



KITUI MUNICIPALITY INTEGRATED DEVELOPMENT PLAN 2026-2030



IDEP 2026_2030

Vision

A functionally efficient and sustainable Kitui County Headquarters with a vibrant economy that nudge prosperity through rural-urban complementarity.

Mission

To facilitate safe, resilient, inclusive and sustainable urbanization through good governance, quality services delivery, and effective infrastructure.

Foreword

The Constitution of Kenya and the Urban Areas and Cities Act bestows enormous responsibility of managing cities and municipalities upon the boards of Cities and Municipalities. This responsibility calls for these boards to adopt integrated and strategic thinking that allows them to focus on projects that generate significant development impact and multiplier effects, if the boards are to achieve any tangible development during their five-year tenure. It is with this responsibility and the desire to offer the best services to the people of Kitui Municipality in mind that the Kitui Municipal Board has developed this Integrated Plan.

The plan covers the period 2026–2030. Being the 2nd integrated plan prepared by the inaugural Kitui Municipal Board, the Plan deliberately lays emphasis on creating the requisite institutional structures that would enable the Board to operate smoothly. The Board believes that it is important to get these structures right from the onset as a precondition for the bigger responsibility bestowed upon it by the Urban Areas and Cities Act and the Kitui Municipal Charter. This emphasis should however not be construed to mean that the Board will not pay attention to other aspects of development of the Municipality. On the contrary, the Board envisages that it will concurrently pursue economic development and infrastructure and service provision alongside laying this foundation for good governance as the key pillars that summarize its responsibility to the people of Kitui Municipality. These pillars are founded in international and national development aspirations, such as the New Urban Agenda, the Kenya Vision 2030 and the bottom up economic transformation agenda.

This plan identifies key strategic projects that will be completed during the 2026–2030 plan period. These projects are in tune with the aspirations of the local development plans. In essence therefore, this integrated plan seeks to steer the Municipality in a clear direction as it charts a common destiny for various development pursuits of the line ministries and other development partners in Kitui County.

Chairperson

Kitui Municipal Board

Acknowledgement

The Kitui Municipality Integrated Development Plan (IDEP) 2026-2030 derives its mandate from; The Urban Areas and Cities ACT (UACA, 2011 as amended in in 2019) that gives effect to Article 184 of the constitution. The Act states that the management of the Cities and Municipalities is vested in the County Government, but shall be administered, on its behalf by a Board appointed by the Governor.

The successful completion of the preparation of the Integrated Development Plan (IDEP) is a land mark for the Municipality of Kitui. This Plan epitomizes the gains of participatory planning and communicates the vision of the people of Kitui town. The plan will be implemented in five years starting from 2026 and ending in 2030. This timeframe gives a window of formulation of policies and implementation of the plan. The strategic plan 2026-2030 is a successor of the first pioneer plan and will be very instrumental for strengthening municipality foundation. It offers strategies that device new revenue streams as well as boasting the existing ones. The plan is set on ensuring that Sustainable urbanization is achieved while revolutionizing how the major sectors that drive the municipal economy exist symbiotically. The economic viability of the plan will therefore ensure that the potential investors have a blueprint for development. This will be realized by the viable strategies for sustainable development such as land banking in order to ensure that future endeavors such as large scale farming, industrialization, and social housing can be realized.

The successful formulation of the second Kitui Municipality Integrated Development plan was as a result of concerted efforts and inputs from various individuals. I take this opportunity to thank the Governor of Kitui, His Excellency Dr. Julius Malombe for his support during entire formulation process. I further thank Fredrick Kimanga, County Executive Member for Lands, Housing and Urban development, Evans Mutua, Chief Officer Urban Development for their visionary leadership and unwavering support. My gratitude also goes to the technical working team that worked towards realization of this strategic plan led by Agnes Mulwa Assistant Director. The team comprised of officers drawn from The Municipality of Kitui and other departments. Special appreciation to Pln. Irene Muema Ag. Municipality Manager, Veronica Mukaiwa, Julietah Nzoka, Annastacia Mbavati, Daniel Mbathi, James Ndungo and Joseph Kilonzi for their commitment to the process. I appreciate the technical assistance offered by Pln. Nichodemus Mbwika (Council of Governors).

Municipal Manager-Kitui Municipality

Executive Summary

Kitui Integrated Development Plan (IDEP) 2026/2030

The Kitui Municipality Integrated Development Plan (IDEP) 2026-2030 derives its mandate from; The Urban Areas and Cities ACT (UACA, 2011 as amended in in 2019) that gives effect to Article 184 of the constitution. The Act states that the management of the Cities and Municipalities is vested in the County Government, but shall be administered, on its behalf by a Board appointed by the Governor.

Section 36 of the ACT obligates every City and Municipality operate within the framework of integrated development planning, which shall give effect to the development of Urban areas and Cities, to achieve the objects of devolved government as set out in the article 174 of the constitution. The document exposes linkage of IDEP with other development plans like, vision 2030, Sustainable development goals and County Integrated development plan 2023/2027.

Kitui Municipality Background information

This explains the location of Kitui Municipality in the larger map of Kenya, the sub county it is located, bordering sub counties, wards and the administrative units. The history of Kitui Municipality and famous Nzambani Rock. The vegetation, climate, settlement, population size, trade and industry practiced in Kitui Municipality.

Institutional Framework

This explains the functions of the Municipality, the organogram existing and proposed establishment. The Municipality main key actors; The County Executive, County Assembly, County Service Board and National Government.

Kitui Municipality Five Year Development Plan

This enlists Programme and Projects to be implemented in the next five years, sector priorities and strategies, the spatial plan and resource mobilization to finance integrated development plan.

Implementation, Monitoring and Evaluation Framework

The implementation of this plan will be done in three phases; short term, medium and long term. The National Treasury developed a framework for carrying out monitoring and evaluation. The framework links to the performance contracts which are carried out by the departments.

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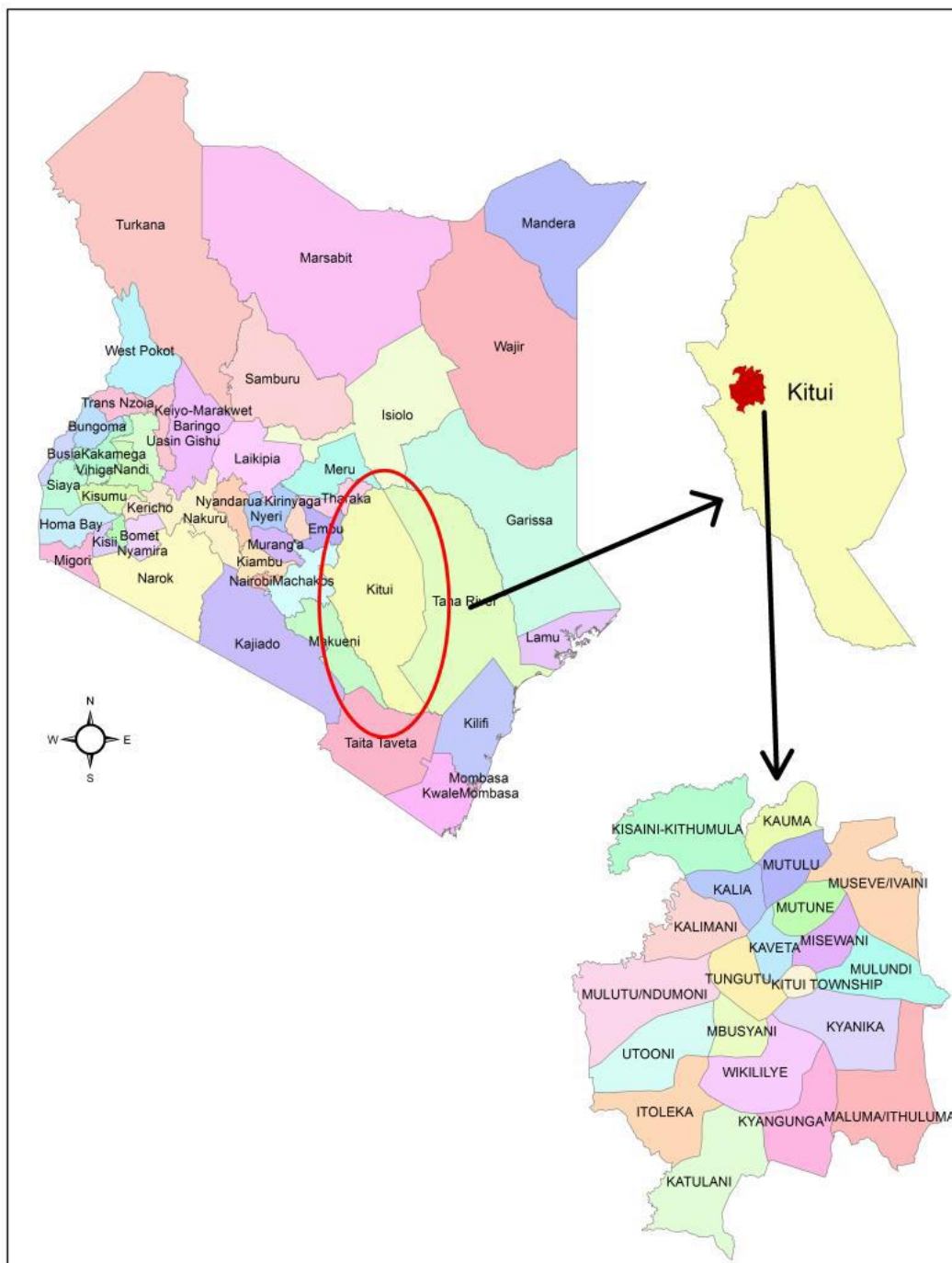
List of Acronyms and Abbreviations

IDEP	Integrated Development Plan
KUSP	Kenya Urban Support Programme
CA	County Assembly
UHC	Universal Health Care
CIDP	Kitui County Integrated Development Plan
NSP	National Spatial Plan
GDP	Gross Domestic Product
PLUPA	Physical and Land Use Planning Act
NUDP	National Urban Development Policy
MDGs	Millennium Development Goals
SDGs	Sustainable Development Goals
LNC	Local Native Council
CECM	County Executive Committee Member
UACA	Urban Areas and Cities Act
ISUDP	Integrated strategic urban development plan
GIS	Geographic Information Systems
LIHUD	Lands, Infrastructure, Housing and Urban Development
KICOTEC	Kitui County Textile Center
KM	Kilometer

CHAPTER 1: KITUI MUNICIPALITY BACKGROUND INFORMATION

1.1 Location and size

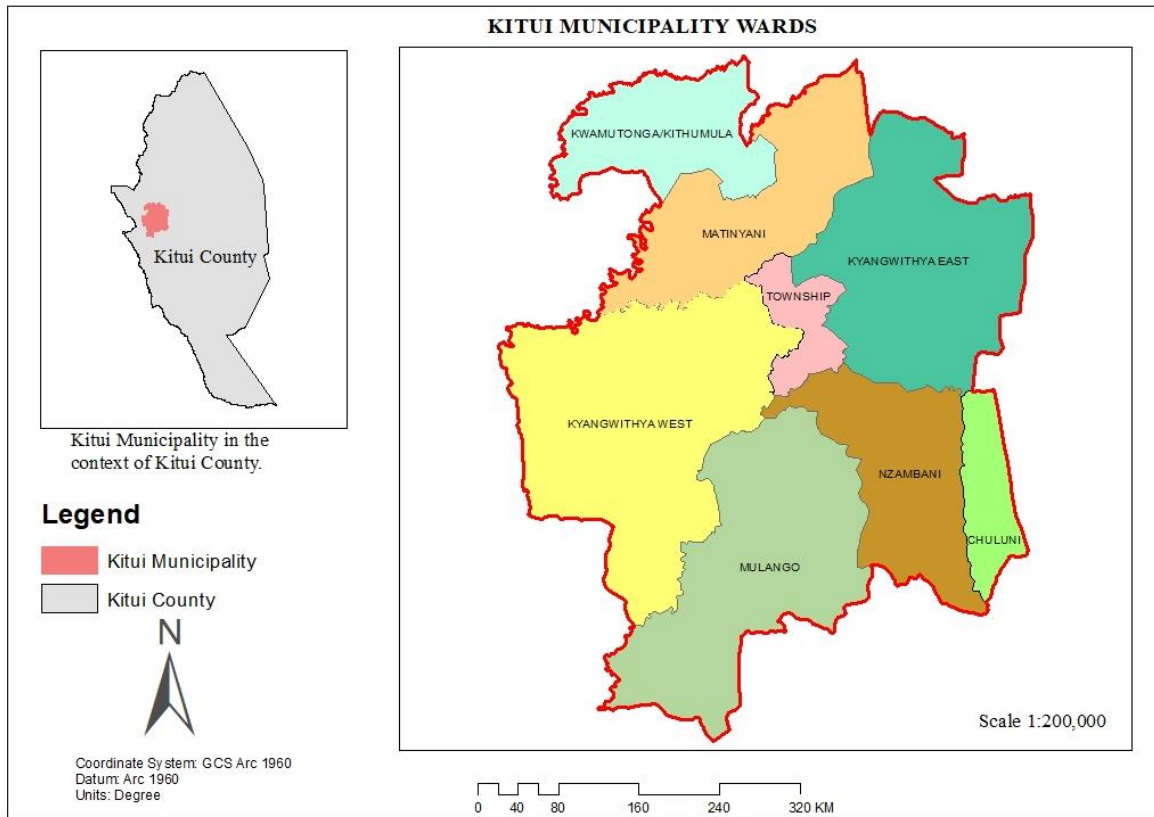
The Municipality of Kitui hosts Kitui town which is the headquarters for Kitui County. Kitui town is located 160kms East of Nairobi on Coordinates 1° 22' 0" S and 38° 1' 0" E. The town is located 108 East of Machakos town, 143 South-East of Embu Town and 138 Kilometers off Thika town.



Map 1: Kitui Municipality in the National and County context

The municipality traverses 3 sub-counties namely Kitui Central, Kitui West and Kitui East. Kitui Central sub-county is wholly accommodated in the municipality whereas Kitui East and

West are partially covered. The Municipality of Kitui spans 580.81km² and completely covers six wards and partially 2 wards.



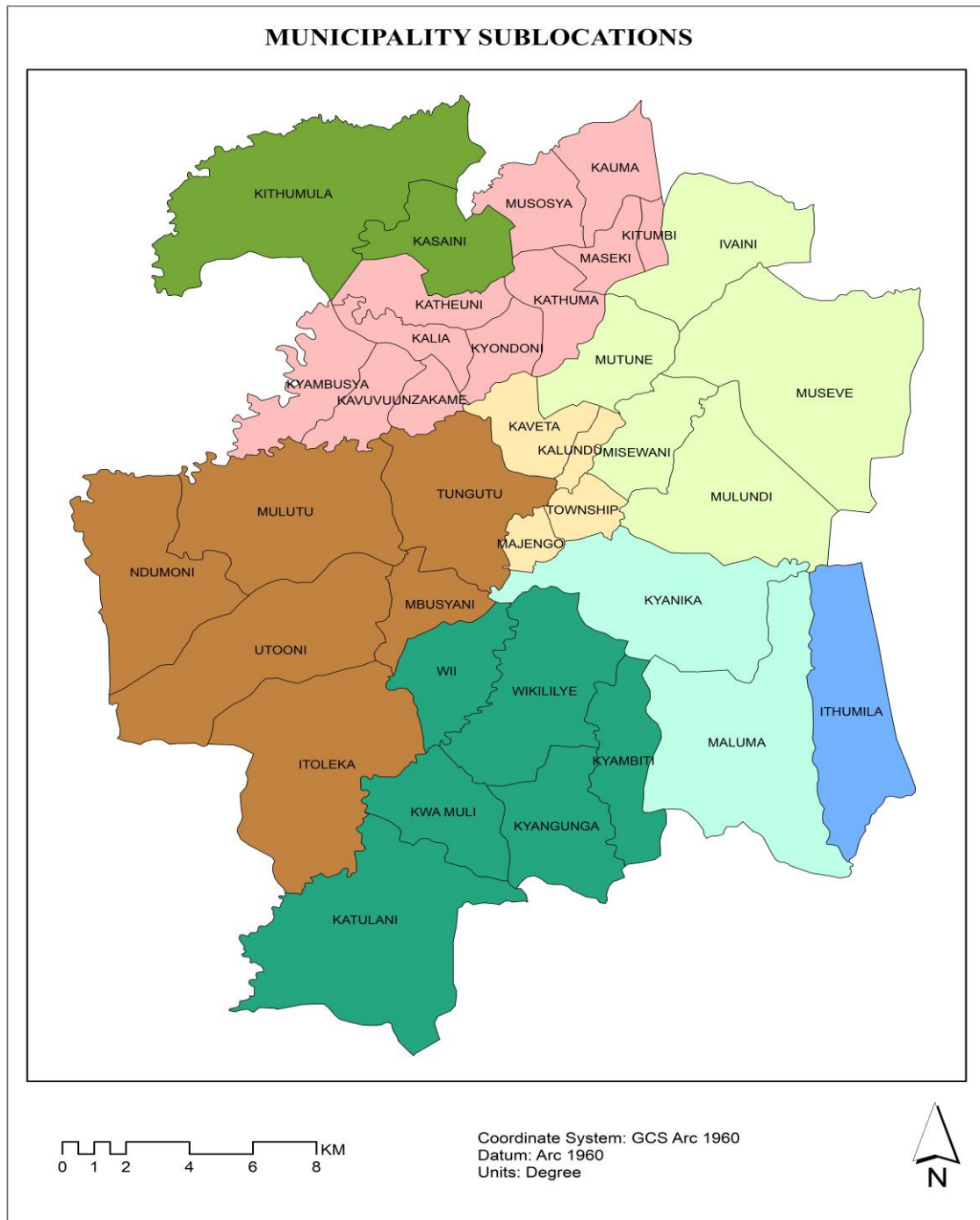
Map 2: Wards within the municipality. Credit: County GIS and Municipality Planning departments

The municipality administratively spans 37 sub-locations in the 3 sub-counties.

Sub County	Ward	Sub Locations
Kitui West	Kithumula/ Kwa Mutonga	• Kithimula • Kasaini
	Matinyani	• Kauma • Kitumbi • Kyondoni • Kalia • Musosya • Maseki • Katheuni • Nzakame • Kavuvuu • Kyambusya
Central	Township	• Township • Majengo • Kalundu • Kaveta
	Kyangwithya West	• Mulutu • Tungutu • Utooni • Mbusyani • Ndumoni • Itoleka
	Kyangwithya East	• Misewani • Mulundi • Mutune • Museve • Iviani

	Mulango	<ul style="list-style-type: none"> • Katulani • Kwa Muli 	<ul style="list-style-type: none"> • Kyangunga • Wikililye 	<ul style="list-style-type: none"> • Wii • Kyambiti
Kitui East	Nzambani	<ul style="list-style-type: none"> • Maluma 	<ul style="list-style-type: none"> • Kyanika 	
	Chuluni	<ul style="list-style-type: none"> • Ithumula 		

Table 1: Municipality administrative units



Map 3: Sub-locations within the Municipality. Credit: County GIS and Municipality Planning Departments

The Municipality is transected by The Kibwezi-Kitui-Mbondoni road which links international roads (A1 Mombasa road and A2 Thika Road). Its strategic position along the road and good

connectivity to the hither land gives it comparative advantage as a growth pole and metropolis at regional and local level.

The Kibwezi-Kitui-Mbondoni road will offer alternative route from the Port of Mombasa to the Lower, Upper Eastern Regions and Ethiopia hence decongesting the Nairobi – Mombasa Highway and improve the economic competitiveness of Counties served by road. The project links Isiolo through the Meru – Maua Road. This road forms part of the larger Mombasa – Addis Ababa Transport Corridor that links the Mombasa – Nairobi Highway (A8) at Kibwezi and the Nairobi – Addis Ababa Highway (A2) at Isiolo. It is an alternative shorter route to Moyale and ultimately Addis Ababa in Ethiopia and will facilitate faster movement of goods and services and unlock the economic potential of Makueni and Kitui, Counties. The road will boost transportation of agricultural produce and improve farming in Kitui County and Makueni Counties that is expected to more efficiently serve the surrounding towns.

1.2 History of Kitui Municipality

The town of Kitui is drawn from a rich history that spans back to the pre-colonial era. The name Kitui means “a Place where iron goods are made”. The name was coined from by Kamba iron-smiths who settled in the County. The town of Kitui started with few settlements at the Swahili village currently known as ‘Mjini’, a Swahili name that denotes urbanization. To date, there are fragments of the rich history that can be found within the county headquarters. Most notable is the site that hosted the first school which was built in 1888. The land currently hosts the County survey offices under The Ministry of Lands, Infrastructure, Housing and Urban Development. The second parcel of land that holds a significant piece of history is the current Kitui police station. It was previously occupied by Swahili settlers who had their origin from Mombasa. This area was by then referred to as ‘Makao Ya Waswahili’. Muvuli trees which were planted by these Swahili are still found in this area.

The central business district also boasts of a rich history and proudly sits as the center for pre and post-colonial administration. For example, in 1925 the Local Native Council (LNC) was formed by colonial District Commissioner through trusted chiefs and headsmen. The current Kithomboani area which is just adjacent to Mjini hosted the LNC offices. The Colonial District Commissioner was the Chairman of the Council and was responsible for administrative functions. The key function of the administration was to ensure the efficient collection of hut and poll taxes. The LNC was composed of African representatives drawn from Ikutha, Mutomo, Kaziku, Nzambani, Mulango, Mui, Kaste, Migwani, Mutunguni and Mivukoni areas.

In 1964 The Kitui County Council which was under the leadership of a chairman was formed. The first Chairman of the county council was known as Mr. Kivoto from Endau.

In 1966 the Kitui Urban Council was formed. The urban council covered Mulango, Kyangwithya, Nzambani and Matinyani.

The Kitui Municipal Council was formed in 1989. The Municipal Council which was under the leadership of a mayor was responsible for all the administrative functions. These Municipal Councils became dysfunctional in 2010 after the promulgation of the new Constitution and

repealing of the Local Governments Act. The new constitution replaced Local Government then led by mayors with County Government now headed by Governors.

The first County Government of Kitui was formed in 2012 and was headed by His Excellency Dr. Julius Malombe and Kitui town became the county's administrative headquarter. In order to enhance the effective delivery of service to the residents of Kitui, the running of the affairs of Kitui town was placed under The Kitui Town Administration which was headed by the first Town administrator, Mr. Nathan Vungo. The Kitui Town administration had five functional departments each headed by Deputy town administrators.

In 2018, Kitui town was granted Municipality status through a Charter granted by the County Governor with approval by the County Assembly. The Kitui Municipal Board was also formed and a Municipal Manager appointed. This was in compliance with the urban areas and cities act that guided the hierarchy of urbanization. The Board of Municipality has the powers to perform all the functions vested in boards of municipalities under the Urban Areas and Cities Act, and The County Government Act.

The defunct municipal Council's boundaries spanning 580km² were adopted as the Kitui Municipality boundaries.

SITUATIONAL ANALYSIS

1.3 Topography and Relief Features

The Municipality of Kitui is characterized by undulating altitude with most areas lying between 600-1200 meters above sea level. The municipality borders The Yatta Plateau which stretches between The Rivers Athi and Tana.

The highest point of the Municipality area is: The Museve Hills, Kasyala Areas with the lowest being Kithumula/Kwa mutonga areas.

1.4 Climate

The Municipality of Kitui has a bi-modal rainfall pattern with long rains falling between March-May and short rains falling between October-December. Both rain seasons are erratic and largely unreliable. The annual rainfall ranges between 300-1000 ml.

The Municipality experience averagely high temperatures ranging between 14-35 degrees Celsius with the months of August and February being the hottest months. With July being the coldest with recorded temperatures as low as 14 degrees C. Mean annual temperatures ranges between 26-34 degree Celsius(high) and 14-22 degrees Celsius (low).

