COUNTY GOVERNMENT OF TRANS-NZOIA

MUNICIPALITY OF KITALE

INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR KITALE MUNICIPALITY

(2016-2036)



A commercial and industrial hub with effective, efficient, and sustainable land, housing, infrastructural, and transport management systems

GEODEV KENYA LTD
Your Development Partner..

Plan Approval

CERTIFIED

This Plan has been prepared, publicized, and circulated as per the requirements of the Physical and Land Use Planning Act, 2019 and other relevant statutes.

Signature ..... Date 27/1/2022

ASSISTANT DIRECTOR
PHYSICAL PLANNING
27 JAN 2022
Sign.....
TRANS-NZOIA COUNTY

County Director of Physical Planning

ADOPTED

Signature ..... Date 27/01/2023

KITALE MUNICIPALITY
27 JAN 2022
P. O. Box 4211 - 30200,
KITALE-KENYA
COUNTY GOVERNMENT OF TRANS NZOIA

Municipal Board of Kitale

RECOMMENDED

Signature ..... Date 6th June 2023

COUNTY EXECUTIVE COMMITTEE MEMBER
LANDS, HOUSING, PHYSICAL PLANNING &
URBAN DEVELOPMENT
COUNTY GOVERNMENT OF TRANS-NZOIA

County Executive Committee Member for Lands, Physical Planning, Housing and Urban Development

APPROVED

CLERK
COUNTY ASSEMBLY OF TRANS-NZOIA

Hansard No. CATN/HAN VOL2 Date 9/6/22

County Assembly of Trans Nzoia

ENDORSED

Signature..... Date 12TH JUNE, 023

H.E. Hon. George Natembeya, EBS, MBS

Governor, Trans Nzoia County

H. E. THE GOVERNOR
TRANS-NZOIA COUNTY
12 JUN 2023
P. O. B...
KITALE

Foreword



Kitale Municipality Integrated Strategic Urban Development Plan (2016-2036) has been prepared in line with the Government's Development Blue Print outlined in The Kenya Vision 2030, which aims at transforming Kenya into a newly industrializing, middle-income country providing a high quality of life to all its citizens in a clean, secure and sustainable environment. The Vision is anchored on three pillars: Economic, Social, and Political pillars. Under the economic pillar, The Vision acknowledges that Kenya will be a predominantly urban country by 2030. It also appreciates the critical role that urban centres play in the development and therefore highlights the role of urban planning in achieving the envisaged development.

Integrated Strategic Urban Development Plan for Kitale Municipality (2016-2036) presents a major milestone in urban planning in Kenya. It comes against the background of many challenges including urban sprawl, urban decay, inadequate housing, uncontrolled informal settlements and activities, inadequate services and infrastructure and lack of an appropriate framework to guide urban growth.

Kitale Municipality is one of the major urban centres in the Western region of the country and the headquarters of Trans Nzoia County. It was identified as one of the municipalities to be planned in the first phase of planning urban centres in the county by the Department of Lands, Physical Planning, Housing and Urban Development and requiring urgent planning intervention due to its rapid urbanization rate accompanied by other planning challenges.

The Municipal Board of Kitale was granted a charter in August 2019 to operationalize its services which are geared towards upgrading urban services within the municipality and its environs. The charter is a legal blueprint which contains the framework on which the board, which was inaugurated in July 2019, will carry out its mandate in line with other strategic growth documents developed by the County Government.

Cities and Urban Areas need to plan now in order to deliver resources and services needed to ensure their populations survive and thrive. Public transport and attendant facilities, water supply, sanitation, energy, health, education, food and security are some of the pressure points that will

continue to be affected by rising urbanization. In response to these demands on urban planning, the Integrated Strategic Urban Development Planning framework was adopted as a tool for planning of Kitale Municipality among other urban areas in Kenya.

This Plan was achieved through a collaborative effort between the Municipal Board of Kitale, County Department of Lands, Physical Planning, Housing and Urban Development, local stakeholders and the consulting planning team. This collaboration must be sustained to realize its successful implementation. Equally, invaluable lessons learned during the preparation of this plan should provide a stepping stone towards improving similar exercises that will be undertaken in other urban areas in Trans Nzoia County as well as other municipalities in Kenya

H.E. GEORGE NATEMBEYA, EBS, MBS

GOVERNOR, TRANS NZOIA COUNTY

H. E. THE GOVERNO
TRANS - NZOIA COUNTY GOVERNME...
12 JUN 2023
P. O. Box 42...
KITALE - KENYA

Acknowledgements



Urban areas are engines of socio-economic, technological advancements and integrated develop. In this respect, planning is a critical tool that guides and controls growth and development. Integration enables combination of different sectors of urban development in order to synergize and capture a holistic view of the urban issues. It prioritizes and subsequently provides effective development interventions.

