

**INFLUENCE OF COUNTY LAND USE PLANNING ON SUSTAINABLE
DEVELOPMENT: A CASE OF MOLO SUB-COUNTY, NAKURU COUNTY-KENYA**

BY

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the Degree of Master of Arts in Project Planning and Management, of the University of
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DECLARATION

This research project is my original work and has never been presented for a degree or any other academic award in any other university.

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DEDICATION

This study is dedicated to my family for their continued financial support as well as the numerous encouragements they offered as I endeavour to pursue my education. In addition I thank them for their understanding for the long period that I have been away to attend my classes over the weekend & evenings.

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ABBREVIATIONS AND ACRONYMS

ATPS	African Technology Policy Studies
ANOVA	Analysis of Variance
CIDP	County Integrated Development Plan
CPW	Community Water Project
FGD	Focused Group Discussion
FAO	Food and Agriculture Organization
GOK	Government of Kenya
ICT	Information Communication Technology
MDG	Millennium Development Goals
NGOs	Non-Governmental Organisation
O &M	Operations & Maintenance
SDGs	Sustainable Development Goals
SSA	Sub Saharan Africa
UN	United Nations
UNICEF	United Nations Children’s Fund
EMCA	Environmental Management and coordination Act

ABSTRACT

Devolution and decentralization of government function has been exhibited world over for purpose of curing the historical ills of centralized control of government power and resources. The Kenyan governments has in the past made deliberate efforts in ensuring that land use planning reaches the lower levels with the aim of achieving balanced growth and development in the whole country. According to UN –Habitat, 2013. It is estimated that the population of Africans in intermediate cities will increase to 47.2 million by 2025 thus there is need to prepare land use plans that will cater for the needs of the present generations without compromising those of the future considering that Land available continues to remain static and continue to remain as the main source of livelihood to many people in Molo Sub-County and all socio-economic activities depend largely on land. Thus, rights of land ownership and balanced distribution of various land use including agricultural, residential, commercial, educational, recreational, industrial public utilities and public purposes are critical in influencing growth in all sectors and is crucial to the realisation of the dreams and aspiration of the Kenyan people. The Fourth Schedule delineates the functions of the national and county governments. A total of 14 functions have been devolved to the counties that includes county planning among others and the legal framework upon which land use planning within county governments is anchored are Five laws which include: Urban Areas and Cities Act, 2011; The County Governments Act, 2012; land Act 2012, The Intergovernmental Relations Act, 2012 and The Public Finance Management Act, 2012. The purpose of this study was to investigate the influence of Devolution on sustainable land use planning within Molo Sub County Nakuru County in the first Era of devolution after the promulgation of the Kenyan Constitution 2010, the study covered the first era of devolution (2013-2017). The study was be guided by four objectives which were; to determine the impact of devolution on stakeholder participation in sustainable land use planning, to establish the influence of devolution on efficiency in service delivery in the department of physical planning in devolved units of governance, to evaluate the influence of technology in spatial data management and planning and to establish challenges faced at the sub-county and make recommendations on how devolved units of governance can enhance sustainable land use planning. This study was be based on the Stakeholder theory propagated by Freeman in 1984 where he urged that to ensure that a project is successful and sustainable, project implementers have to ensure that the interests of the varied groups are taken care of. The target population was the 120,000 households drawn from the four wards in the sub county that include Marioshoni, Turi, Elburgon and Molo town. Simple random sampling and purposive sampling was applied for the study with a sample size being 120 households. The study used questionnaires, interview guide and Focused Group Discussions (FGD) for data collection. The data collected was analysed using descriptive statistics that will utilize the frequency distributions, percentages, averages or means and presented using frequency distribution tables. The study found out that devolved functions had a positive influence on sustainable land use plans within Molo sub-county. The findings from the study indicate that Decentralization of County Land use planning has to a small extent enabled the realisation of sustainable land use planning in terms of improved service delivery and equity in distribution of various land uses and this has enabled achievement of four objectives of devolution that include enhancing balanced growth, community participation, integrity and transparency in resource distribution and allocation that enables sustainable development in land use planning within Molo Sub-county. The study is of great importance to the department of Land and physical planning, the development partners in the built environment, the academic fraternity informing them the extent to which community participation, equity and efficiency in resource allocation impact on sustainable land use planning in Counties. The study has also provided useful information that would be utilised by policy makers in the County assembly in revising the County public participation Bill that is currently being formulated by the County Assembly. The county department of Land Housing and Physical Planning will also benefit from information gathered to address various challenges identified as well as aid in prioritizing areas that require urgent planning

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

According to the 2009 National census conducted by the Kenya Bureau of statistics, the Kenya urban population stood at 31.3% and it has been steadily rising as reflected by a growth rate of 4.4% and this figure were estimated to raise by 40 % in 2014. Kenya Vision 2030 also estimates that over 50% of the total population will be living in urban areas by the year 2030. Therefore there is urgent need to plan for both rural and urban settlement as well as providing the requisite infrastructure to take care of the rising population.

Various governments have attempted various strategies for purpose of curing the historical ills of centralized control of government power and resources. The thrust towards decentralization has always aimed at achieving two goals that include democratization and development. This pressure usually came from within the government, from the public and from international donors (Omari, Kaburi, and Sewe 2012). Devolution provides a simple solution to excessive concentration of power in the head of government, the ruling party or the central government (Mwenda 2010). By transferring decision making power to levels of government that are close to beneficiaries, decentralization can give citizens greater influence over the level and mix of government services they consume and greater ability to hold their officials accountable (Ekpo 2008)

Devolved government was created in the UK following a simple majority referendum in Scotland and Wales in September 1997 and in London in May 1998. (Britannica encyclopaedia devolution). Since 1999, devolution has transformed the way the United Kingdom is run as more and more powers have been given the three nations which, together with England, make up the UK. The constitutional basis of the devolved legislatures is also controlled by Acts of the United Kingdom's Parliament (Weller and Wolff 2005). At the local level, 389 local authorities with varying status and powers exist. Among them are 27 county councils, which exist in parts of England and are strictly speaking an intermediate level of government because they operate above other local authorities, except where they are unitary authorities (OECD, 2017).

Due to the devolution of land-use planning, England, Northern Ireland, Scotland and Wales have their own framework legislation on planning as well as on related issues such as conservation. In England, the *Localism Act* from 2011 has granted local authorities additional powers and allowed local referenda. The *Environmental Protection Act* applies to England, Scotland and Wales, but not to Northern Ireland, which is subject to a somewhat different set of environmental laws and regulations (OECD, 2017).

In the late 1980s the French government undertook the process of decentralization and created regions and set up elected regional assemblies. Together with the departmental councils these new bodies are charged with responsibility for infrastructure spending and maintenance (schools and highways) and certain social spending. They collect revenues through property taxes and various other taxes. In addition, a large part of spending is provided by direct grants to such authorities.

Nigeria, traces of decentralization dates back to a long time before independence. At independence in 1960, Nigeria had only a central government and three regional governments, namely, the Northern, Eastern, and Western regions. The need to bring governance closer to the people led to the creation of a fourth region— the Mid-West, in 1963. However, to achieve further decentralization and enhance the federal structure of the country, Nigeria changed from a two-tiered federal arrangement comprising three unequal regions to a three tiered federal system of a central, State and Local governments. Since then, the number of states and local governments has increased. 12 states were created out of the existing four regional structures in May 21, 1967. Seven more states and a Federal Capital Territory (FCT), Abuja, were created in 1976; in 1987 two additional states were created and yet another nine states were added on August 27, 1991. The number of states increased to the present 36 and a Federal Capital Territory (FCT) with the creation of six more states in 1995 (fatile and Ejalonibu2015)

The Kenyan governments has in the past made deliberate efforts in ensuring that land use planning reaches the lower levels with the aim of achieving balanced growth and development in the whole country. After independence, the Kenyan Government published a policy paper; Sessional Paper Number 10: African Socialism and its Application to Planning in Kenya; which sought to correct development imbalances due to colonial development policies (http://worldbank.org/sessional_paperNo.10). Subsequent national development plans and government policy decentralized development planning to the regions (provinces), districts and local authorities.

In 1978, a human settlement strategy was developed to guide urban and rural development; with an aim of realizing coherence in human settlements using service and growth center strategies. Growth centres were selected to stimulate the development of the hinterland and reduce rural-urban migration to primate cities like Nairobi and Mombasa (UN Habitat, 2015).

From 1983, comprehensive physical planning was done at district level, the District Focus for Rural Development (DFTD) strategy. District Development Plans (DDPs) were prepared in line with five-year National Development Plans. After the district, the second tier of comprehensive physical planning took place at the Regional Development Authorities; which focused on resource use planning in Kenya's six drainage basin-based development authorities. They include

KerioValley Development Authority (KEVDA), Tana and Athi River Development Authority (TARDA), Lake Victoria Basin Development Authority (LBDA), Coast Development Authority (CDA), EwasoNyiro North Development Authority (ENNDA) and EwasoNyiro South Development Authority (ENSDA) (Republic of Kenya and UNCRD: (2001) Nyandarua District Regional Development plan, 2001-2030 UNCRD, Nairobi).

The third level of integrated development planning was carried out at sectoral and local level following the enactment of physical planning Act(cap 286) (1996).this meant that the director of physical planning would develop physical development plans that guided development in the whole country, he was represented by regional coordinator at the province level and assisted by district development officers. The physical planning act Cap 286 also empowered the local authorities with powers to control developments within their jurisdictions in strict conformity to the approved development plans.

The Constitution of Kenya (2010) prescribes national values and principles of governance which include sharing and devolution of power. A two-tier government was created that include: a national government and 47 county governments. The Fourth Schedule of the current Kenyan Constitution 2010 delineates the functions of the national and county governments. In total 14 functions have been devolved to the counties and county Land use planning is one of them and others which include Health, Agriculture etc .The legal framework upon which land use planning within county governments is anchored are Five laws which include: Urban Areas and Cities Act, 2011; The County Governments Act, 2012; land Act 2012, The Intergovernmental Relations Act, 2012 and The Public Finance Management Act, 2012.

Chapter five, article 60 of the Constitution clearly spells out how land can be held, used and managed in accordance to the following, equitable access to land, security of land rights, sustainable and productive management of land resources, sound conservation and protection of ecologically sensitive areas

The Physical Planning Act cap 286 section 24 and 25 stipulates how Physical Development Plans are prepared. Section 29 highlights development control and gives the County Government power to, among others; to prohibit or control the use and development of land and buildings in the interest of proper and orderly development of its area, to consider and approve all development applications and grant all development permissions, to ensure proper execution and implementation of approved physical development plans, to formulate by-laws to regulate zoning in respect of use and density of development

The County Government Act of 2012 stipulates the role of county planning. Section 102 on the principles and development facilitation states, among others, that the County shall protect the right to self-fulfilment within the county communities and with responsibility to future generations.

Section 103 states that the objectives of county planning shall be to facilitate the development of a well-balanced system of settlements and ensure productive use of scarce land, water and other resources for economic, social, ecological and other functions across the county, maintain a viable system of green and open spaces for a functioning eco-system, harmonize the development of county communication system, infrastructure and related services and make reservations for public security and other critical national infrastructure and other utilities and services

Section 104 highlights the obligation to plan by the county whereas section 105 emphasizes the establishment of a county planning unit which shall be responsible for coordinating integrated development planning. Each county integrated development plan shall address any development initiatives including infrastructure, physical, social, economic and institutional development.