Sunshine The Municipality receives 12 hours of sun. The length of day and night in the Municipality does not vary substantially through the year.

Wind direction mostly blows from the South to the North with August receiving the highest velocity of 12.7km per hour. December is the calmest month receiving an average of 6.9 kilometers per hour.

1.5 Geology

The Municipality of Kitui has soil formation of various types occurring in wide zones, mostly running north south and determined by the parent material and local climate. The soil types include sandy soils, red sandy soil, and patches of black cotton soil. The red sandy soil through low in fertility is rich in sodium. The black cotton soils are poorly drained, and mostly found along river valleys. They have moderate to high fertility but are prone to soil erosion.

1.6 Vegetation

The largest land use in the municipality is agriculture where a majority of the residents derive their livelihoods. The main crops produced are maize, beans, cow peas, green grams and millet. Farm forestry is also practiced for wood and fruit products with the most common tree fruit type being Mango papaya, guava and tamarind. Other benefits from agroforestry include shade, fodder, live fence and fuel wood.

Bio diversity in the municipality is wide with recorded plant diversity which is close to 15% of dry land flora in Kenya (Mutiso 2019) The hilly areas largely contribute to this diversity with domineering families Leguminosae (Mimosaceae, Papilionaceae, Caesalpiniceae) Euphorbiae., Acanthaceae, Gramineae, Rubiaceae, Composite, Malvaceae and Labiatae. Common genera include Acacia, Ficus, Euphorbia, Hibiscus, Crotalaria and Comretum species.

Urban farming and tree planting is practiced within the municipality and majorly in Kitui town. Multipurpose tree and shrub species are common with benefits ranging from fruit, shade, urban landscaping for aesthetic values including integration of assorted flower species.

Ingenious vegetative cover including trees exist largely in the municipality. Whereas most of the indigenous trees have been cleared in the urban settlements, mostly for construction, the hinterland still has a huge tree covering. The most common species of indigenous vegetation is Acacia Nilotica, Acacia Eliator, Ficus sycamores, Grewia biclour, Vangueria Infausta, Acacia Xanthophloea, Caesalpinia Volkenski, and Ficus Sur.

1.7 Land use

1.7.1 Land Ownership Categories

The Municipality of Kitui lands ownership has two categories of land ownership as guided by article 61(2) of The Constitution of Kenya (2010); private and public owned land. Private land includes all land held by people under leasehold and freehold tenure. This constitutes of the biggest land holding in the municipality, however as a matter of concern, security of tenure for land in urban areas is a concern since most of the plots have not been dully registered with letters of allotment as ownership documents. The lease certificates of these parcels of lands are unprocessed.

Public land include land occupied by public institutions, schools, hospitals, tertiary institutions, public utilities, forests and all other lands alienated for public purpose. The Municipality of Kitui does not have any community land or group ranches.

1.8 Human Settlement Patterns

Settlement patterns in the municipality has been influenced by agricultural potential and proximity to urban areas. However recent trends especially around Kitui town has been influenced by; availability of services, employment/economic opportunities. Kibwezi-Kitui highway has influenced new linear settlement patterns especially at Mulango and Kitui central wards. Kitui central wards is densely settled with Nzambani being the least settled.

1.9 Demography

The Municipality of Kitui had a population of 147,589 according to population census done on 2019. The gender distribution has the male population lower than the female population. The male population is currently recorded at 49% against the female population that is 51%.

The Municipality of Kitui contains a mix of urban, peri-urban and rural population. The municipality is growing at a much faster rate than the rest of the county (3.5% per annum against 1.2% per annum for Kitui County). The rate is even higher than the national growth rate of 2.4% per annum.

S/NO.	SUB-LOCATION	MALE	FEMALE	INTERSEX	TOTAL
1.	KAVUVUU	958	937		1895
2.	NZAKAME	796	756		1552
3.	KYAMBUSYA	1183	1137		2320
4.	KITHUMULA	1380	1591		2971
5.	KASAINI	1581	1770		3351
6.	KITUMBI	242	270		512
7.	MASEKI	697	860		1557
8.	KATHEUNI	1096	1085		2181
9.	KYONDONI	1493	1660		3153
10.	KALIA	1542	1645		3187
11.	KAUMA	1636	1891		3527
12.	MUSOSYA	1295	1478		2773
13.	ITOLEKA	1470	1442		2912
14.	MUTUNE	2105	2058		4163
15.	MUSEVE	2050	2225		4275
16.	MISEWANI	1059	1052		2111
17.	MULUNDI	3738	3706		7444
18.	IVAINI	747	851		1598
19.	MBUSYANI	920	903		1823
20.	TUNGUTU	1663	1609		3272
21.	UTOONI	1907	1936		3843
22.	MULUTU	1910	1965		3875
23.	NDUMONI	916	918		1834
24.	TOWNSHIP	9959	10783		20742
25.	KALUNDU	2493	2268		4761
26.	MAJENGO	2250	2194		4444
27.	WIKILILYE	4175	4085		8260
28.	KYANGUNGA	1798	1739		3537
29.	WII	1348	1488		2836
30.	KYAMBITI	1454	1494		2948
31.	KATULANI	2441	2696		5137
32.	KWA MULI	1601	1749		3350

S/NO.	SUB-LOCATION	MALE	FEMALE	INTERSEX	TOTAL
33.	KYANIKA	4535	4747		9282
34.	MALUMA	5916	6256		12172
35.	ITHUMULA	1950	2041		3991
	TOTAL	72,304	75,285		147,589

Source Kenya National Bureau of Statistics 2019

1.10 Socio-economic activities

Economic activities within the municipality are mostly hinged on sectors including agriculture, commerce, industry, trade, service provision and, transport.

Agriculture

Kitui municipality largely has agriculture as its main stay economic activity due to its vast rural hither land and peri-urban characteristics. Over 75% of the municipality population depends on agriculture as the main means of livelihood with low mechanization and little value addition.

Crop production accounts for the highest income derived from agriculture with the main crops being maize, beans, sorghum, pigeon peas, millet, and cassava which are rain-fed and grown for substance. Other commercial crops are planted in the medium potential areas include Bananas, Mangoes, citric fruits, sweet potatoes and a variety of vegetables. The municipality holds three main (3) food markets. Kalundu, Kithomboani and Kiembeni markets

Livestock rearing is also practiced in the municipality with the main animals kept including cows, sheep and goats. Poultry farming and beekeeping is also practiced. There is also a vibrant livestock market. All market centers within The Municipality also have markets that are held on pre-determined markets days.

Trade, Commerce, Industry and Service industry

Kitui town is both the county headquarters and the core of the municipality. It is the main hub of business in the county and a lifeline for all satellite urban centers. Trade activities are undertaken at retail and wholesale levels. The trade activities include restaurant and hotels, construction, finance, insurance, real estate and business services, Transport and communication and manufacturing. There are three main markets are located with the municipality.

The main service industry products include; ICT, Financial services, legal services, insurance, land surveying. Kitui town host all the main branches of most banks, micro-credit and insurance companies.

The transport industry is very vibrant with commercial transit companies ferrying commuters from Kitui to Mombasa, Nairobi, Meru, Mwingi-Garissa and Embu.

Whereas the municipality has great tourism potential, the only exploited tourist attraction site is The Nzambani Rock. It is locally known as "Ivia ya Nzambani", situated about 1 km from Chuluni Market. The rock which is famous for the tales and myths of its origin. Activities here include hiking and rock climbing.



Figure 1: Nzambani Rock



Figure 2: Integrated Community Empowerment

Municipality has undertaken a number of infrastructure projects and programmes which aims at creating job opportunities and enhancing 24-hour economy through installation of streetlights. Urban greening and beautification is aimed at reducing adverse effects of climate change.

Employment within the Municipality

The Municipality of Kitui is the center for Kitui county economy with a high share of working age population of 43% (Kitui ISUDP 2014). The Municipality of Kitui’s economy is

categorized into formal (wage) and informal (jua kali). The County government of Kitui is the biggest employer with a labor force of permanent and casual staff. This is primary because Kitui town is the administrative headquarter. The Informal economy forms the larger percentage compared to formal economy.

The Wage employment in Kitui Municipality is distributed in community, social, and Personal services, whole sale and retail trade, restaurant and hotels, construction, finance, insurance, real estate and business services, Transport and communication and manufacturing. (UN-Habitat 2006) The Informal economy workers in Kitui municipality include; auto repairs, Painters, Carpenters, Shoemakers, Crafts people, hairdressers, drivers, domestic servants, petty traders, urban farmers and hawkers of various commodities.

In the formal Sector, Women are in both high and Low-Paying occupation because of their historically disadvantaged access to education, Land and other productive assets. In the informal Sector the female gender is highly represented with women selling items like vegetables, fruits, and clothes while men tend to deal in higher profit margin products like electronics, shoes, hardware, toys and other assorted goods.

Religion within the Municipality

Majority of the people living within the Municipality are Christians. Roman Catholics make about 15% of the county's population. Other Christian denominations in the county include the African Inland Church (AIC), Redeemed Gospel Church, Independent Presbyterian Church (IPC) and many others.

Kitui has a significant number of Muslims and several mosques are active around the Central business district and residential areas.

Health Facilities

Kitui Municipality has several hospitals and health centers to meet the health needs of residents, among them Kitui County Referral Hospital, Kitui Nursing Home, Neema Hospital, Jordan Hospital, mission-run hospitals such as Muthale Mission hospital and some private health centers.

CHAPTER 2: LEGAL AND POLICY FRAMEWORK AND IDEP LINKAGES

Policy and Legal Framework for Integrated Development Planning in Municipalities

This chapter gives a breakdown of some of the relevant policies, legislation and institutions geared towards sustainable urban development, both nationally and globally. This begins with looking at the international and regional conventions before scaling down to the national and local structures. For many years' urban development has been shaped by legal norms based on the Kenyan law. They define, on the one hand, the institutions responsible for governing and managing cities and urban areas and on the other, preparation and approvals of plans.

2.1 Relevant International and Regional Conventions

2.1.1 Sustainable Development Goals (SDG's)

Prior to the lapse of the Millennium Development Goals (MDGs), negotiations on the Post-2015 Development Agenda began in January 2015 and ended in August 2015. A final document was adopted at the UN Sustainable Development Summit in September 2015 in New York, USA. The 17 new goals that were adapted were referred to as the "Sustainable Development Goals (SDGs)".

These SDGs include to end poverty in all its forms everywhere; to end hunger, achieve food security and improved nutrition and promote sustainable agriculture; to ensure healthy lives and promote well-being for all at all ages; to ensure inclusive and equitable quality education and promote lifelong learning opportunities for all; to achieve gender equality and empower all women and girls; to ensure availability and sustainable management of water and sanitation for all; to ensure access to affordable, reliable, sustainable and modern energy for all; to promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all; to build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation; to reduce inequality within and among countries; to make cities and human settlements inclusive, safe, resilient and sustainable; to ensure sustainable consumption and production patterns; to take urgent action to combat climate change and its impacts; to conserve and sustainably use the oceans, seas and marine resources for sustainable development; to protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss; to promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels and to strengthen the means of implementation and revitalize the global partnership for sustainable development.

Although this plan is anchored on SDG 11 the proposed interventions cut across several SDGs as summarized below:

2.1.2 The New Urban Agenda

The new Urban Agenda (NUA) is an urbanization action blueprint for UN-Habitat and partners in support of the 2030 Agenda on Sustainable Development; especially SDG 11 - making cities inclusive, safe, resilient and sustainable.

The blue print is anchored on five major pillars including National Urban Policies, Urban Legislation and regulations, Urban Planning and Design, Local Economy and Municipal Finance and Local Implementation.

At the core of the Kitui Municipality Integrated Development Plan is the implementation of the New Urban Agenda through implementation of projects aligned to the NUA pillars of National Urban Policies, Urban Legislation and regulations, Urban Planning and Design, Local Economy and Municipal Finance Local Implementation

2.2 Relevant National Policies

2.2.1 National Urban Development Policy

The National Urban Development Policy (NUDP) is the blue print for urban development in Kenya. The overall objective of NUDP is to provide a framework for sustainable urban development in Kenya for the benefit of all. The NUDP defines urban governance as “the ways in which individuals and institutions, public and private, plan and manage the common affairs of urban areas”.

NUDP seeks to create a framework for sustainable urbanization by presenting three sets of policy interventions on urban management; urban core issues; and additional areas of advice. Urban Management entails urban governance, finance and economy. Urban Core entails urban planning, land, infrastructure and climate change, infrastructure, housing and disaster and risk management. Urban Advisory deals with social issues, marginalized groups, cross-cutting principles and introduces an implementation matrix.

The policy interventions proposed in the National Urban Development Policy are properly enshrined in this integrated development plan for Kitui Municipality.

2.2.2 National Land Policy

The Land Policy recognizes the importance of: optimal utilization of Land (Compact development), recognition and provision for informal sector activities, promotion of mixed-use development and provision for coordinated framework for enforcing planning decisions.

This municipal integrated development plan provides the basis for the spatial development framework for Kitui Municipality and as such takes due cognizance of the above principles highlighted in the land policy.

2.3 Legal Basis for the Development of Kitui Municipality Integrated Development Plan

2.3.1 Constitution of Kenya 2010

The Constitution of Kenya is the supreme law of the country and provides the basis for planning. Further the Constitution of Kenya 2010 (Article 184) provides the overall principles of classification and management of urban areas, including citizens’ participation. It provides for enactment of national legislation to give effect to the same which was established through the urban areas and cities act of 2011 amended in 2019.

2.3.2 Urban Areas and Cities (Amendment) Act 2019

The *Urban Areas and Cities Act* (UACA, 2011 as amended in 2019) that gives effect to Article 184 of the Constitution. The Act states that the management of cities and municipalities is vested in the County Government, but shall be administered, on its behalf, by a Board appointed by the Governor. The Board oversees the operations by an Urban Manager and staff as determined by the County Public Service Board.

Section 36 of the Act obligates every city and municipality to operate within the framework of integrated development planning which shall: give effect to the development of urban areas and cities, strive to achieve the objects of devolved government as set out in article 174 of the Constitution, contribute to the protection and promotion of the fundamental rights and freedoms contained in Chapter Four of the Constitution and the progressive realization of the socio-economic rights;

Further this integrated development framework provides the basis for the preparation of environmental management plans, the preparation of valuation rolls for property taxation, provision of physical and social infrastructure and transportation, preparation of annual strategic plans for a city or municipality, disaster preparedness and response, overall delivery of service including provision of water, electricity, health, telecommunications and solid waste management and the preparation of a geographic information system for a city or municipality. Additionally, the integrated development framework shall nurture and promote development of informal commercial activities in an orderly and sustainable manner, provide a framework for regulated urban agriculture and be the basis for development control.

2.3.3 County Government Act 2012

This act of parliament to gives effect to chapter 11 of the Constitution of Kenya 2010. Section 5 (1) of the Act states that a county government shall be responsible for any function assigned to it under the constitution or by an Act of Parliament.

Section 37 gives power to the county executive committee to : monitor the process of planning, formulation and adoption of the integrated development plan by a city or municipality within the county, assist a city or municipality with the planning, formulation, adoption and review of its integrated development plan, facilitate the coordination and alignment of integrated development plans of different cities or municipalities within the county and within the plans, strategies and programmes of national and county governments and take appropriate steps to resolve any disputes or difference in connection with the planning, formulation, adoption or review of an integrated development plan.

More fundamentally the Act obligates County Government to designate County Departments, Cities, Municipalities, and Towns etc. as planning authorities of the county.

2.3.4 Physical and Land Use Planning Act 2019

The Physical and Land Use Planning Act (PLUPA) No.13 of 2019 became effective on the 5th August, 2019. The Act makes provision for the planning, use, regulation and development of land and for connected purposes. Specifically, the Act establishes physical and land use planning institutions, categorizes types of physical and land use development plans, development control, enforcement, physical and land use planning liaison committees.

The development of this integrated development plan took in to consideration the provisions of this act bearing in mind that some of the proposed interventions include development of physical and land use plans for the municipality, development of municipal by laws to aid in development control as well as enforcement of the physical and use plans as well as resolution of planning and land use disputes using the established structures in this Act.

2.3.4 Environmental Management and Coordination Act of 1999, amended 2015

This Act of Parliament provides for the establishment of an appropriate legal and institutional frameworks for the management of the environment. It aims at promoting a safe, clean and healthy environment. Section 58 of the Act requires that every development project likely to have impacts on the environment to undergo an environmental impact assessment before commencement of any works. All development projects proposed under this integrated development plan will undergo screening and a further environmental impact assessment if they screening reveals the need for the environmental impact assessment.

Further the plan itself will undergo an environmental impact assessment since it falls under the projects required to undergo environmental impacts assessment as per the Act.

2.3.5 Environmental and Social Impact Assessment and Management

1. Introduction

Kitui Municipality's vision for sustainable development is rooted in a balanced approach that integrates environmental conservation with social well-being. This chapter outlines the framework for conducting Environmental and Social Impact Assessments (ESIAs) and implementing management strategies to mitigate potential adverse effects of municipal development projects. The goal is to ensure that development initiatives are sustainable, inclusive, and compliant with national and county-level regulations.

Recognizing the challenges posed by climate change, this framework integrates principles from the Global Centre for Adaptation (GCA), emphasizing climate resilience and innovative adaptation financing. These measures are crucial for Kitui, a semi-arid region prone to droughts, water scarcity, and land degradation.

2. Regulatory and Policy Framework

This section highlights the legal and institutional framework governing environmental and social management in Kitui Municipality:

Kenyan Environmental Laws and Policies:

- Environmental Management and Coordination Act (EMCA) 1999, amended 2015. The principal law for environmental management in Kenya.
- Physical and Land Use Planning Act, 2019: Guides spatial development planning.
- Environmental Impact Assessment (EIA) Regulations, 2003: Sets out the EIA process.

- Climate Change Act, 2016: Guides climate-resilient development.

International Guidelines (where applicable):

- World Bank Environmental and Social Framework (ESF).
- United Nations Sustainable Development Goals (SDGs).
- Global Centre for Adaptation (GCA) Guidelines: Promote climate resilience through locally-led adaptation and innovative financing mechanisms.

3. Environmental and Social Challenges in Kitui Municipality

This section identifies key environmental and social concerns that influence development planning in Kitui:

Environmental Issues:

- Land degradation due to sand harvesting.
- Water scarcity
- Pollution in rivers and boreholes as a result of unsustainable solid waste management and un-operational sewer system
- Deforestation and loss of biodiversity.
- Increased vulnerability to climate change (e.g., droughts, flooding).

Social Challenges:

- Inequality in access to basic services (e.g., healthcare, education, water).
- Urban poverty and unemployment.
- Land tenure conflicts.
- Vulnerability of marginalized groups, including women, children, and people with disabilities.

Climate Change Considerations:

The GCA emphasizes addressing these challenges through strategies like community-driven adaptation and innovative financial solutions to enhance resilience

4. Environmental and Social Impact Assessment (ESIA) Framework

The ESIA process in Kitui Municipality will ensure that all development projects undergo rigorous analysis to assess their potential impacts. The framework involves:

4.1 Screening and Scoping

- Identify projects requiring ESIA based on their scale, location, and potential impacts.
- Define the scope of assessment, focusing on critical environmental and social factors.

4.2 Baseline Data Collection

- Conduct studies to understand the existing environmental and social conditions, including land use, natural resources, and socio-economic dynamics.

4.3 Impact Prediction and Analysis

- Use qualitative and quantitative methods to assess potential impacts on:
 - Natural ecosystems.
 - Community health, safety, and livelihoods.
 - Cultural and heritage sites.

4.4 Mitigation Measures

- Propose strategies to avoid, reduce, or offset negative impacts.
- Develop Environmental and Social Management Plans (ESMPs) for implementation.

4.5 Stakeholder Engagement

- Ensure meaningful participation of communities, civil society, and government agencies throughout the ESIA process.

4.6 Approval and Monitoring

- Submit ESIA to the National Environment Management Authority (NEMA) for approval.
- Monitor project compliance with ESMPs during and after implementation.

5. Environmental and Social Management Strategies

To promote sustainable development, the following strategies will be adopted:

5.1 Environmental Management

- Promote reforestation and afforestation programs.
- Implement integrated water resource management plans.
- Encourage green building practices and energy efficiency.
- Enforce zoning regulations to protect sensitive ecosystems.
- Strengthen resilience through community-based drought mitigation programs

5.2 Social Development

- Improve access to essential services, prioritizing marginalized groups.
- Support livelihood programs, particularly for women and youth.
- Strengthen disaster risk management systems.
- Address land tenure issues through participatory processes.

6. Monitoring, Evaluation, and Reporting

Kitui Municipality will establish a monitoring framework to track the implementation and effectiveness of ESMPs, with an emphasis on climate adaptation through;

- Conducting regular environmental and social audits to assess project compliance.
- Use of feedback mechanisms to incorporate community input.

- Reporting progress on adaptation goals, aligned with GCA’s best practices.

7. Budgetary Considerations

Allocate resources for;

- Capacity building on ESIA and environmental management.
- Community outreach and stakeholder engagement.
- Implementation of mitigation measures and monitoring programs.

8. Conclusion

Integrating environmental and social impact assessment and management into Kitui Municipality’s IDeP ensures that development is sustainable, inclusive, and resilient. By adopting GCA principles, Kitui Municipality will address its unique challenges while enhancing climate resilience and promoting long-term sustainable growth.

2.4 Linkage of Kitui Municipality Integrated Development Plan and Other National Plans

2.4.1 Vision 2030 and the Medium-Term Plans

Sessional Paper Number 10 of 2012 on Kenya Vision 2030 is the National Economic Blueprint Policy that entrenches Kenya’s Vision 2030 as the long-term development strategy for Kenya. The Kenya Vision 2030 aims to transform Kenya into a modern, globally competitive, middle income country providing a high quality of life to all its citizens. Kenya Vision 2030 is a product of highly participatory, consultative and inclusive stakeholders process conducted throughout the country and in all sectors of the economy.

The Vision is anchored on three key pillars: Economic; Social; and Political. The Economic Pillar aims to achieve an average Gross Domestic Product (GDP) growth rate of 10 percent per annum and sustain the same till 2030 in order to generate more resources to reinvigorate the economy to meet its envisaged goals and aspirations. The key sectors in this pillar include: tourism, agriculture and livestock, manufacturing, wholesale and retail trade, Business Process Outsourcing (BPO) and financial services. A seventh sector, oil and mineral resources as added taking cognizance of the recent developments in the sector.

The Social Pillar seeks to build a just and cohesive society with social equity in a clean and secure environment. The main sectors under this pillar include education and training, health, water and irrigation, environment, housing and urbanization, gender, sports, youth and culture. The Political Pillar aims at realizing a democratic political system founded on issue-based politics that respect the rule of law, and protects the fundamental rights and freedoms of every individual in the society.

The three pillars are anchored on a number of foundations, which serve as enablers that create an environment that is geared towards the realization of Vision 2030. These include: macroeconomic stability; continuity in governance reforms; enhanced equity and wealth creation opportunities for the poor; infrastructure; energy; Science, Technology and Innovation; Land Reforms; Human Resource Development; Security and Public Sector

Reforms. An additional enabler, National Values and Ethics, has been included following the passing of the Constitution of Kenya 2010.

The Kenya Vision 2030 is phased to be implemented in successive five-year Medium-Term Plans. The first plan covered the period 2008-2012, the second one covered 2013-2017 and the third one 2018-2022. The Country is currently implementing the fourth Medium Plan 2023 - 2027) which builds upon the gains made and lessons learnt in implementing the 1st, 2nd and 3rd Medium Term Plans. This 4th Medium Term Plan has placed a lot of emphasis on the, Bottom Up Economic Transformation Agenda 2022-2027 core pillars including; Agriculture, Micro, Small and Medium Enterprise (MSME) economy, Housing and Settlement, Healthcare, Digital Superhighway and Creative Economy. The preparation of this integrated development plan was aligned to these national priorities.