The planning of Kitale Municipality began in 2016. This was after the county undertook a needs assessment and developed the terms of reference to guide the preparation of this Plan. The Plan covers the gazetted municipal boundary (167 km^2) and its immediate surroundings, that is, Tuwani, Hospital, Matisi, and Bidii Wards and parts of Kapomboi, Waitaluk, and Sirende Wards.

The preparation of the Plan embraced a participatory planning approach to rectify the inadequacies associated with the traditional planning process where the recipient community was not given an opportunity to contribute to the planning process to address the challenges facing them. In its undertakings, the consultant engaged the Municipal Board of Kitale, County Executive, County Assembly, all County Departments, relevant National Government Departments as well as local stakeholders (drawn from various sectors and interest groups).

I commend these key actors for their effort to ensure that this planning process was a success. Under the supervision of the County Department of Lands, Physical Planning, Housing and Urban Development and the Kitale Municipal Board, the integrated strategic development planning process is a success. Gratitude also goes to the preceding County Assembly of Trans Nzoia for its role in unlocking this process through budgetary approval. This enabled so the planning process to start. I acknowledge the former Governor of Trans Nzoia County because under his leadership, Kitale Municipality was granted a Municipal Charter and this planning process was conceived. I also acknowledge the determination and goodwill of the current County administration led by H.E. George Natembeya, which will enable the achievement of this Urban Development vision of the people of Trans Nzoia.

NASIMIYU JANEROSE MUTAMA
CECM - LANDS, PHYSICAL PLANNING, HOUSING AND URBAN DEVELOPMENT

Executive Summary

Kitale Municipality Integrated Strategic Integrated Urban Development Plan (2016-2036) was prepared to provide a framework for guiding and controlling the growth of the Municipality for a period of 20 years. This was pursuant to provisions of the Constitution of Kenya (2010) Schedule 4 (2) number 8, County Governments Act (2012) Section 111, Urban Areas and Cities Act, 2011 (Amended in 2019), the Physical and Land Use Planning Act, 2019, in addition to other related Acts of Parliament and relevant polices and agreed development frameworks at the international, national and the county level.

The Plan identifies integrated and strategic interventions to make Kitale Municipality a competitive urban area with quality living and working environment that will enhance and attract more investments for sustainable development. The plan proposes strategies to improve the health and well-being of the people of Kitale, local economy, infrastructural (natural and man-made) development and urban governance. It provides specific measures to be put into place to address the identified challenges and to tap the existing potential of the Municipality and its hinterland.

In preparing the Plan, the planning team used both secondary and primary data to come up with a comprehensive, all-inclusive, and up-to-date development plan. Secondary data were obtained from government publications (population census reports, Statistical abstracts, etc.) County publications and existing development plans for the planning area, etc. To fill the data gaps identified during the secondary data collection, an extensive primary survey was conducted within the study area. These included conducting a Visioning workshop; conducting Focused Group Discussions (FGDs), structured interview schedules, photography, urban transect surveys, detailed spatial and socio-economic surveys, and direct observations.

To integrate the spatial aspect into the planning exercise, an aerial image of the Municipality was obtained and a base map was developed. An important aspect of this assignment was the preparation of digital topographical maps for the entire mapping area.

Analysis of social, economic, environmental, and spatial data was carried out to generate information that informed the preparation of sectoral plans and strategies. The analysis was holistic and multi-sectoral to establish data gaps and relationships.

The Plan identifies various development concepts through scenario building and evaluation of several future growth models to inform the future structure/layout of land use within the municipality. The preparation of a Structure Plan was informed by various elements that define the

character of the Municipality. In addition to the broad structure plan, area action plans are one of the outputs of this Plan. Area Action Plans are aimed at establishing a set of proposals and policies for the development of a specific area (such as a municipality centre or an area of new development). Several Area Action Plans were prepared depending on the needs of specific areas.

The Plan further contains development strategies that will form the basis for the implementation of the Structural and Area Action Plans. The strategies outline the projects that will be put in place to achieve the objectives of the plan, the actors, timeframe, and the cost of implementation of the projects. The strategies formulated include among others the Local Economic Development (Investment) Strategy, Housing Strategy, Transportation Strategy, and Trunk and Social Infrastructure Strategy.

Finally, the Plan contains an Implementation, Evaluation, and Monitoring Framework, which includes a Capital Investment Plan. The CIP identifies the capital/major projects that will act as the Municipality's growth impetus. These projects have been costed as well. The actors identified for the implementation of this Plan include the Municipal Board of Kitale, the County Government of Trans Nzoia, the National Government, Private Investors, Donors, NGOs, CBOs, and the community in general. Adoption of the proposals coupled with the timely and coordinated implementation of the proposed strategies will act towards reversing the current trend, improve the living conditions of the Kitale residents, and above all help achieve the Vision of Kitale people.