The county government section 102 identifies the 9 principles of county planning and section 103 provides 10 objectives, part 5 article 48 identifies the decentralized units, it goes further to set out 8 principles for citizen participation that include timely access to information, data, documents, and other information relevant or related to policy formulation and implementation; reasonable access to the process of formulating and implementing policies, laws, and regulations, including the approval of development proposals, projects and budgets, the granting of permits and the establishment of specific performance standards; protection and promotion of the interest and rights of minorities, marginalized groups and communities and their access to relevant information; legal standing to interested or affected persons, organizations, and where pertinent, communities, to appeal from or, review decisions, or redress grievances, with particular emphasis on persons and traditionally marginalized communities, including women, the youth, and disadvantaged communities; reasonable balance in the roles and obligations of county governments and non-state actors in decision-making processes to promote shared responsibility and partnership, , to encourage direct dialogue and recognition and promotion of the reciprocal roles of non-state actors' participation and governmental facilitation and oversight.(County Government Act 2012)

1.2 Statement of the Problem

The county population growth rate of Nakuru County is estimated at 3.05 percent (Kenya National Bureau of statistics 2009) and According to the 2009 National census the Kenya urban population stood at 31.3% and it has been steadily rising as reflected by a growth rate of 4.4% and this figure is expected to grow. Evidence in Kenya shows pure inability of physical planning to hinder the occurrence of the problems associated with contemporary land use planning in Kenyan

towns. According to Olima (1993;3) the most easily recognizable manifestations of the improper use of land and irrational land use patterns in Kenya's urban centres include : urban sprawl, proliferation of informal and slum settlements, deterioration of the urban physical environment, problems of overcrowding and congestion, absence of social and community facilities, unbalanced land development patterns, land use conflicts, land speculation and escalating land and property values.

Molo sub-county has experienced post-election violence which dates back to 1992 where persons have been displaced and property destroyed. All these have been attributed to ineffective land planning policies as was enshrined in the previous constitution before the promulgation of the new constitution. This has slowed down development compared to other sub-counties in Nakuru which have enjoyed relative stability. In addition the Molo development plan Covering Molo Town prepared during the Colonial period and reviewed in 1994 have expired. The other development Plan prepared for Elburgon Township has also expired. This has left the region vulnerable to haphazard and spontaneous development that has continued to ignore the basic principles of urban and regional development. These have resulted in congestion, land use conflicts and general disorder as far as land use is concerned.

Corruption within the local authorities have also seen fragmentation of land previously allocated for various public utilities that included, playing ground, schools public parks. These Public utilities were irregularly issued to influential members of the society.

The past efforts adopted by the national government involved preparation of local physical development plans (LPDPs) was not successful as it was speculative and not attractive to private developers. The office of The Director of Land was decentralised to the District Level and only focussed on major centres through a top down approach and resources were never decentralised to the ward level. Up to date the County Government of Nakuru has not finalised preparation and approval of the County Spatial plan, therefore the County Department of Land Housing and Physical planning Department lacks the basis upon which sectoral plans, action plans, zoning plans among other land use plan can be developed. These have greatly contributed towards the low investment in The County that has also affected Molo Sub-County.

These has largely contributed slowed economic growth, brain drain as a result of out-migration as well creation of various informal settlements within Molo sub-county that include Kasarani and EastlieghinElburgon ,Molotown,,Turi, Muchoewe among other settlement which have continued to grow and more are expected to emerge and develop if appropriate remedial measured are not taken.

Over the period of stability from 2009 throughout 2013 and 2017 Molo sub-county has attracted investments from those who had fled. Land fragmentation is on the rise and the population has grown from 120,000 as from the 2009 census statistic to the current 140,000, people. This has created demand for various land uses that support human settlement. Rapid fragmentation of rich agricultural Land is also compromising the food security situation in the region and Nakuru County at large since most parts are dotted with other land uses leaving little or no Land for meaningful Agricultural Production.

This study has explored whether decentralization has enabled the realisation of sustainable land use planning as well as the achievement of SDG goal No. 11 that seek to ensure that cities and Human settlements inclusive, safe resilient and sustainable as well achievement of the four objectives of devolution that include enhancing balanced growth, community participation, integrity and transparency in resource distribution and allocation as well as sustainable development in land use planning within Molo Sub-county.

1.3 Purpose of the Study

The study aimed at establishing the influence of county Land use planning on sustainable Development using the case of Molo Sub-County, Nakuru County.

1.4 Research Objectives

The study was guided by the following objectives;

1. To assess the influence of public participation on sustainable development
2. To examine the influence of technology (Geographical Information Systems based database on land use planning and Management) on sustainable development
3. To establish the influence of devolution on efficiency in service delivery in the department of Land and Physical Planning at the sub- County Level on sustainable development.
4. To assess the influence of county land use planning on equity in land use allocation and distribution and sustainable development

1.5 Research Questions

The following research questions guided this study;

1. What influence does public participation have on sustainable development?
2. What influence does the use of technology (Geographical Information Systems in land use planning and management) have on sustainable development?

3. What influence does efficiency in service delivery in the department of Land and physical planning have on sustainable development?
4. What influence does equity in land use allocation and distribution have on sustainable development?

1.6 Significance of the Study

The study has shed light on the influence of devolved functions of County Land use planning on sustainable Development within Molo sub-county. The findings of the study has provided useful information that can be utilised by policy makers in the County assembly formulating bylaws that address various land uses challenges. The study has further identified gaps existing in the land use planning sector that will allow for strategic budgetary allocations necessary for the provision of essential social services and amenities such as schools, roads, agriculture, water and sanitation for purposes of ensuring balanced growth. The findings have also draw useful insights that would aid in strengthening the capacity of the land use planning office within Molo Sub-county and in budgeting and providing adequate resource in order to achieve the objectives of county planning as outlined in the County Government ACT 2012. Through sensitization and awareness creation of communities on the findings from this study, communities will be more informed on the various regulations thus fewer land related conflicts.

1.7 Limitations of the Study

Some of the limitations to the study include unprecedented circumstances such as extreme weather conditions and geographical terrain hindering timely access to remotely regions of the sub-county however prior arrangement was made to ensure that all these regions are accessed. Unavailability and or busy respondents unable to fit within the set meeting schedules were also encountered however Thursday and Friday were identified as appropriate days which did not inconvenience the respondents. Financial constraints were also encountered considering the wide scope of the study , but Extra funds was sought from family member.

1.8 Delimitations of the Study

The study was designed to investigate the Influence county Land use planning on Sustainable development. The study period was between 2013-2017 which formed the second era of devolution in Kenya. The study focused on a sample of 4 wards within Molo Sub-County where the function of planning has been devolved. The study only focused on the following four main objectives that influence land use planning that included; Community participation, efficiency in service delivery, use of Technology in Land Use Management, and equity in allocation and distribution of various Land uses.

The data collected in this study was generalized with caution to other counties in Kenya since Molo Sub-county had unusual characteristics that influenced the findings. However, the results will be significantly generalized in most of the other parts in Kenya and elsewhere as long as the parts have nearly similar characteristics to those in Nakuru County. The results may also be used for comparison between results obtained from studies in other counties in Kenya or other countries of the world where functions of land use planning have been decentralized.

1.9 Basic Assumptions of the Study

The study was based on the assumption that the respondents gave honest, accurate, credible and verifiable information irrespective of the sensitivity of the information required. It was also assumed that the respondents were familiar with the concept of county planning and had experienced on the influence county land use planning on Sustainable development at the sub county level

1.10 Definition of Significant Terms

Devolution – Refers to decentralisation of authority and responsibility to the 47 counties as stipulated on the forth schedule of the Kenyan constitution

Second Era of Devolution-refers to the period between 2013-2017 after promulgation of the Kenyan constitution 2010

County land use planning – Refers to one among the 14 government functions decentralised as stipulated on the forth schedule of the Kenyan constitution 2010 that also includes land survey and Mapping, statistics boundaries and mapping, electricity reticulation and Housing

Land use planning– Is the systematic assessment of land and water potential, the best alternatives for land use in urban areas, economic and social conditions in order to select and adopt land-use options. Involves the material change on land and allocation of land to various uses which include Residential, Commercial, Recreation, Education Public Utilities, public purposes, and Agricultural as well as for transport purpose

Sustainable development- refers to balanced development that takes into account the current needs without compromising the needs of future generations

Molo Sub-County – Refers to one of the 11 decentralised units found North West of Nakuru County measuring a total of 478.7 Sq. Km with 4 wards (molo, Turi, Marioshoni and Elburgon)

Spatial planning– Refers to the methods used by the public sector to influence the distribution of people and activities in spaces of various scales in order to improve the built, economic and social environments of communities. Spatial planning takes place on local, regional, national and inter-national levels and often results in the creation of a spatial plan.

County Government– Refers to the tier of Government with specific function as outlined in the fourth schedule of the 2010 constitution

1.11 Organization of the Study

This study is organized into five chapters. Chapter one describes the introduction of the study which includes the background of the study, statement of the study, the purpose of the study, the research objectives, and the research questions. The section also highlights the significance of the study, the basic assumptions, the limitations and delimitations of the study and the definition of significant terms. Chapter two describes the literature review of the study and is sub divided into the following sections; introduction, description of themes of all the objectives, the theoretical framework, the conceptual framework and the explanation of relationship of variables in the conceptual framework. Chapter three gives the research methodology which includes the introduction, research design, description of the target population, sample size determination and sampling procedure. The chapter also describes the data collection methodologies, validity and reliability of the data collection instruments, data collection procedures, data analysis techniques, ethical considerations and finally the operational definition of study variables. Chapter 4 present data analysis, interpretation and presentation of data collected. The data was analysed, interpreted and presented using frequency distribution table and correlations. Chapter 5 gives give the summary, discussions, conclusions and recommendations of findings and suggestions for further studies on the influence of County Land use planning on Sustainable Development in various devolved units.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter consists of an overview of the concept of County land use planning and a description of the selected County devolved functions of County that influence sustainable development during the second era of devolution according to the objectives of the study. These include the ways through which County Land Use Planning has influenced public participation in sustainable development; influence of devolving land use planning on efficiency in service delivery, influence of GIS based database spatial plan in land use planning and influence of County land use planning on Equal allocation and distribution of the land resource. The theoretical and conceptual frameworks have also been highlighted in this chapter. Finally, a summary of key points from the literature has also been made.

2.2 An Overview of the Concept of Land Use Planning

The comprehensive land use plan, also known as a general plan or master plan is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy and or incentives, cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older community lands. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption. However, plans should receive a considered review and possible update every five years (World Bank, 2012)

It therefore refers to the process by which a society, through its institutions, decides where, within its territory, different socioeconomic activities such as agriculture, housing, industry, recreation, and commerce should take place. This includes protecting well-defined areas from development due to environmental, cultural, historical, or similar reasons, and establishing provisions that control the nature of development activities. These controls determine features such as plot areas, their land consumption or surface ratio, their intensity or floor-area ratio, their density or units of that activity (or people) per hectare, the technical standards of the infrastructure and buildings that will serve them, and related parking allowances. In relation to pollution prevention, land use provisions should include, where applicable, levels of gas emissions, light radiation, noise, water, solid waste discharges, and on-site or pre-disposal treatment of pollutants

According to Taylor, (2015), comprehensive Land use Plan serves the following functions: The plan provides continuity across time, and gives successive public bodies a common framework for addressing land-use issues. It is the means by which a community can balance competing private interests and avoid land use conflicts.

It is also the means by which a community avoids digging up last year's new road to lay this year's new sewer pipe. Well-planned, orderly and phased development patterns are also less expensive for a community to provide with public services than low-density, scattered development. It allows communities to plan development in a way that protects valued resources. Planning can identify environmental features like wetlands, agricultural lands, woods and steep slopes and suggest strategies for preserving those resources from destruction or degradation by inappropriate development.

Through public dialogue, citizens express a collective vision for the future. Last, but certainly not least, the planning process provides citizens an opportunity to brainstorm, debate and discuss the future of their community. A plan developed through a robust public input process enjoys strong community support. Subsequent decisions that are consistent with the plan's policies are less likely to become embroiled in public controversy.

