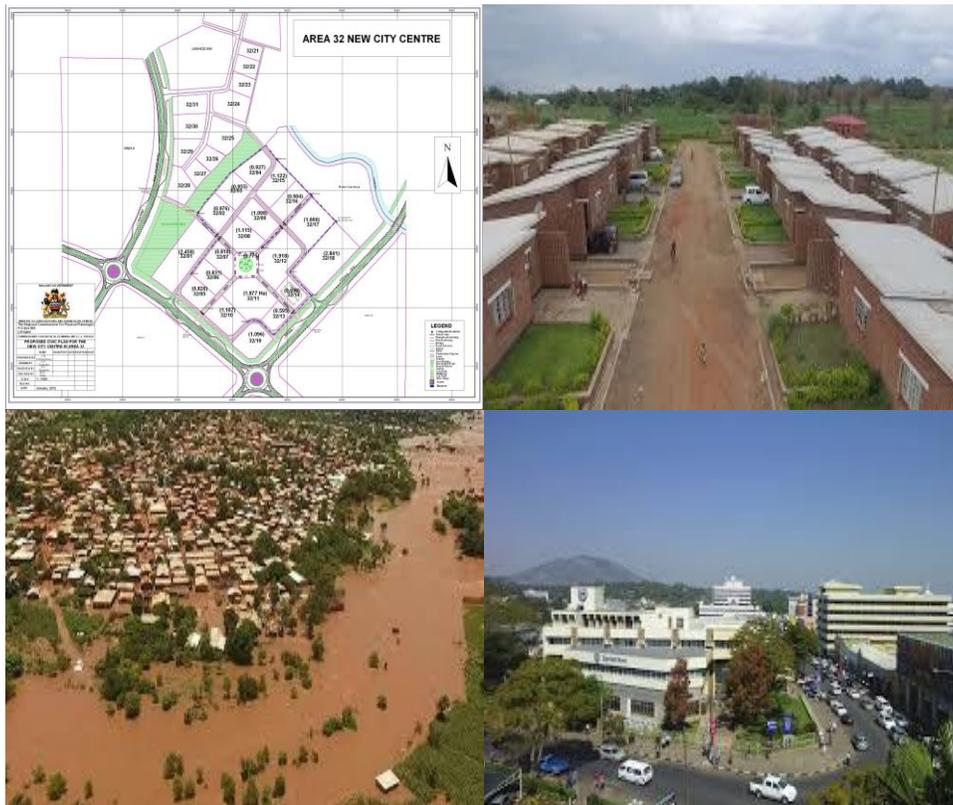




MALAWI GOVERNMENT



NATIONAL URBAN POLICY

APRIL 2019



FOREWORD

Malawi is among the fast urbanising countries in the world. However, the rate at which the urban population is increasing does not match the capacity of local government authorities to provide the much needed shelter, infrastructure, services and jobs to the growing population. This has created a number of challenges in cities and urban centres which include: urban poverty, urban sprawl, informal settlements, environmental degradation and weak urban resilience to climate change, disasters risks and shocks. As a result, the country is struggling to attain sustainable urbanisation which is key to achieving sustainable development of its cities and urban centres.

The National Urban Policy (NUP) seeks to create an enabling environment for the attainment of sustainable urbanization. It puts forward strategies, which once implemented will address some of the major challenges associated with urban development and management in the country including weak rural-urban linkages; weak urban governance and poor coordination of urban development activities; poor planning and management of urban development; inadequate capacity to deliver urban infrastructure and services; limited capacity to deal with disasters; limited economic opportunities; and social exclusion and inequitable urban development. The policy seeks to ensure efficient urban infrastructure and service delivery, promote climate change adaptation and mitigation, and promote a spatially integrated hierarchy of urban centres on a sustained basis.

Government set the tone for an urban agenda for Malawi by establishing a unit within the Office of the President and Cabinet in 2007. This initiative has seen a growing political will and commitment by the establishment of the Department of Urban Development within the Ministry of Lands, Housing and Urban Development to provide Policy guidance and institutional framework for urban development in the country.

I would like to commend the World Bank and the UN Habitat for supporting the formulation process of this Policy. Let me also commend all the Ministries, Departments and Agencies and all stakeholders for their cooperation, commitment and efforts in formulating this Policy.

It is my hope that this Policy will be translated from paper commitment to implementation so that Malawi can attain sustainable development. Coordination and commitment of all stakeholders is key to the implementation of this Policy.

A handwritten signature in black ink that reads "Kalilani". The signature is stylized with a horizontal line above the letters.

Dr. Jean A. N. Kalilani, MP

MINISTER OF LANDS, HOUSING AND URBAN DEVELOPMENT



PREFACE

The National Urban Policy has been formulated to provide a framework for guiding urban development programmes in the country. At the international scene, the New Urban Agenda, which was adopted by UN member states during the United Nations Conference on Housing and Sustainable Urban Development in 2016, encourages countries to formulate National Urban Policies to guide their local urban development agendas.

The National Urban Policy will provide an opportunity to improve the way our cities and human settlements are planned, developed and managed so that urbanisation in the country's cities and urban centres can be sustainable. The successful implementation of the Policy will depend on the improved coordination within the sector with all stakeholders committed to work with Government.

A participatory approach was adopted in the formulation of this Policy. It was mainly informed by the findings and recommendations made in a Report titled "*Situation of Urbanisation in Malawi.*" The Report was prepared as a background to the Policy formulation process in 2014. Another key precursor document to the Policy is the Report titled "Republic of Malawi Urbanisation Review, Leveraging Urbanisation for National Growth and Development". This is a Report prepared by the World Bank in 2016. Additionally, relevant existing Government of Malawi policies were reviewed and the UN-Habitat NUP framework provided guidance on the process and content. Government Ministries and Departments, Local Government Authorities, NGOs, the academia, cooperating partners, the National Habitat Committee and professional bodies such as Malawi Institute of Physical Planners (MIPP) provided their input to the Policy through stakeholder consultations and workshops. This Policy was finally validated by stakeholders who participated at the third session of the Malawi Urban Forum in August 2018.

In order to meet Malawi's international commitments, the Policy is aligned to the UN's New Urban Agenda (NUA); Agenda 2063: The Africa We Want; Sustainable Development Goals (SDGs); Sendai Framework; and the United Nations Framework Convention for Climate Change (UNFCCC) that reflect the aspiration of the nation to have sustainable urban development through the implementation of the Malawi Growth and Development Strategy III (MGDS III).

Availability of adequate technical expertise for urban development as well as financial resources is key to the successful implementation of this Policy. Government is calling upon all stakeholders in the urban development and human settlement sector to participate in the implementation of the National Urban Policy for sustainable urbanisation in the country.

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Dr. Janet L. Banda, SC.

SECRETARY FOR LANDS, HOUSING AND URBAN DEVELOPMENT

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LIST OF ACRONYMS AND ABBREVIATIONS

CSO's	:	Civil Society Organisations
GoM	:	Government of Malawi
HIV and AIDS:		Human Immunodeficiency Virus and Human Immunodeficiency Syndrome
HIS 4	:	Integrated Household Survey 4
LGA	:	Local Government Authorities
MGDS III	:	Malawi Growth and Development Strategy III
MHC	:	Malawi Housing Corporation
MIPP	:	Malawi Institute of Physical Planners
MITC	:	Malawi Investment Trade Centre
MNHC	:	Malawi National Habitat Committee
MoCEC&CD	:	Ministry of Civic Education Culture and Community Development
MoEST	:	Ministry of Education Science and Technology
MoFEP&D	:	Ministry of Finance Economic Planning and Development
MoLG&RD	:	Ministry of Local Government and Rural Development
MoLHUD	:	Ministry of Lands, Housing and Urban Development
MoLYS&MDev:		Ministry of Labour Youth Sports and Manpower Development
MoNRE&M	:	Ministry of Natural Resources Energy and Mining
MoIT&T	:	Ministry of Industry Trade and Tourism
MoTPW	:	Ministry of Transport and Public Works
MUF	:	Malawi Urban Forum
NGOs	:	Non-Governmental Organisations
NPDP	:	National Physical Development Plan
NSO	:	National Statistical Office
NUA	:	New Urban Agenda
NUP	:	National Urban Policy
OPC	:	Office of the President and Cabinet
PPP	:	Public Private Partnership
SDGs	:	Sustainable Development Goals
UN DESA	:	United Nations Department of Economic and Social Affairs
USP	:	Urban Structure Plans

GLOSSARY OF TERMS

City: An urban area declared as such by the President within the context of provisions of the Local Government Act.