2.4.2 National Spatial Plan

The National Spatial Plan (NSP) is a territorial plan that covers the whole country and translates and grounds Kenya Vision 2030. Cities and Urban areas should be aligned to the policies outlined in the National Spatial Plan.

The purpose of the plan is to strengthen national economic planning by providing spatial dimension of national economic policies, coordinate sectoral agencies by providing the spatial expression to sector policies to mitigate duplication and wastage of resources, formulation of physical/spatial planning policies to support socio-economic and sectorial planning and guide the preparation of regional, County and local (Cities and Urban areas) physical/spatial development plans.

2.5 Linkage of Kitui Municipality Integrated Development Plan and Other County Plans

2.5.1 Kitui County Integrated Development Plan

The Kitui County Integrated Development Plan (CIDP) 2023-2027 seeks to accelerate Kitui Economic and social Transformation Agenda. The plan provides a platform to facilitate an integrated and coordinated approach to addressing the key development needs of the people of Kitui, namely, Agriculture, Water, Health, Education, Urban Development, Roads and construction, Trade and Investments, Micro small and Medium Enterprises, Cooperative societies, Tourism and Hospitality, Women, Youth and persons with Disability, Bodaboda, Environment, Energy, Information and Communication and Security.

The plan has identified flagship programs and projects geared towards achievement of the 16 priority sectors according to the governor's manifesto as outlined below.

1. Agriculture: Intensive extension of agricultural services; water pans machinery and support to farmers; two well maintained and managed farm tractors for each ward and regular training of farmers on modern farming and agribusiness and establishment of viable livestock trade centers in each ward.

2. Water: 60 sand dams in every ward (2,400 for the entire county); - 1 mega dam in each sub county; 2 large dams in each ward; 1 medium dam in each village and Boreholes in strategic points in each ward/Village.

3.Health: Teaching and referral hospital in Kitui and Mwingi, Level (iv) hospital in each sub county, Level (iii) hospital in each ward, Level (ii) hospital in each village, Modern maternity in each level (ii) and (iii) hospitals and an ambulance in each ward

4.Education: Construction of modern ECDE classrooms in every public primary school, collaboration with national government to improve primary and secondary schools' infrastructure; install WI-FI in every youth polytechnic.

5.Urban Development: Re-installation and maintenance of street lights in urban centers; installation of solar security lights in each wards headquarter, small and upcoming trading centers, Establishment of refuse collection and re-cycling centers and improving water and sanitation services in each sub-county headquarter and municipalities (solid waste management, water connectivity.)

6.Roads and Construction: tarmacking and or slabbing of Kitui town- Museve- Miambani – Ndithini- Kiviu-Kamandio- Ikoo -Mwanzilu-Nzeluni- Mumbuni- Kalisasito Mwingi town road; tarmacking of main streets in ward headquarters and key towns; Slabbing, culverting of other prioritized county roads (Ndithini- Malili- Mikuyuni and branching to Mutito-Mui-Nuu), Grading and improvement of security enhancing roads , Mutha to Kona kaliti, Ukasi-Sosoma –Engamba, Kandolongwe, Kwa Kamuru (Ngalange)- Kaningo –Kora and George Adamson bridge, Kwa-Vonza- Mwakini-Kanyonyoo B2 ranch etc), grading and putting murrum 50 kms per year of county roads in each ward and acquisition and maintenance of road construction machineries for each sub county (dozers, graders, excavators, shovels, rollers, backhoes)

7.Trade and Investments: operationalization and marketing of the county's six Economic and Investment Zones (EIZs), organize One Investor Conference within the first 18 months, reinstate and organize an agricultural and trade fair every year, ensuring safe and environmentally friendly operations at the crusher, establishing annual livestock auction markets in each sub county and construction of a storage facility in each modern market

8.Micro Small and Medium Enterprises: installation and maintenance of infrastructure to facilitate 24 hour economic activities (e.g. access roads, water and sanitation facilities, street lighting, enhance security, merchandise storage facilities, well lit merchandise loading and offloading bays, convenient bodaboda, taxi and vehicle parking facilities, etc.); facilitation and support in the acquisition of modern working equipment (e.g. fabricated kiosks, computerized wheel alignment, hair dressing machines, shavers, carpentry and masonry tools, concrete mixers) and capacity building on entrepreneurial and business skills (innovation, production, marketing, packaging, branding, distribution, human resource and financial management, Information Communication Technologies, customer relations etc.)

9.Cooperative Societies: facilitate registration of cooperatives per sector (honey producers, tailoring and garment making, hide and skins, charcoal producers etc.); training and strengthening of cooperative societies through enforcing self-regulations in the internal operations, administrative guidelines and application of information technology (internal audits and automation of the operations) and support for and revival of dormant cooperatives through partnerships and capacity building in management, access to finance, production and marketing (honey processing, fruit processing etc.)

10. Tourism and Hospitality: Refinement and marketing of a robust and sustainable tourism circuit connecting Kitui county with coastal region and Mount Kenya region; protection, conservation and erection of entry gates for the South Kitui Game Reserve, Mwingi North

game Reserve and the Mutomo Reptile Park and Provide incentives for private sector investors/businesses in the entire hotel and hospitality value chain (through moderate taxation, licensing fees, land rates)

11. Women, Youth and Persons with Disabilities: Scouting and nurturing of local talents in various fields (athletics, football, acting, music, modeling, drawing and painting among others); support and facilitate at least one self-help group in each sub-county in the formation of cooperatives in key economic sectors including: Boda boda , taxi/probox, tailoring, livestock trading, weaving, fruit farmers, poultry farmers, food vendors, hire of events tents, chairs, tables, public address system, bee keepers and honey processors, vegetable vendors, salon's, hawkers, car wash, shoe shiners, mechanics, hotels and restaurants, bar owners, social welfare association, Support of Persons Living with Disabilities (PWDs) to register with the National Council for Persons with Disabilities (NCPWD) and with the National Treasury to enable their 5% Access to Government Procurement Opportunities (AGPO) and Reservation of 30% of the County's budgeted annual procurement opportunities for AGPO women, youth and PWDs, Consideration of youth – both men and women - for county senior level and other employment opportunities and participation of all youth, women and people living with disabilities in public participation forums.

12. Boda Boda : Establishment of division within the ministry responsible for transport headed and staffed by officers who appreciate the sector and are passionate in the promotion, empowerment and development of the persons operating within the sector, Facilitate formation of self-help groups and Sacco's to raise the welfare of boda boda operators, assisting boda boda operator's access subsidized loan facilities to help them acquire motor bikes on manageable repayment terms, Arranging training sessions as well as road safety sensitization programs, and assisting them in acquisition of motor bike licenses, facilitate acquisition of reflector jackets and safety head helmets for both the operator and the passenger, construct more spacious boda boda sheds with cabro floor in every market center, and Grading of all roads and construction of drifts, and installation of culverts to improve movement.

13. Environment: Tree planting in county schools, river banks and county forests; supporting planting at least 5 trees in each homestead; training and sensitization on environmental conservation in collaboration with other stakeholders; implement sustainable charcoal management policy; sustainable sand harvesting management policy and formulate and implement a sustainable mineral management policy.

14. Energy: Enhance household electricity connection in collaboration with REREC, Provision of solar power to off-grid social facilities (schools, hospitals and youth polytechnics), Community solar access in partnership with private sector and NGOs, Support community access to green energy (Biogas, Solar, Wind) in partnership with National government, private sector, NGOs, CBOs and Faith Based Organizations.

15. Information and Communications: Installation of mobile telephony masts in underserved areas of county in collaboration with mobile service providers; Installation of boosters and modern technologies for improved network coverage and Facilitate access to fiber optic infrastructure and use of digital technology in government offices and private sector entities within Kitui, Mwingi, Kwa-Vonza and other key county urban centers.

16. Security: Over the next five years, the county will install security and street lighting in the county's towns, market centers and public facilities including hospitals, village polytechnics,

administration offices, day care centers, collaborate with the national government in security enhancement within the location/villages, divisions/ wards, sub-counties and in border areas susceptible along the county borders, operationalize the County Policing Authority in partnership with the National Government and Install CCTV monitors in the county's two municipalities of Kitui and Mwingi in partnership with private sector/business.

The above 16 priority sectors have been grouped into 6 pillars and 5 enablers as follows:

Pillar I: Food Security: The Sectors under this Pillar include: Agriculture & Environment.

Pillar II: Water Access: This Pillar Anchors Water and Irrigation Sector.

Pillar III: Healthcare: The Sector under this Pillar is Health and Sanitation

Pillar IV: Aggregation & Industrial Parks: This Pillar Anchors Micro Small and Medium Enterprises, Trade and Investments & Cooperative Societies; Women, Youth and Persons with Disabilities

Pillar V: Appropriately nurtured & skilled human capital: This Pillar Anchors Education, Training and Skills Development

Pillar VI: Planned Urban Development: The Sector grouped under this Pillar includes Information and Communication Technology.

2.5.2 Kitui Vision for economic and social development (KIVEST)

The Kitui Vision for economic and social transformation is the county's long-term development blue print prepared in 2015 and aimed at guiding its economic and social development for 10 years up to 2025.

The envisaged county long term development blue print covers the economic and investment zones endorsed by stakeholders in 2013. The economic and investment zones include: Kyuso-Mumoni-Tseikuru economic and investment zone, Mui Basin economic and investment zone, Mwingi Town and its environs economic and investment zone, Kitui County headquarters and its environs economic and investment zone, Kanyangi-Kwa Vonza-Kanyonyoo economic and investment zone, Mutomo -Ikutha -Kanziko economic and investment zone.

The Vision is based on three interlinked pillars: the economic pillar, the social pillar and the governance pillar. The **economic pillar** aims at transforming the county into "a dynamic economic region where a high quantum of gross domestic product (GDP) is generated to enhance wealth and employment creation for its people and the country a large", the **social pillar** seeks to build Kitui county "as a place where people enjoy a high quality of life in a clean, safe and clean environment in both rural and urban areas", the **governance pillar** aims to transform the political governance of the county into "a county government that is people centered, issue based and result oriented and accountable to its citizens".

During the development of this integrated plan, key flagship projects identified within the Kitui Vision for economic and social transformation and especially within the **Kitui County headquarters and its environs economic and investment zone**, and **Kanyangi-Kwa Vonza-Kanyonyoo economic and investment zone** whose part of it fall within Kitui Municipality boundaries were considered and prioritized.

CHAPTER 3: INSTITUTIONAL FRAMEWORK

Introduction

The functions of the Municipality are derived from the County Governments Act 2012 and Urban Areas and Cities Act 2011 as amended in 2019 which are a realization of Article 84 of the Constitution, 2010. The institutional framework defines a relationship between the County Governments and the municipalities in the implementation of Municipal functions. This section highlights the implementation framework that will be adopted in implementing the Kitui Municipal Integrated Development Plan (IDEP).

3.1 Functions of the Municipality

The functions of the Municipality are as derived from Section 20 of the Urban Areas and Cities Act 2011 as amended in 2019 and Section 2.3.1. Of the Kitui Municipal Charter. Based on those two legal instruments the municipality is obligated to undertake the following functions:

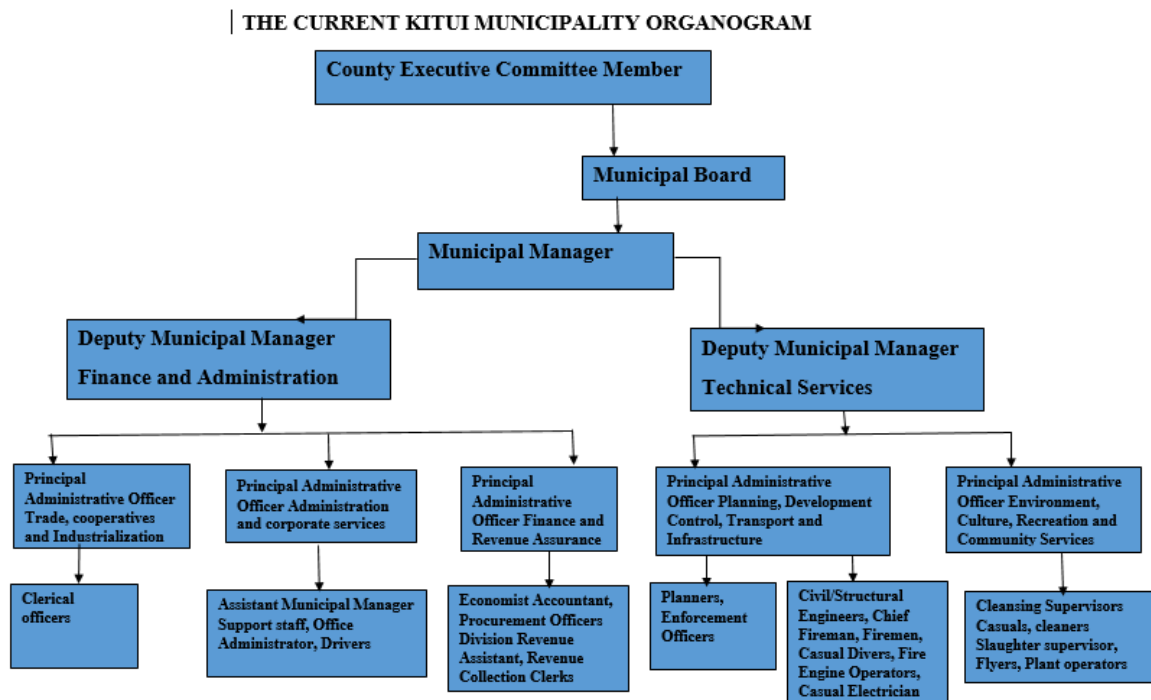
- a) Promotion, regulation and provision of an integrated wastes management system;
- b) Promotion and provision of water and sanitation services and infrastructure (in areas within the Municipality not served by the Water and Sanitation Provider);
- c) Construction and maintenance of urban roads and associated infrastructure;
- d) Construction and maintenance of storm drainage and flood controls;
- e) Construction and maintenance of walkways and other non-motorized transport infrastructure;
- f) Construction and maintenance of recreational parks and green spaces;
- g) Construction and maintenance of street lighting;
- h) Construction, maintenance and regulation of traffic controls and parking facilities;
- i) Construction and maintenance of bus and taxi stands, and boda-boda sheds;
- j) Regulation of outdoor advertising;
- k) Construction, maintenance and regulation of municipal markets and abattoirs;
- l) Construction and maintenance of fire stations; provision of fire-fighting services, emergency preparedness and disaster management;
- m) Promotion, regulation and provision of municipal sports and cultural activities;
- n) Promotion, regulation and provision of animal control and welfare;
- o) Development and enforcement of municipal plans and development control;
- p) Municipal administration services (including construction and maintenance of administrative offices);
- q) Promoting and undertaking infrastructural development and services within municipality;
- r) Any other functions as may be delegated by the County Executive Committee.

3.2 Municipal structure and functions of Key Kitui Municipality Personnel (Organogram)

Kitui municipality is headed by a Municipal Manager who is supported by two deputy Municipal Managers each heading a specialized department with relevant staff working under each section head. The sections include:

- a) Finance and Administration composed of; Administration and corporate Services, Finance and Revenue assurance, Trade, Commerce, and Industrialization
- b) Technical services composed of; Physical Planning, Infrastructure, Transport and Development Control, Environment, Culture, Recreation, and Community Development.

Diagrammatic presentation of Kitui Municipality Organogram



3.2.1 The Municipal Manager

The Municipal Manager implements the decisions and functions of the Board of the Municipality as provided for under Section 20 of the Urban Areas and Cities Act.

The Municipal Manager performs the following functions as outlined in Section 6.4.2 of the Kitui Municipal Charter:

- a) Execute the decisions of Board of the Municipality.
- b) As the Accounting Officer of the Municipality, prepare and present for approval to the County Executive Committee and/or the County Assembly, annual budget estimates for

implementing the development programs and recurrent expenditures of the Municipal Management.

- c) Be principally responsible for building and maintain a strong alliance and effective working relationships between the Board of the Municipality and the civil society, private sector and community-based organizations;
- d) Cause to be prepared, transmitted to the Board of the Municipality, and distributed to the public at least an annual report on the activities and accomplishments of the departments and agencies comprising the executive branch of the Municipality.
- e) Act as an ex-officio member of all committees of the Board of the Municipality;
- f) Such other functions as the County Government, by order, confer upon the Municipal Manager.

The municipal manager is supported by two deputy municipal managers who head respective specialized municipal departments. The roles of each departmental head is as follows:

3.2.2 Deputy Municipal Manager: Administration and Finance

- a. Overseeing staff affairs.
- b. Facilitating and coordinating citizen involvement in policy development and service delivery.
- c. Providing support for administrative functions.
- d. Supervising the preparation of departmental budgets, including analyzing work programs and budget requests.
- e. Planning, developing, implementing, and evaluating various functions and activities related to major operations.

3.2.3 Deputy Municipal Manager-Technical Services

- a. Assist the Municipal Manager in ensuring effective service delivery in the Municipality
- b. Coordinating development activities to empower the residents;
- c. Assist the Municipal Manager in facilitating and coordinating Citizen participation in development of policies and delivery of services;
- d. Assist the Municipal Manager in promoting a safe and healthy environment;
- e. Assist the Municipal Manager in Controlling land use, land sub-division for various development purposes as may be delegated;
- f. Assist the Municipal Manager in plans, develops, implements and evaluates related programs and activities of major functions;
- g. Oversees the preparation of budget for departmental functions including revenue plans and analysis of work programs and budget requests; and

- h. Any other relevant duties that may be assigned from time to time.

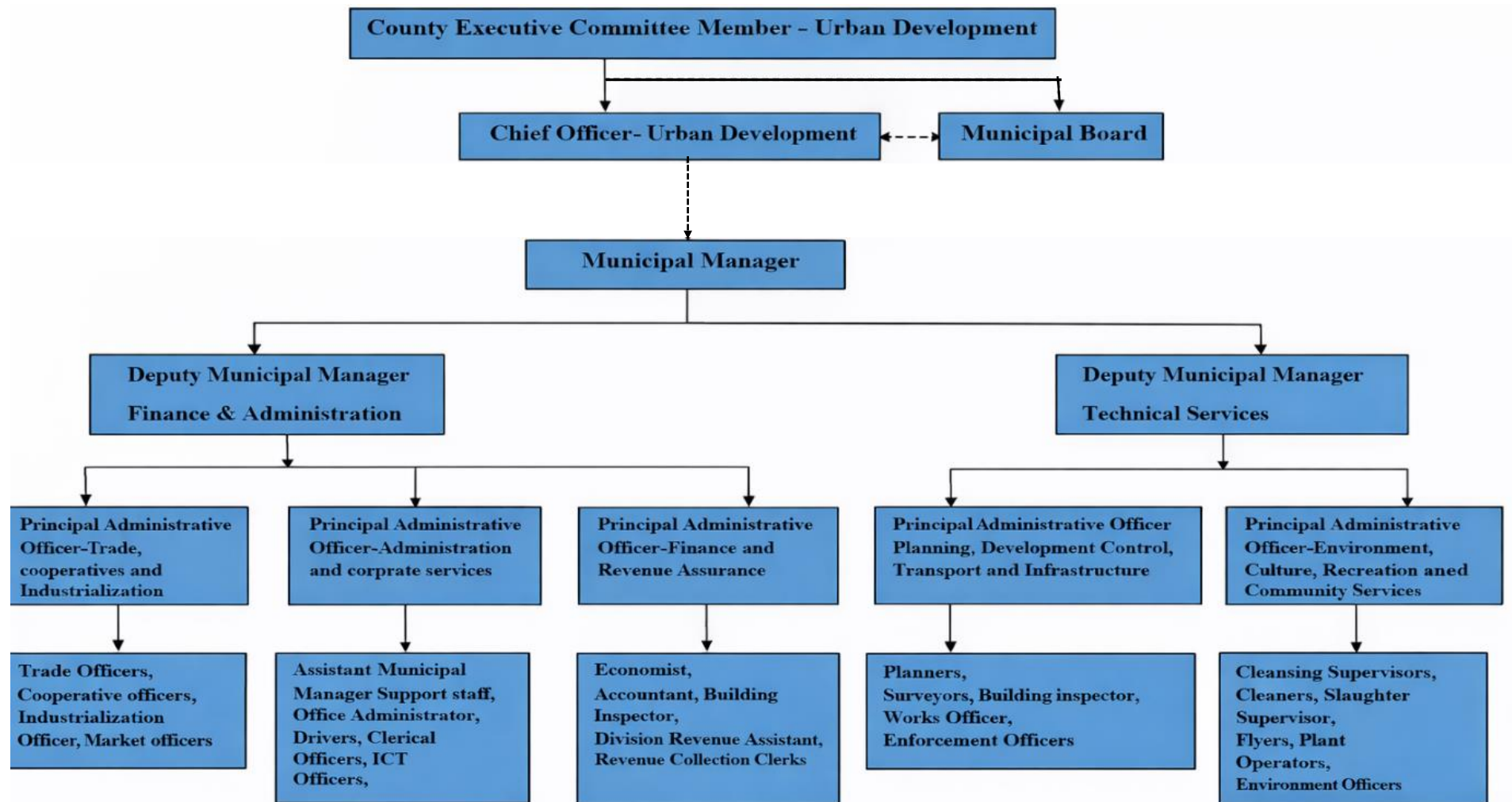
3.3 Staff establishment and Human resource requirement for Kitui Municipality

For the effective realization of the Kitui Municipality IDEP, adequate human resource is a key requirement. Below is an analysis of the current staffing level against the optimum required staff establishment.

Department	Position	Optimum	Current in-post	Remarks
Kitui Municipality	Municipal Manager	1	1	Currently on acting capacity
	Deputy Municipal Manager (Finance and Administration)	1	1	
	Deputy Municipal Manager (Technical Services)	1	1	
Administration and Corporate Services	Principal Administrative Officer-Administration and Corporate Services	1	0	
	Assistant Municipal Manager	1	1	
	Support staff	2	2	
	Office Administrator	1	1	
	Clerical Officers	2	2	
	Drivers	4	4	
	ICT Officers	1	0	
Finance and Revenue Assurance	Principal Administrative Officer-Finance and Revenue Assurance	1	0	
	Senior accountant	1	1	Seconded
	Senior Economist	1	1	Seconded
	Procurement officer	2	2	Seconded
	Revenue Collection Clerks	30	30	
	Division Revenue Assistant	1	1	
Trade, Commerce and Industrialization	Principal Administrative Officer-Trade, Commerce and Industrialization	1	1	
	Trade officer	2	0	
	Cooperative Officers	1	0	
	Industrialization Officer	1	0	
	Market Officers	1	0	
Planning, Development Control,	Principal Administrative Officer-Planning, Development Control, Transport and Infrastructure	1	0	

Department	Position	Optimum	Current in-post	Remarks
Transport and Infrastructure	Principal Civil /Structural Engineer	2	0	
	Principal Physical Planner	2	0	
	Quantity surveyor	1	0	
	Works officer	1	0	
	Building inspector	1	0	
	Surveyor	1	0	
	Architect	1	0	
	Electrician	1	0	
	Enforcement Officers	20	18	
	Chief Fireman	1	1	
	Firemen	5	1	
	Fire Inspector	1	0	
	Divers	3	2	Current divers are casuals
	Fire Engine Operators	2	2	
Environment, Culture, Recreation and Community Development	Principal Administrative Officer-Environment, Culture, Recreation and Community Development	1	1	
	Cleansing Supervisors	2	1	
	Cleaners	200	147	Current Cleaners are casuals
	Slaughter Supervisor	2	1	
	Flyers/Skinners	4	0	Previous staff retired
	Environment officers	1	0	
	Community Social Worker	1	0	
	Plant Operators	5	3	

3.4 Proposed structure



3.5 Other Key actors in the realization of the Kitui Municipality Integrated Development Plan

3.5.1 County Executive

Governor/ Deputy Governor

The office of the Governor; who is the chief executive of the county provides overall leadership in the county's economic, social and political governance and development. The Governor heads the county executive committee and is accountable for the management and use of the county resources while promoting and facilitating citizen participation in the development of policies and plans, and delivery of services. The Deputy Governor is the deputy chief executive of the county and deputizes the governor in the execution of the executive functions.