2.3public Participation in County Land Use Planning and Sustainable Development

Participation is a process where individual, groups, and organizations choose to take an active role in making decisions that affect them" (Usadolo & Caldwell, 2016). Therefore, stakeholder participation entails the inclusion of various interested groups in the policy-making and decision-making process. By incorporating different stakeholders in land use planning, policy makers want to minimize conflicts in land use planning. In this case, stakeholders act as a strategic tool in decision making to attain predetermined objectives and minimize conflicts resulting from competing land uses. The different interested groups of citizens in land use planning include local communities including farmers, local government authorities, non-governmental and other civil society organizations, local institutions and other interested or affected parties (Tahi and Tambunan, 2015).Boon, Bawole and Ahenkan(2013) argued that stakeholder participation is important as these interested groups do have a fundamental right to be included decision making that has an impact on their lives. They added that listening to the input of stakeholders enriches and improves the change process being initiated through land use planning. These stakeholders play different roles and have varied interests and goals; hence it is vital to engage them in developing an appropriate framework on how to plan for land use in a sustainable manner. Their involvement results in an inclusive approach where there is working together to resolve conflicts while developing and advancing a vision that is shared in land use planning.

Using the case of power grid projects, Späth and Scolobig (2017) pointed out that the planning process is divided into three stages; the need definition, the spatial planning, and the permitting. In each of these stages, different categories of stakeholders are involved, although the key stakeholders mainly include representatives of the state, regulatory bodies, local authorities, NGOs, residents and the general public. The involvement of stakeholders in land use planning aims at ensuring there is information sharing, timely consultations, and enhanced cooperation among the various interested groups. This empowers all the stakeholders involved in land use planning. In Britain, stakeholders play an important role in land use planning during the planning and implementation stage. At the planning stage, stakeholders like citizens at the community level help in providing information about the local context of the specific project; explain about the user needs of the project; check on the aspect of feasibility and acceptability with others; deliberate with others and share decisions; and input values and concerns. On the other hand, their input at the implementation stage may entail implementing practical management tasks like volunteering to be part of the workforce (Scotland, 2016).

For Ghana, restructuring in its land use planning system was carried out between 1992 and 1994 (Kleemann et al., 2017). After this restructuring, the political, planning and administrative power in land use planning was transferred to lower administrative units at the district level. In so doing, it was envisaged that this was to facilitate an exchange between the government and public through the various concerns at the two levels of governance. While this decentralization resulted in high expectations regarding increased local participation in the effective use and management of resources at the local level, Okpala (2009) noted that the participation of the public was limited due to their limited participation in consultations to do with land use planning. The involvement of the public in land use planning in Ghana was necessitated by a need to inform citizens about compulsory land acquisitions especially in urban areas. Initially, such acquisitions were undertaken for purposes of putting up facilities for water, roads, electricity and other land uses deemed as necessary by the centralised Town and County Planning Department. Kleemann et al., (2017) argue that these acquisitions left many citizens displaced, hence increasing poverty level among them. Therefore, by involving them in the process, it was a bit more humane in that plans were put in place on how they could have resettled elsewhere before their lands could be used for development of public utilities. Since then, the involvement of the affected stakeholders like citizens in the land use planning process in decentralised units in Ghana has resulted in a more developed country.

In Nigeria, stakeholder's involvement is important in the planning process. IN the case of environmental monitoring, stakeholders were involved in the implementation of the Songhai farm project in Bormu, Tai local government area located in Rivers State. During the project, a number of stakeholders were involved, including those from NGOs, government agencies and ministries,

local government representatives, and representatives of the local people among other many interested groups (Aloni, Daminabo and Alexander, 2015). The inclusion of the stakeholders has limited cases of conflicts or crises since its completion in 2012. Compared to other projects where stakeholders were not involved, there have been crises and unrests. These include projects undertaken in the Southern region of Nigeria like at Umuechem, Odi and Ogoni sagas where especially the locals were ignored as they were deemed uneducated and lacked expertise in the environmental field (Aloni, Daminabo and Alexander, 2015).

In the Kenyan case, the transfer of a number of functions that were initially being performed by the national government to the counties implied that decision making shifted from the central government to the County government. A window of opportunity was created through which the citizens could take part in decision making on a wide range of issues, key among them land use planning (World Bank Group, 2015). The county Government act article 87 as well as the Kenyan Constitution Urban Areas and cities act recognises that public participation be undertaken and all groups be represented including youth and women, persons with disability as well as the marginalised communities and individuals

In the Kenya Constitution promulgated in 2010, Article 184(1) states that necessary mechanisms are put in place to ensure residents participate in various matters relating to governance, including land use planning (The Constitution of Kenya, 2010). Other supporting legislation for stakeholder participation in Kenya includes the County Government Act of 2012 which dictates citizens' participation in county planning and budget preparations among other fora. Even though public participation was already envisioned in the EMCA Act of 1999 as an important principle in sustainable development, this was not effective due to a number of reasons. While analysing the aspect of public participation and its legal frameworks in the Kenyan case, Ghai (2017) concluded that the process has not been effective because of the inability to enforce law that promoted the process; the public could not find or understand the information required to facilitate the public participation process; language barrier; and the inability of the public to understand their roles in public participation as a process in land use planning. Nonetheless, the Kenya Constitution 2010 and the County Government Act 2012 article 87 stress on the need for public participation in a number of undertakings, especially on the utilisation of resources like land, imply that going forward, there would be involvement of those likely to be affected in the decision making process.

2.4 Efficiency in Service Delivery and sustainable Development

In decentralization, there is transfer of services to lower levels of government. That focus on how the productivity of these services can be maximized by enabling local governments to take decisions on the allocation of scarce resources as they have a better understanding of the local conditions. Besides, it is argued that the process of decentralization makes lower levels of government be more accountable in terms of resource allocation (Robinson, 2007). There is an argument that through decentralization, there is enhanced governance and public service delivery through increased productive efficiency. In this case, efficiency entails better matching of public services to local preferences of the citizens within the local government involved. On the other hand, productive efficiency is all about increased accountability of local governments to citizens, fewer levels of bureaucracy, and better knowledge of local costs (Kahkonen and Lanyi, 2001).

In France, the need to enhance efficiency in resource in service delivery necessitated decentralization. The decentralization reforms that started in 1982 in France were aimed at enhancing efficiency in the way services are delivered by the local governments. The impact of the reforms was that the national government was only to support rather than control how the local governments delivered services to the populace. Further efforts to enhance efficiency in France included the 2001 budget reforms resulting in the introduction of performance budgeting, as well as 2003 constitutional reform aimed at increasing the role that was played by the local government in service delivery (Ahmad and Brosio, 2009). Efficiency in service delivery is necessitated by the need to lower the cost of provision and make the delivery effective thus, services like health, land use planning and education which have been decentralized are delivered in an efficient manner (Zhu and Peyrache, 2017).

Decentralization has unfortunately not enhanced the efficiency in which services are delivered in Africa. This is attributed mainly to low or lack of accountability. In the case of Nigeria, a lack of accountability has resulted in high levels of corruption among public servants in the decentralized units. A report for the International Food Policy Research Institute by Ikojie (2009) found that even in cases where these funds are not embezzled, service delivery is substandard. He cited a World Bank report of 2001 that concluded that despite the significant budget expenditures in Nigeria, the inefficient meant that the services delivered were poor. This is reflected in the poor health outcomes that have not improved over years and high infant and mortality rates, as well as massive power shortages. In the case of Ghana, the government integrated ICT in service provision as a way of enhancing their delivery to the public. The ICT concept was aimed at improving the efficiency and enhancing the accessibility of public services. However, the efficiency in service

delivery in Ghana's decentralized units has been hampered by a weak ICT infrastructure in villages, incessant power outages and high levels of illiteracy as noted by Osei-Kojo(2017).

Decentralization of functions improves governance and local public service provision in several ways; proximity to the citizens provides better understanding of their needs and hence improves efficiency of resource allocation. Secondly, it promotes accountability through provision of information to local residents. It reduces corruption in government by distributing authority over public goods and services to different actors who provide checks on each other. Decentralization improves cost recovery by increasing the willingness of service consumers to pay for the services as they match their preferences and by enhancing the voice of citizens in decision making processes, decentralization can facilitate equitable distribution of services especially to marginalized and poor communities (Muriu, 2012).

The new regime of decentralization, government operations have been decentralized as per the fourth schedule of Constitution of Kenya 2010, making counties responsible for setting operational policies for enabling them perform the decentralized operations. With decentralization, county governments being closer to the citizens are able to adjust budgets to local preferences in a manner that best leads to the delivery of the bundle of public services that is more fitted and responsive to community preferences (Saavedra, 2010).

The Government of Kenya introduced Performance Contracting in the Public Service in 2004 as one of the tools to improve service delivery (Wambua,2014).the sole purpose of performance contracting being to enhance service delivery however Survey done by Transparency international (TI) (2013) reported that 41% of Kenyans were not satisfied with the performance of their county governments in service delivery.

Similar to the Nigerian case, high level of corruption and lack of accountability have hindered efficient delivery of services to the public in Kenya's devolved units. Although there have been efforts aimed at streamlining service delivery to the public in Kenya, these efforts have not borne fruits. These have included employee rationalization leading to wage bill reduction, performance improvement, structural adjustment programme after aid cuts, and the institutionalization of results-based management (UNDP, 2017). Nonetheless, with the establishment of citizen service centres in all 47 counties to act as the primary service delivery channels, it is believed that efficiency in service delivery will be realised.

2.5 Use of Technology in Land use planning and Sustainable Development

Over years Geographic Information Systems (GIS) have been used in many planning applications ranging from daily administrative operations to strategic functions .it is useful in assisting planner and decision maker to efficiently respond to challenges, plan successful future and improve service delivery. Urban land use is a dynamic phenomenal changing with both a cross space and time. Compressive planning is essential in order to ensure that the new developments does not produce negative impacts on the society and environment experiencing land use change Spatial planning is largely a public sector function to influence the future spatial distribution of activities. It aims to create a more rational territorial organization of land uses and the linkages between them, to balance demands for development with the need to protect the environment, and to achieve social and economic objectives. Spatial planning tries to coordinate and improve the impacts of other sectoral policies on land use, in order to achieve a more even distribution of economic development within a given territory than would otherwise be created by market forces. Spatial planning is therefore an important lever for promoting sustainable development and improving the quality of life.

Each county has the responsibility of developing its ten year County Geographic Information System based database system spatial plan. Spatial plans identify development projects and programmes and locate them on specific geographic areas in a county or territory. The plans display the necessary coordination between various sectors, e.g. transport networks and their relationship to agricultural production and markets; industrial areas and energy projects that supply them; zoning of urban-versus-rural areas; public facilities and private home developments. The spatial plan shall be a component part of the CIDP. The plan shall be reviewed every five years and the revisions approved by the county assembly.

Due to the dynamic nature of planning, spatial planning takes into account socio-economic and cultural political values of the society. When this is achieved, the basis upon which short-term and long-term strategies and objectives is created. The Physical Planning Act (1996) Cap 286 is the law which the planning and land use takes place in Kenya The establishment of environmental management and coordination Act (1999) also requires that urban plans and projects be subjected to environment audits. This requirement ensure that every large-scale development have environmental impact assessment (EIA) report prepared. Good land use practices which are as a result of effective institutional framework leads to positive impacts on land use and also compatibility of land uses. This ensures that land is used sustainably but the reverse of these will impact negatively on land use if poor institutional framework is used.