Table of Contents

PLAN APPROVAL ____ i
FOREWORD ____ ii
ACKNOWLEDGEMENTS ____ iv
EXECUTIVE SUMMARY ____ v
LIST OF ABBREVIATIONS ____ xiii
CHAPTER 1- INTRODUCTION ____ 1
1.1 Definition of Terms: 1
1.2 Preparation of Integrated Urban Development Plans 1
1.3 Terms of Reference 3
1.4 Purpose of the IUDP 4
1.5 The Vision of The Plan 4
1.5 Appreciation of the Plan's Objectives 5
1.6 Scope of Work: Temporal and Geographical 3
1.7 Approach and Methodology 6
1.7.1 Preparatory Phase 7
1.7.2 Sensitization Phase 7
1.7.3 Investigative Phase 8
1.7.4 Plan Formulation Phase 8
1.7.5 Plan Approval Phase 8
1.8 Constitutional Reference 9
1.9 Legal and Policy Guide 10
1.10 Institutional Framework 15
1.11 Locational Context of the Planning Area 22
1.12 Historical Context of the Municipality and Previous Planning Efforts 26
CHAPTER 2- ANALYSIS AND SYNTHESIS OF PLANNING ISSUES ____ 28
2.1 Urban Character and Area Characteristics 28
2.2 Summary of Planning Issues 34
2.3 Synthesis of Planning Issues 37
CHAPTER 3- DEVELOPMENT CONCEPT ____ 57
3.1 Conceptual Analysis of the Planning Area 57
3.2 Current Development Scenario 58

3.3 Review of the Various Planning Development Concepts and the Best Practices....62
3.4 Possible Land Development Options (Models)....67
3.4.1 Business As Usual....67
3.4.2 Development Option 1: Classical Monocentric Model....68
3.4.3 Alternative 2: Selective Dispersal (Composite Model)....69
CHAPTER 4- THE STRUCTURE PLAN: 72
4.1 Overview....72
4.2 Structure Plan's Spatial Development Framework....75
4.3 Description of the structure plan....91
4.4 Land Use Requirement Analysis....102
4.5 Land Use Proposals....103
4.5.1 Residential....103
4.5.2 Industrial....106
4.5.3 Educational....108
4.5.4 Health....109
4.5.5 Recreational....109
4.5.6 Public Purpose....111
4.5.7 Commercial....112
4.5.8 Public Utilities....115
4.5.9 Transportation....116
4.5.10 Urban and Peri-Urban Agriculture....124
4.6 Zoning Regulations and Development Control....125
CHAPTER 5 - ACTION AREA DEVELOPMENT PLANS 136
5.1 Overview....136
5.2 Action Area 1: The Proposed Kitale Municipality CBD....136
5.3 Action Area 2: Railways Land....148
5.3 Action Area 3: Medium Prisons Land....152
5.5 Action Area 4: Kipsongo Informal Settlement....155
CHAPTER 6- PLAN DEVELOPMENT STRATEGIES AND MEASURES 157
6.1 Overview....157
6.2 Local Economic Development (investment) Strategy....157
6.3 Transportation Strategy....166
6.4 Trunk Infrastructure Strategy....175

6.4.1 Water Supply 175
6.4.2 Sewer and Sanitation 175
6.4.3 Electricity and Energy Supply 176
6.4.4 Information Communication Technology (ICT) 176
6.5 Social Infrastructure Strategy 176
6.5.1 Health 176
6.5.2 Education 177
6.5.3 Other Community Facilities 178
6.6 Housing Strategy 183
6.7 Environmental Protection, Conservation, and Disaster Management Strategy 188
6.8 Revenue Enhancement Strategy 193
6.9 Institutional Development and Capacity Building Strategy 195
CHAPTER 7- PLAN IMPLEMENTATION FRAMEWORK 197
7.1 Overview 197
7.2 Strategic Projects 197
7.2.1 Facilitative Projects 197
7.2.2 Productive Projects 198
7.2.3 Perceptive Projects 198
7.3 Quick Wins 199
7.4 Capacity Building 199
7.5 Implementation Phases 200
7.6 Coordination Framework 209
7.7 Community Participation Framework 209
7.8 Project Outcome-Based Monitoring and Evaluation 210
ANNEXURE 220

