and installing essential water and sewer systems in underserved neighborhoods like Kunda Kindu, Miambani and Manyenyoni.

During the medium term (2027–2030), infrastructure expansion will focus on achieving 80% electricity and water coverage in areas such as Nzambani. This phase will also include the development of three industrial parks in Kwa Vonza and Kanzau and the construction of new markets and shopping centers in Kalundu and Kitui East.

The long-term phase (2031–2032) will integrate smart city technologies, such as traffic monitoring systems, along major roads like the Kitui-Kibwezi highway. The plan aims to achieve universal access to utilities and modernize waste management systems to enhance urban sustainability comprehensively.

4.8 Implementation Strategy

The implementation strategy for Kitui Town’s development plan is supported by a robust financial and institutional framework. The projected cost of the plan is KSh 5 billion over 10 years, with funding sourced from the Kitui County Government (40%), public-private partnerships (30%), and grants or donor funding (30%).

Institutional roles will be clearly defined to ensure effective implementation. The Kitui County Government will oversee project execution and enforce zoning and regulatory frameworks. Local communities will play a critical role in planning and monitoring to ensure inclusivity, particularly in areas such as Kanyangi and Syongila. Private stakeholders will provide investments in industrial and housing projects within designated zones.

Monitoring and evaluation mechanisms will include regular progress assessments to ensure alignment with project goals. Key indicators include the completion of 50 kilometers of road upgrades, universal access to clean water and electricity by 2032, and an annual 10% increase in businesses registered within the CBD. Quarterly progress reports will be presented at community meetings to foster transparency and community engagement.

Implementation Strategy

Focus Area	Activities	Responsible Parties	Timeline	Cost (KSh)	Monitoring Indicators	Focus Area
Road Upgrades	Upgrade 50 kilometers of roads in Kitui Town and environs (e.g., Kanyangi, Syongila).	Kitui County Government, Contractors	2022-2027	1.5 billion	Kilometers of roads upgraded annually.	Road Upgrades
Water Access	Install and upgrade water infrastructure to ensure universal access to clean water.	Kitui County Water Department, Donors	2022-2032	1 billion	Percentage of households with access to clean water.	Water Access
Electricity Access	Expand electricity grid to underserved areas (e.g., Kwa Vonza, Kanzau) to achieve universal access.	Kenya Power, Private Sector	2023-2030	700 million	Percentage of households connected to electricity.	Electricity Access
Industrial Development	Attract investments in industrial zones through public-private partnerships, including incentives for	Kitui County Government, Private Investors	2023-2032	600 million	Number of new industries established.	Industrial Development

	local manufacturing.					
Housing Projects	Develop affordable housing units in designated zones within Kitui Town.	Private Developers, Kitui County Government	2024-2032	800 million	Number of housing units completed.	Housing Projects
Community Engagement	Conduct quarterly community meetings in key areas (Kwa Vonza, Kanzau) for progress reporting and participatory planning.	Kitui County Government, Local Communities	2022-2032	50 million	Number of meetings held; community feedback integration.	Community Engagement
Business Growth	Streamline business registration and provide incentives to increase the annual business registration rate by 10% within the CBD.	Kitui County Government, Private Sector	2022-2032	150 million	Annual percentage increase in registered businesses.	Business Growth
Monitoring & Evaluation	Establish robust M&E framework with quarterly progress	Kitui County Government, Stakeholders	2022-2032	200 million	Number of progress reports presented;	Monitoring & Evaluation

	assessments and annual reviews.				project milestones met.	
--	---------------------------------	--	--	--	-------------------------	--

Table showing implementation matrix of the proposals in the proposed physical and land use development plan

ANNEXES

ANNEX 1: MEETING MINUTES

MINUTES FOR FIRST STAKEHOLDER'S CONSULTATIVE MEETING ON VISIONING AND OBJECTIVE SETTING FOR PREPARATION OF KITUI TOWN AND ENVIRONS PHYSICAL AND LAND USE DEVELOPMENT PLAN HELD ON THURSDAY 18TH NOVEMBER, 2021 AT SDA CHURCH AT 11.30 A.M.