The National Spatial Plan covers a long term period of thirty years (30) from 2015-2045. It addresses land use, socio-economic and environmental issues to achieve balanced and sustainable spatial development and optimal land use across the country. The Plan provides comprehensive strategies and policy guidelines to deal with issues of rural and urban development, modernizing agriculture, infrastructure, energy production, mining and industry, and sustainable human settlements. It will provide a spatial framework for anchoring Vision 2030 flagship projects. The Plan is also a coordinating framework for various sectors involved in spatial planning and implementation. According to a report by the United Nations' FAO (2015), land degradation has been greater where there has been an absence of any land use planning. The result has often been misery for large segments of the local population and destruction of valuable ecosystems. Such narrow approaches should be replaced by a technique for the planning and management of land resources that is integrated and holistic. This will ensure the long-term quality of the land for human use, the prevention or resolution of social conflicts related to land use, and the conservation of ecosystems of high biodiversity value.

2.6 Equity in allocation and distribution of various land uses for sustainable Development

Inherently, equity in resource allocation is a core requirement in spatial planning and should result in greater satisfaction in distributing what is available in a manner that supports sustainable development of the various decentralized regions of a country (Abu-Kharmeh and Sondos, 2011). In essence, no sustainable development, including land use planning, can occur without proper planning and allocation of resources. In a decentralized system of governance, this is critical in ensuring that priority is given to areas necessary in solving the problems of the citizens' welfare through provision of basic necessities in all areas of the country.

This ensures that as even land use planning takes place, the citizens in those decentralized administrative areas gain from it. Thus, through equity, even those that do not own land stand a chance to benefits from the results of its equitable distribution. This is through enhanced living standards demonstrated in the levels of income for the people, food security, and affordable housing. In order for land use planning to result into certain living standards among the citizens, there has to be equity in the allocation of land as a resource, as well as other resources like the finances. In essence, no sustainable development can occur without proper allocation of resources. In a decentralized system of governance, this is critical in ensuring that priority is given to areas necessary in solving the problems of the citizens' welfare through provision of basic necessities in all areas of the country.

In ensuring equity in resource allocation, the French education system as a devolved function has created special educational zones to support disadvantaged schools. This is evident in

the high number of educational priority zones established for purposes of providing additional resources to schools with students from backgrounds deemed disadvantaged. Nonetheless, it was found that the extra funding did not help students in these schools improve their performance. On the contrary, there was high stigmatization among students, parents and teachers in these zones, thus undermining how effective such schools could perform (Howe and Covell, 2013). In Britain, the case of National Health Service (NHS) can best illustrate how the national government ensures there is equity in resource allocation. The national government allocates its resources for the health sector through the Department of Health budget using the public expenditure negotiations on an annual basis. The department sets the cash-limited budget that is made available to be allocated to the various health authorities known as the primary care trusts (PCTs). Once they receive the funds, the PCTs then finance hospital and community health-care services, primary care and health promotion and prescription. To ensure equity, a distribution formulae known as the Resource Allocation Working Party (RAWP) is used. Based on the RAWP formulae, each health authority receives resources based on the population size, an adjustment for demographic characteristics, clinical need, and an adjustment for variations in the input prices of local services (Smith, 2008). Through this, there is equity in terms of resources allocated to devolved units in Britain.

In both Nigeria and Ghana, realisation of the dreams of devolution has been hampered by lack of equity in allocation and distribution of resources to devolved regions. In the case of Nigeria, for instance, there has been no lasting peace and development due to inequality in resource allocation (Ikpefan, 2017). For Ghana, it had been recommended that local governments try to look for ways through which to harness resources at their disposal as a way of overcoming the challenge of inequitable resource allocation. Besides, operational cost cutting and reducing corruption were also suggested as ways through which local governments in Ghana could overcome the challenge of inequitable resource allocation.

In Kenya, the County Government Act 2012 article 102 provide the principles of County Planning while article 103 Provide of the Objectives of County Planning which aims at enduring balanced growth and equal distribution of resources. Also the body mandated with ensuring there is equity in the distribution of resources among the various counties is the Commission on Revenue Allocation (Ngunjiri, 2016). Although there is a legal framework that counties receive at least 15% of the national revenue annually from the national government, there are still concerns from various stakeholders that this should be increased. Many, especially governors and senators, are of the idea that the inadequate funding to the counties is part of a ploy by the national government to frustrate devolution

Article 66 of the constitution of Kenya (Chapter five-Land and Environment) states that the State may regulate the use of any land, or any interest in or right over any land, in the interest of defense, public safety, public order, public morality, public health, or land use planning. Kenya has struggled with land reforms from as early as 1895 and has never succeeded because some of the issues hindering reform include outdated land laws, long and tedious process of planning, surveying, adjudication, settlement and registration of land, irregular allocation of land, squatting and landlessness. Others include, unsustainable land utilization, lack of access to land by some members of the society, such as women and youth, and utilization of arable land for housing and non-agricultural activities ,to mention but a few.

A recent report by the Truth, Justice and Reconciliation Commission (TJRC) which also recommended that policies be put in place with aim to end land injustices and ethnic violence in Kenya. Like Ndung'u, these recommendations have never been implemented. Land-related injustice include the illegal takeover of individual and community-owned land by public and private institutions; members of specific ethnic groups being favored to benefit from settlement schemes at the expense of others; forceful eviction; and land grabbing by government officials. All post-independence government regimes have failed to address these injustices in an honest and adequate way.

2.7 Theoretical Framework

This study will be based on the Stakeholder theory. As a model, the theory will provide a framework on which various arguments of the study will be based. The stakeholder theory was proposed by Freeman where he stated that in strategic management, organizations develop relationships with a number of interested groups called stakeholders who not only affect, but are also affected by the actions of the organizations as they go about their operations (Freeman, 1984). In any project implementation, there are different interest groups that the management has to contend with. To ensure that a project is successful and sustainable, project implementers have to ensure that the interests of the varied groups like employees, customers, suppliers, shareholders and communities where the implementation takes place (Phillips, 2003). Given that organizations are responsible and accountable to a number of stakeholders; it is important for them to consider them rather than merely focusing on the shareholders. Essentially, the stakeholder theory stresses a need for better management of the interests of the various groups during the implementation of a project.

In this study, the stakeholder theory plays an important role in understanding the influence that County Planning has had on sustainable land use planning. The theory helps in recognizing that in public participation, there are varied interested groups that should not be ignored. These are groups who influence Sustainable and the various activities in County Land use planning impact on

their livelihoods in their area of jurisdiction. In essence, all projects implemented under devolution are to benefit the citizens. Therefore, recognizing and seeking their input from the onset of project implementation results in them embracing the project and working towards ensuring it succeeds. Even after completion, such stakeholders would ensure that the project works towards delivering its objectives. As a management instrument, stakeholder theory would help in identifying the power, urgency, and legitimacy of the different stakeholders involved in land use planning under devolution, as noted by Freeman (2010). Doing so reduces conflicts that may result during implementation while enhancing project success.

2.8 Conceptual Framework

The study will be guided by the following conceptual framework:

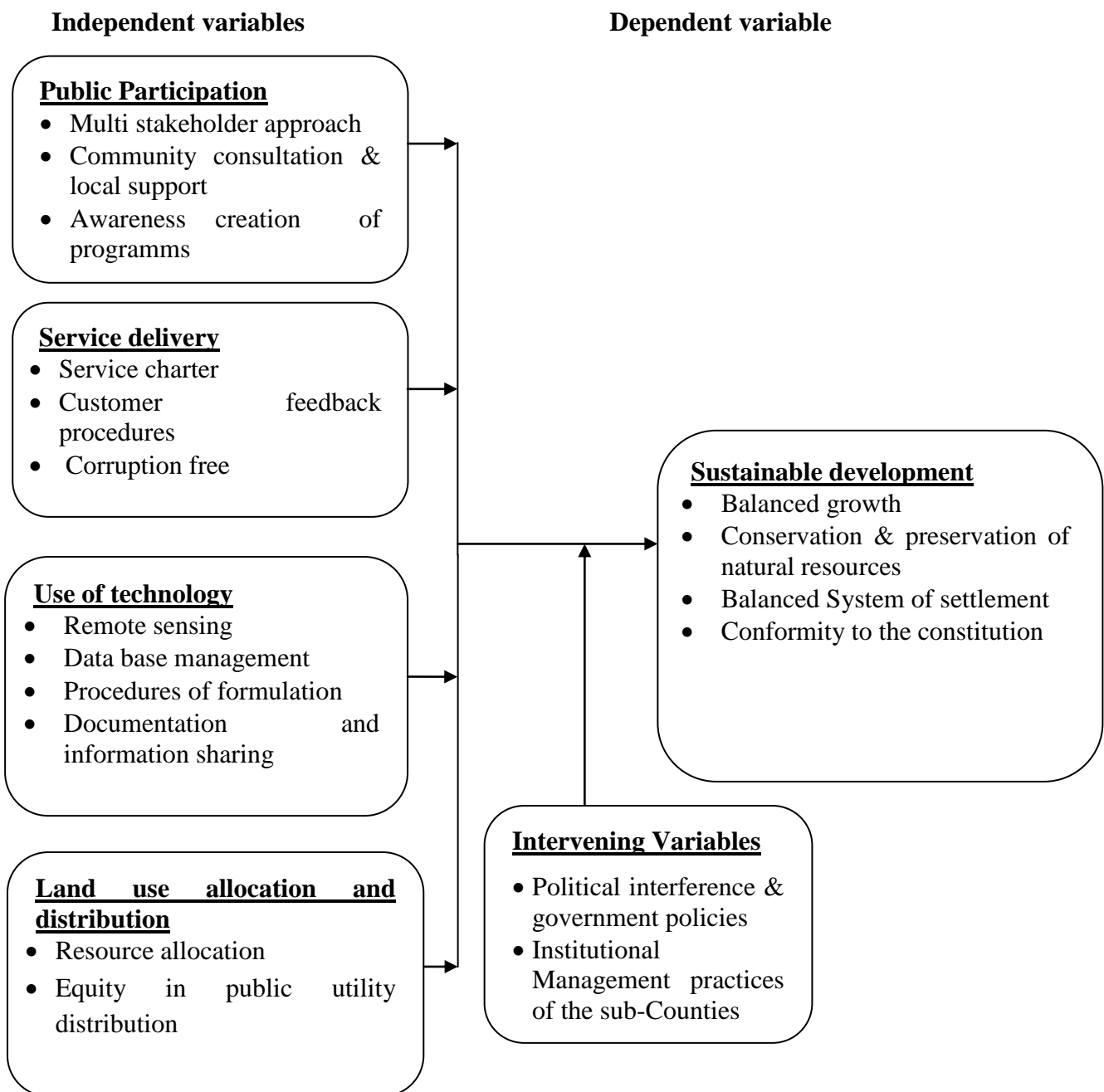


Figure 1: The conceptual framework for the study

The conceptual framework in figure one above shows the relationship between the independent variables (i.e. Public participation, delivery of services, use of technology and equity in land allocation and distribution) and the dependent variable (Sustainable development). The conceptual framework shows that Sustainable Development is as a result of several factors.

Public participation is a critical component in County land use planning ensuring that all land use planning processes conform to the constitution by taking a multi stakeholder approach in designing

and implementation. Furthermore, it is critical to seek local support through community consultations in order to create not only create awareness of programmes but also seek relevant opinions on the same. Service delivery through strict adherence to the service charter and a corruption free environment is key in influencing the land use planning procedures. Proper spatial planning on the other hand offers proper frameworks from which land use planning is based. Proper procedures of formulation and documentation are critical in providing relevant information in designing sustainable development.