LIST OF FIGURES

Figure 1: A Section of the Aerial Image for Kitale Municipality 25
Figure 2: Concentration of Development in Kitale Municipality Core Area Scenario 68
Figure 3: Main Centres and Sub-centres Development Scenario 69
Figure 4: Development Rings 74
Figure 5: Proposed Strong Centres (Enhanced Kitale Municipality Core Area and the Proposed Industrial Zone) 77
Figure 6: Proposed Municipality's Development Model 79
Figure 7: Kitale Municipality Core Area 80
Figure 8: Matisi Centre 81
Figure 9: Bikeke Centre 82
Figure 10: Sirende Centre 83
Figure 11: Rafiki Centre 84
Figure 12: Kibomet Centre 85
Figure 13: The Proposed Structure Plan 90
Figure 14: Zoning Map 126
Figure 15: Zone 1 (ADC Farm, KARI, Rafiki, Airstrip, Standard, Ex Prison, and the Main Prison) 127
Figure 16: Zone 2: Old Municipality 128
Figure 17: Zone 3 (Tuwani, Matisi, Lessos, Bidii and Kibomet) 129
Figure 18: Zone 4: (Bikeke, Machungwa, Sirende, Kwa Gatua, Namgoi and Kibagenge) 130
Figure 19: The Proposed CBD 147
Figure 20: Existing state of the Railways Land 149
Figure 21: Existing Situation of the Medium Prisons Land 152
Figure 22: Proposed Land Use Medium Prisons 153

LIST OF MAPS

Map 1: Geographical Scope of the Planning Area 5
Map 2: Kitale at the National, County, and Local Context 24
Map 3: Kitale Municipality 1973 Development Plan 26
Map 4: Proposed Areas for Residential Use 105
Map 5: Proposed Areas for Industrial Purposes 107
Map 6: Proposed Commercial Areas 114
Map 7: Existing and Proposed Transportation Network 122
Map 8: Proposed Municipality's Internal Public Transport Circulation System 123
Map 9: Proposed Residential Zones 187
Map 10: Proposed Environmental Conservation Plan 192

LIST OF PLATES

Plate 1: Stakeholders Participating in the Visioning Exercise 5
Plate 2: Primary Data Collection 8
Plate 3: 3D Model of the Proposed CBD 137
Plate 4: Artistic impression of the envisioned Laini Moja Street. 138
Plate 5: The existing bus park proposed to serve the long-distance travelers 140
Plate 6: Artistic impression of the proposed upgrade of the Municipal market 143
Plate 7: Artistic illustration of the envisioned upgrading of Trans-Nzoia stadium 144
Plate 8: A 3D model of the envisioned development on Railways Land 151
Plate 9: Artistic illustration of the front view of the Railways Land 151
Plate 10: An impression of the proposed bus park, market stalls and the business centre on railways land 152
Plate 11: Illustration of the proposed residential and light industrial parks 154
Plate 12: Illustration of the proposed Urban Park on the Prisons Land 154

LIST OF TABLES

Table 1: Administrative Boundaries Covered by the Municipality 23
Table 2: Detailed Description of the Structure Plan 91
Table 3:Principal Policies for the Municipality's Land Use Plan 101
Table 4: Land Use Requirement Analysis 102
Table 5: Recommended Parking for Development Approval in the CBD 118
Table 6: Development Control and Zoning Regulations 131
Table 7: Advertising Planning Policy Proposals 146
Table 8: Action Plan for the Railways Land 148
Table 9: Land Size for Various categories of Residential Densities. 220
Table 10: Plot Ratios and Plot Coverage. 220
Table 11: Average Observed Land Use Allocation in Residential Neighborhood Development. 220
Table 12: Recommended Minimum Plot Sizes for Different Housing Schemes. 221
Table 13: Minimum setbacks of dwelling from plot lines. 221
Table 14: Minimum Street Width per given number of plots. 221
Table 15: Industrial Land Uses. 222
Table 16: Land requirements for the various categories of industries. 223
Table 17: Percentage allocation of land in an industrial area/estate. 223
Table 18: Setback lines from centerlines of roads to property line. 223
Table 19: Road Reserves in industrial areas. 223
Table 20: Educational Facility Standards. 224
Table 21: University Land Use Major Components. 225

Table 22: Health Facility Standards. 225
Table 23: Health Service Delivery System. 226
Table 24: Guideline for Recreation and Conservation in Urban Areas. 227
Table 25: Guide for Recreation in Estates 228
Table 26: Administrative Centres. 228
Table 27: Police stations. 229
Table 28: Law courts 229
Table 29: Prisons & Remand homes. 229
Table 30: Other Public Purpose Facilities 229
Table 31: Categories of Centres. 230
Table 32: Market Categories 230
Table 33: Guide for Commercial Developments along Major Highways 230
Table 34: Protection of water intakes. 231
Table 35: Sewerage collection & treatment. 231
Table 36: Storm Water Drainage Wayleave. 231
Table 37: Disposal System. 232
Table 38: Urban Road Reserve Widths. 232
Table 39: Carriage Way Widths. 232
Table 40: Public Parking Space Requirement 233
Table 41: Parking Area by Population. 233
Table 42: Standards for Car Parking Requirement. 233
Table 43: Classification of Wayleaves. 233
Table 42: Classification of Roads. 234