Members Present

S/No	Name`	Designation
1	Job Muisyo	Municipal Manager
2	Mr. Ngesu	Sub-County Administrator
3	Sammy Kathike	Deputy municipal manager
4	Gladstone Kithome	Principal Planner
5	Mathew Mathenge	Principal Planner
6	Irene Kaindi	Physical Planner
7	Dennis Kitonga	Physical Planner
8	Benedict Makuth	Resident Chief
9	Amos Ochieng	Physical Planner
10	Fredrick Michael	Physical Planner
11	Jackson Mbuvia	Pastor

12	Joseph Muthungu	Director Environment
13	Damiano Njaramba	Physical Planner
14	Julius Maithya	Bodaboda Representative
15	Maryann Muli	GIS Analyst
16	Francis Syengo	Majengo Representative
17	Kalu Mathuku	Artist Representative
18	Benjamín M Munyalo	Technical Water Officer
19	Mary Mwanganga	Business Women Representative
20	Asumptah Kalula	Vegetable Women representative
21	Alphonse Kitonga	Health Representative
22	Ezekiel Kalunguli	Community Representative
23	Martin Mbindya	Fruit Sector representative
24	John Kilonzo	Conductor town
25	Kakutha Mulatrya	Hawkers Representative
26	Mbai Mbuvi	Nyumba Kumi Representative
27	Agnes Muthami	People Living with Disability
28	Kathoka Mbuvi	Jua Kali Sector
29	Matrtha David	Maendeleo ya wanawake
30	L k Mwendu	Kiosk Representative
31	Katakithi Kumba	Private sector representative

32	Scholar Kavata	Youth Representative
33	Juma Mohammed	Chamber of commerce
34	Titus Ngala	Boda Boda Sector
35	Lameck Peterson	Community Health
36	Elijah Katunga	Pastor
37	Stella Kithome	Gender and Social Services
38	Mr. Kinyalili	Representative for member of parliament

Agenda

1. Preliminaries.
2. Remarks From County Government Representatives And Members Present
3. Challenges Facing Kitui Town And Environs Market Growth
4. Presentation From The Principal Planner.
5. Visioning And Objective Setting For Kitui Town And Environs Local Physical And Land Use Development Plan.
6. Way Forward

Min 1/18/11/2021: Preliminaries

The Sub County Administrator welcomed members, called the members to order and the meeting started at 11:30 a.m. with a word of prayer led by Reverend Jackson Mbuvia. Brief introductions of the members present followed.

Min/2/18/11/2021: Remarks From County Government Representatives And Members Present

The Sub County Administrator acknowledged those invited to the meeting and informed the members that various representatives from different backgrounds had been invited to the meeting. They included representatives from various churches, Business community, Boda boda, opinion leaders private land owners, education institutions, Community Based Organizations among others for the purpose of inclusivity and public participation as required by the law.

He once again welcomed the members and informed the members that the essence of the meeting was to prepare land use plan for the purpose of controlling growth and development of the area. He requested the members present to participate fully as the exercise will have a direct impact on their lives and the community at large.

Min 3/18/11/2021: Challenges Facing Kitui Town And Environs Market Growth

From the deliberations members were able to point out challenges facing Kitui town and environs. They include:

- a. Lack of modern land fill in the town which poses a serious environmental hazard.
- b. Encroachment of roads and public land by plot owners.

- c. Double allocation of plots leading to numerous plot disputes.
- d. Lack of up-to-date records for some plots
- e. Editing/amending some PDPs without consent of the plot owners.
- f. Grabbing of public land.

Haphazard/uncontrolled development in the town.

Min 4/18/11/2021: Presentation From The Principal Planner.