2.9 Summary of Literature Review

In summary the literature review has provided an analysis of key factors of sustainability in land use planning. These factors include stakeholder participation, use of modern technology, equity and efficiency in resource allocation, and how they impact on sustainable development. However, the review identified major gaps in that most studies have done minimal assessment on the influence of County Land use planning in Kenya after devolution was adopted five years ago. Besides, there is also limited literature on the effectiveness of stakeholder participation in devolution in Kenya. This study will endeavour to fill these gaps by using the case of Molo Sub-County through which the impact of County will be assessed. In so doing, the effectiveness of Public participation in land use planning in the era of devolution will be determined.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter describes the methodology used in the study and is further sub divided into the following sub sections; research design, description of target population, sample size and sampling procedures, description of data collection instruments, methods of determining validity and reliability of research instruments, data collection procedures, ethical considerations in the study and finally the operational definition of variables

3.2 Research Design

The study employed a descriptive research design to investigate the influence of County Land Use Planning on sustainable development. Munyoki and Mulwa (2012) note that a descriptive study aims at generating knowledge that may be used to describe or develop a profile on what is to be studied. Descriptive study is described by Mugenda and Mugenda (2003) as a study that seeks to obtain information that describes existing phenomena by asking individuals about their perceptions, attitudes, behaviours and values.

Descriptive was used because it provided descriptive roles and also examine relationships. It is quick and relatively cheap to carry out. Descriptive study was also adopted because of the limited time during the study period it can also be carried out for a study constrained by time.

3.3 Target Population

Molo Constituency covers an area of 478.79 KM² and a population of 140,584. It has four wards: Mariashoni covers an area of 345.5 KM² and a population of 14,070; Elburgon covers an area of 97.09 KM² and a population of 49,074; Turi covers an area of 77.08KM² and a population of 28,750 and Molo covers an area of 58.2KM² and a population of 48,690(Kenya National Bureau of Statistics ,2009).

The target population was drawn from residents on the four wards in Molo Sub-County namely Marioshoni, Turi, Elburgon and Molo Town in addition, the sectional heads and the technical staff who are charged with the responsibility of executing the devolved function of County land use planning was also interviewed.

3.4 Sample Size and Sample Selection

The section describes how the sample size of the study was determined and the sampling procedure that was used to select the subject of the study.

Munyoki and Mulwa (2012) define a sample as a subset of the study population and must be representatives of the population. Mugenda and Mugenda (2003) recommends a big sample for a study where resources and time allows, However, resources and time are the major constrains in many studies requiring smaller samples to be used.

The sample size for the study was calculated using the formula

$$n = \frac{N}{1 + N(e)^2}$$

Where;

n is the sample size

N is the target population (140,000 approx) and

e is the level of precision which is 0.05 for social sciences.

$$n = \frac{140,000}{1 + 140,000(0.05)^2}$$

=400

The sample size from the calculation is 400 household but due to the homogeneity of the target population half the sample size was considered. A sample size of 120 households was selected systematically for the study.

The study used systematic random sampling to select households from the 4 wards in Molo sub-County. The study used purposive sampling in selecting the government officials that were interviewed.

3.5 Research Instruments

This study relied on the use of questionnaire, interview guides to collect data. A structured questionnaire with close-ended questions was also used to gather information from the respondents and interview guides with structured questions, particularly to gather information from government officials and other key players in the built environment. Remote sensing was also used to collect aerial imagery data and draw comparisons of the period preceding devolution and after.

3.5.1 Piloting of the Instruments

The study was piloted in the neighbouring Njoro Sub-County through the administering of the data collection instrument on 12 selected household. Njoro Sub-County was preferred for the piloting due to its proximity while at the same time possessing similar characteristics and environments to that of the area of study. This ensured that there was no interference with the study through interaction of possible respondents. Results obtained from the pilot yielded an alpha of 0.7 further to that certain questions were rephrased and grammatical errors corrected

3.5.2 Validity of Research Instruments.

According to Munyoki and Mulwa (2012) validity is a measure of the extent to which an instrument measures what the researcher intends to measure. Taylor (2013) on the other hand defines validity as the strength of conclusions and inferences of a research, which is dependent on the degree of accuracy in measuring what is intended in the research. To ensure content validity of the research instruments, this study relied on expert advice and judgment by the supervisors. Consultations was done in all stages of the study to ensure that the study sticks within the parameters set by the objectives

3.5.3 Reliability of Research Instruments

Reliability according to Mugenda and Mugenda (2003) is a measure of the degree to which research instruments yield consistent results or data after repeated trials. The reliability of the instruments was assessed by piloting of the questionnaires among 12 selected households in Njoro Sub-County which is 10% of the sample size (10% of 120). Data collected was then analyzed using SPSS to calculate Cronbach's reliability coefficient. The judgment on the reliability coefficient of the instrument was informed by Wallen and Fraenkel (2011) who state that an alpha value of 0.7 and above is considered suitable to make group inferences that are accurate enough. Adjustments were made on the questions and the piloting was repeated until reliability coefficient of 0.7 was obtained .

3.6 Data Collection Procedures

Introductory letter was sought from the University Of Nairobi Graduate School facilitated the acquisition of research permit from the National Commission for Science and Technology Innovation. After obtaining the permit, permission was sought from The County Director of Education & Nakuru County Commissioner to conduct the research in Molo Sub-County. Research assistants were then trained on how to administer the questionnaires to the respondents. Pre-testing of research instrument was done to ensure the appropriateness of the instruments.

Correction noted during pre-testing were incorporated in the final research instrument. Questionnaires were administered personally by me and by the research assistants to the respondents. Key informants interviews was also conducted with senior personnel in the land department.

3.7 Data Analysis Techniques

Completed questionnaires were checked for completeness and consistency and followed by coding and tabulation of the data in order to detect any anomalies in the responses. The data was then analysed using descriptive statistics where frequency distributions, percentages, average and standard deviations will be calculated. The descriptive statistical tools (SPSS and Excel) was used. The findings were presented using tables for further analysis and to facilitate comparison. multivariate regression model was employed to study the relationship between community participation, use of technology(GIS), service Delivery at the subcounty Level and equity in Distribution of Various land uses.

3.8 Operationalization of Variables

Table 3.1: Operationalization of variables

No.	Objectives	Independent variables	Dependent variables	Statistical Procedure and test
1.	To assess what influence stakeholder participation has on land use planning in Molo Sub-County	Stakeholder participation	Sustainable development	Descriptive statistics (Means, percentages, frequencies, cross tabulation) Chi square Pearson's correlation
2.	To examine what influence the GIS based database system has on County land use planning in Molo Sub-County	Spatial plan	Sustainable development	Descriptive statistics (Means, percentages, frequencies, cross tabulation) Chi square Pearson's correlation
3.	To establish what influence efficiency in service delivery in the department has on land use Planning in Molo Sub-County	Service delivery	Sustainable development	Descriptive statistics (Means, percentages, frequencies, cross tabulation) Chi square Pearson's correlation
4.	To assess the influence of county land use planning on equity in land allocation and distribution in Molo sub-County	Land allocation and distribution	Sustainable development	Descriptive statistics (Means, percentages, frequencies, cross tabulation) Chi square Pearson's correlation

3.9 Ethical Considerations

Confidentiality and privacy of the respondent was ensured in the study through anonymous identity of respondent (not using their names while filling the questionnaires). Voluntary and informed consent of participants was sort before administration of the questionnaire, before conducting FGD or key informant interviews. The participants were also informed of the purpose and benefits of the research prior to administration of questionnaires.

CHAPTER FOUR

DATA ANALYSIS INTERPRETATION AND FINDINGS

4.1 Introduction

This section highlights the general information about the respondents interviewed in the study. The information includes but is not limited to the gender, age, level of education, occupation, size of land, and the land and house tenure.

4.2 General Information about the Respondents

In the study, there was a 100% rate of return of the questionnaires. This is because the questionnaires were administered by data collectors on the respondents. Gender composition of the respondents that were involved in the study indicated that 58% were female while the remaining 42% were male.

Table 4.1: Gender of the respondents

Gender	Frequency	Percent	Cumulative percentage
Male	51	42.50	42.50
Female	69	57.50	100.00
Total	120	100	

On average the respondents had three household members in a household and a standard deviation of 1.6074. Additionally, 28% of the respondents belonged to households that had three members. This was followed by households that had four and five members which accounted for 25% and 21.2% respectively of the total sample. Households that had seven members accounted for the least number of group. The composition of the households for which the respondents belonged to had on average one male and two females.

Table 4.2: Respondent`s household composition

Variable	Observations	Mean	Std. Dev.	Min	Max
Total number of household members	120	3.06667	1.6074	0	7

Table two shows the respondent distribution by age. On average, the respondents fell on the thirty one to thirty five year age bracket. The same age group also provided the highest composition compared to the others as 24% of the respondents fell into the group.

Table 1.3: Respondent distribution by age

Age	Frequency	Percentage
18-25	15	12.50
26-30	26	21.67
31-35	29	24.17
36-40	16	13.33
41-45	13	10.83
46-50	12	10.00
Over 50 years	9	7.50
Total	120	100

This was followed by the 26-31, 36-40 and 18-25 age groups which accounted for 21.67%, 13.33% and 12.5% respectively. The three age groups that had the least number of respondents were the 41-45, 46-50 and over 50 years group which accounted for 10.83%, 10% and 7.5% respectively. A cross tabulation of the age group and age variable shows that majority of the female respondents, that is 14%, fell on the 31-35 year age group while only 4% were on the over 50 year age group. The male age composition was also similar to the female distribution with majority of the male respondents falling in the 31-35 age group.

Table4.4: Education level of the respondents

Education level	Frequency	Percentage
Primary	11	9.17
Secondary	44	36.67
Tertiary	55	45.83
Informal	10	8.33
Total	120	100

As table four shows, majority of the residents of Molo-Sub-County had a relatively high education level. This is because 45.83% of the respondents had attained a tertiary level certification as compared to those who had primary or informal education that cumulatively accounted for 17.5% of the total respondents. Additionally, 44 of the 120 respondents had attained only a secondary school certification.

Table 4.5: Occupations of the respondents

Occupation	Frequency	Percentage
Businessperson	50	41.67
Teacher	31	25.83
Civil Servant	6	5.00
Other	33	27.50
Total	120	100

50 of the 120 respondents interviewed were businessmen while teachers accounted for 25.83% of those interviewed. The other professions that were not categorized in the questionnaire accounted for 27.5%. These professions include mechanics, farmers, sportsmen and *jua kali* artisans. Civil servants were 5% of those interviewed. 27.5% of the females were involved in business as compared to 14% of the males. Females were also the majority in those that had other professions.

In the study, 86% of the respondents interviewed stated that they had always lived in MoloSub-County. In terms of gender distribution, the males had the least number of those who had always lived in the sub county and those that had not. Of the 14% of those that had not always lived in MoloSub-County, 58% were females while 42% were males. The counties that were mentioned by those that had not always lived in the sub-County include, Nairobi, Muranga, Nyandarua, Uasin-Gishu and Kericho counties. Others were from neighbouring sub counties in NakuruCounty.

On average, the respondents that had not always lived in the sub county had stayed there for 10 years. The standard deviation in the variable was 6.593 with the minimum number of years lived in the sub county being three years while the maximum was 23 years. The mode of the years lived in the sub county was eight years.

Table 4.6: Land size

Variable	Observations	Mean	Std. Dev.	Min	Max
Land size	120	1.031667	.9762502	.2	5

In the study, the average land holding was one acre with a standard deviation of 0.9762. The respondents that had the highest land acreage had five acres while the least had 0.2 acres. 70% of those interviewed had one acre or less as compared to only 30% who had more than one acre of land. This shows that the majority of the households in MoloSub-County have less than an acre of land.

Table 4.7: Cross-tabulation of the land tenure

	Owner-occupied	Renting	Total
Freehold	85	15	100
Leasehold	18	2	20
Total	103	17	120

Table seven shows the cross tabulation results of the house and land tenure of the respondents in the study. Of the four options that a land ownership can be categorized into, the respondents' lands were either freehold or were leaseholds. The freehold and leasehold lands accounted for 83% and 17% of the observations. The ownership also fell into two broad categories, that is, owner-occupied or rented. This accounted for 85% and 15% respectively.

4.3 Public Participation

In public participation, 68 of the of the respondents noted that they had not been involved in any meeting on land use planning in Molo sub-county.