List of Abbreviations

AEZ:	Agro-Ecological Zone
AMS:	Agricultural Mechanization Services
CBD:	Central Business District
CBO:	Community Based Organization
CIDP:	County Integrated Development Plan
CIP:	Capital Investment Plan
DCR:	Development Control Regulations
FSI:	Floor Space Index
GIS:	Geographic Information System
GPS:	Global Positioning System
IUDP:	Integrated Urban Development Plan
JKUAT:	Jomo Kenyatta University of Agriculture and Technology
KCB:	Kenya Commercial Bank
KCC:	Kenya Cooperative Creameries
KFA:	Kenya Farmers Association
KMTC:	Kenya Medical Training College
KMTI:	Kenya Ministry Training Institute
KNPHC:	Kenya National Population and Housing Census
KNSDI:	Kenya National Spatial Data Infrastructure
KWFT:	Kenya Women Finance Trust
LIS:	Land Information System
NCPB:	National Cereals Produce Board
NGO:	Non-Governmental Organization
NMT:	Non-Motorized Transport
NZOWASCo:	Nzoia Water Services Company
RIM:	Registry Index Map
TOR:	Terms of Reference
UM:	Upper Midland
UON:	University of Nairobi
UTM:	Universal Transverse Mercator

CHAPTER 1- INTRODUCTION

1.1 DEFINITION OF TERMS:

This project entails Digital Topographical Mapping and Preparation of an Integrated Urban Development Plan for Kitale Municipality (2016-2036)

Digital Topographical Mapping

This is the Preparation of Digital (Computer Format) Maps from Aerial Image, Satellite Images, existing Survey Plans and Cadastral Layers

Integrated Urban Development Plan

This is an urban plan, which will provide policies and development proposals to guide and control the development of Kitale Municipality for 20 years.

1.2 PREPARATION OF INTEGRATED URBAN DEVELOPMENT PLANS

The Integrated Urban Development Plan is a planning approach that involves cities or urban areas and their residents in finding the best solutions to achieve good long-term development. It also gives an overall framework for development, which aims to coordinate the work of locals and other spheres of government in a coherent plan to improve the quality of life for the people living in an area.

Urbanization is a strong and potentially positive force in development throughout the world today. However, the accelerating rate of urbanization in Kenya has often overtaken the capacity of national and county governments in dealing with urban development challenges. These challenges and needs include housing, infrastructure services, social and community facilities, local economic development, and environmental improvements and protection. One of the major problems and challenges facing Kenya is the unsustainable urban growth and deterioration of the urban environment. Urban centres are experiencing rapid growth and development that is unplanned, uncoordinated, and uncontrolled.

Preparation of an Integrated Urban Development Plan is provided for under Section 36 of the Urban Areas and Cities Act, 2011 (Amended in 2019). Integrated development planning for the Municipality shall:

- Give effect to the development of the municipality as an urban area, in this case, a municipality.

- Strive to achieve the objects of devolved government as set out in Article 174 of the Constitution.
- Promotion of social and economic development and provision of easily accessible services throughout Kenya.
- Recognize the right of communities to manage their affairs and to further their development.
- Contribute to the protection and promotion of the fundamental rights and freedoms to the people of Kitale as contained in Chapter 4 of the Constitution.
- Be the basis for development control in Kitale Municipality.
- Every county government is required to initiate an urban planning process for every settlement with a population of at least 2,000 residents.

In light of the above and the need for diagnosing the main planning issues in Kitale Municipality, the County Government of Trans Nzoia embarked on Digital Topographical Mapping and the Preparation of Integrated Urban Development Plan to guide the development of the Municipality and its environs for 20 years as provided for in the County Governments Act, 2012 and the Urban Areas and Cities Act. Some of the planning challenges Kitale Municipality faces include: inadequate land for the required urban land uses, urban sprawl and inadequate urban development control, poor and narrow access roads, limited social amenities -recreation, schools, bus parks, poor solid waste and storm water management, inadequate sewerage system, informality in urban activities i.e. hawking, parking, kiosks, housing development, traffic management, inadequate public facilities and utilities among others.

This case scenario of Kitale Municipality is not in isolation going by its high population growth rate of about 3.8% per year; Kenyan urban areas are rapidly growing (4.2% growth rate, *World Bank 2014*) in a haphazard manner and experiencing severe problems. These problems include but are not limited to land subdivisions into uneconomical sizes, mushrooming of informal settlements with poor infrastructure and housing, growing informal markets, and inadequate recreational facilities. Other challenges include limited parking areas, traffic congestion with rising injuries and deaths from accidents, severe environmental degradation, and high rates of unemployment, crime, and social distress.

The Integrated Urban Development Plan for Kitale Municipality identifies priority programs that support well-planned urban growth and development and working environment that attract investments and enhanced revenue collection. The Urban Development Plan will also lead to the full exploitation of opportunities for economic expansion, industrial development, and

strengthening of rural-urban linkages. The plan is also expected to guide development in the peri-urban areas, support urban form and quality of life – accessibility to services, a mix of functions, integrated social strata and promote vibrant community organizations.