County Secretary

The County Secretary is the head of the county public service and is responsible for arranging the business, and keeping the minutes of the county executive committee subject to the directions of the executive committee. The County secretary convey the decisions of the county executive committee to the appropriate persons or authorities and perform any other functions as directed by the county executive committee.

County Executive

The executive authority of the county is vested in and exercised by the County Executive Committee. The Executive comprises of the Governor as the chairperson, Deputy Governor, County Secretary and ten County Executive Committee members (CECM) appointed by the Governor with the approval of The County Assembly (CA).

County Executive Committee Member for Lands, Housing and Urban Development (LHUD)

The County Executive Committee for LHUD is one of the 10 executive members appointed by the Governor and approved by the County Assembly. The CECM is also member of the Board of the Municipality charged with supervising the administration and delivery of services in in the decentralized unit. The main roles of the CECM are to implement county legislation, implement within the county national legislation to the extent that the legislation requires, manage and coordinate the county administration and its departments. In addition, the CECM may prepare proposed legislation for consideration by the county assembly as well as provide the county assembly with full and regular reports on matters relating to the county.

3.5.2 County Assembly

The County Assembly is the legislative arm of the county government and is responsible for making laws that are necessary for the effective performance of the county functions in the fourth schedule of Kenya Constitution 2010. It is composed of the Members of County Assembly (MCAs) both elected and nominated, the Speaker and the Clerk as an ex Official. The function of the County Assembly includes: Vetting and approving nominees for appointment to County public offices; Approving the budget and expenditure of the County government in accordance with Article 207 of the Constitution, and the legislation

contemplated in Article 220 (2) of the Constitution, guided by Articles 201 and 203 of the Constitution; approve the borrowing by the County government in accordance with Article 212 of the Constitution; Approve County development planning; and perform any other role as may be set out under the Constitution or legislation. The County assembly also receives and approves development plans, policies, financial bill, and enact county appropriations, approve budget estimates and county government borrowing.

3.5.3 County Public Service Board

The County Public Service Board is charged with establishing and abolishing offices in the County public service and appoint persons to hold or act in offices of the County public service. The Board also confirm appointments, exercise disciplinary control over, and remove, persons holding or acting in those offices, facilitate the development of coherent Integrated human resource planning and budgeting for personnel emoluments and advise the on human resource management and development. It also advises the county government on implementation and monitoring of the national performance management system in counties; make recommendations to the Salaries and Remuneration Commission, on behalf of the county government, on the remuneration, pensions and gratuities for county public service employees.

3.5.4 National Government

The National Government is responsible for giving policy guidelines on the devolved functions and financing the programmes in the IDEP through disbursements of equitable share, conditional grants and equalization fund. The grants are channeled through programmes such as the Kenya Urban Support Programme (KUSP) upon meeting minimum set conditions.

PRIVATE SECTOR ENGAGEMENT FRAMEWORK (PSEF)

The private sector is the engine of Kenya's economic growth, contributing about 75% of the country's GDP and employing roughly 90% of the working-age population. The sector encompasses a large number of Micro, Medium, and Small Enterprises (MSMEs), with approximately 1.5 million registered and over 5 million informal businesses, collectively generating over 30% of GDP and providing employment for nearly 15 million Kenyans. Urban areas, notably Nairobi, Mombasa, Kiambu, and Nakuru, are critical economic hubs, contributing over 50% of national GDP, with the private sector accounting for 80% of this growth.

Kenya is Vision 2030 and the Kenya Kwanza Bottom-Up Economic Transformation Agenda (BETA) position private sector-led growth as central to the country's development ambitions, particularly through business environment reforms, investment attraction, and climate resilience. However, despite the sector's strategic importance, structured engagement mechanisms between private sector actors and urban governance entities remain weak and fragmented. This limits the potential for public-private collaboration to optimize urban infrastructure, services, and economic development.

Rationale for a Framework for Public-Private Engagement for Urban Development

Kenya's constitution and legal frameworks recognize the private sector as a key player in urban development, driving the urban economy, creating jobs, generating revenue, and partnering in service delivery. Counties, cities, and municipalities are tasked with creating inclusive, competitive business environments through functions such as urban planning, development control, business and trade regulation, land surveying, enterprise and skills development, and infrastructure services like roads, drainage, water, and sanitation. Engaging the private sector is essential to these processes and can lead to attracting and retaining private sector investment, driving job creation, stimulating economic growth, and increasing local tax revenue for further urban infrastructure development and provision of services. Private sector participation also allows municipalities to leverage private sector capital, technology, and innovation, forming partnerships that improve service delivery and infrastructure.

Legal Basis and Alignment to Existing County Frameworks and Processes

This Private Sector Engagement Framework aligns with existing county and urban governance structures, planning, and budgeting processes. It ensures that engagement outcomes are integrated into county policies, legislation, programs, and budgets. The PSEF also supports the monitoring of results and performance through established county and urban accountability frameworks.

Private sector involvement in county and urban governance is a legal requirement in Kenya. The relevant key legislations include:

- **The Kenya Constitution, 2010:** Establishes public participation as a fundamental governance principle.
- **County Government Act, 2012:** Provides the legal framework for county governance and encourages public-private partnerships and dialogue for sustainable development.
- **Urban Areas and Cities (Amendment) Act, 2019:** Mandates private sector participation in urban governance by nominating members to Urban boards and establishing citizen forums for resident engagement in urban affairs. The **UACA Draft Regulations, 2022** require boards to map and accredit business associations, maintain registers, and build capacity for effective engagement.
- **Public Finance Management Act, 2012:** Requires public participation in county budget-making processes.
- **Access to Information Act, 2016:** Guarantees public access to information held by public entities including county governments. County assemblies have standing orders detailing procedures for public participation in legislative processes. Additionally, specific county policies further define methods for public engagement and private sector collaboration.

Components of the PSEF

The following are components considered as essential building blocks for effective engagement with the private sector for urban planning and development and inclusive, competitive business environments:

1. **Private sector database:** Access to up-to-date data on the composition of the private sector to facilitate targeted engagement and provide data for economic and statistical analysis to inform urban policy and planning;
2. **Private sector diagnostic:** Diagnostics to assess the business environment, identify constraints, and propose interventions. This may involve the use of existing tools like the **World Bank Toolkit for Competitive Counties** to analyze and define institutional and regulatory frameworks, infrastructure, skills, and enterprise interventions;
3. **Public-private dialogue forums (PPDFs):** Regular, structured dialogues with private sector actors to align policy and investment priorities. The PPDFs will inform annual urban plans and investment priorities and provide feedback loops for continuous improvement. Urban boards should encourage business entities to affiliate and form/join business associations, which apply for accreditation, allowing for more structured engagement and credibility;
4. **Capacity building and outreach:** To build capacity of the private sector.
5. **Communication and feedback channels:** To facilitate two-way communication for inclusive and continuous dialogue; and
6. **Institutional arrangements and resource framework:** To ensure effective and efficient implementation of the PSEF, institutional arrangements, coordination and resource (human and capital) allocations are critical

CHAPTER 4. KITUI MUNICIPALITY FIVE YEAR DEVELOPMENT PRIORITIES, PROGRAMMES AND PROJECTS AND LAND USE

Introduction

This chapter gives a brief overview of the municipality's development priorities, programmes, Flagship projects and cross-sectorial linkages. The chapter further provides the spatial development framework, which is key to the realization of the municipality's priorities, programmes and projects.

4.1 Spatial Development Framework

Integrated Spatial Urban Development Plan implementation and enforcement shapes the structure and urban fabric of town's growth based on structuring elements¹ such as natural growth constraints and opportunities. It provides long term development framework for Kitui town. It indicates broad land use classifications, transportation corridors in relation to land uses, location of utilities and services. The plan in total shows the form, shape, urban development limits, trends and pattern of developments that Kitui town will take in future.

4.2 The Spatial Plan

Based on spatial development strategy, spatial plan has been classified into following three categories.

Re-densification of core area; - This is currently the developed zone and covers up to the inside and outside proposed ring road. It includes the CBD, Kitui township, Kyanika, Kaveta and civic area. This is the zone for redevelopment and regularization.

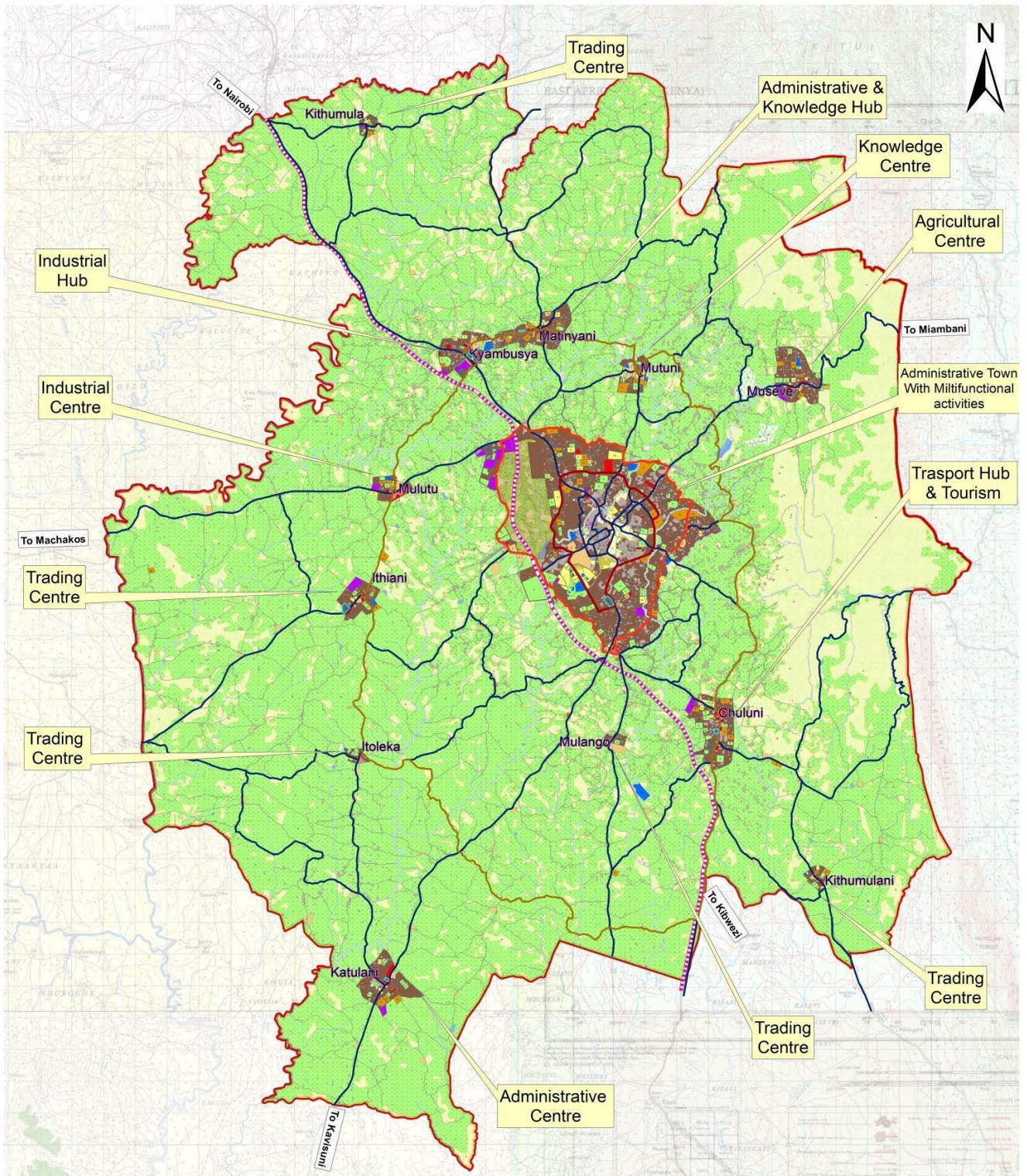
New growth towards the west: - This is currently the undeveloped zone lying between proposed ring road and Kitui bypass. This is the zone for redevelopment and new proposals.

Decentralized development with medium growth in new area: The planning area consists potential growth centres such as Chuluni, Katulani, Ithiyani, Muluu, Kyambusya, Matinyani, Museve, Mulango, Kithumulani, Kithumula and Itoleka. These growth centres development shall be promoted as self-sustainable nuclei. Based on location, connectivity, present function and growth potential development theme has been given to each growth centres. These development themes are guiding in preparation of land use map for growth centres. Following table describes development theme of each growth centres.

Town and Growth Centre and Their Development Theme

Sr	Growth Centre	Development Theme
1	Kitui Town	Administrative town with multifunctional activities
2	Chuluni	Transport and Tourism Center
3	Museve	Agriculture town
4	Matinyani	Administrative and Knowledge Hub
5	Kyambusya	Industrial Centre
6	Mulutu	Industry and Knowledge Centre
7	Ithiani	Trading Center
8	itoleka	Trading Center
9	Katulani	Administrative Center
10	Mulango	Trading Center
11	Kithumulani	Trading Center
12	Kithumula	Trading Center
13	Mutuni	Trading Center

Development Theme of Each Growth Centre



4.3 Land Use Proposal

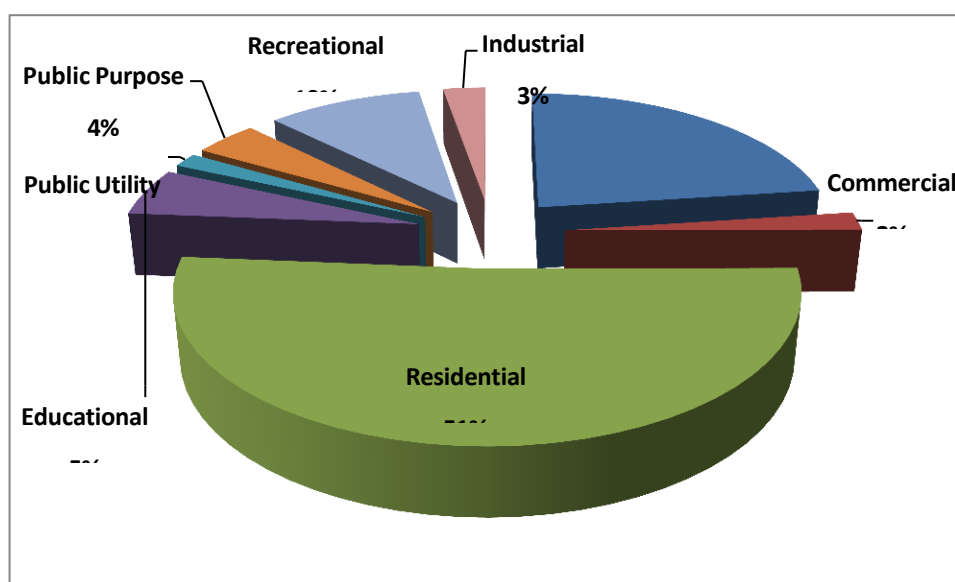
The proposed land use plan for Kitui indicates broad land use zoning and allocation of land under various uses. It has been prepared on the basis of the population projection and demand gap assessment for various sectors such as residential (housing), commercial, education, public purpose, recreation, public utility and transportation. During the process of formulation of development plan, future needs of the town in terms of physical features and constraints for various activities of Kitui town have been taken into account. The plan has been prepared to cater to the requirements of approx. 383216 persons for the horizon year 2035 for the planning area.

Proposed Land use distribution

Kitui Municipality							
S/No	Land Use	Existing Area in km ²	% Area Nat	Proposed Area in km ²	% Area Nat	Total Area km ²	% Area Net
Developed Area							
1	Residential	19.06	47.2	18.45	51.37	37.51	49.17
2	Industrial	0.08	0.2	0.97	2.7	1.05	1.38
3	Educational	3.51	8.69	1.95	5.44	5.46	7.16
4	Recreational	0.06	0.15	3.55	9.87	3.61	4.73
5	Public purpose	1.07	2.65	1.46	4.06	2.53	3.32
6	Commercial	0.97	2.4	0.73	2.03	1.7	2.23
7	Public Utility	0.53	1.31	0.59	1.65	1.12	1.47
8	Transportation n	15.1	37.39	8.22	22.88	23.32	30.57
Sub Total of		40.38	100	35.91	100	76.29	100
Developed Area							
Undeveloped Area							
1	Conservation	0.97	0.17		-	0.97	
3	Vacant Land	108.94	18.77			83.8	

Kitui Municipality							
S/No	Land Use	Existing Area in km ²	% Area Nat	Proposed Area in km ²	% Area Nat	Total Area km ²	% Area Net
4	Riparian Reserve	12.78	2.2		-	12.78	
6	Agriculture	417.3	71.9		-	406.52	
Sub Total of Undeveloped Area		539.99			-	521.63	
Total		580.37	100		-	580	100

Land Use Distribution for Planning Area



4.4 Kitui Planning Area Rationale for land use

The land use proposal has been derived considering strategic location, demographic characteristics, growth potential, main functions, improved connectivity (distance) and the proposed rail link to some of these growth and trade centres. The following table describes rationale of land use for Kitui town and growth centres.

Kitui Planning Area Rationale for land use

S/No	Town Growth Center	Existing Function / Potential	Proposal	Proposed Town Function
1	Kitui Town (Projected Population- 250,000, Area- 2456 Ha)	Strategic location, situated on national highway B7 (Kitui Nairobi road), Administrative Head Quarter	Setting up of Centre of Excellence for Business and Industries	Administrative town with multifunctional activities
		Business Centre /Trade & Commerce Activities	Develop Trade Centre; Organize Exhibition, Trade Fair, Marketing Yard etc.	
		Agriculture / Industrial Development	Setting up Light and Medium Industries and Storage, go-downs etc.	
		Tourism –Natural / Cultural / Built Heritage	Promote Local Artists and Facilitate Marketing, Skill Development	
		Develop as Education Hub	Set up University for higher education and research	
2	Chuluni (Projected Population- 8000)	Strategic location situated on national highway B7 (Kitui Nairobi road)	Transport Town- Proposal for railway station, truck terminal for compatible development	Transport hub with a Tourism function.
		Transport Corridor (Junction of Mui and Kibwezi road)	Other facilities such as hotels, commercial, education, recreation have also been proposed to serve population	
		Proximity to Kitui (8.5Km) Trading Centre	of 8000.	

S/No	Town Growth Center	Existing Function / Potential	Proposal	Proposed Town Function
3	Kyambusya (Projected Population 5,000)	Strategic location situated on national highway B7 (Kitui Nairobi road) , Proximity to Kitui, & connectivity by Road and rail	Industrial - Warehouse and Industrial Park,	Industrial hub
		Transport Corridor	Transport center - Railway station and Truck Terminus,	
		Agriculture Produce & Marketing	Recreation- Stadium,	
		Development of Service & Cottage Industries, Development of Trade Centre	Education, Entrepreneurial Institute College	
4	Matinyani (Projected Population 3,000)	Strategic location situated on Kitui Matinyani road , Proximity to Kitui, & connectivity by Road and rail	Administrative - Office Complex, Police Station	Administrative cum Knowledge hub
		Administrative- Matinyani District Headquarter,	Education-Youth Polytechnic, Training Institute, College	
		Education- DEB and other schools	Recreation-Zonal Park and Playground	
		Recreation- Kalia Primary Playfield Commercial- Trading Centre	Commercial- Informal Market, Expansion of commercial areas;	
5	Mulutu (Projected Population 3,000)	Strategic location situated on Kitui Machakos road , Proximity to Kitui, & connectivity by Road,	Industrial-Industrial Park (Setting up of Light Industries, Fruit processing)	Industrial center

S/No	Town Growth Center	Existing Function / Potential	Proposal	Proposed Town Function
		Potential for Industrial Development	Education-Entrepreneurial Institute	
		Commercial-Trading Centre	College, Hotel & Tourism Management Institute Commercial-Expansion of commercial areas;	
6	Mutuni (Projected Population 4,000)	Existing technical institute, Several schools	Medical College	Knowledge center
7	Museve (Projected Population 8,000)	Strategic location situated on Kitui Miambani road , Proximity to Kitui,	Residential	Agricultural town
		Trading Centre	Agri-based industries	
		Growth Potential of economic activities	Commercial-Expansion of commercial areas;	
8	Katulani (Projected Population 5,500)	Strategic location situated on Kitui Kavisuni road and proposed rail , Proximity to Kitui,	Residential	Administrative center
		Trading Activities	Commercial-Expansion of commercial areas;	
9	Ithiani	Strategic location situated on Kitui Tiva road , Proximity to Kitui,	Recreational-Zonal Playground	General purpose trading center
	(Projected Population 5,000)	Education, Other schools Other schools	Education -Youth Polytechnic, Special school	
10	Itoleka (Projected	Proximity to Kitui,	Education--Youth Polytechnic	General purpose trading center

S/No	Town Growth Center	Existing Function / Potential	Proposal	Proposed Town Function
	Population 5,000)	Education-Other schools Administration-A.P Line	Administration-Administration Land use	
11	Kithimula Projected Population 4,000)	General function trading center	Promote Innovation in Agriculture and awareness programme for Farmers Setting up Marketing Facilities and Transport Services, Storages	General purpose trading center
		Marketing of Goods	Develop Market Yard and Processing of Agro Products	
			Setting up small scale Industrial Estate	
12	Mulango (Projected Population 3,500)	General function trading center	Promote Innovation in Agriculture and awareness programme for Farmers Setting up Marketing Facilities and Transport Services, Storages	General purpose trading center
		Marketing of Goods	Setting up of Vocational Training for skill development	
13	Kithumulani (Projected Population 4,500)	General function trading center	Promote Innovation in Agriculture and awareness programme for Farmers Setting up Marketing Facilities and Transport Services, Storages	General purpose trading center
		Marketing of Goods	Develop Market Yard and Processing of Agro Products , Setting	

S/No	Town Growth Center	Existing Function / Potential	Proposal	Proposed Town Function
			up small scale Industrial Estate	

Kitui Municipality Sector Priorities and Strategies

Sector Priorities	Strategies
Strengthen the economic competitiveness of Kitui municipality	Provision of better and quality working environment for businesses
	Provision of street lights /security lights in the CBD and its environs to spur a 24hour business economy and enhance security.
	Market construction and improvement in the entire municipality
	Optimization of markets and stalls
	Capacity building of SME's
Enhance town and market cleanliness through sustainable solid waste management	Construction and Establishment of modern kiosks in strategic places
	Engage casual cleaners on daily cleaning of the town and other market centers within the Municipality
	Acquisition of specialized machinery, garbage trucks
	Procurement and supply of assorted cleaning materials and personal protective gear (PPEs)
	Proper solid waste collection and disposal
	Acquisition of land for an integrated solid waste management (landfill)
	Decommissioning and rehabilitation of Kalundu dump site
	Regular education and awareness creation forums on proper solid waste management and general environmental management
Develop relevant legislative policy framework	Promote Public Private Partnership in solid waste and general environmental management
	Review existing legislation documents in respect policies
	Adopt best practices from national government, other Counties and Municipalities
Efficient and effective revenue collection	Develop and adopt Kitui Municipality relevant policies and Bills.
	Instituting strict supervision of revenue collection
	Use of monthly bus stickers instead of daily receipts
	Installation of CCTV cameras in all barriers for close supervision to avoid revenue leakages.
	Review of rates and fees charged in the county for various services
Improve Accessibility and connectivity	Installation of E-revenue which will increase revenue collection and be cost effective.
	Road tarmacking
	Grading and gravelling of existing roads
	Paved walkways
	Road signage
	Opening up new access roads
	Drainages
	Mobilization and commencement of the project
	De-alienation of planning area