Table 4.8: How participants got to know of the land use planning meeting

	Daily	Weekly	Monthly	Total
Radio	10	10	6	26
Newspaper	2	5	1	8
Hearsay	9	8	0	17
Total	21	23	7	51

Of the 51 respondents that had attended aMolo sub-county land use meeting, the most common means of communication that was used is through the radio. Radio announcements accounted for 51% of those who attended the land use planning meeting. This was followed by hearsay and newspaper advertisements which accounted for 33% and 16% respectively. In terms of how frequently these means of communication are used, 86% of the sources were used by the respondents on a weekly and daily basis. As was the case for how the respondents got to know of the Molo sub-county land use meeting, radio and hearsay were also the two most used means on either a daily or a weekly basis.

Table 4.9: involvement by county government

Involvement Extent	Frequency	Percentage
Partially but to good extent	48	40.00
Partially in a small extent	51	42.50
Not at all involved	21	17.50
Total	120	100

In the study, the respondents also gave their opinions on the level of involvement they are involved by the county government in in county panning. 51 of the respondents were of the option that the county government partially involved them in a small extent in Land Use Planning. 21 of the 120 respondents also felt that they were not involved by the county government. Although the county government is seen by majority of the respondents to involve them, none of the respondents pointed to total involvement. This is part explained by the director of lands who pointed out that no centres had been planned between 2013 and 2017.

Table 4.10: public participation and sustainability of land use plans

Community Participation Effect	Frequency	Percentage
To a low extent	17	14.17
To a moderate extent	34	28.33
To a great extent	51	42.50
To a very great extent	18	15.00
Total	120	100

Majority of the respondents felt that public participation in sustainability of land use plans had a positive effect. Those that felt the public participation only positively enhanced sustainability of land use planning only accounted for 14.17% of the respondents as compared to 85.83% who felt it at least had a moderate effect. The respondents that felt that public participation had to a great extent and a very great extent positively enhanced the sustainability of land use plans accounted for 42.5% and 15% respectively. This is consistent with the findings by AMA (1988). A cross tabulation of table 9 and table 10 shows that respondents who felt the county government partially involved its citizens but to a good extent were more likely to point to public participation having at least a moderate extent of enhancing land use planning.

According to Burby, Deyle, Godschalk, & Olshansky(2000), public participation is important to the development, implementation and success of policy formulations in land use planning. As the figure shows, 42.5% agreed that they were always consulted in land use policy formulation. This was followed by 15% of the respondents who strongly disagreed with the same statement. Those that strongly agreed disagreed or did not know if they were involved in the land use policy formulation accounted for 14% each. When one compares broadly the respondents that either agreed or strongly agreed with the statement to those that disagreed or strongly disagreed, the study points a clear picture. Those that had a positive response to the statement accounted for 57% of the respondents as compared to those that had negative responses who were 29% of the respondents. Therefore in general, more than half of the respondents agreed that they were always consulted in land use policy formulation.

The respondents were also aware of existing and working community consultative forums. This was evidenced by 69 of the 120 respondents that agreed with that statement as compared to 28% who were not aware of the same. Those that were not aware of existing and working community consultative forums accounted for 14% of the respondents.

The respondents also pointed out that they had not participated in community awareness programmes on land use planning. This is shown by the number of people who did not know or disagreed with the statement that they participated in community awareness programmes on land use planning. The number of respondents that disagreed and did not know accounted for 43% and 17% of the total responses respectively.

Responses on the statement that the community support is always sought when implementing land policies. The responses were skewed on positivity towards the statement. 57% of those interviewed noted that they agreed that the community support was always sought when implementing land policies. This is as compared to 14% who disagreed with the same statement. Those that did not know if the community supported was sought in land policy implementation accounted for 29% of the responses.

Land issues especially in sub Saharan Africa is the results of many conflicts in the countries and therefore is important to have clear channels of airing grievances(Golobič& Marušič, 2007). Figure nine shows the frequency of responses on the statement on whether the respondents felt that there were clear channels of communication of grievances related to land issues. When the study compared the number of respondents who were positive to the statement to those that were not shows a 30% difference. This is because, 35 more respondents felt there was a t least a clear

communication channel on land related issues. Those that did not know whether there was a clear channel of communication land issues accounted for 14% of the respondents.

The director of lands noted that the directorate had budgeted to plan two centres and had already purchased some public utilities. He added that most of the public land inherited from defunct county council and Molo town council have been encroached on and is currently pursued by NLC.

The frequency of the responses on whether the sub county office provides regular feedback on issues relating to land and land use planning. The results show that the respondents felt that the office provide regular feedback to the community. This is evidenced by the fact that majority of responses, which is 70 responses, either agreed or strongly agreed to the statement. None of those interviewed disagreed with the statement.

Respondents' opinion on whether they think the Molo sub county office is well facilitated to carry out public participation in the area. 58% of the respondents either agreed or disagreed with the statement. This is as compared to 15% who either disagreed or strongly disagreed with the same statement. 28% of the respondents did not know what to make of the same statement.

4.4 Use of Technology

The study revealed that 71% of the residents of MoloSub County were aware of the county spatial plan as compared to 31% who did not. In terms of civic education, the county government had offered enough civic education on the citizen's role in county spatial planning. This is because 76% of the respondents indicated that they had received some civic education.

However, there was a disconnect on the preparation of development plans in the part of citizens. A disconnect would influence allocation of various vital public utilities that the citizens may want as compared to what the public office have planned(Allmendinger& Haughton, 2010). The study found out that only 10% indicated that they had been involved in the preparation of development plans. Therefore, although the citizens had received some form of civic education, there was a gap on why they did not participate in the county spatial planning. The same phenomenon was evidenced when majority of the respondents indicated that they had not made proposals for various public utilities to be placed within Molo Sub County. 43% of the respondents indicated that they had made proposals on public utilities. 72% of the residents also indicated that they were not willing to surrender part or whole of their land for the development of a public facility.

Table 4.11: Summary statistics for response on county spatial plan

	Yes	No
If aware of county spatial plan	86	34
If received any civic education on role in county spatial planning	29	91
If involved in the past in development plans preparation	12	108
If made proposal for various public utilities	51	69
If willing to surrender land for public facility development	34	86

The study shows that majority of the respondents had positive responses on the six questions relating to the county spatial plan. The x axis on the number of people who agreed with the various statements show that it was more pronounced as compared to those responses that strongly agreed, disagreed or did not have any opinions on the county spatial planning. The attitudes and attitudes of the citizens will therefore determine development and implementation of the spatial plans (Allmendinger and Haughton, 2010; Carver, Evans, Kingston, and Turton, 2001)

4.5 Service Delivery at the Sub County Planning Office

The study also looked at the service delivery the citizens received at the sub-county planning office and according to the County Director LHPP there are there trained technical officers stationed at the sub-county planning office they include 1 physical planner, 1 surveyor and 1 building inspector. These officers are also in-charge of Kuresoi South and kuresoi North sub-county. In addition this officers are also assisted by 2 development control officers and 1 secretary. As table thirteen shows, most of the respondents revealed that they sought plan approvals services from the sub county office. This was followed by 17% of the respondents who only sought advisory services from the office. Respondents who sought development approval composed of the remaining group.

Table 4.12: Services respondents seek from sub county planning office

	Frequency	Percentage
Plan approval	68	66.02
Advisory services	18	17.48
survey	17	16.50
Total	120	100

When comparing the centralized and the decentralised forms of governance, the study showed that there were milestones with the new devolved system of governance. This is consistent with the findings in Colomb & Tomaney, 2016; Jakobsen and Andersen, 2013; Kahkonen and Lanyi, (2001). Respondents who felt that there were some sought of improvement in the service delivery composed of 99% of the total observations. 42% said that the services are now delivered in good time while 57% revealed that there was a slight improvement in delivery time. Only 0.8% of the respondents pointed that the services were better in old government system.

Table 4.13: Summary Statistics for services comparison between centralised and decentralise system

	Frequency	Percentage
Services are now delivered in good time	51	42.5
There is a slight improvement in delivery time	68	56.67
No change in speed of delivery	1	0.83
Total	120	100

Table fourteen shows that the citizens in MoloSub County feel that the services they receive are aligned to their needs and preferences. This was because, cumulatively, the number of observations that agreed to the statement was more than those that that did not. 65% of the respondents revealed that the services aligned to some extent to their needs and preferences while 19% said that they were fully aligned.

Table 4.14: Statistics for whether the services are aligned to citizens’ needs and preferences

	Frequency	Percentage
Yes-Fully aligned	23	19.17
Yes-To some extent	79	65.83
No-Not aligned at all	18	15.00
Total	120	100

In terms of the quality of service that the residents of MoloSub County received, 78% of the respondents revealed that the services were of good quality as depicted in table sixteen.

Table 4.15: Summary statistics for respondents’ opinion on quality of service delivery

	Frequency	Percentage
Excellent Quality	8	6.67
Good Quality	94	78.33
Poor Quality	16	13.33
Very poor Quality	2	1.67
Total	120	100

Only 15%, cumulatively, of the respondents felt that the services that they received from the sub county office were of either poor or very poor quality. The study also found out that 66% of the respondents interviewed did not know the contents of the service charter as compared to 34% who knew what the service charter of the land planning office entailed.

Respondents' opinions on whether they think the sub county lands office is corruption free show that the respondents that strongly agreed or agreed with the statement accounted for 3% and 9% respectively. This is compared to 34% who thought the sub county lands office is not corruption free. There were also 52% of the respondents who did not know whether the statement was true or not.

According to majority of the respondents, the client's records were well kept and always available. This is evidenced by the fact that 57% of the respondent's either agreed or strongly agreed to the statement. 34% and 9% of the respondents did not know what to make of the statement and disagreed with it respectively. A similar data distribution was also clear in response to the statement of whether the sub county land office always conducts follow ups on land use application approvals. This is because those that agreed and strongly agreed were more than those who disagreed. The respondents who did not know what to make of the statement contributed to 43% of the sampled respondents. Majority of the respondents did not know whether submitted applications for land use are always responded on time. However, those who either agreed or strongly agreed with the statement were more than those who disagreed by 42 respondents.

In terms of communication on the status of applications, no respondent disagreed that the communication was not effective and on time. 28% each of the respondents either agreed or strongly agreed with the statement while 52 respondents did not know whether the communication was not effective and on time. A similar data distribution was also clear in the statement of whether actions that are within the law are always taken for non-compliance of land use regulations and laws.

Location of an office for service delivery is an important factor in service delivery. 44% of the respondents in Molo Sub County indicated that the sub county land office was centrally located to optimize service delivery to the residents. This is as compared to 14% who indicated that the office was not centrally located to serve all the residents of Molo Sub County. 43% of the respondents were indecisive on the statement.

Majority of the respondents also had a positive comment on the level of staff competence and the application procedures at the sub county land office. This is because 33% and 24% of the

respondents strongly agreed and agreed respectively that the staff were competent to deliver quality services to the residents. This is as compared to 17% who disagreed with the statement. 18% and 41% of the respondents also strongly agreed and agreed respectively that the application procedure at the land office were clear and well understood. Only 15 of the 120 respondents disagreed with the statement. As compared to the other variables on service delivery, there were reduced observations on the office staff competence and application procedure that did not know what to make of the statements. The staff competence and application procedure variables had 26% and 30% that did not know what to make of the statements.