District Centres: An urban centre with central place functions, services and facilities having influence over a whole district (such a centre is also called main market centre implying that it is not just district headquarters that may have influence over the whole district) as designated by the National Physical Development Plan.

Human Settlement: The totality of the human community-whether city, town or village-with all the social, material, organizational, spiritual and cultural elements that sustain it. The fabric of human settlements consists of physical elements and services to which these elements provide the material support

Inclusiveness: Practices that involve stakeholders and community members in co-creation and co-producing processes, policies, and programmes for defining and addressing public issues.

Informal Settlements: Residential areas where i) inhabitants have no security of tenure vis-à-vis the land or dwellings they inhabit, with modalities ranging from squatting to informal rental housing, ii) the neighbourhoods usually lack, or are cut off from, basic services and city infrastructure and iii) the housing may not comply with current planning and building regulations, and is often situated in geographically and environmentally hazardous areas. In addition, informal settlements can be a form of real estate speculation for all income levels of urban residents, affluent and poor.

Municipality: Urban centre declared as such by the minister responsible for local government according to local government laws. A municipal status is a step towards city status and higher than township.

National Urban Policy: A coherent set of decisions derived through a deliberate government-led process of coordinating and rallying various actors for a common vision and goal that promotes more transformative, productive, inclusive, resilient and long-term urban development processes. It provides an opportunity to regulate and capitalize on opportunities of urbanisation.

Participation: A set of practices for public and civic input into the content of policies, programmes and projects which can range from a minimal set of practices (sometimes known as “using and choosing”) that select from policies, programmes and projects that others define, to a maximum set of practices (sometimes known as “making and shaping”) that define the options that will be debated and selected.

Rural Areas: An area without urban functions, ideally the opposite of urban area even though the dividing line between what is rural and what is urban is blurred. Rural areas are generally characterized by relatively low population density and a high ratio of people working in agriculture.

Rural Centres: Centre not falling within the definition of ‘urban’ because of its small population size, but have some central functions such as markets, postal services and schools which may not be available at village centre.

Slum: A settlement made up of run-down buildings illegally occupied by the homeless or poor people. The rooms may be subdivided into tiny rooms for family living. Households in slums live

in dwellings that are structurally of low quality or lack one or more of the following conditions: access to potable water, access to safe sanitation, security of tenure, or adequate living area.

Town: i) Politically, an urban area so declared by the minister responsible under the Local government Act (1998) and administered by an elected body called town council (see city); ii) physically, an area consisting of a compact agglomeration of dwellings, shops, offices and public buildings usually with paved roads, street lighting, public services and a population pursuing an urban way of living. These aspects or urban functions by subjective and arbitrary delineation make a town different from a village centre. However, there is no accepted definition of a town; what is called a town may actually be a village in another country.

Urban Authority: The autonomous political body administering cities, municipalities or towns and may be headed by a Mayor in case of City or Municipality or chairman in case of Towns

Urban Area/Centre: Settlement where the dominant activities are urban oriented or where non-agriculture, are more dominant than agriculture, functions. However, the definition of what constitutes urban varies from country to country.

Urban Resilience: Capacity of a city, municipality or township to adapt and rebound when exposed to hazards or systemic change, in such a way that it will maintain an acceptable level of functional organization.

Urban Settlement: Settlement with some central place activities comprising, rural market, district, sub-regional, regional and national centres.

Urban Sprawl: A spatial phenomenon where a city grows outwards beyond its suburbs to its outskirts. It is also referred to as an irresponsible and often poorly planned development that destroys agricultural and natural land systems.

Urban System: This is where cities and metropolitan regions develop not as isolated functional nodes but as points of organization, management and control in a highly competitive spatial economic and demographic setting and with the nation/state as an active player internal to the process of change of these cities and regions.

Urbanisation: Process leading to the geographical concentration of population and non-agriculture activities in urban environments of varying sizes and form in which there is also geographical diffusion of urban values, behaviour, organisations and institutions. It is also seen as a process by which an increasing percentage of a country's population comes to live in areas designated as urban.

CHAPTER 1: INTRODUCTION AND BACKGROUND

1.1 Introduction

The National Urban Policy (NUP) seeks to create an enabling environment for the attainment of sustainable urbanization. Sustainable urbanisation plays a critical role in fostering national economic development.

This Policy identifies key challenges that hinder the achievement of this aspiration and presents the priority areas and strategies to address the challenges. The policy highlights the need for strengthened institutional coordination among stakeholders to ensure smooth implementation of activities.

1.2 Background

Malawi is one of the most rapidly urbanizing countries in the world, currently at 5% per annum, according to the Malawi Habitat III Report of 2015. The share of national population residing in urban areas has progressively increased from 6.4 percent of the national population at independence in 1964 to 10.1 per cent in 1987 and estimated at 17 per cent in 2018 (UN DESA 2018).

Projections by the National Statistics Office (NSO) indicate that 30% of the population will be urban based by 2030 and 50% by 2050. The major drivers of urbanisation are high natural increase, rural-urban migration and immigration. The Integrated Household Survey 4 (IHS4) of 2016-2017, shows that 19% of Malawi's total population lives in urban areas.

Urban population is mainly concentrated in four major cities of Blantyre, Lilongwe, Mzuzu and Zomba. This constitutes 15% of an estimated national population of 16.3 million people. The rest of urban population resides in urban centres of various sizes including towns, municipalities, district and main market centres.

Past national development strategies in Malawi have largely viewed urbanisation as a constraint to development rather than an opportunity that need to be harnessed. As a result, national development policies have focused on rural development as an end in itself and to reduce rural to urban migration. Despite the rural focus, Government has implemented some programmes targeted at managing rapid urbanisation as well as realising the goals of sustainable urbanisation.

Local Authorities continue to experience a number of urban development constraints characterized by limited control, guidance and regulation of physical development in both established and emerging urban centres. The challenges related to inadequate capacity and weak governance structures at all levels continue to hinder management and implementation of sustainable urbanization. Thus, urbanization in the country has grown against a backdrop of mushrooming and expansion of informal settlements, inadequate infrastructure and basic service delivery, urban poverty and poor coordination in implementation of urban development programmes. However, the policy has identified the following challenges which it sets to address:

Unclear hierarchy of urban settlements. A hierarchy of urban centres was developed in 1987 to promote a balanced and decentralized urban system. The hierarchy which classified urban centres into regional, sub regional, district and rural centres was partially

implemented and is outdated. The classification was based on levels of service provision such as administration, commerce and business, health, education and infrastructure. Currently, Malawi has no spatial framework to guide the location of national developments resulting in misallocation of major development projects among others.

Weak rural-urban linkages. In the absence of such a hierarchy, there is poor connectivity between urban centres and rural areas due to lack of planning and supporting infrastructure. As a result, rural areas are not fully benefitting from urbanisation and in turn the urban areas are not able to fully exploit the opportunities offered by rural areas.

Weak urban governance; Malawi has been affected by weak urban governance as characterised by poor coordination of urban development and management, lack of streamlined participation of different stakeholders. Many government institutions, sector ministries and departments at national and subnational levels undertake urban development roles without clear coordination. This has led to gaps in, or overlapping of institutional mandates and implementation conflicts.

Poor coordination in urban land administration. Uncoordinated and poor planning, management and administration coupled with rapid urban population growth among other things have contributed to the growth of informal settlements and urban sprawl. For instance, over 70% of the urban population lives in informal settlements.

Local authorities especially Cities and other urban councils engage actively in physical development planning and produce a range of plans. However, the plans are not linked to national and local budgets and investment, hence the plans are barely executed. This is made worse by limited resources with competing urban demands for funding needs. In most local authorities, lack of expertise and low technical capacity of professionals involved in physical planning and urban management is evident.

Inadequate capacity for development of urban infrastructure and service provision. The limited capacity of local governments to efficiently deliver infrastructure and services remain a prime challenge for meeting sustainable urbanization. The capacity challenges relate to human resources (quantity and quality of relevant personnel), low level of financial resources at the local government level and weak urban finance mechanisms/institutions that will support infrastructure investment. As a result, there is a mismatch between the rate of urban population growth and infrastructure and service provision.

The urban population has inadequate access to environmental (sanitation, waste management and drainage); social (housing, transportation education, health, cultural and social welfare, safety and security) and economic services.