Sector Priorities	Strategies
Spatial Planning of urban centers within Kitui Municipality	Sensitization of the project
	Preparation of the base map
	Data collection analysis
	Preparation of the draft spatial plan
	Validation workshop
	Approval and official launch of the approved plan

Kitui Municipality Sector Programme and Projects 2026-2030

Sub programme	Key output	Key Performance indicator	Linkages	Planned Targets and Indicative budget(ksh.M)										Total
			to SDG targets	Year 1		Year 2		Year 3		Year 4		Year 5		Budget (Ksh.M)
				Target	cost	Target	cost	Target	cost	Target	cost	Target	cost	
Programme: Infrastructure and Development& Control														
Objective: To improve accessibility and connectivity														
Outcome: Improved accessibility and connectivity														
Infrastructure Development & Control	Municipal Road works Tarmacked.	No. of KM of Municipal roads tarmacked.	SDG 9.1	2	80	2	80	2	80	2	80	2	80	400
	Municipal Road works graded /graveled.	No. of Km of Municipal Road graded & graveled.	SDG 9.1	4	40	5	40	5	40	5	40	5	40	200
	Traffic Light Management in municipality	No of traffic light elected in the municipality	SDG.9.1	2	1	2	1	2	1	2	1	2	1	5
	Paved walkways and drainage system in Municipality	No. of KM of Municipal cabro paved walkways & Storm water drains constructed	SDG 9.1	2	40	3	45	3	45	4	45	4	45	220
	Residential area road works opened within Municipality	No. of KM of road works opened at Municipality	SDG 9.1	4	40	5	40	5	40	5	40	5	40	200
	Road Furniture in Municipality	No. of road signs erected at Municipality	SDG 9.1	10	4	12	4	12	4	12	4	12	4	20
	Municipality Outdoor Advertisement and signage	No of outdoor advertisement / posts erected at municipality	SDG 9.1	5	50	5	50	5	50	5	50	5	50	250
	Installed, Reinstated & Maintained	No. of Km of security/ street lights	SDG 9.2	200	50	200	50	200	50	200	50	200	50	250

Sub programme	Key output	Key Performance indicator	Linkages to SDG targets	Planned Targets and Indicative budget(ksh.M)										Total Budget (Ksh.M)
				Year 1		Year 2		Year 3		Year 4		Year 5		
				Target	cost	Target	cost	Target	cost	Target	cost	Target	cost	
	Street/Security lights in Municipality (Solar powered with concrete post)	installed/ reinstalled /rehabilitated at Municipality												
Kitui Town Management	Municipal spatial plan Prepared for (Kitui Town, Wikililye, Museve & others)	No. of Approved Municipal Spatial Plan	SDG 11.a	1	20	1	20	1	20	1	20	1	20	100
	Campaigns and awareness forums held in Kitui Municipality		SDG 11.6	2	4	2	4	2	4	2	4	2	4	20
	Municipal policies, by Laws and other related Legislations developed	No. of policies approved in municipality	SDG 11.a	1	14	1	14	1	14	1	14	1	14	70
	Municipality Integrated Development plans reviewed	No of times Municipality integrated development plan reviewed	SDG 11.a			1	5	1	5	1	5	1	5	20
	Performance Management	Beautification & Greening program in Municipality	No. of acres covered with flowers	SDG 11.7			3	25	3	25	3	25	3	25
Sub-Total Programme					343		378		378		378		378	1,855
Program: Sustainable solid waste management														
Objective: To Enhance town and market cleanliness through sustainable solid waste management														
Outcome: Clean and litter free towns and markets														
Sustainable solid waste management	Municipality CBD & other Trading Centers	Number of casuals engaged	SDG 11.6	220	25	220	30	230	30	230	30	240	35	150

Sub programme	Key output	Key Performance indicator	Linkages to SDG targets	Planned Targets and Indicative budget(ksh.M)										Total Budget (Ksh.M)
				Year 1		Year 2		Year 3		Year 4		Year 5		
				Target	cost	Target	cost	Target	cost	Target	cost	Target	cost	
	and markets Cleaned	to clean in municipality												
	Solid waste management policy developed	No of regulatory tool/framework governing solid waste management in municipality	SDG 11.6	0	0	1	5	1	5	0	0	0	0	10
	Kalundu dump site upgraded to holding ground.	% of site upgraded to holding ground in the municipality	SDG 11.6	20	50	40	50	60	50	80	50	100	50	250
	Land acquired and a landfill established.	% of Landfills established in the municipality	SDG 11.6	20	50	40	120	60	100	80	80	100	80	430
	Assorted tools and PPEs Purchased	% of Assorted tools and PPEs procured and issued for use in the municipality	SDG 11.6	50	12	60	13	70	14	80	14	100	15	68
Public Works Headquarters	Specialized machinery and Vehicles acquired	No. of specialized machinery procured by municipality	SDG 11.6	1	20	1	25	1	25	1	25	2	25	120
Sub-Total Programme					157		243		224		199		205	1,028
Programme name: Resource Mobilization(Revenue)														
Objective: To ensure domestic and donor revenue mobilization														
Outcome: Enhanced revenue collection														
Revenue Management and Accounting	Business mapped within the municipality	No. of businesses mapped in the municipality	SDG 8.2	100	1	100	1	100	1	100	1	100	1	5
	Off-street parking lots Constructed (A multi-story Building) in the municipality	% of -off-street parking lots (A multi storey Building) constructed in the municipality	SDG 8.2	0	0	0	0	30	100	60	100	100	100	300

Sub programme	Key output	Key Performance indicator	Linkages to SDG targets	Planned Targets and Indicative budget(ksh.M)										Total Budget (Ksh.M)
				Year 1		Year 2		Year 3		Year 4		Year 5		
				Target	cost	Target	cost	Target	cost	Target	cost	Target	cost	
Trade And Markets Headquarters	Market sheds and stalls Constructed in the municipality	No of Constructed markets sheds and stalls in the municipality	SDG8.3	8	13	10	16.7	10	16.7	10	16.7	10	16.7	80
	Abattoir constructed, equipped and maintained in the municipality	% of Constructed abattoir in the municipality	SDG8.3			25	25	50	25	75	25	100	25	100
Sub-Total Programme					14		43		143		143		143	485
Total Ministry/ Sector					514		664		745		720		726	3,368

Part II: Analysis of Capital Projects of the Previous ADP 2024/2025 FY

S/N O	Project Name	Project/pro gram site	Objective/pu rpose	Perform ance Indicator s	Output	Status (Based on indicat ors)	Planne d Cost(K shs)	Actual Cost(K shs)
1	Construct ion of walkway s from Huduma Centre to Kunda Kindu	Township	To Improve Non- motorized transport	No. of Sq. Meters	360 M ² Cabo paved walkway constructed	Comple te	2,828,5 80	2,827,2 01
2	Construct ion of Car park Area and Drainage works from Magunas - Univision Sacco	Township	To Improve Non- motorized transport and increase own source Revenue	No. of Sq. Meters	780M ² Cabr o paved car park/Drain age constructed	Comple te	4,457,2 45	4,456,0 68
3	Marking of CBD parking enhance ment	Township	To increase own source Revenue Collection	No. of Slots	182 Parking slots marked	Comple te	751,325	749,991
4	Routine Maintena nce and spot Improve ment of at Signal Hotel- Green Africa- Isaangwa Rd	Township	To improve road connectivity.	No. of Km	800m Road graded and graveled	Comple te	1,297,4 60	1,240,0 40
5	Marking of parking slots in Kitui CBD	Township	To increase own source Revenue Collection	No. of Slots	195 Parking slots marked	Comple te	739,142	738,126

S/N O	Project Name	Project/pro gram site	Objective/pu rpose	Perform ance Indicator s	Output	Status (Based on indicat ors)	Planne d Cost(K shs)	Actual Cost(K shs)
6	Gravellin g and drainage works on Mumoni estate access Road (Opposite Kwa Ngemu Hardware).	Nzambani	To improve road connectivity.	No. of Km	500m Road graded and graveled	Comple te	1,610,0 41	1,608,9 97
7	Kalundu Market Access Roads rehabilita tion	Township	To improve road connectivity.	No. of Km	100m Road graded and graveled	Comple te	889,407	888,600
8	Routine maintena nce and Spot improve ment on premier Resort – Ginnery access Road.	Nzambani	To improve road connectivity.	No. of Km	100m Road graded and graveled	Ongoin g	1,158,6 95	1,156,0 88
9	Drainage works and Access Road near Kitui Slaughter House	Township	To Improve storm water management	No. of Km	145m Road graded/gra veled and drainage constructed	Comple te	1,627,6 72	1,626,5 69
10	Installati on of integrate d solar streetligh ts Kalundu Market- 4No.post, Behind bus park - 2No.post, Behind	Township	To enhance security and increase trading hours	No. of streetlight s posts/La mps	4 posts of Streetlight installed	Comple te	1,640,3 97	1,639,0 50

S/N O	Project Name	Project/pro gram site	Objective/pu rpose	Perform ance Indicator s	Output	Status (Based on indicat ors)	Planne d Cost(K shs)	Actual Cost(K shs)
	Shell – INo.post.							
11	Acquisiti on of waste receptacl es	Township	To enhance effective solid waste management and promote safe and healthy environment	No. of waste Receptacl es	96 Wastes receptacles acquired	Comple te	2,803,2 00	2,802,2 40
12	Installati on of integrate d solar streetligh ts at Mayuni Market- 4No.	Kyangwithy a West	To enhance security and increase trading hours	No. of streetlight s posts/La mps	4 posts of Streetlight installed	Comple te	966,199	965,398
13	Installati on of integrate d solar streetligh ts Mulutu- Ithiani Road- 7No.post s	Kyangwithy a West	To enhance security and increase trading hours	No. of streetlight s posts/La mps	7 posts of Streetlight installed	Comple te	1,640,3 97	1,638,0 73
14	Installati on of integrate d solar streetligh ts from Ginnery Junction to Resort Loop Road-4 posts	Nzambani	To enhance security and increase trading hours	No. of streetlight s posts/La mps	4 posts of Streetlight installed	Comple te	966,199	954,713
15	Installati on of integrate d solar streetligh ts from Signal along Kathyeth oka Road-	Township	To enhance security and increase trading hours	No. of streetlight s posts/La mps	12 posts of Streetlight installed	Comple te	2,784,6 90	2,775,6 69

S/N O	Project Name	Project/pro gram site	Objective/pu rpose	Perform ance Indicator s	Output	Status (Based on indicat ors)	Planne d Cost(K shs)	Actual Cost(K shs)
	12No.Pos t							
16	Installati on of integrate d solar streetligh ts from Mumoni along Kiluilu Road- 10No	Nzambani	To enhance security and increase trading hours	No. of streetlight s posts/La mps	10 posts of Streetlight installed	Comple te	2,330,4 22	2,325,8 71
17	Installati on of integrate d solar streetligh ts Jordan Estate- 2No.post s, Juakali- 2No.post s	Township	To enhance security and increase trading hours	No. of streetlight s posts/La mps	4 posts of Streetlight installed	Comple te	966,199	965,287
18	Installati on of integrate d solar streetligh ts at Soko Mjinga- Ithumula- 4No.post	Chuluni	To enhance security and increase trading hours	No. of streetlight s posts/La mps	4 posts of Streetlight installed	Comple te	966,199	962,968
19	Installati on of integrate d solar streetligh ts at Ngenuka nenda 4No.post	Kyangwithy a East	To enhance security and increase trading hours	No. of streetlight s posts/La mps	4 posts of Streetlight installed	Comple te	966,199	966,150
20	Construct ion of four door pit latrine at Kinyai Market	Nzambani	To Improve sanitation and public health	No. of Toilets	1 Toilet with four doors constructed	Comple te	836,950	836,000

S/N O	Project Name	Project/pro gram site	Objective/pu rpose	Perform ance Indicator s	Output	Status (Based on indicat ors)	Planne d Cost(K shs)	Actual Cost(K shs)
21	Supply and Installation of Solar Energy Integrated Security Lights at Bishops Residence, Behind Municipality Offices and Kunda Kindu	Kyangwithya East/Township	To enhance security and increase trading hours	No. of streetlights posts/Lamps	6 posts of Streetlight installed	Complete	1,531,195	1,531,056
22	Fabrication and Installation of Four Fibre Glass Revenue Booths at Kitui Central Business District.	Township	To increase own source Revenue Collection	No. of revenue Booths	4 revenue booths installed	Complete	1,664,504	1,663,432
23	Installation and fabrication of four boom barriers at the entry and exit points in Kitui CBD Bus park and Kunda Kindu Bus stage Entry and Exit	Township	To increase own source Revenue Collection	No. of barrier booms	Four barrier booms fabricated and installed	Complete	1,414,464	1,411,389

S/N O	Project Name	Project/pro gram site	Objective/pu rpose	Perform ance Indicator s	Output	Status (Based on indicat ors)	Planne d Cost(K shs)	Actual Cost(K shs)
24	Construct ion of pedestria n walkway s from Muslim primary - Masjid Noor Mosque	Township	To Improve Non- motorized transport	No. of Sq. Meters	Cabo paved walkway constructed	Ongoin g	4,500,0 62	4,499,2 82
25	Kitui CBD Potholes patching	Township	To improve road transport	No. of Sq. Meters	Potholes patched/ re-carpeted	Comple te	2,297,6 05	2,296,7 17
26	Renovati on of various offices at Kitui Municipa l managers office	Township	To improve work environment	No. of office blocks renovated	One office block renovated	Comple te	2,000,0 00	1,997,2 60
27	Elevation of water tanks at Kitui Municipa lity offices	Township	To conserve water	No. of tanks elevated	Two tanks elevated	Ongoin g	999,930	997,410
28	Landscap ing and beautifica tion opposite shell petrol station at Kalundu	Township	To enhance beauty and aesthetic value	No. of Sq. Meters	500M ² Landscape d and planted ornamental plants	Ongoin g	1,597,4 05	1,594,2 01

KITUI MUNICIPALITY PLANNED PROJECTS TO BE IMPLEMENTED IN THE 2026/2027 FINANCIAL YEAR (ANNUAL DEVELOPMENT PLAN)

S / No	Project Names	Project Site	Target	Description of activities	Cost Estimates	Implementation Time Frame				Performance Indicators	Key Outcome
						Q 1	Q 2	Q 3	Q 4		
1	Personnel Emolument (PE)	County Headquarter	General administration and support services	Effective service delivery and working environment	35,508,829.00	✓	✓	✓	✓	Service Delivery	Improved service delivery
2	Operation and Maintenance (OM)	County Headquarter	General administration and support services	Effective service delivery and working environment	46,559,814.00	✓	✓	✓	✓	Service Delivery	Improved service delivery
Physical planning, infrastructure, transport and development control.											
3	Cabo parking from 120 hardware to C-house	Kitui Municipality	Cabo parking from 120 hardware to C-house	Laying of cabo paving blocks, Earthworks	4,000,000.00		✓	✓		Total area paved (m ²)	8000 m ² of parking area created
4	Cabo walkway from lake oil to opposite Univision Sacco	Kitui Municipality	Cabo walkway from lake oil to opposite Univision Sacco	Laying of cabo paving blocks, Earthworks	3,000,000.00	✓	✓			Total area paved (m ²)	600 m ² of walkway
5	Cabo parking from county Assembly to Kunda kindu	Kitui Municipality	Cabo parking county Assembly to Kunda kindu	Laying of cabo paving blocks, Earthworks	4,000,000.00	✓	✓			Total area paved (m ²)	1000 m ² of parking area created
6	Grading and gravelling JICA area	Kitui Municipality	Grading and gravelling JICA area	Site Clearance, Heavy Bush clearing, Grading and gravelling works, Drainage works	1,800,000.00		✓	✓		Length of road (Km)	0.3 Km of gravel road constructed
7	Culvert and drainage works at Site Estate	Kitui Municipality	Culvert and drainage works at Site Estate	Installation of drainage structures, Grading and gravelling works	3,000,000.00	✓	✓			Length of road (Km)	Drainages operating at free flowing

S / No	Project Names	Project Site	Target	Description of activities	Cost Estimates	Implementation Time Frame				Performance Indicators	Key Outcome
						Q 1	Q 2	Q 3	Q 4		
											conditions
8	Reconstruction and Re-carpeting of Kalundu Market Access Road	Kitui Municipality	Re-carpeting of Kalundu Market Access Road	Milling/removal of existing pavement structure, Construction of a stronger pavement, Drainage works	15,000,000.00		✓	✓		Length of road (Km)	0.25 Km of road restored
9	Drainage Works in Kitui CBD area	Kitui Municipality	Drainage Works in Kitui CBD area	Provision of manhole covers, Desilting of clogged structures, Installation of drainage structures	2,000,000.00	✓	✓	✓	✓	Length of Drainage restored (Km)	Drainages operating at free flowing conditions and manholes covered
10	Improvement of Kitui parking spaces	Kitui Municipality	Kitui parking spaces	Concrete works	1,700,000.00		✓	✓		No. of new parking slots created	Parking enhanced within the municipality
11	Municipality Land Subdivision Policy	Kitui Municipality	Land Subdivision Policy	Development of Land Subdivision Policy	2,000,000.00		✓	✓		No of Policy Developed	Sustainable Urban Planning and Development
FINANCE AND REVENUE ASSURANCE											
12	Revenue Mobilization Campaigns -4	Kitui Municipality	Revenue Mobilization Campaigns	Conducting quarterly public awareness revenue campaigns.	800,000.00	✓	✓	✓	✓	No. of campaigns done	Increased Revenue Collection

S / No	Project Names	Project Site	Target	Description of activities	Cost Estimates	Implementation Time Frame				Performance Indicators	Key Outcome
						Q 1	Q 2	Q 3	Q 4		
13	Installation of revenue collection booths-5	Kitui Municipality	Installation of revenue collection booth	Installation of revenue collection booths in all the streets within the CBD.	2,500,000.00	√		√		No. of revenue booths installed.	Increased Revenue Collection
14	Purchase of clumps-10	Kitui Municipality	clumps-10	Purchase of clumps	300,000.00	√	√	√	√	No. of clumps purchased	Enhance compliance
15	Construction and Establishment of modern stalls	Kitui Municipality	Modern Kiosks 10	Construction and Establishment of modern kiosks within kitui Municipality	3,000,000.00		√	√		No. of modern kiosks constructed	Increased revenue collection and enhanced town aesthetics
16	Stall Allocation Policy for Market and Bus-Park Facilities	Kitui Municipality	Stall Allocation Policy	Development of market and stall allocation policy	2,000,000.00		√	√		No. of policies developed	Improved compliance and transparency in stall allocation process
17	GIS Business Mapping-2000	Kitui Municipality	Business Mapping-2000	Updating the register of all businesses within Kitui Municipality	1,000,000.00	√	√	√	√	No of Updated Business mapped within Municipality.	Increased Revenue Collection
18	Installation of CCTV cameras in all barriers for close superviso	Kitui Municipality	2 bus parks and Syongila barrier	Installation of CCTV cameras in the 2 bus parks and Syongila barrier to	1,650,000.00		√	√		No. of CCTV camera installed	Efficient and effective revenue

S / No	Project Names	Project Site	Target	Description of activities	Cost	Implementation Time Frame				Performance Indicators	Key Outcome
						Estimates	Q 1	Q 2	Q 3		
	n to avoid revenue leakages			avoid revenue leakages							collecti on
19	Establishment of Kitui Municipality Services & Payment Information Portal.	Kitui	Establishment of Kitui Municipality Services & Payment Information Portal	Establishment of Kitui Municipality Services & Payment Information Portal. Sensitization of the established Kitui Municipality Services and Payment Information Portal.	3,000,000.00	√		√		No. of operational Kitui Municipality Services & Payment Information Portal	Increased revenue collection and public awareness on payment methods
20	Installation, Reinstating & Maintenance of Street/Security lights in Kitui Municipality and adjacent wards	Kitui Municipality	Install, Reinstall and Maintain Street-Municipality	Install, Reinstall and Maintain Street/security lights in Kitui Municipality	15,000,000.00	√	√	√	√	No of Poles Installed	Enhanced security and increased trading hours
ENVIRONMENT, CULTURE, RECREATION AND COMMUNITY DEVELOPMENT											
21	Purchase of Specialized Plant	Kitui Municipality.	Purchase one (1) custom-made dump truck (10M3 capacity)	Purchase one (1) custom-made dump truck (10M ³ capacity)	16,500,000.00			√		Number of dump trucks purchased and operational serving Kitui town and other markets within	Enhanced effectiveness and efficiency in solid waste collection

S / No	Project Names	Project Site	Target	Description of activities	Cost	Implementati on Time Frame				Performanc e Indica tors	Key Outco me
						Estimates	Q 1	Q 2	Q 3		
										Municipality	
22	Purchase of Specialized Plant	Kitui Municipality.	One 16000 Litres Capacity Water Bowser	One 16000 Litres Capacity Water Bowser	15,000,000.00			✓		Number of Water Bowser	Enhanced fire disaster response and town greening program
23	Purchase PPEs,	Kitui Municipality.	Kitui Municipality	Purchase of PPEs for cleaners- dust coats, overalls, gum boots and rain coats	2,250,700.00	✓	✓	✓		Number of assorted PPEs purchased and issued to cleaners	Enhanced protection to workers and work condition
24	Assorted working tools & equipment	Kitui Municipality.	Kitui Municipality	Purchase cleaning tools and equipment (Wheel barrows, spades, rakes, brooms, Jembes, forked jembes slashers and slashers)	2,361,011.00	✓	✓	✓		Number of Assorted tools and Equipment purchased and delivered	Cleaning made easier by use of working tools
	Solarization of Slaughter House Borehole	Kitui Municipality.	Slaughter House Borehole Solarization	Solarization of Borehole	1,600,000.00		✓	✓		No of Borehole solarized	Sustainable water supply
	Total				185,530,354.00						

Resource Mobilization to Finance the Integrated Development Plan

The resource mobilization strategies applied within the municipality of Kitui stem from the Urban Areas and Cities Act 2011 that gives municipalities the power to perform various functions.

All the functions are dependent on the ability of the municipality to effectively raise and efficiently use revenue. The key focus of the municipal manager and the municipal board is therefore revenue raising, asset management, financial management, debt management, capital financing, and accountability.

Several Strategies for revenue mobilization along with budget projections required to manage the Municipality of Kitui will be employed from key revenue streams including own-source, the equitable share of national revenue, expected conditional grants from National Government and Development Partners as well as the Public-Private Partnerships (PPPs) arrangement.

Sources of resources for implementing Kitui Municipality IDEP

Equitable share (budgetary allocation). The Constitution provides that each sphere of government is entitled to an equitable share of revenue raised nationally to enable it to provide basic services and perform the functions allocated to it. The equitable share is an unconditional allocation. Primarily, the municipality of Kitui is the embodiment of a fully functional Semi-Autonomous Government Agency. It is however funded from budgetary allocation of the County Government of Kitui. The Municipality has a separate vote and operates independently to contribute to the overall county growth. While funding by the County Executive has been made each year, this funding may not be sufficient and sustainable hence necessitating the raising of finances from other areas as discussed below.

External and internal borrowing- According to the urban areas and cities act the board of the Municipality of Kitui is a body corporate with perpetual succession and a common seal and shall, in its corporate name, be capable of—

- a. suing and being sued;
- b. taking, purchasing or otherwise acquiring, holding, charging or
- c. disposing of movable and immovable property;
- d. borrowing money or making investments;
- e. entering into contracts; and
- f. Doing or performing all other acts or things for the proper performance of its functions in accordance with the act or any other written law which may lawfully be done or performed by a body corporate.

The board of the Municipality can therefore approach financial institutions of loans for various developments.

The Municipality is therefore in a position to enter borrowing arrangements from various bodies and institutions as well as borrow internally through among other ways floating of municipal bonds. This is however subject to approval by the County Assembly.