Principal Planner explained to the members the process involved in plan preparation and the need for the members to understand in line with the spirit of public participation as entrenched in the Kenyan constitution. He then highlighted the planning process as indicated below:

- i. Planning need Assessment.
- ii. Notice of intention to plan. – Placed on all public offices (county and national government)
- iii. 1st stakeholders Meeting on Visioning-18th November 2021
 - ü Visioning
 - ü Objective setting
- iv. Data collection.
- v. Data analysis.
- vi. Situational Analysis report
- vii. 2nd Stakeholder’s meeting.
- viii. Draft Plan
- ix. 3rd Stakeholder’s meeting.
- x. Final Plan
- xi. Approval

The Planner emphasized that the main objective of the workshop was to launch the preparation of Kitui town and environs Physical and Land Use Development Plan as well as visioning and objective setting. He also informed them that in the process all plots within the town will be picked as they exist on the ground and all those plots with disputes will be identified and be resolved later. This will not only help in plan preparation but also in having an up-to-date data for the town which will be used for future reference.

He also explained the expected output after plan preparation as shown below:

- a) Structure Plan for Kitui town and environs
- b) Digitized maps for Kitui town and environs
- c) Zoning/Action Area Plan
- d) Implementation strategies

Min 5/18/11/2021: Visioning And Objective Setting For Kitui Town And Environs Local Physical And Land Use Development Plan.

The Principal Planner led members through visioning and objective settings where he gave them an opportunity to air their views and opinions on how they want the town to be in future. Kitui town and environs visioning process involved the following:

- i. Brainstorming on the appropriate vision for the town
- ii. Discussion of the vision
- iii. Plenary
- iv. Final Vision Statement.

Later members proposed the following as part of visioning for Kitui town and environs

- i. To have a town with well-defined physical and social infrastructure.
- ii. Safest and best-planned town with all basic social and physical infrastructure.
- iii. To have an orderly town free of pollution.

iv. To have an exemplary town with prospects of growth and development

The overall vision agreed upon was:

To have an exemplary town with orderly sustainable growth and development of Trade, industrialization, social and physical infrastructure and agriculture modernization

The objectives of the workshop were:

- i. To initiate the planning process of Kitui town and environs with the various stakeholders.
- ii. To obtain the desired stakeholder’s visions.

To arrive at a common Vision for the urban center for the period 2022-2032.

Min 6/18/11/2021: Way Forward

- a. That ground picking of the plots as they exist on the ground to be done by the planning team so as to come up with a base map.
- b. The municipal Planner to liaise with the principal planner to help Fastrack the process
- c. Estimated time for completion of the plan to be 6 months

Adjournment

There being no other business the meeting ended at 3:00 pm. The Principal Planner promised to hold the second consultative meeting in the shortest time possible.

There being no other business the meeting was closed at 3:24 pm with a word of prayer by Irene.

Prepared by: _____
secretary.....Signature.....Date.....

Approved by: chairperson.....Signature.....Date.....

Plates Showing Kitui Town And Environs Stakeholders In The Consultative Meeting



MINUTES OF THE 2ND STAKEHOLDERS' MEETING ON SITUATIONAL ANALYSIS FOR PREPARATION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN FOR KITUI TOWN AND ENVIRONS—HELD AT KITUI SDA CHURCH ON 6TH JANUARY 2022.

Members Present

S/No	Name`	Designation
1	Job Muisyo	Municipal Manager
2	Sammy Kathike	Deputy municipal manager
3	Mr. Ngesu	Sub-County Administrator
4	Benedict Makuth	Resident Chief
5	Gladstone Kithome	Principal Planner
6	Mathew Mathenge	Principal Planner
7	Irene Kaindi	Physical Planner
8	Benjamín Munyalo	Trade Works
9	Dennis Kitonga	Physical Planner
10	Amos Ochieng	Physical Planner
11	Fredrick Michael	Physical Planner
12	Jackson Mbuvia	Pastor
13	Julius Maithya	Boda Boda Sector
14	Joseph Muthungu	Director Environment
15	Damiano Njaramba	Physical Planner