There is limited access to real time data due to weak record and information management systems which affects the capacity for urban planning and development.

Limited economic opportunities and urban poverty. Rapid urbanisation without corresponding job creation for all income groups has resulted to urban poverty. The dimensions of urban poverty are reflected in insecurity, homelessness, vulnerability to shocks, violence, unemployment and inadequate basic urban services such as water, sanitation, access roads and poor housing quality. Such urbanisation of poverty threatens the achievement of SDGs, which prioritizes the ending of poverty in all forms as its first goal.

Poor urban environmental management and weak resilience to disasters and other shocks. Malawi is classified among countries with higher susceptibility to natural hazard risk worldwide, with its urban areas being highly vulnerable to weather shocks such as flooding. Malawi has experienced an increased frequency of disasters in urban areas in recent years. Weather and climate change shocks have great impact on productivity and livability of urban areas.

Urban susceptibility to disasters is exacerbated by climate change, poor urban land use planning; local authority capacity to manage disaster risk and climate change, rapid urbanisation and urban design that fails to consider disaster risks and weak development control mechanisms.

Social exclusion and marginalization in urban development. Urban centres continue to experience cases of social marginalization and inequality. Urbanisation in Malawi is not happening in an inclusive manner with about 70% of residents living in informal settlements characterised by poor access to basic services and infrastructure. There is limited participation in urban planning and development by the youth, women and other vulnerable groups.

Inadequate resource for urban development. Finances are key to the implementation of urban development programmes especially infrastructure and services which are crucial for the attainment of sustainable urbanisation. All the challenges that have been identified in this Policy are compounded by lack of adequate financial resources. Urban development should be identified as a priority in order for adequate resources to be allocated for the sector.

Previous attempts to address urban challenges through the National Physical Development Plan (NPDP) have not succeeded due to lack of appropriate policy framework among other factors. In cognizance of challenges facing urban development, formulation of the National Urban Policy was initiated to facilitate positive urbanization patterns that support sustainable urbanization.

The development process of formulating the policy involved inclusive and extensive consultations with key stakeholders.

1.3 Linkages with Relevant Policies and Legislations.

The National Urban Policy has been linked to the following local and international Policies, Strategies and legislations:

1.3.1 Legislations

Constitution of Malawi

The Malawi constitution provides for the right to development to all persons and peoples to enjoy economic, social, cultural and political development regardless of their gender, age, economic status, tribe, religious, cultural and political affiliation. It also emphasizes the right to freely engage in economic activity, to work and to pursue a livelihood anywhere in Malawi.

Local Government Act

The Act provides the need for local government authorities to provide social services and infrastructure and to carryout maintenance work and repairs of any infrastructure including roads, bus shelters, street lighting and vehicle parking places within the area under its jurisdiction.

1.3.2 Policies

National Environmental Policy, 1996

The policy aims to promote sustainable built and natural environmental management. It has specific interest in human settlements and land tenure and also calls upon developers to utilise, protect and manage the environment sustainably.

National Decentralization Policy, 1998

The policy transfers administrative and development functions from central government to Local Government Authorities including planning and management of human settlements.

Malawi Vision 2020

The Malawi Vision 2020 provides a long term development perspective for Malawi. It emphasizes the need to develop and upgrade human settlements through urban planning. The vision highlights the importance of physical planning, enforcement of building codes, and construction of permanent and decent houses. It also calls for review and enforcement of policies that relate to human settlement patterns.

National Housing Policy 2000

This policy provides strategies to regulate the provision of housing to address issues of shelter development. Through the policy, Government acknowledges its primary role in promoting efficiency in the housing market so that sustainable shelter is provided at affordable prices by most households especially the low income groups.

The National Land Policy, 2002

The policy strives to ensure tenure security and equitable access to land, to facilitate the attainment of social harmony and broad based social and economic development through optimum and ecologically balanced use of land and land-based resources. The Policy particularly stresses enforcement of urban physical plans and development regulations to discourage land speculation.

National Energy Policy, 2003

The policy aims to make the energy sector sufficiently robust and efficient to support socio-economic agenda of poverty reduction, sustainable economic development, and enhanced labour productivity.

The National Water Policy, 2005

The policy aims at achieving sustainable, economic provision of water supply and sanitation services at affordable cost in urban and rural centres for socio-economic development.

National Sanitation Policy, 2008

The policy focuses on improved sanitation, hygiene promotion and sustainable management of liquid and solid wastes to protect the environment. The Policy tasks ministries responsible for Lands, Housing, and Urban Development, local government and water supply with the role of coordinating and providing policy and regulatory framework for the promotion of sustainable sanitation in urban and rural areas.

National Population Policy, 2012

The policy aims to contribute to the improvement of the standard of living and quality of life of the people of Malawi. It provides a framework for enhancing prioritization, coordination, and implementation of programmes for addressing population and development challenges.

National Youth Policy, 2013

The goal of the policy is to create an enabling environment for all young people to develop to their full potential in order to contribute significantly to personal and sustainable national development. It serves as a tool that guides mainstreaming of youth development agenda in all national development programmes

National Disaster Risk Management Policy, 2015

The policy is aimed at ensuring that disaster risk management (DRM) is mainstreamed in development planning and policies of all sectors in order to reduce the impact of disasters and ensure sustainable development in the country.

National Gender Policy, 2015

The goal of the policy is to mainstream gender in the national development process in order to enhance participation of women and men, girls and boys for attainment of sustainable and equitable development.

National Agriculture Policy, 2016

The policy promotes development and maintenance of agriculture-related infrastructure, such as roads, value addition centres, and warehouses to enhance rural-urban market linkages.

National Climate Change Management Policy, 2016

The goal of the policy is to promote climate change adaptation, mitigation, technology development and transfer and capacity building for sustainable livelihoods through green economy measures for Malawi. It seeks to guide programming of interventions for reduction of greenhouse gas emissions into the atmosphere, as well as adapting to the adverse effects and impacts of climatic change and climate variability.

National Meteorological Policy, 2019

The overall goal of the policy is to monitor and understand Malawi's weather and climate to provide user-friendly services with associated feedback loops in support of sustainable development in Malawi and meet international obligations.

The Malawi Growth and Development Strategy III (MGDS III), 2017-2022

The MGDS III is an overarching medium-term strategy for Malawi. The strategy recognizes physical planning as key in the provision of improved and sustainable urban systems for development and economic growth.

1.3.3 International Instruments.

Sustainable Development Goals, 2015

The SDGs set out a wide range of economic, social and environmental objectives and their means of implementation. The Goal 11 of the SGDs: making cities and human settlements inclusive, safe, resilient and sustainable, is the most pertinent with respect to this Policy.

New Urban Agenda, 2016

The New Urban Agenda encourages countries to change the way they plan, develop and finance urban development to ensure that cities are inclusive sustainable and resilient. The agenda encourages countries to formulate national urban policies to guide their local urban agenda. This will lead to sustainable urbanisation and economic growth of cities and urban centres.

Other International Conventions and Protocols

Malawi is signatory to various international protocols that promote sustainable human settlements, gender equality and housing rights. By signing these protocols the Government of Malawi (GoM) commits itself to implementation of underlying goals and objectives such as sustainable urban development, shelter for all, right to housing, right to residence, and gender equality, among others. The conventions and protocols include: The Sendai Framework; United Nations Framework Convention on Climate Change; Universal Declaration of Human Rights, 1948; International Covenant on Economic, Social and Cultural Rights, 1966; Agenda 21, 1992 and; Agenda 2063: The Africa we want, 2015.

1.4 Problem Statement

Malawi continues to experience challenges in managing the country's rapid urbanisationsustainably. Thus, urbanisation in the country has grown against a backdrop of mushrooming and expansion of informal settlements, inadequate infrastructure and basic

service delivery, urban poverty and poor coordination in implementation of urban development programmes.

The country needs to clearly define urban areas, how they interact with rural areas, address institutional coordination issues in urban management, plan for infrastructure and services delivery, address ever increasing poverty levels and overall urban economic development and climate change and resilience issues.

1.5 Rationale for National Urban Policy

Potential gains associated with urbanisation are not currently fully optimized. Consequently, urbanisation is resulting in environmental, economic and social changes which do not advance or in some cases negatively affect livelihoods and the growth of the economy. Rapid urbanisation in parallel with weak capacity among the lead urban development institutions is responsible for uncontrolled urban growth and increased urban sprawl and inefficient land management.