External and Internal Grants-Article 202(2) of the Kenyan Constitution provides that in addition to the equitable share, counties may receive additional allocations from the national governments' share of revenue, either conditionally or unconditionally. Unlike equitable share which allows counties an opportunity to pursue local level development preferences, conditional allocations are tied to implementation of specific national policies with clear

objectives. Further, the municipality can also benefit from conditional grants, and as such the external grants from the World Bank under the Kenya Urban Support Program.

Own Source Revenue (OSR) - Own Source Revenue mobilization in the Municipality is underpinned by the Constitution of Kenya (CoK) 2010, the Public Finance Management (PFM) Act 2012, the County Government Act 2012 and the Urban Areas and Cities Act 2011. Article 209(3) of the CoK 2010 allows counties to impose property tax, entertainment taxes and any other tax authorized by an act of parliament, as well as charges for the services they provide. The PFM Act provides guidelines for management of county revenues including banking arrangements and appointment of revenue receivers and collectors. To give effect to Article 209(3) of the Constitution of Kenya, counties enact specific laws such as the finance acts that authorize tax collection and receipt of other revenues. Counties also enact sector or source specific legislation such as trade licensing, liquor control and property rating/valuation laws that allow them to regulate various sectors through licensing and permits that are acquired at a fee.

The municipality of Kitui prepares a budget that is subjected to public participation and approval from the County Assembly of Kitui. Section 125 of the Public Finance Management Act, 2012 provides the procedure to be followed in the budget making process at the county level. The municipality budget is incorporated into the County Fiscal Strategy Paper for approval. The county executive then submits the County Fiscal Strategy Paper to the county assembly for approval by 28th February each year. The approved budgetary estimates are approved alongside the County finance bill that sets the recommended rates for various services and commodities within the county. Own Source Revenue raised by the municipality is intended to bridge funding gaps occasioned by inadequate disbursements from the national government.

Resource requirement by sub-programme

The table below outlines the summary of the resources required for the implementation of the projects outlined in the IDEP. The costing of each sub programme is derived from the respective individual project to be implemented in the municipality.

Programme	Sub Programme	Total Kshs
Infrastructure and Development & Control	Infrastructure Development & Control	1,545,000,000.00
	Kitui Town Management	210,000,000.00
	Performance Management	100,000,000.00
Total		1,855,000,000.00
Sustainable solid waste management	Sustainable solid waste management	908,000,000.00
	Public Works Headquarters	120,000,000.00
Total		1,028,000,000.00
Resource Mobilization (Revenue)	Revenue Management and Accounting	300,000,000.00
	Trade And Markets Headquarters	180,000,000.00
Total		480,000,000.00

Programme	Sub Programme	Total Kshs
Sub Total		3,363,000,000.00

Resource mobilization strategies

The strategies for resource mobilization for implementation of the Kitui Municipality IDEP are hinged on the identified gaps/challenges. The strategies give direction and scope of for the municipality over a long term to fulfil its mandate by implementing projects and programs.

Revenue Challenge	Strategy	Actors
Predominance of manual and semi-automated revenue collection creating loopholes for revenue leakages	Automation of all revenue collection	Board of Municipality of Kitui, Municipal Manager County treasury and revenue collection unit
Inadequate skills and expertise in performing key revenue mobilization tasks such as revenue forecasting, collection, management and assessment of revenue collection.	Internal and external capacity building programmes. Additionally, recruitment of additional staff to support revenue collection.	Board of Municipality of Kitui, Municipal Manager County treasury and revenue collection unit Public service board
Dormant or unexploited revenue sources within the municipality of Kitui.	Generate revenue from service provision, partnership with non- state actors, development grants and loans, expanding the base through trade and tourism, encouraging private investments, and establishing light industries;	Board of Municipality of Kitui, Municipal Manager
Intentional revenue payment evasion and resistance from citizen hence contributing to low achievement of revenue collection targets.	Adequate public participation and civic education to curb low willingness to pay.	Board of Municipality of Kitui, Municipal Manager County assembly of Kitui
Poor investor climate within the Municipality	Host business forums and investor conferences to attract investment and financing into the County;	Board of Municipality of Kitui, Municipal Manager ,Chamber of commerce of Kitui municipality
Legal and policy framework Establishing an effective policy and legal framework is expected to facilitate revenue mobilization through clear guidelines and strategies for tax administration and management	Explore new and innovative financing mechanisms to attract private sector investment through mutually agreed arrangements;	Board of Municipality of Kitui,
Dormant Public Private sector	Pursue PPPs aimed at delivering some of the key projects;	Board of Municipality of Kitui, Municipal Manager

Revenue Challenge	Strategy	Actors
Limited number of Grants available in the Municipality	Preparation of funding proposals to potential financiers and donors for consideration to be done either directly by the communities or by the County Government.	Board of Municipality of Kitui, Municipal Manager

CHAPTER 5: IMPLEMENTATION, MONITORING AND EVALUATION FRAMEWORK

The implementation of this plan will be done in three phases. The projects, activities identified in this integrated plan will be implemented in three phases; short term, medium- and long-term. Short-term actions will be completed within the first year; medium term implementation will run up to the third year while the long-term activities will run till the end of the plan period of five years.

The Government of Kenya has developed a framework for carrying out monitoring and evaluation. This framework links to the performance contracts which are carried out by the line ministries. In addition, performance contracting shall be cascaded down to the individual departments and finally, individual staff. All staff, collectively, will contribute to the final success of the integrated plan.

Kitui Municipality Monitoring and Evaluation template (Appendix 1) for units to use as a template for their work plans.

5.1 Monitoring

Monitoring of the integrated plan is a continuous process. Monitoring takes place through regular and organized reporting of achievements against the set performance indicators. These shall be set against the integrated plan and weighted for each sector. Details shall be contained within customized appraisal forms for the staff of the Board.

A key plank in the monitoring process shall be performance contracting decisions and appraisals. A database of reports shall be compiled and shared regularly with all staff. Both direct and indirect external monitoring shall be through regulatory bodies. Challenges to implementation shall be documented and relevant action plans developed to correct the gaps in the implementation.

5.2 Review

The Integrated plan will be reviewed annually by the board through the annual strategic planning process as envisaged in the urban areas and cities act 2011 amended in 2019, taking stock of changes in the internal and external environments. The process will be aimed at identifying opportunities for improvement and challenges with an ultimate goal to inform strategic direction and budget formulation in the course of implementation of the plan. The review will be based on evidence and data collected during implementation.

5.3 Evaluation

Regular evaluations shall be undertaken throughout the integrated plan period in line with the board's evaluation schedule. The board is expected to develop this schedule once it has started its operations. Evaluations shall be continuous and determine levels of implementation of the plan. This will enable the leadership of board to take corrective action where necessary and ensure public accountability.

Evaluation input will be founded on the examination of performance contracts and departmental work plans. Key direction during both monitoring and evaluation shall be to determine the following:

- i) Whether goals and objectives are being met;
- ii) Whether timelines in the implementation of proposed activities are being meet;
- iii) Whether there is a need to readjust timelines;

- iv) Whether personnel and infrastructure are available to meet the integrated plan requirements;
- v) Whether the resource base is adequate to complete the integrated plan; and
- vi) Whether the sector priorities require revision

Kitui Municipality Monitoring and Evaluation template (Appendix 1)

Ministry/Sector	Programme/ Project	Outcome	Outcome Indicator	Baseline		Mid Term Target	End Term Target	Reporting Responsibility
				Value	Year			
Kitui Municipality	Municipal Road tarmacking	Municipal Road works(Tarmacked)	No. of roads KM tarmacked.	6.23	2025	5	10	Kitui Municipality
	Municipal Road works-grading and gravelling	Municipal Road works graded /graveled	No. of Km of Municipal road improved (grading, gravelling)	35.995	2025	12	24	Kitui Municipality
	Municipal Paved walkways and drainage system	Municipal Paved walkways and drainage system	No. of square meters of cabro paved walkways & Storm water drains constructed	6491	2025	8	16	Kitui Municipality
	Outdoor Advertisement and signage within municipality	Outdoor Advertisement and signage within municipality	No of outdoor advertisement masts/ posts erected	35	2025	10	20	Kitui Municipality
	Municipal Road Furniture	Municipal Road Furniture	No. of road signs erected		2025	22	58	Kitui Municipality
	Installation, Reinstallation & Maintenance of Street/Security lights in Municipality(Solar powered with concrete post)	Installed, Reinstated & Maintained Street/Security lights in Municipality (Solar powered with concrete post)	No. of Km of security/ street lights installed/ reinstalled/ /rehabilitated	504	2025	500	1000	Kitui Municipality
	Spatial Planning of urban centers within Kitui Municipality (Kitui Town, Wikililye, Museve & others	Prepared Municipal spatial plan	Approved Municipal Spatial Plan	0	2025	50%	5	Kitui Municipality

Ministry/Sector	Programme/ Project	Outcome	Outcome Indicator	Baseline		Mid Term Target	End Term Target	Reporting Responsibility
				Value	Year			
	Residential area road works opening within Municipality	Residential area road works opened within Municipality	No. of KM of road works opened.	12.693	2025	12	24	Kitui Municipality
	Development of Municipal policies, By Laws and other related Legislations	Municipal policies, By Laws and other related Legislations	No. of policies approved	0	2025	50%	5	Kitui Municipality
	Formulation and Review of Municipality Integrated Development Plan and Strategic plan	Reviewed Municipality Integrated Development plans	No of times reviewed Municipality integrated development plan	4	2025	50%	1	Kitui Municipality
	Improvement of Kitui Municipal Disaster Management Unit	Constructed Fire station and Capacity Building	Fire station constructed and No. Staff trained	0	2025	50%	1	Kitui Municipality
	Cleaning of Municipality CBD & other Trading Centers and markets	Cleaned Municipality CBD & other Trading Centers and markets	Number of casuals engaged to clean	147	2025	230	240	Kitui Municipality
	Acquisition of Assorted tools and PPEs	Purchased assorted tools and PPEs	Assorted tools and PPEs procured and issued for use by cleaners - % of cleaners issued	95%	2025	50%	100%	Kitui Municipality
	Acquisition of Vehicles and specialized machinery	Acquired Vehicles and specialized machinery	Number of specialized machinery procured and in use	4	2025	2	4	Kitui Municipality
	Citizen Engagement Campaigns and awareness forums for Kitui Municipality.	Campaigns and awareness forums in Kitui Municipality	Number of forums undertaken	21	2025	5	10	Kitui Municipality

Ministry/Sector	Programme/ Project	Outcome	Outcome Indicator	Baseline		Mid Term Target	End Term Target	Reporting Responsibility
				Value	Year			
	Develop legislative framework on solid waste management	Developed solid waste management policy	No of regulatory tool/framework governing solid waste management developed	1	2025	1	2	Kitui Municipality
	Acquisition of land for a landfill, Excavation of the landfill and Relocation of Kalundu Dump site.	Acquire land and establish a landfill	No. of Landfills	0	2025	50%	1	Kitui Municipality
	Upgrading Kalundu dump site to holding ground	Upgraded Kalundu dump site to holding ground	No. of sites upgraded	0	2025	50%	1	Kitui Municipality
	Business mapping within the municipality	Business mapped within the municipality	No. of businesses mapped	6993	2025	250	500	Kitui Municipality
	Market Infrastructure development (Market stalls and sheds at Kalundu Market-18No. sheds & 30No. stalls)	Constructed Market sheds and stalls	No of Constructed markets sheds and stalls	7	2025	24	48	Kitui Municipality
	Acquisition of Land for slaughter house outside kitui town and maintenance of current slaughter in Town Legislations	Constructed market stalls and sheds	Constructed abattoir	1	2025	1	1	Kitui Municipality

ANNEXURE: PUBLIC PARTICIPATION KITUI MUNICIPALITY INTEGRATED DEVELOPMENT PLAN 2026_30

COUNTY GOVERNMENT OF KITUI

P. O. Box 33-90200
KITUI



Website: www.kitui.go.ke

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

KITUI MUNICIPALITY

MINUTES FOR PUBLIC PARTICIPATION ON KITUI MUNICIPALITY INTEGRATED DEVELOPMENT PLAN (IDEP) 2026-2030 HELD AT KITUI PARK SIDE HOTEL ON 23RD JANUARY 2026

Members Present

Municipality Chairman

Municipality Manager

Representative of business categories in the municipality

Financial Institutions

Development Committee members

Market Representative

Youth Representative

Bodaboda Sector

Jua Kali Sector

Kitui Municipality Administration

Agenda

1. Preliminary
2. Kitui Municipality Integrated Development plan

3. Public views and contribution

Minute 1/23/01/2026 Preliminary

The meeting was opened with word of prayer by Hassan - Muslim Imam at around 9:54 in the morning. Kitui Municipality Manager welcomed members to the meeting and appreciated their attendance. Kitui Municipality Chairman informed participants that, kitui municipality can only be developed through good planning, partnership and commitment of stakeholders

Minute 2/23/01/2026 Kitui Municipality Integrated Development Plan

Senior Economist Kitui Municipality, took members through Kitui integrated Development Plan (IDEP) 2026-2030.

The Kitui Municipality Integrated Development Plan Derives its mandate from Urban Areas and Cities Act (UACA 2011 as amended in 2019) that gives effect to article 184 of the constitution. The act states that the management of cities and municipalities is vested in county Government but shall be administered, on its behalf, by a Board appointed by the Governor. The Board oversees the operations by an Urban Manager and staff as determined by the County Public Service Board.

Section 36 of the Act obligates every city and municipality to operate within the framework of integrated development planning which shall: give effect to the development of urban areas and cities, strive to achieve the objects of devolved government as set out in article 174 of the Constitution, contribute to the protection and promotion of the fundamental rights and freedoms contained in Chapter Four of the Constitution and the progressive realization of the socio-economic rights.

Linkage of Kitui Municipality (IDEP) 2026/30 and Other National Plans;

Vision 2030 and the Medium-Term Plans-aims to transform Kenya into a modern, globally competitive, middle income country providing a high quality of life to all its citizens.

National Spatial Plan -Cities and Urban areas should be aligned to the policies outlined in the National Spatial Plan.

Kitui County Integrated Development Plan 2023/27 -seeks to accelerate Kitui Economic and social Transformation Agenda

And the planned program and projects for the next five years.

Minute 3/23/01/2026 Views and contributions

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
1	Abdallah Sudi-Senior Assistant Chief	Before we embark on road tarmacking – We need to address first the issue of road encroachment. Most of our Roads have been encroached starting with Muslim and Mjini Road. Also Big tracks are offloading in the middle of Road at Mjini in the road.	Issues of blocking road will be addressed –Engineer, will look on these issues. In Kunda Kindu already action was taken house was demolished. We do things gradually and we are having plans for Kithomboani Market so that we can relocate hawkers and Mama Mboga. Road to Kanda Supermarket there will be no people selling their goods outside their shops.
2	Bernard Makuti Kitheka - Chief Township	From town to Kunda Kindu people have placed their Goods in road side. Road along Cereal Board have been closed by Probox, they need to be removed from there. Central primary school has more than five thousand pupils hence they need fly Over along AIC Junction. Cult/miraa is being sold everywhere. Kenya Urban Road Authority (KURA) had Removed people from road side, but now have come back , road to high Court has also been taken and occupied by business people.	People selling their Goods outside their shops, action will be taken on them. We do things gradually and we are having plans for Kithomboani Market so that we can relocate mama Mbogas and hawkers. Road to Kanda Supermarket there will be no people selling their goods outside their shops. Talks are ongoing on issue of Probox Stage to be solved amicably. We need to have policy on Miraa so that are controlled

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
3	Caritas- Representative	Solid Waste Management- Dumpsite along Jubilee to Slaughter House at Redeemed church. That side need to managed and removed.	In Jubilee a metallic Bin will be brought.
4	Fredrick Kasuva- Kyangwithya East	Municipality when they are installing lights, they need to put where they are required by people.	Street Lights are usually allocated to critical areas. Consultation with Citizen will always be done before installing any Street Light.
5	David Nzue – Matinyani ward development committee chairman	Other Municipalities they support schools and Hospitals	Hospitals and Schools is not among gazetted function of Municipality. Ministry of Basic Education and Health and sanitation handles schools and hospitals.
6	Fred Ngua- Kyangwithya East Development committee chair.	Municipality should be divided into two urban and rural, rural wards should be considered, Kyangithya East have no single Tarmac. Kwa Ngindu to Shrine have no Marram. No firefighting equipment. Water boreholes, Streetlights.	Street Lights are usually allocated to critical areas. All wards within municipality will be allocated some Street Lights. Projects will be considered in Kyangwithya East.
7	Rogers Wambua- Kalundu Market chairman	Kalundu Market, People have removed their goods from Shops and placed on Road site. Wholesales they do not need to hire shops they are keeping outside.	There will be no people selling their goods outside their shops. President Doctor William Samoe Ruto promised to do Ultra-Modern Market at Kalundu.

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
8	Wino Kilauni-Nzambani development Committee chair	Some Roads have been widened while others are not, Within Municipality roads are graded everywhere but bushes are not being cleared. Sewage is being directed to Kalundu River and also Nzeu River. Animals are preventing people from closing road.	Clearing of bushes within Kitui Municipality will be considered in the next financial year. We have come up with draft animal policy on what is supposed to be done. Public participation will be done and be forwarded to Cabinet for consideration. Kitui Municipality and NEMA will address river pollution.
9	Kelvin Kivala-Boda boda Sector.	Sound Pollution Management- Some Business are emitting unnecessary Noise. It need to be controlled, at least Bodaboda did control.	Kitui Municipality will work with collaboration with National Environment Management Authority (NEMA) to control noise pollution.
10	Kimanzi Musili-Chamber of Commerce	Fire department is not well equipped. Only one vehicle working, it should be equipped and town is growing, Kiosk are everywhere encroaching roads. Junction at AIC is the face of the County but Kiembene Market has bad picture, it should be upgraded. Kiosk opposite Family Bank has bad Picture- Kiosk are everywhere. Half of shops are not paying single business permit. Tarmacking – Should considered in upcoming	The Department of fire Disaster usually responds to emergence. Currently the fire engine vehicle is being repaired at Nairobi and soon it will be back. Plans for buying Fire Engine are ongoing. Some structures in Kiembene market which were encroaching roads were removed. No new Kiosks will be allowed to be erected.

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
		markets first. There is no hospital for Municipality.	
11	Kalungu Nzau –Mulango Ward development committee chair	Wards within Municipality should be well captured. Wikililye Town requested for tarmacking and street lights to be considered in all wards. Kitui Public Park has no wash rooms. We need road opening from Ward administrator officer to Weu and Manyenyoni.	We will be writing /capturing name of each ward in all our plans for the Kitui Municipality. Wikililye will be considered for Street Lights. Projects will be considered in Mulango ward.
12	Gerald Mwendwa-PA MCA township	Cabro and Drainage, Mashimoni behind Bonas Mall need cabro and Bondeni estate has no Cabro. Walk ways at Kalundu river to other side should be connected. Street lights needed at Slaughter House and Site and Stadium, Polytechnic to BLI, there are no street lights. Kijiji at BLI to be installed with street lights. Dumpsite (Kingola) at Mosquito should be transferred.	Mashimoni and Bondeni will be considered for Cabro in the next coming financial year. We are going to make kalundu Cabro to be continuous from Kalundu to other side of the river. Street Lights are usually allocated to critical areas and need basis because they are not enough.
13	Luciana- Director gender	Cabro at Entrance of Kalundu the road is not well done.	The Cabro will be repaired.
14	Duncan Kiluku- Chuluni development	Yanzuu Dispensary does not have road opening and it also lacks water.	Some of functions like; Hospitals and Schools is not among gazetted function of Municipality. Ministry

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
	Committee chair		of water and irrigation handles water issues.
15	Said Maalusi-Township development committee chair	From Jicca to Township, the path should be opened.	The project will be considered in the next financial year.
16	Kasina –Idara ya Makama	The issue of shops keepers displaying their goods at the road side should be stopped. And all other issues which have not been addressed. Kiosk along Hospital were removed others should be removed also.	Shopkeepers will not be allowed sell their goods outside their shops, action will be taken on them.
17	Isaac Mavuva-Human Rights	There is danger coming-From Magunas to Kalundu, the drainage was directed to people houses instead to the river. People should resign who are responsible. Sensitive.	The Issue of Drainage is being addressed.
18	Duncan Mueke-Mulango	How do you separate the roles of municipality from other departments.	The Municipality Chatter gives the functions of Municipality. On 4th October 2024, the 14 Functions of Kitui Municipality were gazetted on gazette notice.
19	Bishop - Nganda	I was waiting to hear, where we are now in terms of population and where we are going to because we are planning for	Kitui Integrated development plan 2026/2030 has a section of Municipality Population as at 2019 census and projection.

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
		people in terms of recreation facilities.	
20	Florence Ndeti	How is completion of Kithomboani Market and how many business people can it accommodate.	Plans for Kithomboani are still on going and on how it is going to be completed so that mama Mbogas and Hawkers can be relocated.
21	Major Kithome Peter	Kitui has a lot of wealth, but it goes outside because of lack of water. Each village to be considered for borehole. Control of Animals. Also bodaboda to be controlled.	Water programme is under Ministry of Water and Irrigation.
22	Luciana Ndila-Gender Director	We are not gender sensitive, within municipality most of Youth are staying idle eating Mikuka and Miraa, we do not have rehabilitation Centre. Already signs have started clipping up, like rape. Need Safe House-for putting people who are affected by gender based violence, we have children loitering in town especially KCB house not going to school. We recommend gender policy and mainstreaming hence County Government should consider having one. Most of chairman for development committee are chairman are male. Youth	Ministry of Culture, Gender, Youth, ICT, Sports & Social Services is the one handling Gender issues. Contracts which are reserved for Youth are usually allocated to youth.

S/No	Person	Issue Raised	Response by Municipality Manager and Technical Staff
		friendly Center within municipality.	
23	Youth -Julius Mutambaa	Most of parents have neglected their responsibilities, youth are not being considered for opportunities in Government. Let parental role be seen to be working. Let Municipality work with other government agencies to deliver their mandate	Contracts which are reserved for Youth are usually allocated to youth.
24	Titus Nyongesa-NEMA	Issue of Noise Pollution- Municipality to borrow leave from other counties which are implementing. The law on noise pollution exists but is not being implemented, waste from slaughter house flowing to Kunda Kindu, Issue of animals loitering in town municipality should address.	Kitui Municipality will be collaborating with NEMA and all other relevant agencies to deliver services to the citizens. Discussion about Kalundu Dumpsite is ongoing and very soon way forward will be given.
25	ADSE- Jubilant Kasimu	Kalundu Damp Site-There is a lot of smoke which is not health to the people. Should be addressed. Building erected behind scrap metals, the place is not safe during night. GBP Violence.	Discussion about Kalundu Dumpsite is ongoing and very soon way forward will be given. Scrap metal business is being reviewed.

Integration of Public Participation Comments into the IDEP

The comments received were carefully reviewed by the Municipal Technical Planning Team and integrated into the IDEP programmes, strategies, and implementation framework as summarized below.

Issue Raised by Stakeholders	Public Concern/Recommendation	How the Comment Was Integrated into IDEP	Relevant IDEP Programme/Chapter
Poor road and drainage infrastructure	Upgrade town roads and storm water drainage	Inclusion of urban roads improvement, drainage construction, and non-motorized transport projects	Infrastructure Development Programme
Disorderly traffic and illegal picking/drop points	Strengthen traffic management and enforcement	Introduction of traffic management strategy and coordinated enforcement framework	Urban Governance & Mobility Strategy
Inadequate market facilities	Expansion and modernization of markets	Proposed market redevelopment, hawker organization, and SME support initiatives	Local Economic Development Programme
Youth unemployment	Create income opportunities	Integration of enterprise incubation, jua kali support zones, and PPP investment promotion	Economic Investment & Employment Programme
Environmental degradation	Increase urban greening and waste management	Adoption of urban greening, climate resilience, and solid waste management projects	Environmental Sustainability Programme

Need for better service delivery	Improve accountability and citizen engagement	Establishment of citizen feedback mechanisms and participatory monitoring	Governance and Institutional Strengthening
Revenue enhancement	Diversify municipal revenue sources	Inclusion of resource mobilization and private sector engagement framework (PSEF)	Resource Mobilization Strategy

PUBLIC PARTICIPATION PHOTOS



Manager Addressing Participants



Municipal Chairman addressing participants



Daniel Mbathi Presenting IDEP 2026/30 to Participants



Participant airing their views



Participants giving their views



Manager responding to some queries

C. E. C. M.
MINISTRY OF LANDS &
PHYSICAL PLANNING
RECEIVED
COUNTY GOVERNMENT OF KITUI
P.O. Box 33 - 90200, KITUI

COUNTY ASSEMBLY OF KITUI

TEL: (044)22914

Email: kituiassembly@gmail.com



P.O. BOX 694-90200

KITUI

OFFICE OF THE CLERK

When replying please quote;

OUR REF: CAK/9/2/VOL.V/27

DATE: 9th April, 2026

The County Executive Committee Member,
County Ministry of Lands, Housing & Urban Development,
P.O. Box 33 – 90200,
KITUI.