The Digital Topographical Mapping and the Preparation of Integrated Urban Development Plan for the Municipality are intended to help achieve Kenya's Vision 2030. The Vision aims at transforming Kenya into a newly industrializing, middle-income country providing a high quality of life to all its citizens in a clean, secure and sustainable environment. The Vision is anchored on three pillars: Economic Social and Political pillars. Under the economic pillar, The Vision acknowledges that Kenya will be a predominantly urban country by 2030. It also appreciates the critical role that urban centres play in the development and therefore identifies urban planning as a critical activity in achieving the envisaged development. It thus aims at initiating nationwide urban planning and development campaigns, starting with Kenya's major cities and municipalities.

1.3 TERMS OF REFERENCE

The plan was prepared in response to the following terms of reference:

- Preparation of the Municipality's GIS-based Urban Development Plan.
- Provide Strategic guidance in respect to the location and nature of development within the municipality.
- Prepare and update digital cadastral layers in digital format.
- Preparation of a land information system (LIS) to give details of ownership, location, and state of all land in the Municipality;
- Set out basic guidelines for a land use management system in the municipality and taking into account any guidelines, regulations, or laws as provided for under Article 67 (2) (h) of the Constitution.
- Conduct participatory planning exercises in the municipality as a key input for preparation and ownership of the plan.
- Provide a framework for land banking and acquisition by the Municipal Board, County Government for public purposes, future development, and strategic investments;
- Carry out an assessment of infrastructure and service levels and their distribution to guide the County's investment in infrastructure development;
- Provide Capital Investment Plan (CIP) for the Municipality to guide the Municipal Board, County Government, and other investors;

- Build capacity within the Department of Land, Housing, Physical Planning and Urban Development for effective maintenance and management of the developed GIS
- Design appropriate development and implementation strategies for the plan
- Presentation of the final plan outputs (technical reports, maps) for recommendation by relevant agencies and subsequent approval by the County Assembly of Trans Nzoia.

1.4 PURPOSE OF THE IUDP

The purpose of the Integrated Urban Development Plan is to:

- Define a Vision for future growth and development of the Municipality for 20 years. The Vision was informed by the objectives stated in the ToR by the client; the broad objectives defined the Vision 2030, the sustainable development goals, aspirations of the local communities, and any earlier planning materials among others.
- Provide an overall integrated physical framework for the Municipality's urban growth. An integrated physical framework prepared to fulfill the current and future requirements
- Provide a basis for coordinated programming of projects and budgets, thereby serving as a downstream management tool. A realistic implementation plan is to be prepared for all identified projects along with a capital investment plan.

1.5 THE VISION OF THE PLAN

Stakeholders during the visioning workshop envisioned Kitale Municipality **as a commercial and industrial hub with effective, efficient, and sustainable land, housing, infrastructural, and transport management systems.** This Vision was agreed after consultations with the Executive, Key Departments and a Visioning Exercise conducted on 12th May 2017 at KMTI

Visioning Exercise

Methods used to derive Kitale Municipality's Vision

- Stakeholders were divided into 7 thematic groups
- Discussion of challenges, opportunities, possible solutions to the identified challenges, and the vision followed
- Plenary Session (reporting back)
- Creation of the Final Vision Statement.



Plate 1: Stakeholders Participating in the Visioning Exercise

Thematic groups for the Visioning Exercise

i. Economic Activities
ii. Land and Housing
iii. Social Infrastructure and Services
iv. Physical Infrastructure
v. Transportation
vi. Environment and Disaster management
vii. Urban Finance and Governance

1.5 Appreciation of the Plan's Objectives

The main objective of the planning process was to prepare an Integrated Urban Development Plan for Kitale Municipality, which will guide the development of the municipality, and its environs for 20 years. The objectives of the Plan as derived from the Urban Areas and Cities Act and the Physical and Land Use Planning Act are;

- **To produce accurate up-to-date digital topographic maps:** Aerial photography, which was used as the basis for all mapping. The cadastral maps of the Municipality were updated based on the aerial photograph and survey plans.
- **To prepare digital cadastral layers in the same system as the digital topo maps.** All cadastral layers showing extent and ownership within the planning area were digitized and updated by superimposing with the outputs of the latest aerial photograph
- **To conduct participatory planning exercises in the planning area to identify citizens' priorities**. Stakeholder consultations were conducted throughout the project duration. Five workshops at different stages of the project were conducted as part of participatory planning. These interactive workshops were the main means of involving citizens in the planning process, including identifying and prioritizing projects.