Malawi has had no comprehensive policy framework to guide its urbanisation agenda holistically. A comprehensive NUP will provide such guiding framework to assist in harnessing the benefits and opportunities of urbanisation process. It will provide the necessary direction and strategies to be implemented to support urban development. The policy recognizes that urban population will continue to grow thereby increasing the social and economic activities in urban centres. Therefore, the NUP will facilitate proper management of urbanisation which will assist to reduce environmental degradation, unemployment, urban poverty, disasters and other social ills in cities and urban centres.

Developing a NUP is expected to help coordinate the work of different sectors, establish incentives for more sustainable practices, and spur a balanced system of cities and towns through strengthening rural-urban linkages. Furthermore, NUP is an important tool to mainstream the implementation of the New Urban Agenda (NUA) and the Sustainable Development Goals (SDGs), especially goal number 11. The NUP process has clear support and goodwill from the government as indicated through the creation of the Department of Urban Development, support from development partners. International interest to address country's challenges such as building urban resilience provides an implementation opportunity for NUP.

CHAPTER 2: BROAD POLICY DIRECTIONS

2.1 Policy Goal

The overall goal of NUP is to “Achieve inclusive, competitive, sustainable, resilient cities and other human settlements”.

2.2 Policy Outcomes

The outcomes of this Policy are:

- i. Established clear hierarchy of urban settlements with strong rural-urban linkages;
- ii. Improved urban governance system, including institutional coordination and policy coherence mechanism that promotes citizen participation in urban development;
- iii. Enhanced capacities of local communities in urban areas to undertake sustainable urban planning, development and management;
- iv. Improved access to adequate shelter, infrastructure and social services in all urban centres;
- v. Improved urban socio-economic development and prosperity;
- vi. Increased urban resilience to climate change, disaster risks and environmental shocks.
- vii. Improved social inclusiveness and equitable urban development.
- viii. Improved financial capacity for urban development

2.3 Policy Objectives;

The objectives of the National Urban Policy are to;

- i. Strengthen positive linkages between rural and urban areas,
- ii. Improve stakeholder coordination mechanisms,
- iii. Enhance capacity for inclusive, participatory and integrated land use and sustainable human settlements planning and development,
- iv. Promote equitable infrastructure services delivery,
- v. Create a conducive environment for investment,
- vi. Increase resilience to natural and man-made disaster,
- vii. Promote socially inclusive urban development, and
- viii. Improve resource mobilization for urban development.

2.4 Guiding Principles

The National Urban Policy will be guided by the following principles:

- i. **Urban Integration:** Integration of cities and urban centres at national and regional level.
- ii. **Connectedness:** Promotion of inter and intra connectivity of cities and urban centres at all levels
- iii. **Good urban governance:** Promotion of transparency and accountability, in the planning and management of urban development
- iv. **Urban Sustainability:** Social, economic, physical and environmental.
- v. **Efficiency and effectiveness:** Timely delivery of public services, infrastructure and shelter.
- vi. **Urban competitiveness:** Encourage local economic development through promotion of local and foreign investments.
- vii. **Urban resilience:** Reduction of vulnerability to shocks
- viii. **Inclusivity:** Promotion of participation by all including the marginalized and vulnerable groups
- ix. **Decentralization:** Decentralized and self-sustaining system of cities, towns and village centres.

CHAPTER 3: POLICY PRIORITY AREAS

The policy prioritises the following eight key areas to address urbanisation challenges to ensure a conducive environment to foster sustainable urban development;

1. Spatially balanced and integrated hierarchy of urban centres and human settlements.
2. Urban governance and coordinated urban development.
3. Planned and integrated urban development.
4. Shelter, infrastructure and services.
5. Competitive and inclusive urban economic development.
6. Urban resilience, climate change adaptation and disaster risk management.
7. Socially Inclusive urban development
8. Resource mobilization for urban development.

3.1 POLICY PRIORITY AREA 1: Spatially Balanced and Integrated Hierarchy of Urban Centres and Human Settlements.

Urban centres of various sizes in the settlement patterns are best positioned to exploit their functional strengths including infrastructure, housing, employment or services. Currently, Malawi has no guiding spatial framework which has resulted in unclear hierarchy of urban settlements and weak rural urban linkages.

This priority area will promote a functional urban system which is crucial for coordinated, integrated and distribution of national development programmes. This will create a strong symbiotic relationship between urban peri-urban and rural areas.

Policy Statements

The policy will ensure that:

3.1.1 Physical and economic development is guided by a national spatial framework.

Strategies

- i. Formulate a national spatial framework
- ii. Promote classification of urban centres.
- iii. Promote polycentric planning and development.
- iv. Enhance cooperation and interconnection of urban networks at national and beyond the national boundaries.

3.1.2 There is a strong link between rural and urban areas.

Strategies

- i. Strengthen inter and intra physical connectivity and communication networks amongst urban centres, peri-urban and rural areas.
- ii. Strengthen institutional partnerships amongst local government authorities.
- iii. Promote regional planning and development
- iv. Formulate and implement a sustainable urban development programme.

3.2 POLICY PRIORITY AREA 2: Urban governance and coordinated urban development.

Effective urban governance and management system is prerequisite for regulated and coordinated urban growth and development. However there is no coordination amongst institutions and governance structures involved in urban development. This has led to misunderstanding of mandates for respective institutions leading to lack of transparency and accountability in delivery of urban development services.

This policy will promote collaborative efforts, in planning and implementation of urban development programmes which will contribute to well-functioning urban governance structures and institutions that are accountable, transparent, and responsive to citizenry.

Good urban governance will enhance inclusiveness and efficiency in urban land administration and management. Consequently, this will promote sustainable physical, social and economic development.

Policy Statement

This policy will ensure that:

3.2.1 There is proper coordination and collaboration amongst urban governance institutions at all levels.

Strategies

- i. Develop legal framework for urban development
- ii. Strengthen national and local urban based management structures.
- iii. Promote transparency, accountability and democratic decision making.
- iv. Decentralize urban development functions.
- v. Harmonize and align policies to ensure coherence in urban development.
- vi. Promote participation of non-state actors including professional bodies in urban development issues.

3.3 POLICY PRIORITY AREA 3: Integrated Planning and Urban Development

Integrated urban planning is key to the development of compact built forms that optimize use of limited resources and counter urban sprawl. Uncoordinated and poor planning, management and administration coupled with rapid urban population growth have contributed to the growth of informal settlements and urban sprawl.

This priority area will enhance forward planning which is critical in the achievement of plan led urban development, delivery of serviced land for housing and quality urban infrastructure and services in a cost-effective manner. A monitoring mechanism will be put in place to ensure that stakeholders comply with urban planning and development standards.

Policy Statement

This policy will ensure that:

3.3.1 All planning authorities embrace integrated planning to promote optimum use of land for sustainable urban development.

Strategies

- i. Formulate integrated urban development plans.
- ii. Devolve urban planning and management functions to local authorities.
- iii. Facilitate capacity building programmes in local authorities.
- iv. Promote high density, compact neighborhoods to curtail urban sprawl
- v. Promote slum prevention, upgrading and urban renewal programmes.
- vi. Strengthen development control and enforcement mechanisms.
- vii. Promote creation of public amenities including open spaces and parks.
- viii. Establish an integrated land management system for sustainable urban development
- ix. Establish an Urban Observatory for monitoring urban development programmes and ensuring compliance.

3.4 POLICY PRIORITY AREA 4: Shelter, Infrastructure and Services.

Access to adequate housing, infrastructure development and service provision is the foundation of sustainable urban development. Efficient financing of housing, infrastructure and services is key to achievement of urban and national development.

The rate at which the population is growing in urban areas does not match with the provision of housing, infrastructure and services. Most of the infrastructure is of poor quality, aged and stressed.

This priority area will promote the provision of affordable serviced land for housing for the urban poor to prevent the proliferation of informal settlements and illegal developments. It will promote efficient financing and implementation of housing, infrastructure and services.

Policy Statements

The policy will ensure that:

3.4.1 Capacity for provision of housing, infrastructure and Services is enhanced.

Strategies

- i. Develop human and technical capacity for urban development.
- ii. Promote regular research on urban issues.
- iii. Establish a harmonized urban development information system.
- iv. Facilitate development and implementation of urban strategic plans for housing, infrastructure and service provision.
- v. Facilitate development and optimum use of green infrastructure.
- vi. Promote provision of sufficient energy and other services to meet the increasing demands in urban centres.