Through,

The Office of the County Secretary,
County Government of Kitui,
P.O Box 33-90200,
KITUI.

Forwarded
Agnes 09/04/2026

RE: APPROVAL OF THE KITUI MUNICIPALITY INTEGRATED URBAN PLAN (IUDeP) 2026 - 2030.

The above subject matter refers.

The Assembly during the Morning sitting of Wednesday 8th April, 2026 debated and approved the following reports by the Committee on Lands, Infrastructure and Urban Development;

1. Report of the Committee on Lands, Infrastructure and Urban Development on consideration of the Kitui Municipality Integrated Urban Plan (IUDeP) 2026 - 2030.

KITUI MUNICIPAL
MANAGER
29 APR 2026
COUNTY GOVERNMENT OF KITUI
P. O. Box 33 - 90200, KITUI

Attached herein please find the said reports together with the Hansard reports for the said sitting day.

OFFICE OF THE CLERK
COUNTY ASSEMBLY OF KITUI
P.O. Box 694 - 90200, KITUI
TEL: 04422354

CHRIS M. MWANGANGI
Ag. **CLERK OF ASSEMBLY**
COUNTY ASSEMBLY OF KITUI

COUNTY GOVERNMENT OF KITUI



THE COUNTY ASSEMBLY

THIRD ASSEMBLY- (FIFTH SESSION)

COMMITTEE ON LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENT

REPORT BY THE COMMITTEE ON LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENT ON THE CONSIDERATION OF THE KITUI MUNICIPALITY INTEGRATED DEVELOPMENT PLAN 2026 - 2030

Mr. Speaker
You may approve
next.
08/04/2026

Clerk
Approved
[Signature]
08/04/26

THE CLERK'S CHAMBER
P. O BOX 694 – 90200
COUNTY ASSEMBLY OF KITUI.

APRIL, 2026



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LIST OF ABBREVIATIONS

IDeP	Integrated Urban Development Plan
M&E	Monitoring and Evaluation
DP	Development Plan
ICT	Information Communication Technology
KeRRA	Kenya Rural Roads Authority
KNBS	Kenya National Bureau of Statistics
KURA	Kenya Urban Roads Authority
LPLUDP	Local Physical and Land Use Development Plan
MDGs	Millennium Development Goals
MMES	Municipality Monitoring and Evaluation System
MMES	Monitoring and Evaluation System
NEMA	National Environment Management Authority
NLC	National Land Commission
PFM	Public Finance Management
SDGs	Sustainable Development Goals
UACA	Urban Areas and Cities Act
CIDP	County Integrated Development Plan
CBROP	County Budget Report and Outlook Paper
NUDP	National Urban Development Policy (Nudp), 2016

EXECUTIVE SUMMARY

Honourable Speaker

The Kitui Municipality Integrated Development Plan (IDEP) 2026-2030 derives its mandate from; The Urban Areas and Cities ACT (UACA, 2011 as amended in in 2019) that gives effect to Article 184 of the constitution. The Act states that the management of the Cities and Municipalities is vested in the County Government, but shall be administered, on its behalf by a Board appointed by the Governor.

Section 36 of the ACT obligates every City and Municipality operate within the framework of integrated development planning, which shall give effect to the development of Urban areas and Cities, to achieve the objects of devolved government as set out in the article 174 of the constitution. The document exposes linkage of IDeP with other development plans like, vision 2030, Sustainable development goals and County Integrated development plan 2023/2027. The preparation of the plans embraced the participatory approach, getting input from various Stakeholders including citizens from the wards making up the municipality; the municipal Board, and the sector departmental. The report referred to the County 2023 – 2027 CIDP, the Constitution of Kenya, the County Government Act 2012, Urban Areas and Cities Act 2019, Kenya Vision 2030 and Sustainable Development Goals (SDGs) among other documents. Honourable Speaker

The Integrated Development Plan (IDeP) is a five-year plan that provides an overall framework for urban governance, management and development. Sections 36, 39 and 41 of the Urban Areas and Cities Act, 2011 provides for the preparation and adoption of integrated development plans consistent with the CIDP and the National Development Plan which will outline the boards' development priorities and objectives during its term in office including; its economic development objectives, community needs and its determination on the affirmative action in relation to the marginalized groups access to services; a board's development strategies which shall be aligned with any national or county sectorial plans and planning requirements binding the city or municipality; a spatial development framework which shall include the provision of basic guidelines for land use management system for the city or municipality;

The Kitui Municipality integrated plan, was prepared by the Municipal boards, Department of Lands, Housing, Energy and Urban Development, approved by the County Executive and submitted to the County Assembly on 15th March, 2026 via a letter Ref No. CGKTI/LHUD//CECM/FIN/14/36

Honourable Speaker,

The Integrated Development Plan is divided into various chapters in which the following aspects as provided by Section 40 of the Urban Areas and cities Act, 2011 have been covered;

1. Overview of the assignment, background information, Municipal Board Functions, objectives of preparation of the integrated development plans and consultancy's scope of work;
2. Municipality location covering the Sub-Counties, the administrative units including the wards and sub-locations within the municipality boundary.
3. Legal and regulatory frameworks that guided preparation of the IDePs.

4. Municipalities' baseline information in terms of physical and natural environment, population, social services and amenities, economic analysis, infrastructure and services, urbanization trends, housing, social issues and marginalized groups, disaster and risk management, land tenure, institutional framework and cross cutting issues.
5. Municipalities' spatial development frameworks that will guide land use management and utilization.
6. Participatory approach, getting input from various stakeholders including the wards making up the municipalities
7. Proposed sectorial development strategies and implementation framework based on the results of the situational analysis.
8. Municipalities' priority projects aimed at improving the resident's standard of living. It also provides capital investment plan showing the identified projects to be implemented within the five years and the cost of their implementation.
9. Municipalities' priority projects aimed at improving the resident's standard of living. It also provides capital investment plan showing the identified projects to be implemented within the five years and the cost of their implementation.
10. Monitoring and Evaluation framework in the Municipalities outlining the M&E methodology and reporting as well as M&E outcome indicators.

Honorable Speaker,

Article 184 and 185(4) of the Constitution provides that a County Assembly may receive and approve plans and policies for the management and exploitation of the county's resources; and the development and management of its infrastructure and institutions.

Pursuant to the above provision read with Section 41 (3) (b) of the Urban Areas and Cities Act, 2011 and Standing Order 190 (5)(a) and (b), the Committee recommends that this House approves the report of the Committee on Lands, Infrastructure and Urban Development on the consideration of the Kitui Municipality Integrated Development Plans for the period 2025-2025.

SIGN. 

DATE 8-04-2026

HON. SAMMY MUSILI MUNYITHYA

CHAIRPERSON, COMMITTEE ON LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENT.

1.0 PREFACE

1.1 Establishment and Mandate of the Committee

1. The Decentralized Units and County Administration Committee is established under Standing Order 190 of the Kitui County Assembly Standing Orders which deals with all matters relating to the delineation and management of decentralized units, urban areas and municipalities, county administration and county inspectorate services.

1.2 Committee Membership

The Committee on Lands, Infrastructure and Urban development currently comprises of the following members: -

1. Hon. Sammy Musili Munyithya – Chairperson
2. Hon. Aron Kilonzi Kasele – Vice-chairperson
3. Hon. Godfrey Muthengi Ndagara – Member
4. Hon. Mathew Vuthi Ngovi – Member
5. Hon. Judith Wanza Kasyoka – Member
6. Hon. Muthama Kieti – Member
7. Hon. Alex Mutambu Nganga – Member
8. Hon. Priscila Martha Makumi – Member
9. Hon. Alphonse Mukwayu Musyimi – Member
10. Hon. Kyalo Kimuli – Member
11. Hon. Benard Mwangangi Munyasya – Member

2.0 LEGISLATIVE FRAMEWORK

Hon Speaker,

The legal framework for Integrated Development Plans (IDePs) for Municipalities in Kenya is primarily guided by the Constitution of Kenya (2010), the County Governments Act, 2012, Urban Areas and Cities Act, 2011 and other related legislation. Below is an outline of the key legal provisions governing IDePs?

1. Constitution of Kenya, 2010

Article 176(2) establishes that every County government must decentralize its functions to facilitate service delivery. Further, Article 184 provides for Urban and Municipal governance, requiring that planning and development activities are participatory and aligned with principles of good governance.

The Fourth Schedule assigns functions such as county planning, housing, and infrastructure development to counties, making IDePs a key tool for implementing these roles.

2. County Governments Act, 2012.

a) Integrated Development Planning

Section 102 mandates counties to adopt integrated development planning as a framework for social, economic, environmental, and spatial development.

Section 104 requires every county to develop a County Integrated Development Plan (CIDP), which should align with the national and sectoral plans.

Section 105 outlines the objectives of integrated planning, including resource optimization, participatory governance, and sustainable development.

b) Municipal Integrated Development Plans

Section 120(1) provides for the establishment of municipal boards and committees, responsible for preparing and implementing IDePs for urban areas and municipalities.

Section 120(3) specifies that IDePs for municipalities must align with the CIDP and provide a framework for socio-economic development.

3. Urban Areas and Cities Act, 2011

Section 36 mandates that municipalities and urban areas prepare IDePs consistent with the CIDP and the National Development Plan.

Section 39 stipulates the contents of an IDeP,

Section 40 requires public participation in the preparation, implementation, and review of IDePs.

Section 41 (3) (b) provides that the IDePs be submitted to the Assembly whereby the County Executive Committee shall, within thirty days of receipt of a copy of the plan from the Manager or Administrator submit the plan to the County Assembly for its approval.

4. Public Finance Management Act, 2012

Section 126 requires counties to prepare a County Budget Review and Outlook Paper (CBROP) aligned with the CIDP and IDePs. This ensures that budget priorities are driven by the objectives outlined in the IDePs.

5. Physical and Land Use Planning Act, 2019

Section 16 requires Counties to prepare spatial plans as part of the broader integrated planning framework.

Section 18 mandates that municipal spatial plans be aligned with IDePs to ensure coordinated development.

6. National Urban Development Policy (NUDP), 2016

The NUDP provides a policy framework to guide integrated development planning for urban areas. It emphasizes alignment of municipal IDePs with national and county plans and strategies for infrastructure, housing, and service delivery.

3.0 BACKGROUND

3.1 Conferment of Municipalities

12. Hon. Speaker, Section 9 of the Urban Areas and Cities Act, 2011, provides for the Conferment of municipal status where by: i) The County Governor may, on the resolution of the County assembly, confer the status of a Municipality on a town that meets the criteria set out in subsection (3), by grant of a charter in the prescribed form and; ii) The procedure set out under section 8 (1) to (4) shall apply with necessary modifications to the conferment of municipal status to a town, except that the conferment shall be done by the County Governor.
13. Guided by Section 12 of the Urban Areas and Cities Act, a Board was constituted to manage the municipality. The members of the board were vetted and approved for appointment by the Assembly.
14. Since then the World Bank has been funding Municipalities under Kenya Urban Support Programs (KUSP) which is a conditional grant with specific program operational manuals.

3.2 Submission of the Plans to the County Assembly

15. The Department through its Municipal Board formulated the Integrated Development Plans for Kitui Municipality through series of activities including the Board meetings, engagements with consultants, reconnaissance/transect Surveys, Community Needs Assessment and stakeholder engagements and submitted them to the County Assembly on 19th March, 2026 via a letter Ref No. CGKTI/LHUD/CECM/FIN/14/36. The plans were then committed to the Committee of Lands, Infrastructure and Urban Development for consideration and tabling before the House.

3.3 Committee meetings

16. After receipt of the development plan, the committee through its sittings discussed and analyzed the plans including the brief notes provided for each plan. The committee engaged the CECM and the Chief Officer, Department of Urban Planning, the Director and the managers for the municipal Board to discuss key issues related to the road map on the formulation of the plans.

4.0 ANALYSIS OF THE INTERGRATED DEVELOPMENT PLANS

4.1 Functions of the Municipalities

17. The IDeP has highlighted the functions of the municipality as stipulated in the municipal charter and in line with the Urban Areas and Cities Act, 2011 (Amended, 2019) as follows

- a. Promotion, regulation and provision of refuse collection and solid waste management services.
- b. Maintenance of urban roads and associated infrastructure.
- c. Maintenance of storm drainage and flood controls.
- d. Maintenance of walkways and other non-motorized transport infrastructure.
- e. Maintenance of green spaces.
- f. Maintenance of street lighting.
- g. Maintenance and regulation of municipal markets and abattoirs.
- h. Maintenance of fire stations and provision of fire-fighting services.
- i. Emergency preparedness and disaster management.
- j. Maintenance of administrative offices and
- k. Any other functions may be delegated by the County Executive Committee member in charge of Urban Development.

4.2 Contents of the Integrated Development plans

Pursuant to Sections 36, 38 and 40 of Urban Areas and Cities Act, 2011, each of the Plans is divided into various chapters covering the following aspects;

18. Overview of the assignment, background information, Municipal Board Functions, objectives of preparation of the integrated development plans and consultancy's scope of work. It also describes the assignment execution methodology involving the following phases: inception, stakeholder engagement, sector data collection and analyses, draft plan preparation, final plan preparation and plan approval. The chapter also explains the process of stakeholders mapping and engagement, which was comprehensive involving various categories of stakeholders who were classified into primary and secondary depending on their roles. Some of the concerns raised by the stakeholders are: proper governance structure, adequate infrastructure and services, beautification of the major urban centers, environmental sustainability, proper solid and liquid waste management and drainage.
19. Municipality location covering the Sub-Counties, the administrative units including the wards and sub-locations within the municipality boundary.
20. Legal and regulatory frameworks that guided preparation of the IDeP.
21. Municipality baseline information in terms of physical and natural environment, population, social services and amenities, economic analysis, infrastructure and services, urbanization trends, housing, social issues and marginalized groups, disaster and risk management, land tenure, institutional framework and cross cutting issues. Some of the emerging issues which resulted from the analysis are; poor solid and liquid waste management, lack of proper governance structures, increased urban decay, inadequate community facilities, inadequate recreational facilities, encroached and narrow roads within the

major towns, lack of modern markets, inadequate light industrial parks, untapped economic potential, impassable roads during rainy seasons, lack of value addition for Agriculture products, unplanned urban resulting to uncoordinated development and lack of proper land management and administration among others.

22. Spatial development frameworks that will guide land use management and utilization. It explains various structuring elements that will guide municipality's growth as National Spatial Plan (2015-2045), Kitui County third generation Integrated Development Plan (CIDP) - (2023-2027), transportation network, economic development model, natural resources and stakeholders' concerns.
23. Proposed sectorial development strategies and implementation framework based on the results of the situational analysis. The strategies focused on the following sectors: economic development strategies, urban infrastructure improvement strategies, environmental, conservation and disaster management strategies, housing improvement strategies, water supply improvement strategies, urban planning and development control, urban agriculture improvement strategies, municipal governance and management, municipal revenue generation strategies and social issues and marginalized groups strategies.
24. Municipalities 'priority projects aimed at improving the resident's standard of living. It also provides capital investment plan showing the identified projects to be implemented within the five years and the cost of their implementation.
25. Monitoring and Evaluation framework in the Municipality outlining M&E methodology and reporting as well as M&E outcome indicators.

4.3 5.0 COMMITTEE OBSERVATIONS

Hon. Speaker, the committee observed the following;

29. Section 36 (1) states that every city and municipality established under this Act shall operate within the framework of integrated development planning
30. The Municipal board in developing the IDePs took into account the provisions of the Constitution of Kenya, the County Governments Act, the urban areas and Cities Act, 2011 and other relevant statutory requirements.
31. The department ensured that it considered the County Integrated Plan (CIDP), the Mwingi and Kitui town LPDP and the National plans – NSP, International Goals and Standards – Sustainable Development Goals, New Urban Agenda, and ISO 37120:2018 in the formulation of the plan.
32. The Municipal board carried out public participation and engaged the Community Stakeholders and residents in the specific wards before, during and after preparation of the IUDeP.
33. The plans factored all the wards in the Municipality
34. The strategies identified will address urbanization within the Municipalities as well as the key gaps caused by pressure for resources due to rural-Urban Migration



6.0 RECOMMENDATIONS

35. Honorable Speaker, Article 184 and 185(4) of the Constitution provides that a County Assembly may receive and approve plans and policies for the management and exploitation of the county's resources; and the development and management of its infrastructure and institutions.

36. Pursuant to the above provision read with Section 41 (3) (b) of the Urban Areas and Cities Act, 2011 and Standing Order 190 (5)(a) and (b), the Committee recommends that this House approves the report of the Committee on Lands, Infrastructure and Urban Development on consideration of the Kitui Municipality Integrated Development Plans for the period 2025-2035.

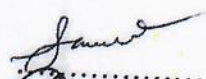
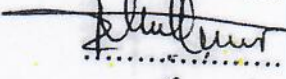
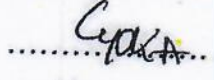

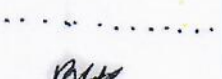
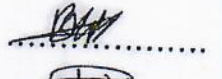

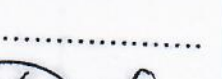

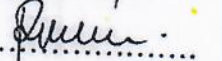
SIGN.....*Sammy*.....

DATE *8-04-2016*.....

HON. SAMMY MUSILI MUNYITHYA

CHAIRPERSON, LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENT COMMITTEE.

WE, THE MEMBERS OF THE LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENT COMMITTEE DO HEREBY APPEND OUR SIGNATURES TO CONFIRM AND APPROVE THE AUTHENTICITY, ACCURACY AND VALIDITY OF THIS REPORT.

- | | | |
|-----------------------------------|---------------|---------------------------------------------------------------------------------------|
| 1. Hon. Sammy Musili Munyithya | Chairperson |  |
| 2. Hon. Aron Kilonzi Kasele | V/Chairperson |  |
| 3. Hon. Godfrey Muthengi Ndagara | Member |  |
| 4. Hon. Muthama Kieti | Member |  |
| 5. Hon. Alex Mutambu Nganga | Member |  |
| 6. Hon. Benard Mwangangi Munyasya | Member |  |
| 7. Hon. Kyalo Kimuli | Member |  |
| 8. Hon. Judith Kasyoka Wanza | Member |  |
| 9. Hon. Alphonse Musyimi Mukwayu | Member |  |
| 10. Hon. Matthew Ngovi Vuthi | Member |  |
| 11. Hon. Priscila Martha Makumi | Member |  |

THE UNIVERSITY OF THE SOUTH PACIFIC
DEPARTMENT OF EDUCATION
SUVA, FIJI

1. The Department of Education is pleased to announce the results of the examination held on the 15th of December 1988. The results are as follows:

2. The following candidates have passed the examination:

3. The following candidates have failed the examination:

4. The following candidates have been awarded honours:

5. The following candidates have been awarded distinctions:

6. The following candidates have been awarded first class honours:

7. The following candidates have been awarded second class honours:

8. The following candidates have been awarded third class honours:

9. The following candidates have been awarded fourth class honours:

10. The following candidates have been awarded fifth class honours:

REPUBLIC OF KENYA
KITUI COUNTY ASSEMBLY
THIRD ASSEMBLY – FIFTH SESSION
OFFICIAL REPORT
(THE HANSARD)

8th April, 2026

The County Assembly met at 2.00 p.m

Temporary speaker (Hon. Paul Maluki) in the chair

(Prayers)

MOTIONS

Temporary speaker (**Hon. Paul Maluki**): Hon chair for Lands and Urban Development, I can see you have two very important reports concerning the municipalities to move. Honourable Members I request that we allow the member to read both report then have debate for both.

(Members agreed to allow both reports read)

Honourable Sammy today is a busy day for your committee. Please take the floor.

Hon. Sammy Muniyithya; Thank You Honourable Speaker. I wish to move that the house adopts the;

MOTION ON APPROVAL REPORT BY THE COMMITTEE ON LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENTS ON THE CONSIDERATION OF INTEGRATED DEVELOPMENT PLANS FOR KITUI MUNICIPALITY (2026-2030)

Honourable Speaker pursuant to the provisions of standing order 186 I beg to move a motion by the committee on Lands, Infrastructure and Urban Development on consideration of the Integrated Development plans for Kitui Municipality.

Honorable speaker allow to read key areas in both reports so as to save on time.

Temporary speaker: It is okay Chair. Please proceed.

Hon. Sammy Muniyithya; Thank You Honourable Speaker.



ACKNOWLEDGEMENT

Hon. Speaker,

The Committee extends its appreciation to the Offices of the Speaker and the Clerk of the County Assembly for the support accorded to it in the execution of its mandate and the opportunity accorded to its Members to undertake the exercises on behalf of the County Assembly of Kitui.

Hon. Speaker,

As the Chairperson of the Committee, I wish to thank committee members for actively participating and executing their legislative responsibilities with just and faithfulness, and the officers attached for coordinating activities, compiling as well as editing this report for approval, amongst other duties.

It is therefore my pleasant duty and privilege, on behalf of this committee, to table this report and recommend the same to this house for further consideration and subsequent adoption.

LEGISLATIVE FRAMEWORK

Hon Speaker,

The legal framework for Integrated Development Plans (IDePs) for Municipalities in Kenya is primarily guided by the Constitution of Kenya (2010), the County Governments Act, 2012, Urban Areas and Cities Act, 2011 and other related legislation. Below is an outline of the key legal provisions governing IDePs?

1. Constitution of Kenya, 2010

Article 176(2) establishes that every County government must decentralize its functions to facilitate service delivery. Further, Article 184 provides for Urban and Municipal governance, requiring that planning and development activities are participatory and aligned with principles of good governance.

The Fourth Schedule assigns functions such as county planning, housing, and infrastructure development to counties, making IDePs a key tool for implementing these roles.

2. County Governments Act, 2012.

a) Integrated Development Planning

Section 102 mandates counties to adopt integrated development planning as a framework for social, economic, environmental, and spatial development.

Section 104 requires every county to develop a County Integrated Development Plan (CIDP), which should align with the national and sectoral plans.

Section 105 outlines the objectives of integrated planning, including resource optimization, participatory governance, and sustainable development.

b) Municipal Integrated Development Plans

Section 120(1) provides for the establishment of municipal boards and committees, responsible for preparing and implementing IDePs for urban areas and municipalities.

Section 120(3) specifies that IDePs for municipalities must align with the CIDP and provide a framework for socio-economic development.

3. Urban Areas and Cities Act, 2011

Section 36 mandates that municipalities and urban areas prepare IDePs consistent with the CIDP and the National Development Plan.

Section 39 stipulates the contents of an IDeP,

Section 40 requires public participation in the preparation, implementation, and review of IDePs.

Section 41 (3) (b) provides that the IDePs be submitted to the Assembly whereby the County Executive Committee shall, within thirty days of receipt of a copy of the plan from the Manager or Administrator submit the plan to the County Assembly for its approval.