- **To prepare medium- and long-term plans to guide urban development, including action area plans, subject plans, advisory or zoning plans and regulations, and other reference materials.** The Plan contains medium- and long-term plans for the municipality including action plans for special areas (improvement, redevelopment, restoration, etc.), subject plans for a specific site or area in detail, zoning plan by dividing the municipality into various planning and use zones and zoning regulations by defining the permitted and non-permitted uses for each zone.
- **To prepare strategic structure plans, showing current and proposed land use and infrastructure (such as transport, water, drainage, power, etc.), housing settlements, and environmental assets (20years).** The strategic structure plan shows the existing and proposed land uses including main infrastructural services.
- **To prepare an Integrated Urban Development Plan (IUDP).** The final output of the planning process was this IUDP covering all development sectors mentioned in the scope of work.
- **To prepare a Capital Investment Plan (CIP).** After capital projects identification, broad costing was done for each project to prepare a capital investment plan comprising possible sources of funding and funding mechanisms.
- **To provide hands-on training to key staff of the planning department on plan preparation and implementation.** Identified professionals from relevant departments received training so that the client can handle downstream work easily.
- **To prepare a monitoring and evaluation strategy to assist the planning department to review and update the plan in line with the ever-changing trends of the city.** The IUDP is flexible enough, technically, to be updated in the future with changing circumstances, as deemed fit. The monitoring and evaluation strategy was prepared to allow monitor, evaluate the progress of plan implementation, and act accordingly.

The Specific Objectives of the Plan Preparation Process were:

i. To define a vision for future growth and development of the municipality over the next 20 years.
ii. To set a base for the proposed new development and role of the municipality
iii. To set regulations, standards, and guidelines for development control
iv. To provide a basis for the provision of modern infrastructural services
v. To formulate measures for environmental conservation /improvements and aesthetics
vi. To mitigate urban sprawl and fore stall emergence of informal settlements and slums

vii. To produce accurate up-to-date digital topographic maps.

viii. To produce digital cadastral layers in the same system as the digital topo maps

ix. To conduct participatory planning exercises in the municipality and identify citizens' priorities

x. To prepare short- and medium-term plans to guide urban development, including action area plans, subject plans, advisory or zoning plans, and development control regulations

xi. To review and prepare strategic structure plans, showing current and proposed land use and infrastructure (transport, water, drainage,) housing settlements and environmental issues

xii. To provide hands-on training to the technical staff of the Department of Land, Housing, Physical Planning, and Urban Development on plan and map preparation, implementation, and GIS environment.

xiii. To prepare a capital investment plan to guide the municipality investment programs

xiv. To prepare plan implementation, monitoring, and evaluation strategy to assist the Municipal Board and the Department in reviewing and updating the plan in line with the ever-changing urbanization trends of the municipality

1.6 SCOPE OF WORK: TEMPORAL AND GEOGRAPHICAL

The scope of work includes Digital Topographical Mapping and the Preparation of Integrated Urban Development Plan for Kitale municipality for the next 20 years covering a total area of 167km^2 as the proposed Municipality and 226km^2 as the planning area covering Moi University campus along Kapenguria Road, Kenya Seed Company along Endebess Road, Amagoro Park along Eldoret Road, and Kambi Miwa along Webuye road to control urbanization, land use regulation, and development control. The plan however covers in detail, the municipality and its environs hereby referred to as the Kitale Municipality.