3.4.2 Delivery of serviced land for all income groups is efficient and transparent.

Strategies

- i. Facilitate transfer of land administration and management functions to Local Government Authorities in line with the provisions of the new land laws.
- ii. Strengthen coordination mechanisms among land management agencies.
- iii. Ensure timely provision of serviced land for human settlements development.
- iv. Enhance the capacity of local government authorities in land administration and management.
- v. Foster a culture of integrity, accountability and transparency in land administration.

3.5 POLICY PRIORITY AREA 5: Competitive and Inclusive Urban Economic Development.

An efficient and productive urban economy is key to wealth creation and competitiveness of urban areas at local as well as international level. The urban economy is an important source of job creation with urban employment growing at a faster rate than the national average.

Urban poverty is widespread and increasing and is worsened by dependency on the cash economy. Poverty has grown in urban areas due to mismatch between urban economic opportunities and urbanisation rate.

This priority area will foster industrialization, local economic development and job creation in urban and peri-urban areas to reduce urban poverty, unemployment and promote competitiveness.

Policy Statements

The Policy will ensure that:

3.5.1 A conducive environment to enhance development of competitive urban areas is created.

Strategies

- i. Strengthen partnerships.
- ii. Promote creation of special economic zones.
- iii. Enhance security and safety in urban centres

3.5.2 Local economic development is promoted.

Strategies

- i. Facilitate development of SMEs
- ii. Facilitate implementation of local economic development initiatives.
- iii. Facilitate access to capital for all income groups.
- iv. Initiate social protection programmes.

3.6. POLICY PRIORITY AREA 6. Urban Resilience, Climate Change Adaptation and Disaster Risks Management.

Increased resilience for human settlements enhance their capacity to withstand disasters and shocks. Recently urban centres have been affected by disasters exacerbated by climate change, weak development control mechanisms or enforcement and rapid urbanisation. Local authorities have challenges in disaster preparedness, adaptation and mitigation. Consequently, some of the affected communities and services fail to recover from effects of the disasters.

This priority area will therefore promote building of resilience through mainstreaming of disaster risk management and climate change adaptation in urban planning, development and management.

Policy Statement

This policy will ensure that:

3.6.1. Urban areas are resilient to impacts of climate change, disasters and other shocks

Strategies

- i. Mainstream resilience in urban planning, development and management.
- ii. Support the establishment and operation of urban disaster management structures.
- iii. Promote climate change adaptation and mitigation programmes.

3.7 PRIORITY POLICY 7: Socially Inclusive Urban Development

Social inclusion in urban development takes into consideration crosscutting issues including; HIV and AIDS, gender, vulnerable groups like physically challenged, elderly and the youth. Currently, urban centres continue to register cases of social marginalization and inequality.

This priority area will promote social inclusion through the expansion and targeting of civic engagement programs with special provisions for target groups; provision of spaces and places for social, health, educational programs; and urban design that addresses the special diverse needs of these groups.

Policy Statement

This policy will ensure that:

3.7.1 Urban development embraces equity, social inclusiveness and participation

Strategies

- i. Develop and implement a communication strategy
- ii. Promote the participation of the youth, elderly, women, the physically challenged, and other vulnerable groups in the formulation and implementation of urban development programs
- iii. Mainstream gender, HIV and AIDS activities in urban development programmes.
- iv. Promote the development of programmes for social economic empowerment of the youth, elderly, women, the physically challenged and other vulnerable groups.

- v. Integrate social inclusion into the design and implementation of urban development programmes.

3.8 POLICY PRIORITY AREA 8: Resource Mobilization for Urban Development

Availability of adequate resources is key to smooth implementation of urban development programmes. Local Government Authorities and other stakeholders do not have access to adequate resources for these urban development programmes to contribute to the attainment of sustainable urbanization.

This priority area will ensure the availability of equipment, human, financial and technological resources through innovative resource mobilization mechanisms from public and private sector, development partners and civil society organisations.

Policy Statement

The policy will ensure that:

3.8.1 Adequate resources are available to support implementation of urban development programmes

Strategies

- i. Promote private sector participation in housing and urban infrastructure development.
- ii. Facilitate the establishment of an Urban Development Fund.
- iii. Develop innovative and sustainable financing mechanisms.
- iv. Promote and strengthen Public Private Partnerships in urban development..

CHAPTER 4: IMPLEMENTATION ARRANGEMENTS

Effective and efficient implementation of this Policy calls for multi-sectoral collaboration and coordination. This Policy is assigning clear roles and responsibilities to relevant stakeholders.

4.1 INSTITUTIONAL ARRANGEMENTS

4.1.1 Ministry responsible for Urban Development.

The role of the Ministry responsible for Urban Development shall be to:

- i. Prepare enabling legislation, guidelines and standards.
- ii. Provide oversight and policy guidance on urban issues.
- iii. Create an enabling environment for the participation of non-state actors.
- iv. Spearhead development and dissemination of information education and communication materials.
- v. Undertake civic education to the public on responsibilities of various stakeholders.
- vi. Establish a harmonized urban development information centre.
- vii. Formulate and implement an urban communication strategy.
- viii. Support professional bodies in the built environment.
- ix. Undertake research and development on urbanisation.
- x. Initiate capacity building and monitoring of urban programmes.
- xi. Hold regular seminars and symposia on urban issues.
- xii. Establish an urban observatory for monitoring urban development programmes.
- xiii. Develop and implement a monitoring and evaluation framework.
- xiv. Serve as secretariat for the National Habitat Committee.
- xv. Formulate and implement a sustainable urban development programme

4.1.2 Ministry responsible for Physical Planning

The role of the Ministry responsible for physical planning shall be to:

- i. Provide policy guidance on urban land use planning and management.
- ii. Monitor adherence to planning standards and guidelines.
- iii. Development and review of standards and guidelines and provide support for urban land use planning.
- iv. Develop standards and guidelines to assist Local Authorities in upgrading informal settlements.
- v. Integrate risk and hazard maps in land use planning for urban centres.
- vi. Undertake capacity building.
- vii. Support research in urban planning.

4.1.3 Ministry responsible for Lands

The role of the Ministry responsible for Lands shall be to:

- i. Develop a national land management information system
- ii. Undertake capacity development in land management
- iii. Ensure transparency and accountability in land administration and management
- iv. Ensure efficiency, effectiveness in land transactions
- v. Enforce land lease covenants

- vi. Facilitate the provision of serviced land for all urban land uses.

4.1.4 Ministry responsible for Housing

The role of the Ministry responsible for Housing shall be to:

- i. Ensure availability of adequate and affordable housing for all income groups.
- ii. Conduct regular monitoring of urban housing projects.
- iii. Facilitate the formulation of legal framework for housing.
- iv. Formulate housing standards and guidelines.
- v. Promote Public Private Partnerships in the housing sector.

4.1.5 Ministry responsible for Surveys

The role of the Ministry responsible for Surveys shall be to:

- i. Coordinate the process of hazard and risk mapping in urban centres.
- ii. Supply spatial data and technical support for urban development planning implementation, monitoring and evaluation.

4.1.6 Ministry responsible for Local Government and Rural Development

The role of the Ministry responsible for Local Government and Rural Development shall be to:

- i. Facilitate merit-based recruitment of staff into management of Local Government Authorities.
- ii. Ensure coordination of urban development stakeholders.
- iii. Support establishment of Urban Development positions in each Local Council.

4.1.7 Ministry responsible for Water Development

The role of the Ministry responsible for Water shall be to:

- i. Streamline water supply and sewer management.
- ii. Promote water saving technologies
- iii. Regulate the exploitation of water resources
- iv. Collect, process and disseminate water resource data to all stakeholders
- v. Provide support for flood hazard mapping for urban centres

4.1.8 Ministry responsible for Environmental Affairs

The role of the Ministry responsible for the Environment shall be to:

- i. Enforce the polluter pays principle.
- ii. Enforce remittance of environmental management levy.
- iii. Promote energy saving and clean technologies
- iv. Ensure that all projects are subjected to the Environmental and Social Impact Assessment (ESIA).
- v. Support Local Government Authorities to produce Urban State of the Environment Reports and environmental management Plans
- vi. Establish databases on urban state of the environment
- vii. Initiate environmentally friendly urban management Programmes.
- viii. Ensure a clean urban environment

4.1.9 Ministry responsible for Meteorological Services

The role of the Ministry responsible for Meteorological Services shall be :

- i. Continuous weather monitoring and update
- ii. Provision of climate data to users
- iii. Develop and management of weather early warning systems
- iv. Installation of automated weather observation stations
- v. Undertake continuous weather observations
- vi. Dissemination of weather and climate information and advisories
- vii. Train communities, media and organisations in weather and climate change information interpretation and utilisation

4.1.10 Ministry responsible for Disaster Management Affairs (DODMA)

The role of the Ministry responsible for Disaster Management Affairs shall be to:

- i. Ensure the integration of Disaster Risk Management into all sustainable development and urban planning processes
- ii. Establish a comprehensive system for disaster risk identification, assessment and monitoring
- iii. Develop and strengthen people-centred early warning system.
- iv. Promote a culture of safety and adoption of resilience enhancing interventions
- v. Increase resilience of the urban poor and most vulnerable to disasters
- vi. Strengthen preparedness capacity for effective response and recovery.