4.6 Equity in land use allocation and distribution

Table 4.16: Descriptive statistics for equity in land use allocation and distribution

			Standard		
	Observations	Mean	Deviation	Minimum	Maximum
Nursery	120	.8583333	0.2262531	0.1	1
Primary	120	1.070833	0.4165476	0.5	2
Secondary	120	1.995833	1.036104	0.3	4
Health	120	3.975	3.26288	0.3	10
Community	86	3.69186	3.250492	1	10
Social hall					
Market	120	4.008333	4.774311	.5	15
Shopping	120	4.5375	5.420612	.5	15
Facility					
College	120	16.2	14.57787	1	40
Park	120	4.6625	3.016177	.5	10
Police	120	4.2	3.527443	1	12
Bus Park	120	5.204167	8.159259	.5	25

According to Andrews and Entwistle, 2010; Aytur, Rodriguez, Evenson, Catellier, and Rosamond (2008), equity in land use planning is enhanced in a devolved system of governance. This was the case in this study. Table sixteen shows the descriptive statistics for the distances of several public utilities to the respondents' residences. The mean distance to a public nursery school from a respondent's residence was 0.858 km. This is as compared to the distance to a public primary and secondary which had a mean distance of 1.07km and 1.995 km respectively. The mean distance to a college for a resident of MoloSub County was 16.2 km. This therefore means that as

the level of education increases, the distance to the education facility increases in order to cover a decreasing number of students per square kilometre.

In terms of distance to a public health facility, the mean distance was 3.69 km and a standard deviation of 3.26 km. this therefore shows that there is a gap in terms of land use planning for health facilities since there are levels of hospitals that are statutory to cover given area. This is also the case for community social halls as on average a resident has to travel 3.25 km to access one.

The picture was also the same in terms of distribution of markets, shopping facilities, parks, and bus parks.

Table 4.17: Correlation Matrix for distance of grouped amenities

	Schools	Health	Police	Other amenities
Schools	1	0.1	0.0023	-0.2
Health	0.1	1	0.2	0.4
Police	0.0023	0.2	1	-0.12
Other amenities	-0.2	0.4	-0.12	1

The correlation matrix above shows the strength of the relationship between various grouped amenities in terms of distances. The table largely shows weak relationships between variables. This is because there seems to be no set criteria on distribution of these amenities in the sub county. if there was equity in distribution, the correlation matrix would show parameters above 0.5 that indicated strong relationships between the variables. The relationship between similar amenities, for example school and school, is one since they are the same.

CHAPTER FIVE

SUMMARY OF FINDINGS CONCLUSIONS AND RECCOMENDATIONS

5.1 Introduction

This chapter presents the summary of the findings, conclusions and recommendations based on the data analysed in the previous chapter. This study has explored whether decentralization has enabled the realisation of sustainable land use planning as well as the achievement the four objectives of devolution as well as sustainable development in land use planning within Molo Sub-county.

5.2 Summary of Findings

In the study majority of the respondents were females while the average household size was three members. The sampled respondents also fell between the 26-35 age brackets and had at least attained secondary school certification. Undertaking several businesses was also the most common occupation in the sub county while on average; the mean land holding was 1 acre that was owner occupied.

In the first objective of assessing the influence of public participation on sustainable development, the study determined that public participation, to a great extent, plays a role in enhancing sustainability of land use planning and development. This is because a majority of the respondents held that notion. However, majority of the respondents were not involved in land use planning which points to a gap in sustainable development. 71% indicated that they had not received adequate civic education informing them of their roles and therefore the county Government of Nakuru need to allocate more resourced geared toward educating the general public.

In the study`s second objective of examining the influence of technology in land use management and planning. The study determined that the geographical information system based database to a large extent had a positive impact on land planning and management. However, there were gaps in the use of GIS by staff as only two of the six staff could utilize the software that is important in GIS in addition respondents within the sub county felt that it would be better to automate county records and development application .However as highlighted by the county director of land and physical planning the land Information Management System (LIMs) has not yet been finalised but was at its advanced stages (90% complete).

In the third objective, that is, establish the influence of devolution on efficiency in service delivery in the department of Land and Physical Planning at the sub- County Level, the study found more than 57% of the respondents felt that service delivery had slightly improved while 42 % felt that services were delivered in good time therefore implying that devolution was having a positive

impact on service delivery in the department of land and physical planning at the sub county level despite the few staff stationed at the Sub-county who were expected to deliver services. The respondents when comparing the old centralized system and the new devolved system of government, they pointed out that there was an improvement in service delivery at the Molo sub county lands office. The quality of services had also improved as they sought advisory services, plan and development approvals at the office. However, there was a gap in terms of many respondents pointed that they were indifferent to various statements regarding service delivery.

In the fourth objective of assess the influence of county land use planning on equity in land use allocation and distribution, the study found out that county land use planning was not having enabled equal distribution of vital public utilities within the sub-county. Land use planning had a positive effect on the education sector because the distance to the public facilities was closer to the citizens. However, the health sector, social halls, market, public parks and bus parks there was little effect of as there were challenges in resource allocation and reverting of grabbed public lands meant for such utilities. In addition as highlighted By the Director of Land and Physical Planning and Officers at the Sub-county Level the additional public land Purchased by the County Government was not adequate enough to support/ enable balanced growth within Molo Sub-county.

5.3 Conclusion

There were several conclusions that were drawn from the study. One of the conclusions is that public participation plays a major role in sustainable development as local ideas are incorporated in land use planning. However, there is need for civic education to the public on their roles in public participation. Additionally, the sub county land office was not well facilitated to carry out public participation. Different stakeholder involvement was also regarded as one of the factors that could enhance sustainable land use development as different skill sets and visions are incorporated. Clear communication channels in giving feedback on land issues were noted to be another factor which would enhance public participation and thus sustainable development.

Use of technology and especially GIS based database is an important tool in land use planning and managements. To realise its potential the County Government Need to Fast track approval of the GIS based County Spatial Plan which will enable the county identify the resources available within the sub-county as well as identify resource gaps in each ward for ease of planning and budgeting, the staff capacities on its use need to be build and regular trainings.

There is also need to recruit more staff stationed at molo sub-county who would be decentralised further to serve at the ward level. The 6 staff (1 planner, 1 surveyor, 3 development control officers) who are also expected to serve Kuresoi North and Kuresoi South Sub County are not adequate.

Equity in terms land use allocation and distribution is also constrained by resource allocation by the county government. Additionally, land disputes on alleged land grabbing needs to be quickly solved to ensure that the distance between various public utilities to the residents in Molo County is reduced which will in turn ensure balanced growth of every node within the sub-county

5.4 Recommendations

Several recommendations were drawn from the study. In terms of service delivery, there was need to automate County government services such as development application, land search and payment of statutory government fees and levies as well as computerize record keeping at the Molo sub county lands office. Although majority of the sampled respondents pointed out to improved service delivery at the sub county office, there was need to computerize its records in order to increase efficiency in service delivery as well as reduce the number of grievances that result due to inefficiencies of the manual system. In addition there is need to recruit 6more development control officers and assistant physical planners and surveyor

The county government needs to hasten the approval of the County Public Participation Bill 2015 pending at the county assembly. Public participation enhances sustainability in land use development and there were significant strides that were made on this regard. There was also need to increase the level of public involvement in public participation as well as continuous civic education to be done at least twice every quarter of each financial year since the citizens were not fully involved in the development and implementation process. In addition there is need to adopt new strategies of informing and use of popular media such as the use of radio other than the conventional newspapers and public notices(posters).

The GIS role in land use planning has not been fully utilized in land use planning. The benefits that this system has is that it saves on costs due to greater efficiency, better decision making about locations, improved communication between different departments and counties and it helps in automating the geographic information record keeping. There is need to build on the capacities of the staff in Molo Sub county and the greater Nakuru county and equip their office with adequate infrastructure to improve efficiency as well as provide digital development control tools such GPSs and smart phone that can easily store more data, relay field reports in real time among other functionalities.

More resources in terms of increased budget to the department need to be increases from the current 2 million for development to 7 million to finance plan preparation that will enhance balanced growth and equal distribution in the county. These can be achieved through fast tracking preparation, approval and implementation of county spatial plan that would enable preparation of

Physical Development Plans, sectoral plans, action plans that would enable accelerated development with the aim of stimulating economic growth

The county government of Nakuru in Collaboration with other Government institutions such as the National land commission(NLC),Ethics and Anti-corruption Commission as well as the office of the DPP(director of public Participation) should investigate all claims of land grabbing and recover all assets lost and ensure all those found culpable prosecuted.

5.5 Recommendations for Future Studies

There is need to undertake further research on the influence of county land use planning in Molo sub-county to confirm the results obtained from this study after the second regime after devolution .further there is need for research to be undertaken in order to establish whether devolution of other Government function is improving the lives and livelihoods of its residents in other sub-counties outside Molo as well as Kenya as a whole.

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APPENDICES

Appendix I: Letter of Transmittal

KIPLAGAT JACKSON KIBET

P.O BOX 17149,

NAKURU

Dear Sir/Madam,

RE: LETTER OF TRANSMITTAL

I am a post graduate student from the University of Nairobi pursuing a **Master of Arts Degree in Project Planning and Management**. As part of the requirements for the award of the degree, I am carrying out a study on the "Influence of County Land Use Planning on Sustainable Development: A Case of Molo Sub-County, Nakuru County".

This study is for academic purposes but will be useful for the government, NGOs and other private and corporate institutions involved in land use planning.

Your participation in the exercise is voluntary and you are free to seek clarification where you do not understand. The information provided will be treated with utmost confidentiality and will be used for academic purposes only. The privacy of the respondent will be maintained.

I am therefore kindly requesting you to participate in the study by providing answers to questions asked to you.

Thank you in advance.

Yours faithfully

Kiplagat Jackson Kibet

7. Have you always lived in Molo Sub-County? a) Yes [] b) No []

b) If *not*, where did you come from?

c) If *Yes*, for how long have you stayed in Molo Sub-County?.....

8. What is the size of the land where your house is located?.....

9. Under what tenure is your land?

1. Freehold () 2. Leasehold () 3. Trust land () 4. Other

10. Under what tenure is your house?

1. Owner occupier () 2. Renting room () 3. Company house ()

4. Private individual () 5. Squatter settlement () 6. Other (specify) ()

SECTION B: PUBLIC PARTICIPATION IN COUNTYLAND USE PLANNING

The section seek to gauge the levels of engagement between the County Government and stake holders within Molo sub-county, Answer the questions provided by ticking (✓) the correct choice or by providing the relevant information.

11. Have you ever participated in any stakeholder meeting to discuss land use planning in Molo sub-county?

Yes [] No []

If yes, what was your area of participation?

.....
.....

12. How did you get to know of the meeting?

a) Radio []

b) Daily paper []

c) Posters []

d) Hearsay []

13. How often do you access the above

a) Daily []

b) Weekly []

c) Monthly []

14. To what extent does the county government involve its citizens in the process of service delivery?

- a) Totally involves []
- b) Partially but to good extent []
- c) Partially in a small extent []
- d) Not at all involved. []

15. In your opinion, to what extent does the community participation positively enhance the sustainability of land use plans.?

- a. To a very low extent []
- b. To a low extent []
- c. To a moderate extent []
- d. To a great extent []
- e. To a very great extent []

17. In your own opinion what is your level of agreement with the following statements regarding stakeholder participation in land use planning in your Sub-County? Kindly put a tick (√) on the level of agreement that appropriately suits you.

Use the scale: **SA** – Strongly Agree (5), **A**– Agree (4), **IDN** – I Don’t Know(3), **D** – Disagree (2), **SD** – Strongly Disagree (1)

Statement	SA	A	IDN	D	SD
We are always consulted in land use policy(formulation)					
We are aware of existing and working community consultative forums					
Different stakeholders are actively involved in land use planning in the sub county					
We have participated in community awareness programmes on land use planning					
Community support is always sought when implementing land policies					
There are clear channels of airing/communicating grievances related to land issues					
There is regular feedback and response from the sub county office on community issues relating to land and land use planning					
The sub county is well facilitated to carry out public participation in their area of jurisdiction					

SECTION C: COUNTY SPATIAL PLAN

The section seek to find out whether you are aware of the county spatial plan for Nakuru, Answer the questions provided by ticking (√) the correct choice or by providing the relevant information.