16	Julius Maithya	Bodaboda Representative
17	Maryann Muli	GIS Analyst
18	Francis Syengo	Majengo Representative
19	Kalu Mathuku	Artist Representative
20	Mary Mwanganga	Business Women Representative
21	Asumptah Kalula	Vegetable Women representative
22	Christine Katiwa	Enforcement Officer
23	Ezekiel Kalunguli	Community Representative
24	Martin Mbindya	Fruit Sector representative
25	John Kilonzo	Conductor town
26	Kakutha Mulatrya	Hawkers Representative
27	Mbai Mbuvi	Nyumba Kumi Representative
28	Agnes Muthami	People Living with Disability
29	Kathoka Mbuvi	Jua Kali Sector
30	Martha David	Maendeleo ya wanawake
31	L K Mwendu	Kiosk Representative
32	Katakithi Kumba	Private sector representative
33	Scholar Kavata	Youth Representative
34	Juma Mohammed	Chamber of commerce
35	Lameck Peterson	Community Health

36	Elijah Katunga	Pastor
37	Stella Kithome	Gender and Social Services
38	Mr. Kinyalili	Representative for member of parliament
39	Mwende Kambua	Farmer
40	Kelvin Kethi	Attaché

Agenda

1. Preliminaries.
2. Presentation of the Situational Analysis report.
3. Contributions and recommendations by the stakeholders.
4. Plenary Session.

Min 1/6/1/2022: Preliminaries

The Municipal manager welcomed the members to the meeting. The meeting was opened with word of prayer at around 11:a.m followed by brief introduction of members present.

Min/2/6/1/2022: Presentation Of The Situational Analysis Report.

Mr. Kithome informed the participants that the purpose of the meeting was to present the situational analysis for Kitui town and environs. He informed the participants that planning was meant to ensure that there is order, harmony and safety. He expounded on the importance of public participation in planning because stakeholder's views were very important.

He gave history of Kitui town and recognized and expounded on the planning standards and guidelines for markets, towns and cities.

Mr. Kithome gave a history of urbanization and the important role played by small and medium urban centers including the periodic markets.

Min 3/6/1/2022: Contributions And Recommendations By The Stakeholders.

(I) Remarks By; Mr. Mbai Mbuvi – Nyumba Kumi Representative.

The Nyumba Kumi Representative acknowledged the County Government of Kitui for the planning exercise. He requested the community to work closely with the Planning team for successful implementation of the plan. He indicated that the planning process was still ongoing and the community was ready for any positive developments.

(II) Remarks By Resident Chief.

Mr. Benedict Makuthu requested the stakeholders to seek clarifications where and ask questions where it was necessary. He indicated that the planning team had considered an existing plan for Kitui town and environs.

(III) Contribution By; Mr. Gibson Kathoka-Ward Administrator

Mr. Kilonzo Kiema informed the stakeholders that the main purpose of the meeting was for the Planning team to present the existing situation and give plan proposals for Kitui town and environs urban center. He called on the stakeholders to actively participate in the process so as to achieve the intended objectives. He explained that The Kenyan Constitution 2010, provides for public participation in any project involving the community.

He further indicated that the County team will work closely with the community till the project's completion.

(IV) Contributions By; Sammy Kathike – Hod Physical Planning.

Planner Kathike urged the stakeholders to embrace planning as it brings about coordinated development and lowers cost of infrastructure development. He expounded that the plan would promote the economic growth of the area therefore creating employment opportunities.

He informed the participants that the exercise was incompliant with the legal and policy framework governing the built environment. These included, The Constitution of Kenya (2010); The Physical and Land-use Planning Act 2019; The Urban Areas and Cities Amendment Act, 2019 and The Land Act, 2012 and the National Land Commission Act 2012. He highlighted various benefits of the exercise as; provision of basic social amenities, improved road connectivity, provision of access roads and guidance on proper coordinated development.