4. Public Finance Management Act, 2012

Section 126 requires counties to prepare a County Budget Review and Outlook Paper (CBROP) aligned with the CIDP and IDePs. This ensures that budget priorities are driven by the objectives outlined in the IDePs.

5. Physical and Land Use Planning Act, 2019

Section 16 requires Counties to prepare spatial plans as part of the broader integrated planning framework.

Section 18 mandates that municipal spatial plans be aligned with IDePs to ensure coordinated development.

6. National Urban Development Policy (NUDP), 2016

The NUDP provides a policy framework to guide integrated development planning for urban areas. It emphasizes alignment of municipal IDePs with national and county plans and strategies for infrastructure, housing, and service delivery.

BACKGROUND

Conferment of Municipalities

1. Hon. Speaker, Section 9 of the Urban Areas and Cities Act, 2011, provides for the Conferment of municipal status where by: i)The County Governor may, on the resolution of the County assembly, confer the status of a Municipality on a town that meets the criteria set out in subsection (3), by grant of a charter in the prescribed form and; ii) The procedure set out under section 8 (1) to (4) shall apply with necessary modifications to the conferment of municipal status to a town, except that the conferment shall be done by the County Governor.
2. Guided by Section 12 of the Urban Areas and Cities Act, a Board was constituted to manage the municipality. The members of the board were vetted and approved for appointment by the Assembly.
3. Since then the World Bank has been funding Municipalities under Kenya Urban Support Programs (KUSP) which is a conditional grant with specific program operational manuals.

Submission of the Plans to the County Assembly

4. The Department through its Municipal Board formulated the Integrated Development Plans for Kitui Municipality through series of activities including the Board meetings, engagements with consultants, reconnaissance/transect Surveys, Community Needs Assessment and stakeholder engagements and submitted them to the County Assembly on 19th March, 2026 via a letter Ref No. CGKTI/LHUD/CECM/FIN/14/36. The plans were then committed to the Committee of Lands, Infrastructure and Urban Development for consideration and tabling before the House.

Committee meetings

5. After receipt of the development plan, the committee through its sittings discussed and analyzed the plans including the brief notes provided for each plan. The committee engaged the CECM and the Chief Officer, Department of Urban Planning, the Director and the managers for the municipal Board to discuss key issues related to the road map on the formulation of the plans.

ANALYSIS OF THE INTERGRATED DEVELOPMENT PLANS

Functions of the Municipalities

6. The IDeP has highlighted the functions of the municipality as stipulated in the municipal charter and in line with the Urban Areas and Cities Act, 2011 (Amended, 2019) as follows
 - a. Promotion, regulation and provision of refuse collection and solid waste management services.

- b. Maintenance of urban roads and associated infrastructure.
- c. Maintenance of storm drainage and flood controls.
- d. Maintenance of walkways and other non-motorized transport infrastructure.
- e. Maintenance of green spaces.
- f. Maintenance of street lighting.
- g. Maintenance and regulation of municipal markets and abattoirs.
- h. Maintenance of fire stations and provision of fire-fighting services.
- i. Emergency preparedness and disaster management.
- j. Maintenance of administrative offices and
- k. Any other functions may be delegated by the County Executive Committee member in charge of Urban Development.

Contents of the Integrated Development plans

Pursuant to Sections 36, 38 and 40 of Urban Areas and Cities Act, 2011, each of the Plans is divided into various chapters covering the following aspects;

- 7. Overview of the assignment, background information, Municipal Board Functions, objectives of preparation of the integrated development plans and consultancy's scope of work. It also describes the assignment execution methodology involving the following phases: inception, stakeholder engagement, sector data collection and analyses, draft plan preparation, final plan preparation and plan approval. The chapter also explains the process of stakeholders mapping and engagement, which was comprehensive involving various categories of stakeholders who were classified into primary and secondary depending on their roles. Some of the concerns raised by the stakeholders are: proper governance structure, adequate infrastructure and services, beautification of the major urban centers, environmental sustainability, proper solid and liquid waste management and drainage.
- 8. Municipality location covering the Sub-Counties, the administrative units including the wards and sub-locations within the municipality boundary.
- 9. Legal and regulatory frameworks that guided preparation of the IDeP.
- 10. Municipality baseline information in terms of physical and natural environment, population, social services and amenities, economic analysis, infrastructure and services, urbanization trends, housing, social issues and marginalized groups, disaster and risk management, land tenure, institutional framework and cross cutting issues. Some of the emerging issues which resulted from the analysis are;

poor solid and liquid waste management, lack of proper governance structures, increased urban decay, inadequate community facilities, inadequate recreational facilities, encroached and narrow roads within the major towns, lack of modern markets, inadequate light industrial parks, untapped economic potential, impassable roads during rainy seasons, lack of value addition for Agriculture products, unplanned urban resulting to uncoordinated development and lack of proper land management and administration among others.

11. Spatial development frameworks that will guide land use management and utilization. It explains various structuring elements that will guide municipality's growth as National Spatial Plan (2015-2045), Kitui County third generation Integrated Development Plan (CIDP) - (2023-2027), transportation network, economic development model, natural resources and stakeholders' concerns.
12. Proposed sectorial development strategies and implementation framework based on the results of the situational analysis. The strategies focused on the following sectors: economic development strategies, urban infrastructure improvement strategies, environmental, conservation and disaster management strategies, housing improvement strategies, water supply improvement strategies, urban planning and development control, urban agriculture improvement strategies, municipal governance and management, municipal revenue generation strategies and social issues and marginalized groups strategies.
13. Municipalities 'priority projects aimed at improving the resident's standard of living. It also provides capital investment plan showing the identified projects to be implemented within the five years and the cost of their implementation.
14. Monitoring and Evaluation framework in the Municipality outlining M&E methodology and reporting as well as M&E outcome indicators.

COMMITTEE OBSERVATIONS

Hon. Speaker, the committee observed the following;

29. Section 36 (1) states that every city and municipality established under this Act shall operate within the framework of integrated development planning

30. The Municipal board in developing the IDePs took into account the provisions of the Constitution of Kenya, the County Governments Act, the urban areas and Cities Act, 2011 and other relevant statutory requirements.

31. The department ensured that it considered the County Integrated Plan (CIDP), the Kitui town LPDP and the National plans – NSP, International Goals

and Standards – Sustainable Development Goals, New Urban Agenda, and ISO 37120:2018 in the formulation of the plan.

32. The Municipal board carried out public participation and engaged the Community Stakeholders and residents in the specific wards before, during and after preparation of the IDePs.

33. The plans factored all the wards in the Municipality

34. The strategies identified will address urbanization within the Municipalities as well as the key gaps caused by pressure for resources due to rural-Urban Migration

RECOMMENDATIONS

35. Honorable Speaker, Article 184 and 185(4) of the Constitution provides that a County Assembly may receive and approve plans and policies for the management and exploitation of the county's resources; and the development and management of its infrastructure and institutions.

36. Pursuant to the above provision read with Section 41 (3) (b) of the Urban Areas and Cities Act, 2011 and Standing Order 190 (5)(a) and (b), the Committee recommends that this House approves the report of the Committee on Lands, Infrastructure and Urban Development on consideration of the Kitui Municipality Integrated Development Plans for the period 2026-2030.

Hon. Sammy Munyithya; Honorable I move and request Honorable Priscilla Makumi to second.

Temporary Speaker. (Hon. Paul Maluki) Honorable Makumi please take the floor.

Honorable Priscilla: Thankyou Honorable speaker Mr Speaker I wish to second the motion as a member of the committee and also as a resident of the municipality. Honorable Speaker this now commences the movement of Kitui from just being a county headquarter to a vibrant town since it will give the roadmap of the Town and its surrounding. I beg to second.

Temporary Speaker. (Hon. Paul Maluki) Honorable members I wish to propose the question and as agreed we defer the debate to allow the chair move the second report. Proceed Hon. Sammy

Hon. Sammy Muniyithya; Thank You Honorable Speaker. I wish to move that the house adopts the;

MOTION ON APPROVAL REPORT BY THE COMMITTEE ON LANDS, INFRASTRUCTURE AND URBAN DEVELOPMENT ON THE CONSIDERATION OF INTEGRATED DEVELOPMENT PLANS FOR MWINGI MUNICIPALITY (2024-2028).

PREFACE.

Hon Speaker,

Honourable Speaker, Article 176 of the Constitution of Kenya, 2010 requires every County Government to decentralize its functions and provision of its services to the extent that it is efficient and practicable. Therefore, County Governments are under obligations to transfer governance and service delivery responsibilities to other County institutional agencies established by law. Section 48 of the County Government Act No. 17 of 2012 establishes **THAT** the functions and provision of services by County Governments shall be decentralized to urban areas, Municipalities and Cities in the County as established in accordance to Urban Areas and Cities Act, 2011.

Honourable Speaker, The Constitution has divided urban planning responsibilities between National and County Governments. Specifically, Part 2(8) of the Fourth Schedule apportions the function of County Planning and Development which includes:- *Statistics, land survey and mapping, boundaries and fencing, housing and electricity and gas reticulation and energy regulations* on county governments. The Five (5) year Integrated Urban Development Plan (IDeP) for Mwingi Municipality is aimed at providing a guiding framework for urban planning, development and control needs for the Municipality, program prioritization and budgeting. The ultimate goal for these plans is to ensure sustainable development in the municipality leading to increased economic opportunities.

Honorable Speaker, This report presents a legislative review of the Mwingi Municipality Integrated Urban Development Plan (IUDeP). It evaluates the plan's alignment with Kenya's constitutional, legal, and institutional frameworks, and

provides recommendations to strengthen compliance, governance, and implementation.

NOW THEREFORE, PURSUANT to Section 111 (6) and 14 (3) of the County Governments Act, 2012, and Section 38 and 39 of the Urban Areas and Cities Act,

2011, I lay the reports of the Committee before this House; on the consideration for approval of Integrated Development Plan (IUDeP) for Mwingi Municipality 2024 - 2028.

LEGAL FOUNDATION FOR PREPARATION OF MUNICIPALITY PLANS

Honourable Speaker, the Constitution of Kenya 2010, under the **Fourth Schedule, Part 1(21)** assigns significant functions of land planning and coordination to counties. **Article 184** specifically provides **THAT** a national legislation shall provide for the governance and management of urban areas and cities and **SHALL** establish criteria for classifying areas as urban areas and cities. Further, **Section 104 & 111** of the **County Governments Act, 2012** obligates each County Government to develop for each city and municipality a plan that shall be instrumental for the development within respective municipalities.

Sections 36-40 of the Urban Areas and Cities Act, 2011 provides for the objectives, contents, preparation and approval of integrated urban development plans; specifically **Section 36 (1) d) iv)** provides the basis for preparation of annual strategic plans for a city or municipality.

The Urban Integrated Development Plan seeks to determine which model is needed to ensure that energy and resources are spent in the right places. It involves the coordination of private and public efforts towards creating the desired planning outcomes. **Honorable Speaker**, this therefore brings the question as to why the preparation of Integrated Strategic Urban Development Planning is necessary.

The answer to this lies in the legal provisions of **Section 36 (1)** which states that every city and municipality established under the Urban Areas and Cities Act shall operate within the framework **THAT:**

- a) *give effect to the development of urban areas and cities as required by the Act and any other written law;*

- b) *strive to achieve the objects of devolved government as set out in Article 174 of the Constitution; contribute to the protection and promotion of the fundamental rights and freedoms*
- c) *contained in Chapter Four of the Constitution and the progressive realization of the socio-economic rights*
- d) *be the basis for—*
 - i) *the preparation of environmental management plans*
 - ii) *the preparation of valuation rolls for property taxation;*
 - iii) *provision of physical and social infrastructure and transportation;*
 - iv) *preparation of annual strategic plans for a city or municipality; v) disaster preparedness and response;*
 - vi) *overall delivery of service including provision of water, electricity, health, telecommunications and solid waste management; and*
 - vii) *the preparation of a geographic information system for a city or municipality;*
- e) *nurture and promote development of informal commercial activities in an orderly and sustainable manner;*
- f) *provide a framework for regulated urban agriculture; and*
- g) *Be the basis for development control.*

Section 2 of the Act state that an integrated urban or city development plan shall bind, guide and inform all planning development and decisions and ensure comprehensive inclusion of all functions **WHEREAS** Section (3) enforces that a county government shall initiate an urban planning process for every settlement with a population of at least two thousand residents.

Road Map for the preparation of the Integrated Development Plan

1. In the formulation of the plan, the department ensured that it considered the County Integrated Plan (CIDP), the Mwingi town IDeP and the National plans – NSP, International Goals and Standards – Sustainable Development Goals, New Urban Agenda, and ISO 37120:2018 Sustainable Cities and Communities. Several activities were carried out including Board meetings, engagements with consultants, reconnaissance/transect Surveys, Community Needs Assessment and stakeholder engagements.
2. The formulation of the plans undertook the following processes.



4.3.1 Inception phase

23. This stage entailed the commencement meeting by the consultant and key technical team from the Department in charge of Physical and Land Use Planning including the chief officer; and the preparation of the inception report which was prepared and submitted to the client for approval. The report detailed the tasks, interpreted the terms of reference, project objectives, deliverables and outputs. It also outlined the assignment execution methodology and work plan that guided the plan preparation.

4.3.2 Stakeholders Engagement Phase

24. The activities that were undertaken under this phase encompassed; stakeholders' identification and analyses, and stakeholders' awareness, mobilization and visioning workshop.

i. Stakeholders' identification and analyses – This was done through a consultative process between the consultant and the relevant county officials and the municipal manager. The stakeholders were categorized into primary and secondary depending on their roles and significance. Among the identified stakeholders are members of the business community, farmers, transport operators, religious representatives among others.

ii. Stakeholders' awareness, mobilization and visioning workshop - During the workshop the project's objectives and outputs were explained and the expected

responsibilities of the stakeholders outlined. The stakeholders also undertook visioning process through a participatory process.

4.3.3 Sectoral Data Collection and Analyses

25. This involved data collection, compilation and analysis. The method of data collection that was used included; reviewing of existing literature, field surveys, key informant interviews, observation, mapping and photography.

4.3.4 Plan Preparation

26. Based on the results of the sectorial assessments with the aim of optimizing the opportunities and mitigating the challenges, sector development strategies were developed and the municipal governance and strategic direction containing the municipality's vision, priority projects and the institutional framework. Capital Investment plan containing the priority projects, cost and the expected implementers with the defined duration was also developed based on the stakeholders' concerns together with the challenges identified during the sectorial data collection and analyses phase.

4.3.5 Final Plan Preparation Phase

27. The stakeholders' comments were incorporated to form the final plan. The final plan comprise of an integrated sector assessment, participatory development strategies, municipal governance frameworks and capital investment plan. This will facilitate sustainable and inclusive development that aligns with the municipality's vision and priorities.

Honorable Speaker, having considered the above set legal requirement, it is of concern that with rapid urbanization, our municipalities and towns as currently established may reach limits of their resource and infrastructure.

Therefore, there is a need to plan for management of the ever increasing population in these municipalities. Approval of this Integrated Urban Development Plan (IUDeP) will then become an effective tool to address the gaps of anticipated municipality challenges.

This planning approach enables town and Municipality Management Boards to manage and control such emerging challenges in their respective municipalities.

With such plans in place, there is a guarantee of improved quality of life for the dwellers of these municipalities.

In these plans, the planning was informed by the following factors:

- a. The nature, scale and requirements of developmental needs of the municipality.
- b. Availability of resources, scale, characteristics and/or constraints and the need to attain synergies.
- c. The tools, requirements and constraints defined in relevant legislation.
- d. Public policy goals and directives (e.g. developmental goals and policies, spatial and sector priorities).
- e. The need to meet existing and projected demands for economic development, housing, infrastructure and services as well as being conscious of environmental needs.
- f. The need to identify and indeed create points of opportunity and choice, define key projects and ensure their implementation and development to enable and leverage further development.
- g. The need to ensure access for all sectors of the population to services.
- h. The function and role of the towns as a regional, economic, administrative and cultural center.
- i. The critical function and role of the town as home and environment to its resident

COMMITTEE'S MANDATE

Hon. Speaker,

Article 185(3) of the Constitution states that, "*A county Assembly, while respecting the principle of separation of power, may exercise oversight over the County Executive Committee and any other County executive organ.*" The Sectoral Committee on Lands, Infrastructure and Urban Development derives its mandate from the provisions of Standing Order No. 190(5) and the second schedule to the Standing Orders, which defines the functions of the committee as to inter-alia; -

- i. Investigate, inquire into and report on all matters relating to the mandate, management, activities, administration, operation and estimates of the assigned department.
- ii. Make reports and recommendations to the County Assembly as often as possible, including recommendation of proposed legislation.
- iii. Study the programme and policy objectives of departments and the effectiveness of the implementation.

COMMITTEE OBJECTIVE

Hon. Speaker,

During the consideration the committee sought to:

- 1) Assess the IUDeP's compliance with relevant national laws and policies
- 2) Identify legislative and institutional gaps
- 3) Provide actionable recommendations to enhance legal alignment and effectiveness

METHODOLOGY

The report is based on:

- Review of the IUDeP document
- Analysis of relevant national legislation
- Comparative assessment of planning and governance requirements

ACKNOWLEDGEMENT

Hon. Speaker,

The Committee extends its appreciation to the Offices of the Speaker and the Clerk of the County Assembly for the support accorded to it in the execution of its mandate and the opportunity accorded to its Members to undertake the exercises on behalf of the County Assembly of Kitui.

Hon. Speaker,

As the Chairperson of the Committee, I wish to thank committee members for actively participating and executing their legislative responsibilities with just and faithfulness, and the officers attached for coordinating activities, compiling as well as editing this report for approval, amongst other duties.

It is therefore my pleasant duty and privilege, on behalf of this committee, to table this report and recommend the same to this house for further consideration and subsequent adoption.

COMMITTEE FINDINGS AND RECOMMENDATIONS

This committee therefore presents the findings and recommendations of the Committee following its review of the Mwingi Municipality Integrated Development Plan (IUDeP). The review assessed the Plan's compliance with the Constitution of Kenya (2010) and relevant national and county legislation, as well as its adequacy in guiding sustainable urban development.

2.1 Constitutional Alignment

The Committee notes that the IUDeP reflects key constitutional principles, particularly in relation to devolution, public participation, and the promotion of socio-economic rights.

Findings:

- a) The Plan supports decentralized governance and service delivery.
- b) Public participation is recognized and implemented across the planning processes.
- c) There is a deliberate inclusion of marginalized and vulnerable groups, including women, youth, and persons with disabilities.

2.2 Compliance with County Planning Laws

The Committee established that the IUDeP generally aligns with the requirements of the County Governments Act (2012) and the Urban Areas and Cities Act (2011).

Findings:

- a) Statutory requirements were substantially met during the preparation of the Plan.
- b) There is weak coordination between municipal and county planning frameworks.
- c) Roles and responsibilities in implementation are not clearly defined.

2.3 Fiscal and Budgetary Framework

The Committee observed that the Plan references the Public Finance Management Act (2012) as the basis for budgeting and financial oversight.

Findings:

- a) Budget estimates are provided but lack realism and feasibility.
- b) There is a weak linkage between development priorities and available financial resources.
- c) The Plan demonstrates heavy reliance on external funding and national government transfers.

2.4 Sectorial Legal Compliance

The Committee reviewed the Plan's alignment with sectorial legislation, including environmental and land-use laws.

Findings:

- a) Environmental considerations are fully included.

2.5 Institutional and Governance Structures

The Committee examined the institutional framework for implementation of the Plan.

Findings:

- a) There are overlapping mandates between municipal and county entities.
- b) The municipality faces limitations in technical and administrative capacity.

3.0 COMMITTEE RECOMMENDATIONS

In light of the foregoing findings, the Committee recommends as follows:

3.1 Strengthening Public Participation

- a) The Municipality should endeavor to further establish structured, inclusive, and continuous public participation mechanisms.
- b) Targeted efforts should be made to enhance the participation of women, youth, and persons with disabilities.

3.2 Enhancing Planning Integration

- a) The IDeP should be aligned with the County Integrated Development Plan (CIDP).
- b) Stronger linkages should be established with spatial, sectorial, and investment plans.
- c) Coordination frameworks across county and municipal levels should be developed and operationalized.

3.3 Improving Fiscal Sustainability

- a) The Municipality should adopt program-based budgeting.
- b) Measures should be implemented to strengthen local revenue mobilization.
- c) Expenditure should be aligned with clearly defined development priorities.
- d) Financial transparency and accountability mechanisms should be enhanced.

3.4 Strengthening Environmental Compliance

- a) Environmental Impact Assessments (EIAs) should be institutionalized for all major projects.
- b) Climate resilience and sustainability considerations should be integrated into development planning.
- c) Compliance with environmental regulations should be strictly enforced.

3.5 Clarifying Institutional Roles

- a) Clear mandates should be defined between municipal and county entities.
- b) Municipal governance structures should be strengthened.
- c) Capacity-building initiatives should be undertaken to enhance technical and administrative capability.

3.6 Establishing a Monitoring and Evaluation Framework

- a) A robust Monitoring and Evaluation (M&E) system should be developed.
- b) Measurable performance indicators should be clearly defined.
- c) M&E outcomes should inform budgeting, planning, and policy adjustments.

3.7 Strengthening Urban Governance

- a) Municipal autonomy should be enhanced alongside appropriate accountability mechanisms.
- b) Service delivery standards and performance management systems should be improved.
- c) Full compliance with urban governance frameworks should be ensured.

CONCLUSION

The Committee observes that the Mwingi Municipality Integrated Urban Development Plan demonstrates substantial alignment with Kenya's legal and policy framework that will accelerate development. However, notable gaps persist in technical capacity hence need for continuous capacity building.

The implementation of the above recommendations will strengthen the Plan's effectiveness, enhance legal compliance, and improve the Municipality's capacity to deliver sustainable, inclusive, and accountable urban development.

Hon. Sammy Munyithya; Honourable I move and request Honourable Muthengi Ndagara to second.

Temporary Chair (Hon. Paul Maluki). Yes Honorable Ndagara please switch on your microphone

Honourable Ndagara: the Integrated Development Plan for Kitui County, with particular emphasis on development priorities and implementation strategies in our municipalities. Specifically honorable speaker these are two key planning documents that will place our county in a high pedestal in matter development. I second and urge members to adopt the report

Temporary Speaker, (Hon. Paul Maluki) I now propose the question and open the floor for debate for both reports

Honourable Kasinga: while the document presented is comprehensive, it raises critical concerns. Firstly, the issue of funding remains inadequately addressed. Previous development plans contained similarly ambitious proposals, yet many projects in Mwingi stalled due to budgetary constraints. What guarantees do we have that this plan will not suffer the same fate?

Secondly, there appears to be insufficient prioritization. The plan attempts to address multiple sectors simultaneously without clear sequencing, thereby risking inefficiency and resource dilution.

Temporary Speaker, (Hon. Paul Maluki) Honourable chair please take note of Hon. Kasingas remarks I will give you the floor to respond

Honourable Sammy: Thank you, Hon. Chair. From a technical standpoint, the Integrated Development Plan demonstrates alignment with national development frameworks and incorporates sound climate adaptation strategies. This is particularly relevant given the arid and semi-arid conditions prevalent in Kitui County. However, I must highlight that the implementation timelines appear overly ambitious. Given the recurrent droughts and logistical challenges in regions such as Mwingi, a phased approach would be more realistic. Additionally, greater emphasis should be placed on monitoring and evaluation mechanisms to ensure accountability and measurable outcomes.

Temporary Speaker: Yes. Honorable Zach the member Voo Ward

Honourable Zack Syengo: Thank you Sir. There is need for the county government to leverage partnerships with national government agencies, development partners, and non-governmental organizations to supplement internal resources. Additionally, more efforts should be done to improve revenue collection efficiency.

Temporary Speaker (Hon. Paul Maluki) now that I can't see any other member wanting to talk I will put the question that the Motion be adopted.

(Question Put and Agreed to)

ADJOURNMENT

The House Rose at 4:37P.M.

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