4.1.11 Ministry responsible for Transport and Public Works

The role of the Ministry responsible for transport and public works shall be to:

- i. Develop a coordinated and efficient urban transport infrastructure.
- ii. Initiate reduced urban transport costs and prices across all modes
- iii. Improve the safety, security and resilience of urban transport infrastructure and services
- iv. Develop appropriate building regulations and an enforcement strategy

4.1.12 Ministry responsible for Agriculture and Food Security

The role of the department responsible for Agriculture and Food Security shall be to:

- i. Promote modern urban agricultural technologies
- ii. Establish a data base of urban soil profiles
- iii. Encourage urban agro-forestry

4.1.13 Office of the President and Cabinet (OPC)

The role of the OPC shall be to:

- i. Provide overall direction and guidance in the implementation and review of this policy
- ii. Clarify institutional arrangements between Department of Urban Development and Ministry of Local Government and Rural Development

4.1.14 Local Government Authorities

The role of Local Government Authorities shall be to:

- i. Initiate long term integrated urban planning.
- ii. Ensure efficiency in the issuing of development permits
- iii. Ensure adherence to urban development plans.
- iv. Establish and strengthen local urban development committees.
- v. Ensure transparency and accountability in land allocation and lease processing.
- vi. Initiate joint planning and implementation of urban programmes in peri-urban areas.
- vii. Encourage Public Private Partnership in urban investments
- viii. Mobilise resources for urban development programmes
- ix. Facilitate data collection, analysis dissemination and use.
- x. Establish a data base on urbanisation
- xi. Create an enabling environment for the participation of Non-Governmental Organisations (NGOs) and Community Based Organisations (CBOs) in urban programmes

4.1.15 National Assembly

The role of the National Assembly shall be to:

- i. Enact urban development legislation
- ii. Provide oversight function

4.1.16 Private Sector

The role of the private sector shall be to:

- i. Implement programmes in line with urban planning standards and guidelines.
- ii. Mobilise resources for urban development
- iii. Provide resources for urban development
- iv. Support capacity building initiatives
- v. Invest in urban development through PPPs

4.1.17 Academic and Research Institutions

The role of academic and research institutions shall be to:

- i. Conduct research in urban planning, development and management
- ii. Provide training in urban planning, development, management and related programmes.
- iii. Document and disseminate best practices

4.1.18 Non- Governmental Organisations / Civil Society Organizations

The role of NGOs and CSOs shall be to:

- i. Advocate for urban development programmes
- ii. Mobilise and secure funding for urban investments
- iii. Disseminate the National Urban Policy to the general public

CHAPTER 5.0 IMPLEMENTATION, MONITORING, AND EVALUATION PLAN

5.1 Implementation plan

The implementation plan contains strategies that require continuous policy dialogue, consensus and commitment from all concerned stakeholders involved in the implementation of the policy. Feasibility and sustainability of implementing these strategies will also be key, including prevailing economic conditions and existing systems and structures.

During the first years of the policy implementation, a resource mobilization strategy will be developed in collaboration with the key partners for funding of the activities. Partnerships with development partners, Non-Governmental Organisations and the Private sector will be enhanced in order to secure a sound resource base. Details of the implementation plan are in Annex 1.

5.2 Monitoring and Evaluation plan

Monitoring and evaluation plan will operationalize the National Urban Policy. The monitoring and evaluation plan clearly indicates the expected outcomes of the policy, objectives, outputs, performance indicators, targets, and baseline, source of verification and assumptions / risks. The monitoring and evaluation plan will on the other hand focus on monitoring results at the output and outcome levels.

It is important that visible mechanisms are put in place to monitor progress and evaluate the effectiveness of the policy statements and strategies in attaining the goal and objectives of the policy. Details regarding the monitoring and evaluation are in Annex 2

5.3 Policy review

The policy will be reviewed after a period of five years from the date of its approval, after the key milestones and targets have been monitored and evaluated, and the coordination will be done by the Department of Urban Development within the Ministry of Lands, Housing and Urban Development.

ANNEXURE I: IMPLEMENTATION PLAN

Policy Priority Area 1: Spatially Balanced and Integrated Hierarchy of Urban centres and Human Settlements.			
Policy Statement: 1.1: Physical and economic development is guided by a national spatial framework.			
Objective	Strategy	Responsibility	Timeframe
To strengthen positive linkages between rural and urban areas,	Formulate a national spatial framework	MoLHUD, MoLG&RD, All Local Government Authorities, National Planning Commission,	2019-2022
	Promote classification of urban centres.	MoLHUD, MoLG&RD, All Local Government Authorities, Academic institutions,	2019-2023
	Promote polycentric planning and development.	MoLHUD, MoLG&RD Local Government Authorities, Development partners, Private sector,	2019-2023
	Enhance cooperation and interconnection of urban networks at national and beyond the national boundaries.	MoLHUD, MoLG&RD, MoTPW Private sector, National Planning Commission,	2019-2023
Policy Statement 1.2 There is a strong link between rural and urban areas			
Objective	Strategy	Responsibility	Timeframe
To strengthen positive linkages between rural and urban areas,	Strengthen inter and intra physical connectivity and communication networks amongst urban centres and rural areas.	MoLHUD, MoLG&RD, MoTPW, Local government Authorities, Development partners, Private sector,	2019-2023
	Strengthen institutional partnerships amongst local government authorities.	MoLG&RD MoLHUD Local Government Authorities, Development partners,	2019-2023

	Promote regional planning and development	MoLHUD, MoLG&RD Local Government Authorities, Development partners, Private sector,	2019-2023
	Formulate and implement a sustainable urban development programme.	MoLHUD, MoLG&RD Local Government Authorities, Development partners, Private sector,	2019- 2023
Policy Priority Area 2: Urban governance and coordinated urban development.			
Policy Statement 2.1: There is proper coordination and collaboration amongst urban governance institutions at all levels			
Objective	Strategy	Responsibility	Timeframe
To improve stakeholder coordination mechanisms	Develop legal framework for urban development	MoLHUD, MoJ&CA MoLG&RD, All Local Government Authorities, DHRMD, Academic Institutions, NGO's, CSO's, Private sector.	2021-2023
	Strengthen National and local urban based management structures.	MoLHUD, MoLG&RD, All Local Government Authorities, DHRMD	2019-2023
	Promote transparency, accountability and democratic decision making.	MoLHUD, MoLG&RD , CSO's ,All Local Government Authorities, Mo Civic Education, Development Partners, NGOs', CBO's	2019-2023
	Decentralize urban development functions.	MoLHUD, MoLG&RD, Local Government Authorities, Development Partners,	2020-2023
	Harmonize and align policies to ensure	MoLHUD, MoLG&RD, OPC, Development partners, Local	2019-2023

	coherence in urban development.	Government Authorities,	
	Promote participation of non-state actors including professional bodies in urban development issues.	MoLHUD , MoLG&RD, Local Government Authorities, Development partners, CSO's, NGO's Private sector, Professional Bodies	2019-2023
Policy Priority Area 3: Integrated Planning and urban development			
Policy statement 3.1: All planning authorities embrace integrated planning to promote optimum use of land for sustainable urban Development.			
Objective	Strategy	Responsibility	Timeframe
To strengthen institutional and legal framework for urban development;	Formulate integrated urban development plans.	MoLHUD , MoLG&RD, Local Government Authorities, MHC, Private Sector, Development partners,	2019-2023
	Devolve urban planning and management functions to local authorities.	MoLHUD , MoLG&RD, DHRMD All Local Government Authorities, MHC, Development partners, MoFEP&D, NGO's	2019-2021
	Facilitate capacity building programmes in Local Government Authorities.	MoLHUD , MoLG&RD, All Local Government Authorities, MHC, Development partners, MoFEP&D, Private Sector	2019-2023
	Promote high density, compact neighborhoods to curtail urban sprawl	MoLHUD , MoLG&RD, All Local Government Authorities, MHC, Development partners, MoFEP&D, Private Sector	2019-2023
	Promote slum prevention, upgrading and urban renewal programmes.	MoLHUD , MoLG&RD, All Local Government Authorities, MHC, Development partners, MoFEP&D,	2019-2023