He urged the community to involve professionals before building permanent structures, adhere to development control regulations and seek approvals from the Department of Lands and Physical Planning for any proposed development.

(V) Contributions By; Hon Ndoos Member Of County Assembly, Kitui Town And Environs Ward.

Hon. Ndoos appreciated the work done by the planning team. He explained the Kenya constitution 2010, which provides for public participation in any project involving the community. He thanked the County Government of Kitui for the initiating the project as a way of achieving the Sustainable Development Goals (SDGs) and the Kenya Vision 2030.

Planner Kathike urged the stakeholders to embrace planning as it brings about coordinated development and lowers cost of infrastructure development. He expounded that the plan would promote the economic growth of the area therefore creating employment opportunities.

He informed the participants that the exercise was incompliant with the legal and policy framework governing the built environment. These included, The Constitution of Kenya (2010); The Physical and Land-use Planning Act 2019; The Urban Areas and Cities Amendment Act, 2019 and The Land Act, 2012 and the National Land Commission Act 2012. He highlighted various benefits of the exercise as; provision of basic social amenities, improved road connectivity, provision of access roads and guidance on proper coordinated development.

He urged the community to involve professionals before building permanent structures, adhere to development control regulations and seek approvals from the Department of Lands and Physical Planning for any proposed development.

Min 4/6/1/2022: Plenary Session.

The principal planner opened the forum for the stakeholders to freely raise issues regarding the subject matter.

During the open session the following issues were proposed: -

a) Benjamin Munyalo.

Proposed waste water management to avoid contamination of the main sources especially Kalundu river.

b) Benjamin Munyalo.

Proposed a social hall.

c) John Kilonzo

proposed replanning of new bus park

d) Mr. Edward Nani.

Proposed fire station at manyenyoni

e) Mwende Kambua.

Proposed a school for people living with disability.

f) Martha David.

Proposed rehabilitation center and a rescue center.

g) Ezekiel Kalunguli proposed recreation facilities.

Mr. Kithome explained that the process will come later in the project and for now it was all about capturing the situation as it is on the ground.

Any Other Business.

Honorable Ndoo assured the community of his personal commitment towards the completion of the plan. He specified the great benefits that the project would bring including infrastructure development in Kitui town and environs.

Planner Dennis Kitonga requested the community to adhere to the development control rules and regulations from the Department of Physical Planning.

Vote Of Thanks

The Sub-County administrator thanked all the members present for their cooperation and their attentiveness throughout the meeting.

Adjournment.

There being no any other business the meeting was adjourned at 2:20 PM.

Minutes prepared by;

Irene Kaindi

Sign.....Date.....

Confirmed as true workshop deliberation by:

Gladstone Kithome

Sign.....Date.....

KITUI LOCAL PHYSICAL AND LAND USE PLAN 2ND STAKEHOLDERS MEETING
PHOTOS





MINUTES OF THE 3RD STAKEHOLDERS MEETING ON DRAFT PLAN PROPOSALS FOR THE PREPARATION OF THE LOCAL PHYSICAL AND LAND-USE PLAN FOR KITUI TOWN AND ENVIRONS, HELD AT KITUI SDA CHURCH KITUI ON 14TH JUNE, 2022.

Members Present

S/No	Name`	Designation
1	Job Muisyo	Municipal Manager
2	Sammy Kathike	Deputy municipal manager
3	Mr. Ngesu	Sub-County Administrator
4	Maryann Muli	GIS Analyst
5	Benedict Makuth	Resident Chief
6	Gladstone Kithome	Principal Planner
7	Joan Kavutha	GIS Analyst
8	Mathew Mathenge	Principal Planner
9	Irene Kaindi	Physical Planner
10	Benjamín Munyalo	Trade Works
11	Dennis Kitonga	Physical Planner
12	Amos Ochieng	Physical Planner
13	Fredrick Michael	Physical Planner
14	Grace Maluki	Public Health Officer
15	Jackson Mbuvia	Pastor