16. Are you aware of the County spatial plan?

Yes [] No []

17. Have you received any civic education on what your roles are in county spatial planning?

Yes [] No []

If yes was it effective

18. Have you been involved in the past in the preparation of development plans within molo sub-county?

Yes [] No []

19. Have you made proposal for various public utilities to be placed within molo sub-county?

Yes [] No []

20. Are you willing to surrender part/whole of your land to the county government for development of a public facility

Yes [] No []

21. How effective do you think the spatial has been in promoting efficient land use planning?

Kindly put a tick (√) on the level of agreement that appropriately suits you.

Statement	Strongly Agree	Agree	Disagree	Don't Know
The spatial plan is well documented and available for the public				
The spatial plan is documented in a manner that is simple, clear and friendly to local communities to understand				
The spatial plan factors in all natural resources and their utilization and control measures				
There is a clear guideline on the implementation of the current spatial plan				
The implementation and realization of the current spatial plan is on course and within the schedule				
Local communities were adequately consulted during the drafting of the spatial plan				

SECTION D: SERVICE DELIVERY AT THE SUB-COUNTY PLANNING OFFICE

The section seek to gauge the levels of efficiency in service delivery after devolution of government functions at the sub-county level, Answer the questions provided by ticking (✓) the correct choice or by providing the relevant information.

22. What are the main services that you seek from the sub-county planning office?
23. In your opinion, how does the process of delivering services to citizens by the county government compare with old system of central government in terms delivery time?
- a) Services are now delivered in good time []
 - b) There is slight improvement in delivery time []
 - c) No change in speed of delivery. []
 - d) Service delivery time has become slower []
24. Do you believe services provided by county government are aligned with citizens' needs and preferences?
- a) Yes-Fully aligned []
 - b) Yes- to some extent []
 - c) No- Not aligned at all []
25. How would you describe quality of services delivered by county government staff in terms of satisfying citizens' needs?
- a) Excellent quality []
 - b) Good quality []
 - c) Poor quality []
 - d) Very poor quality. []
26. Are you aware of the content of the service delivery charter for the land's office?
- Yes [] No []

b) If yes above, to what extent do you agree with the following statements? Kindly put a tick (✓) on the level of agreement that appropriately suits you.

Statement	Strongly Agree	Agree	Disagree	Don't Know
The Sub-County land's office is corruption free				
Client records are always available and well kept				
The sub county land office always conducts follow ups on land use application approvals				
Submitted applications for land use are always responded to in time				
The communication on the status applications are always effective and on time				
Actions that are within the law are always taken for non-compliance of land use regulations and laws				
The office is centrally located and accessible				
The office staff are competent for their respective assignments/jobs				
The procedures for application for land use are clear and well understood				

27. Give recommendations to the following stakeholders that can be put in place to ensure proper and efficient land use planning

National Government

.....

County Government

.....

Molo Sub-County land office

.....

Civil Society

.....
.....

Local Communities

.....
.....

SECTION E: EQUITY IN LAND USE ALLOCATION AND DISTRIBUTION

28. Equity in land use allocation and distribution

29. How far are the following facilities in km from your residence?

	PUBLIC FACILITY	DISTANCE IN KM
1	Nursery school	
2	Primary school	
3	Secondary school	
4	Health center	
5	Community (social	
6	halls)	
7	Market	
8	Shopping facilities	
9	College/ higher	
10	education institution	
11	Parks, playgrounds	
12	Police/ chief station	
13	Bus park	

30. What are some of the challenges facing the social service provision sector?

.....
.....

31. What facilities would you want to see in place in your sub ward? List

.....
.....

32. What facilities would you want to see improved?

.....

Thank you very much for your time and cooperation

Appendix III: Interview guide

This guide has been developed to collect data from government officials on the influence of county land use planning on sustainable development in Molo Sub-County Nakuru County Kenya

1. How many staff are stationed at the sub-county offices and what are their qualifications?
2. Which are the primary means of informing members of the public to participate in County Planning exercise and is it effective?
3. How do you rate the levels of attendance?
4. Has the county government organized civic education on county planning and what are their roles
5. Has the county assemble approved the county public participation act?
6. In cases where the community has worked with the government, what have been the Benefits or successes observed?
7. What have been the weaknesses or failures observed? While working with the community
8. What are the main services offered at the sub-county level?
9. Does the department have a service charter and has it been domesticated at the sub-county level?
10. How many centers has the county planned since 2013?
11. What percentage of the county allocation has been allocated to the land department? And is it adequate to facilitate land use planning at the sub-county sub county level
12. How many of your staff are trained in GIS
13. What are the main county land use planning challenges that hinder sustainable development at the Molo sub-county planning department?
14. How many public land inherited from the defunct molo town council encroached on and what are some actions taken
15. Does the county government have an inventory of all public land surrendered to the county government
16. Does the county government has an inventory of all public land purchased by the various county departments?
17. Does the public land allocated adequate to enable balance growth

Thank you very much for your time and cooperation

Appendix IV: Map of Molo SubCounty

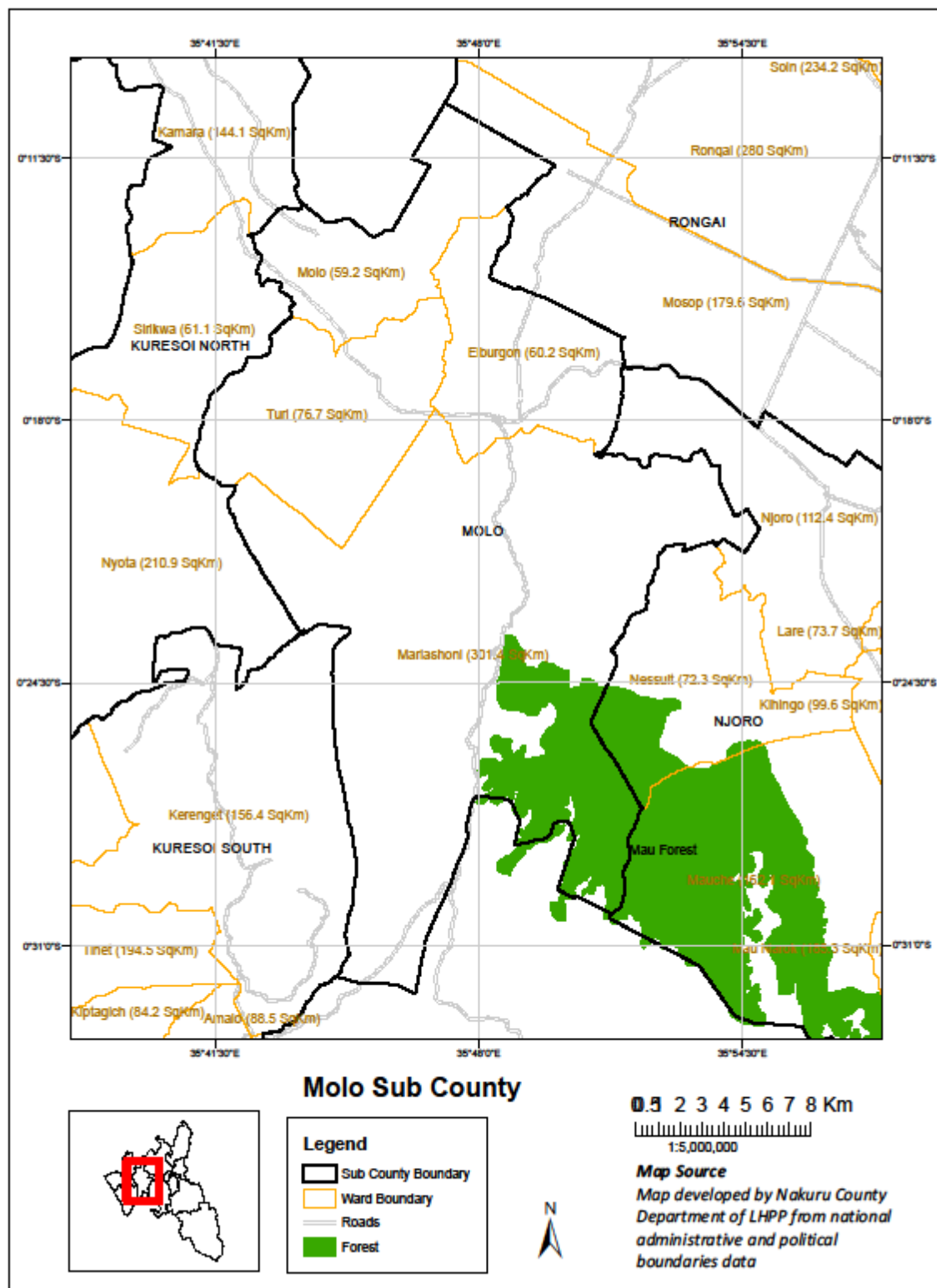


Figure 2: The map of the study area

Appendix V:Letter of Authorisation from County Director of Education(Nakuru County

**MINISTRY OF EDUCATION
STATE DEPARTMENT OF EARLY LEARNING OF BASIC EDUCATION**

Telegrams: "EDUCATION",
Telephone: 051-2216917
When replying please quote
Email:cdenakurucounty@gmail.com
Ref.CDE/NKU/GEN/4/1/21 VOL.VII/76



COUNTY DIRECTOR OF EDUCATION
NAKURU COUNTY
P. O. BOX 259,
NAKURU.

20th August, 2018

TO WHOM IT MAY CONCERN

**RE: RESEARCH AUTHORIZATION -KIPLAGAT JACKSON KIBET
PERMIT NO. NACOSTI/P/18/87159/23552**

Reference is made to letter NACOSTI/P/18/87159/23552
1st August, 2018.

Authority is hereby granted to the above named to carry out research on
***"Influence of County Land use planning on sustainable development" A
case of Molo Sub-County in Nakuru County, Kenya*** for a period ending **30th
July, 2019.**

Kindly accord him the necessary assistance.



**DICKSON OYIEKO
FOR: COUNTY DIRECTOR OF EDUCATION
NAKURU**

Copy to:

University of Nairobi
P.O Box 30197 - 00100
NAIROBI

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Appendix VI: Letter of Authorisation from County Commissioner (Nakuru County)



**THE PRESIDENCY
MINISTRY OF INTERIOR AND
CO-ORDINATION OF NATIONAL GOVERNMENT**

Telegram: "DISTRICTER" Nakuru
Telephone: Nakuru 051-2212515
When replying please quote

COUNTY COMMISSIONER
NAKURU COUNTY
P.O. BOX 81
NAKURU.

Ref No. CC. SR .EDU 12/1/2 VOL.111/148

22nd August 2018

TO WHOM IT MAY CONCERN

**RE:- RESEARCH AUTHORIZATION
KIPLAGAT JACKSON KIBET**

The above named from University of Nairobi has been authorized to carry out research on "influence of County Land Use Planning on sustainable development" *in Nakuru County for a period ending 30th July 2019.*

Please accord him all the necessary support to facilitate the success of his research.

**PATRICK OMUSE
FOR COUNTY COMMISSIONER
NAKURU COUNTY**

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Appendix VII:NACOSTI Research Permit


THIS IS TO CERTIFY THAT:
MR. KIPLAGAT JACKSON KIBET
of UNIVERSITY OF NAIROBI,
17149-20100 NAKURU, has been
permitted to conduct research in
Nakuru County


on the topic: INFLUENCE OF COUNTY
LAND USE PLANNING ON SUSTAINABLE
DEVELOPMENT

for the period ending:
30th July,2019

Permit No : NACOSTI/P/18/87159/23552
Date Of Issue : 1st August,2018
Fee Received :Ksh 1000

Applicant's Signature


National Commission for Science Technology & Innovation
Director General




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