		Private Sector, Professional bodies, academic institutions, NGO's	
	Strengthen development control and enforcement mechanisms.	MoLHUD, MoLG&RD, All Local Government Authorities , MHC, Professional bodies.	2019-2023
	Promote creation of public amenities including open spaces and parks.	MoLHUD, MoLG&RD, All Local Government Authorities , MHC, Development partners, Private Sector,	2019-2023
	Establish an integrated land management system for sustainable urban development	MoLHUD , MoLG&RD, All Local Government Authorities, MHC, Development partners, Private Sector, Professional bodies,	2019-2021
	Establish an Urban Observatory for monitoring urban development programmes and ensuring compliance.	MoLHUD , MoLG&RD, All Local Government Authorities, MHC, Development partners, Private Sector, Professional bodies, Academic Institutions.	2019 - 2021
Policy Priority Area 4: Shelter, infrastructure and services.			
Policy Statement 4.1: Capacity for provision of housing, infrastructure and Services is enhanced.			
Objective	Strategy	Responsibility	Timeframe
Promote equitable infrastructure services delivery	Develop human and technical capacity for urban development.	MoLHUD , MoLG&RD, DHRMD, All Local Government Authorities, Local Communities, Development partners, Academic Institutions, Professional bodies	2019-2023

	Promote regular research on urban issues.	MoLHUD , MoL&GRD, All Local Government Authorities, MoFEP&D, Private Sector, MHC, Academic Institutions, Professional bodies	2019 – 2023
	Establish a harmonized urban development information system.	MoLHUD , MoLG&RD, All Local Government Authorities, Academic Institutions Private Sector, Development partners, Professional bodies	2019-2022
	Facilitate development and implementation of urban strategic plans for shelter, infrastructure and service provision.	MoLHUD , MoLG&RD, All Local Government Authorities, Development partners, Academic Institutions, MoTPW, MHC, Private Sector.	2019-2022
	Facilitate development and optimum use of green infrastructure.	MoLHUD, MoLG&RD, All Local Government Authorities, Development partners, MHC, MoFEP&D, Private Sector, MoEM&NR NGO's.	2019-2023
	Promote provision of sufficient energy and other services to meet the increasing demands in urban centres.	MoEM&NR MoLHUD, MoLG&RD, All Local Government Authorities, Development Partners, Private sector	2019-2023
Policy Statement 4.2: Delivery of serviced land for all income groups is efficient and transparent			
Objective	Strategy	Responsibility	Timeframe
Promote equitable	Facilitate transfer of land administration and management functions to local authorities in	MoLHUD , MoLG&RD, Local Government Authorities,	2019-2021

infrastructure services delivery	line with the provisions of the new land laws.	Development partners, Academic institutions, Statutory Cooperation's CSO's.	
	Strengthen coordination mechanisms among land management agencies.	MoLHUD , MoLG&RD, MoTPW, Local Government Authorities, Private Sector, Development Partners.	2019-2023
	Ensure timely provision of serviced land for human settlements development.	MoLHUD , MoLG&RD, MoFEP&D, Local Government Authorities, Development partners, MHC.	2019-2023
	Enhance the capacity of local government authorities in land administration and management.	MoLHUD , MoLG&RD MoFEP&D, Local Government Authorities, Development Partners, Private sector, NGO's, Academic Institutions, Professional bodies.	2019-2023
	Foster a culture of integrity, accountability and transparency in land administration.	MoLHUD , MoLG&RD Local Government Authorities, Development Partners, Private sector, NGO's, ACB	2019-2023
Policy Priority Area 5: Competitive and inclusive urban economic development.			
Policy Statement 5.1: A conducive environment to enhance development of competitive urban areas is created.			
Objective	Strategy	Responsibility	Timeframe
To create a conducive environment for investment.	Strengthen partnerships.	MoLHUD, MoLG&RD, MoFEP&D, Local Authorities, PPPC , MCCI, Development partners,	2019-2023
	Promote creation of special economic zones.	MoIT&T MoLHUD, MoLG&RD, MoFEP&D, Local Government	2019-2023

		Authorities, MCCCI, Development partners, MITC.	
	Enhance security and safety in urban centres	MoLHUD, MoLG&RD, Local Government Authorities, MoFEP&D, MPS, OPC, Private sector, MITC,	2019-2023
Policy Statement 5.2. Local economic development is promoted.			
Objective	Strategy	Responsibility	Timeframe
To develop and expand mechanisms for equitable access to economic opportunities in all urban centres	Facilitate development of SMEs	MCCCI, MoLHUD, MoLG&RD, Local Authorities, MoIT&T Academic Institutions, Development partners,	2019-2023
	Facilitate implementation of local economic development initiatives.	MoFEP&D, MoLG&RD, Local Government Authorities, Private Sector , LDF, Development partners, MCCCI, MoIT&T.	2019-2023
	Facilitate access to capital for all income groups.	MoFEPD, MoLG&RD, Local Government Authorities, NLGFC, Private sector.	2019-2023
	Initiate social protection programmes.	Local Government Authorities , MoLHUD, MoLG&RD Private sector, MHC, NGOs, Statutory Corporations.	2019-2023
Policy Priority Area 6: Urban resilience, climate change adaptation and disaster risks management.			
Policy Statement 6.1: Urban areas are resilient to impacts of climate change, disasters and other shocks			
Objective	Strategy	Responsibility	Timeframe
To increase resilience to	Mainstream resilience in urban planning,	MoLHUD, MoLG&RD, DODMA , Academic Institutions,	2019-2023

natural and man-made disaster	development and management.	Development Partners,	
	Support the establishment and operations of urban disaster management structures.	MoLHUD, MoLG&RD, DODMA Local Authorities, NGO's	2023
	Promote climate change adaptation and mitigation programmes	MoLHUD, MoLG&RD, MoNR&EM, DODMA Local Government Authorities,	2019-2023
Policy Priority Area 7: Socially inclusive urban development			
• Policy Statement 7.1: Urban development embraces equity, social inclusiveness and participation			
Objective	Strategy	Responsibility	Timeframe
To promote socially inclusive urban development	Develop and implement a communication strategy	MoLHUD, MoLRD, MoCEC&CD, MoLYS&MDev, MoI&CT, Ministry of Gender, NGO's, CSO's, Private Sector.	2019-2023
	Promote the participation of the youth, elderly, women, the physically challenged, and other vulnerable groups in the formulation and implementation of urban development programs	MoLHUD, MoLG&RD, MoCEC&CD, MoLYS&MDev, MoI&CT, Ministry of Gender, NGO's, CSO's, Private Sector.	2019-2023
	Mainstream gender, HIV and AIDS activities in urban development programme.	MoLHUD, MoLRD, MoH, MoCEC&CD, MoLYS&MDev, Ministry of Gender, NGO's, CSO's, Private Sector.	2019-2023
	Promote the development of programmes for social economic empowerment of the youth, elderly, women, the physically challenged and other vulnerable groups.	MoLHUD, MoLG&RD, MoCEC&CD, MoLYS&MDev, Ministry of Gender, NGO's, CSO's, Private Sector,	2019-2023
	Integrate social inclusion into the design and	MoLHUD, MoLG&RD,	2019-2023

	implementation of urban development programmes	MoCEC&CD, MoLYS&MDev, Ministry of Gender, NGO's, CSO's, Private Sector, MIA, MIE, MIPP	
Policy Priority Area 8: Resource mobilization for urban development			
Policy Statement 8.1: Adequate resources are available to support implementation of urban development programmes			
Objective	Strategy	Responsibility	Timeframe
To improve resource mobilization for urban development	Promote private sector participation in housing and urban infrastructure development.	MoLH&UD , MoFEP&D, MoLG&RD, MoTPW, Local Government Authorities, Private Sector, NLGFC, Development partners, MCCCI, PPPC, MHC Professional bodies	2019-2023
	Facilitate the establishment of Urban Development Fund.	MoLH&UD , MoFEP&D, Local Government Authorities,	2019-2021
	Develop innovative and sustainable financing mechanisms for urban development	MoLH&UD , MoFEP&D, MoLG&RD, Local Government Authorities, Private Sector, LDF, Development partners, MCCCI, PPPC.	2019-2023
	Promote and strengthen Public Private Partnerships in urban development	MoLH&UD , MoFEP&D, MoLG&RD, MoTPW, Local Government Authorities, Private Sector, LDF, Development partners, PPPC, MHC.	2019-2023