16	Julius Maithya	Boda Boda Sector
17	Joseph Muthungu	Director Environment
18	Damiano Njaramba	Physical Planner
19	Julius Maithya	Bodaboda Representative
20	Francis Syengo	Majengo Representative
21	Kalu Mathuku	Artist Representative
22	Mary Mwanganga	Business Women Representative
23	Asumptah Kalula	Vegetable Women representative
24	Christine Katiwa	Enforcement Officer
25	Ezekiel Kalunguli	Community Representative
26	Martin Mbindya	Fruit Sector representative
27	John Kilonzo	Conductor town
28	Kakutha Mulatrya	Hawkers Representative
29	Mbai Mbuvi	Nyumba Kumi Representative
30	Agnes Muthami	People Living with Disability
31	Kathoka Mbuvi	Jua Kali Sector
32	Matrtha David	Maendeleo ya wanawake
33	L k Mwendu	Kiosk Representative
34	Katakithi Kumba	Private sector representative
35	Scholar Kavata	Youth Representative

36	Juma Mohammed	Chamber of commerce
37	Lameck Peterson	Community Health
38	Dorcas Japheth	Pastor
39	Stella Kithome	Gender and Social Services
40	Mr. Kinyalili	Representative for member of parliament
41	Mwende Kambua	Farmer
42	Edward Nani	Professional

Agenda

1. Preliminaries.
2. Contribution By Planning Team.
3. Presentation by the Principal planner
4. Plenary Session.
5. Any Other Business.
6. Adjournment.

Min 1/14/6/2022: Preliminaries

The sub-county administrator called the meeting to order at 11:00 AM, followed by a word of prayer from Pastor Dorcas Japheth. He informed the stakeholders that the

purpose of the meeting was to present the final draft plan proposal and sought their participation to making it a success.

Min/2/14/6/2022: Contribution by Physical Planning Team.

(I) Contributions By; Mr. Matthew Karanja Mathenge.

Planner Matthews Karanja Mathenge stated that the plan will bring new changes in Kitui. It will be implemented as per the laws of Kenya; -The Constitution of Kenya (2010), The County government act of 2012, The Urban Areas and Cities Act, 2011 (amended 2019), The Physical and Land-use Planning Act 2019, , The Land Act, 2012 and The National Land Commission Act 2012.

He urged the community to involve professionals before any development, adhere to development control regulations and seek approvals from the Department of Lands, Housing, Urban Development and Infrastructure for any proposed development.

(II) Contributions By; Dennis Kitonga

Planner Kitonga explained on the previous stakeholder presentation on launch, vision and objective setting and the Situation analysis. He urged the stakeholders to embrace planning as it brings about coordinated development and lowers cost of infrastructure development. He expounded that the plan would promote the economic growth of the area therefore creating employment opportunities.

He further welcomed the principal planner to present the final draft plan proposal and urged the stakeholders to give remarks/suggestions and to ask questions where clarification is needed.

Min 3/14/6/2022: Presentation by the Principal planner

Mr. Kithome indicated that the purpose of the meeting was to present the final draft of the plan. He explained the previous presentations and emphasized on public participation according to the Physical and Land-use Planning Act 2019, He gave the stakeholders an opportunity to examine the draft plan proposals, give their views and suggestions and explained all existing and proposed land uses within the planning area.

The draft plan proposals presented took into consideration of the existing situation.

Mr. Kithome further informed the community to build houses according to the building code and development regulations enacted by the County Government of Kitui to avoid house demolitions in future.

.

Min 4/14/6/2022: Plenary Session.

Planner Dennis opened the forum for the stakeholders to freely raise issues regarding the subject matter.

They raised the following issues of concern: -

a) Director – Kitui central Chamber of Commerce

How is change of use done?

Planner Dennis explained what change of use entails and its importance of harmonizing developments within the planning area.

b) Edward Nani.

Differentiate between Residential, Commercial and Business Cum Residential land uses?

Mr. Karanja responded by defining the land uses and giving examples.

Any Other Business.

Planner Dennis Kitonga advised people to have 3 feet setbacks while doing developments and assured the community of his personal commitment towards the completion of the plan. He specified the great benefits that the project would bring including infrastructure development in Kitui town.

- a) He informed the stakeholders that the draft proposal plan map and report would be circulated in government offices for 60 days hence everyone can access the map and give complements/complains for correction.
- b) Planner Matthew Karanja assured the stakeholders that the plan would be reviewed after 5 years to suit their needs.

Vote Of Thanks

Edward Nani thanked all the stakeholders for their cooperation and participation.

Adjournment.

There being no other business the meeting adjourned at 2:45 PM.

Minutes prepared by;

Fredrick Michael

Sign.....Stamp.....

Confirmed as true workshop deliberation by:

Mr. Dennis Kitonga- Physical Planner,

Kitui County Government.

REFERENCES

1. Kitui County Government. (2023). *Kitui County Integrated Development Plan (CIDP) 2023–2027*. Kitui County Government.
2. Government of Kenya. (2008). *Kenya Vision 2030*. Nairobi: Government Printer.
3. Ministry of Lands and Physical Planning. (2015). *National Spatial Plan 2015–2045*. Nairobi: Ministry of Lands and Physical Planning.
4. Government of Kenya. (2011). *Urban Areas and Cities Act, 2011*. Nairobi: Government Printer.
5. Government of Kenya. (2019). *Physical and Land Use Planning Act, 2019*. Nairobi: Government Printer.
6. Kenya National Bureau of Statistics (KNBS). (2019). *2019 Kenya Population and Housing Census: Volume I—Population by County and Sub-County*. Nairobi: KNBS.
7. UN-Habitat. (2017). *State of Kenyan Cities: Baseline Report*. Nairobi: UN-Habitat.
8. Kitui County Government. (2022). *Kitui County Water Master Plan*. Kitui County Government.
9. UN-Habitat. (2021). *Sustainable Urban Development Framework for Kenya*. Nairobi: UN-Habitat.
10. Ministry of Environment and Forestry. (2020). *Green Growth and Climate Resilience Strategy for Kenya*. Nairobi: Government Printer.
11. Konza Technopolis Development Authority. (2022). *Smart City Framework for Kenya*. Nairobi: Konza Technopolis Development Authority.
12. Kitui County Department of Roads, Transport, and Infrastructure. (2023). *Transportation Infrastructure Plan for Kitui County*. Kitui County Government.
13. World Health Organization (WHO). (2020). *Guidelines for Urban Parks and Green Spaces: Promoting Health and Well-Being in Urban Areas*. Geneva: WHO.
14. National Economic and Social Council. (2022). *Regional Development Strategy for Eastern Kenya*. Nairobi: National Economic and Social Council.

15. Kenya Institute for Public Policy Research and Analysis (KIPPRA). (2021). *Land Use and Socioeconomic Development in Kitui County: An Analytical Report*. Nairobi: KIPPRA.
16. Kenya Roads Board. (2023). *Annual Report 2023*. Nairobi: Kenya Roads Board.
17. Rockefeller Foundation. (2020). *Resilient Cities Handbook: Building Urban Resilience in the 21st Century*. New York: Rockefeller Foundation.
18. African Centre for Cities. (2019). *Community Engagement in Urban Planning: Lessons from Kenya*. Cape Town: African Centre for Cities.
19. Kitui County Treasury. (2023). *Kitui County Budget Review and Outlook Paper*. Kitui County Government.
20. Ministry of Lands and Physical Planning. (2022). *Spatial Planning Guidelines for Urban Areas in Kenya*. Nairobi: Ministry of Lands and Physical Planning.