ANNEXURE II: MONITORING AND EVALUATION PLAN

Policy Priority Area: Spatially Balanced and Integrated Hierarchy of Urban centres and Human Settlements.						
Outcome: Established clear hierarchy of urban settlements with strong rural-urban linkages;						
Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To strengthen positive linkages between rural and urban areas,	National spatial framework formulated	National spatial framework	1	0	Reports and plan	Commitment by stakeholders including Dev. Partners
	Urban Centres classified	percentage of centres analysed	100	0	Reports	Commitment by stakeholders including Dev. Partners
		Hierarchy of centres in place	1	0	Reports	Commitment by stakeholders including Dev. Partners
	Polycentric plans developed.	Number of plans developed	4	0	Reports and plans	Commitment by stakeholders including Dev. Partners
	Regional plans developed	Number of plans developed	3	0	Reports and plans	Commitment by stakeholders
		Number of plans reviewed	5	0	Reports and plans	Commitment by stakeholders
	Institutional partnerships amongst local government authorities strengthened	Number of multi-stakeholder meetings (biannual)	10	0	Minutes and reports	Stakeholder commitment
	A sustainable urban development programme formulated.	A sustainable urban development programme	1	0	Reports	Stakeholder commitment

Policy Priority Area: 2. Urban governance and coordinated urban development						
Outcome: Improved urban governance system, including institutional coordination and policy coherence mechanism that promotes citizen participation in urban development;						
Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To improve stakeholder coordination mechanisms	Legal framework for urban development formulated	Urban development Act	1	0	Reports	Stakeholder Commitment
	National and local urban based management structures strengthened	Number of functional urban based management structures	35	1	Reports and minutes	Stakeholder Commitment
	Transparency, accountability and democratic decision making Promoted.	Number of functional integrity committees	34	1	Reports and minutes	Stakeholder Commitment
	Urban development functions decentralized.	Number of Local Government Authorities with urban development directorate	34	0	Functional review Report	Stakeholder Commitment
	Participation of non-state actors including professional bodies in urban development issues promoted.	Number of non-state actors including professional bodies involved in urban development.	20	11	Reports and agreements	Stakeholder commitment

Policy Priority Area 3: Planned and Integrated Urban Development						
Outcome: Enhanced capacities of local communities in urban areas to undertake sustainable urban planning, development and management;						
Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To Enhance capacity for inclusive, participatory and integrated land use and sustainable human settlements planning and development	Integrated urban development plans Formulated.	Number of integrated urban development plans	34	0	Reports and plans	Stakeholder commitment
	Urban planning and management functions devolved to local authorities.	Number of Local government Authorities with urban planning directorate	34	4	Functional review reports	Commitment
	Capacity building programmes in Local Government Authorities facilitated.	Number of LGAs implementing urban-related capacity building programmes	34	0	Administrative reports.	Commitment
	High density and compact neighborhoods promoted	Percentage LGAs with of high density and compact neighbourhoods	100	0	Plan reports,	Technical Capacity
	Slum prevention, upgrading and urban renewal programmes promoted	Percentage of slums upgraded	100	0	Reports	Technical expertise.
		Percentage of urban renewal programmes	50	0	Ground verification reports	Commitment
	Development control and enforcement mechanisms	Percentage of illegal developments dealt	100	0	Development control	Capacity to control

	strengthened.	with			reports	
	Creation of public amenities including open spaces and parks promoted	Percentage of urban land reserved for open spaces and parks	30	0	Verification reports.	Technical expertise.
	Establish an integrated land management system for sustainable urban development	System in place	1	0	Reports	Technical expertise.
	Establish an Urban Observatory for monitoring urban development programmes and ensuring compliance.	Observatory in place	1	0	Reports	Technical expertise. Availability of equipment

Policy Priority Area 4: shelter, infrastructure and services.

Outcome: Improved access to adequate shelter, infrastructure and social services in all urban centres;

Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To Promote equitable infrastructure services delivery	Human and technical capacity for urban development developed.	Number of MDAs LGA's with people trained in urban development.	35	5	Training reports	Availability of financial resources
		Number of councils with equipment to support urban development	35	0	Procurement reports	Availability of financial resources
	Regular research on urban issues promoted.	Percentage of Urban-related research	50%	0	Publications	Commitment to conduct research

		findings published				Availability of financial resources
	A harmonized urban development information system Established.	Urban development information system in place	1	0	Reports,	Availability of technical capacity
	Urban strategic plans for shelter, infrastructure and service provision Developed and implemented.	Number of strategic plans developed	4	0	Plans and Reports	Stakeholder commitment and Technical capacity
	Development and optimum use of green infrastructure facilitated	Percentage of green infrastructures developed	50	0	Inspection reports	Stakeholder commitment and Technical capacity
	Land administration and management functions Transferred to local government authorities.	Number of Local Government Authorities with devolved land administration and management directorate	34	0	Reports	Commitment
	Coordination mechanisms among land management agencies Strengthened.	Number of quarterly coordination meetings and forums held	4	0	Minutes and reports	Stakeholder commitment
	Serviced land for human settlements development timely provided.	Percentage of urban serviced land	50	0	Reports	Stakeholder commitment

	The capacity of local government authorities in land administration and management enhanced.	Number of LGAs trained in Land Administration and management.	34	0	Staff returns	Staff commitment
	A culture of integrity, accountability and transparency in land administration fostered.	Land allocation committees in place	34	5	Minutes and reports	External forces
		Integrity committees established	34	1	Minutes and reports	External forces

Policy Priority Area 5: Competitive and inclusive urban economic development.

Outcome: Improved urban socio-economic development and prosperity;

Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To Promote job creation and improved livelihoods	Special economic zones created.	Number of economic zones developed	4	0	Reports	Stakeholder commitment
	Security and safety measures enhanced.	Number of LGAs with sufficient security structures and services	34	0	Reports	Availability of Finances
	Local economic development initiatives facilitated	Number of LED initiatives	10	0	Reports	Commitment by LGA

Policy Priority Area: 6. Urban resilience, climate change adaptation and disaster risks management.						
Outcome: Increased urban resilience to climate change, disaster risks and environmental shocks.						
Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To increase resilience to natural and man-made disaster	Resilience in urban planning, development and management mainstreamed.	Number of LGAs mainstreaming Urban Resilience	34	0	Reports	Availability of technical expertise
Policy Priority Area: 7. Socially Inclusive Urban Development						
Outcome: Improved social inclusiveness and equitable urban development.						
Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To promote socially inclusive urban development	Communication strategy formulated	strategy in place	1	0	Reports and Publications	Availability of technical expertise
	Participation of the youth, elderly, women, people with HIV and AIDS, the physically challenged, and other vulnerable groups in the formulation and implementation of urban development programs promoted	Percentage of urban development programmes mainstreaming the youth, elderly, women, people with HIV and AIDS, the physically challenged, and other vulnerable groups	50	0	Participation list.	Commitment by marginalized groups

Policy Priority Area 8: Resource mobilization for urban development						
Outcome: Enhanced financial capacity for urban development						
Objective	Output	Performance Indicator	Target	Baseline	Source of Verification	Assumptions/ Risks
To Improve resource mobilization for urban development	Private sector participation in housing and urban infrastructure development promoted.	Number of private sector organizations involved in housing and infrastructure development	20	10	Reports MoU's	Commitment by private sector Capacity to administer and monitor projects
	Urban Development Fund established.	Urban Development Fund in place	1	0	Inception reports Minutes	Commitment by government and Donor partners to provide funds
	Innovative and sustainable financing mechanisms developed	Number of innovative financing mechanisms	34	0	Financial statements/reports	Commitment by citizens to embrace new financing mechanisms
	Public Private Partnerships in urban development Promoted and strengthened.	% of LGAs engaged in PPP's	100	1	MoU s and reports	Commitment of stakeholders engaged in PPPs Economic environment