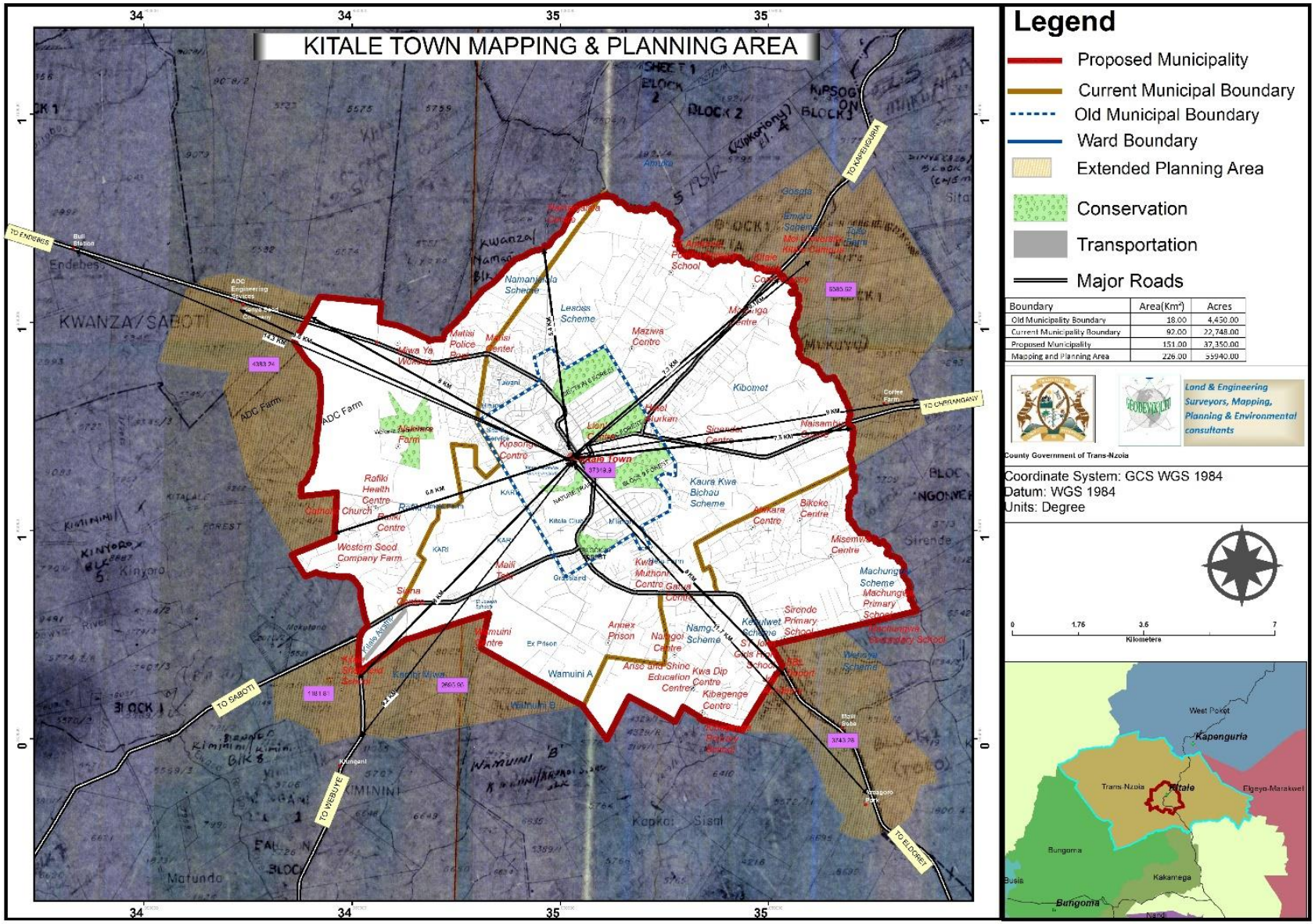
The main scope of work of the consultancy, which this report covers, is:

- Digital Topographical Mapping
  - Preparation of up-to-date accurate digital topographical maps
  - Digitization of all cadastral maps of all registered parcels
- Preparation of IUDP
  - Formulation of a Vision

- A summary of the situational analysis of the current socio-economic, physical, environmental, and cultural characteristics of the city
- Structure plan with detailed land use and zoning regulations
- Strategic Sector Plans:
    - Transportation Plan
    - Local Economic Development Plan
    - Housing and Settlement Upgrading Plan
    - Environmental Management Plan
    - Disaster Management Plan
    - Cultural Heritage Conservation Plan
- Development of planning policies and zoning regulations
- Capital Investment Plan
- Knowledge Transfer

It may be noted, that, though components of Digital Topographic Mapping and IUDP are mentioned separately, these two components are not isolated from each other and are integrated in terms of the analysis and outputs.

Map 1: Geographical Scope of the Planning Area



Source: Consultant's Edit, 2018

PLANNING PROCESS

1.7 APPROACH AND METHODOLOGY

The process focused primarily on a participatory approach for the preparation of this IUDP. The Constitution of Kenya and the various planning legislations amply provide for this. It aims at promoting sustainable development based on local empowerment and the accountability of individuals, groups, and communities. It immensely offers the requisite opportunity to get a share and a feel of the existing situation and challenges, priorities, and objectives of the residents concerning the planning area and the welfare of the local population. The approach seeks to familiarize the stakeholders with the purpose, process, and expected outcomes of the IUDP, and builds enthusiasm, understanding, and commitment to the IUDP. This, therefore, means that the opinions and objectives of the citizens had to be given a priority in preparing this plan for the sake of adoption and implementation.

Apart from the participatory approach as aforementioned, several other approaches were taken on board to ensure a full approach and integration of every prerequisite in plan preparation. They are:

i. Integrated Approach

Consequent to the eclectic nature of municipality planning, the planning team formed a consortium of professionals to tackle each sector. This involved a well-coordinated and interdisciplinary approach where members of the team and project stakeholders had to consult regularly. The physical, social and economic facets of development were treated with due consideration of their interdependence. This led to the production of a seamless and harmonious output.

ii. Innovative Approach

Throughout the preparation of the IUDP, the planning team applied the latest tools and techniques in data collection, recording, analysis and presentation. These included both equipment and software, which were selected based on their effectiveness and efficiency in the plan-making.

iii. Sustainable Approach

Since population size and urbanization are steadily rising whereas resources are being constantly depleted, the plan had to factor in the needs of both present and future generations. The plan has therefore proposed feasible implementation mechanisms primarily based on local resources. The Plan was formulated based on the existing and projected institutional capacity to span the proposed 20-year period. Monitoring and evaluation structures shall also be put in place to mitigate any negative impacts that may arise during and after plan implementation.

iv. Flexible Approach

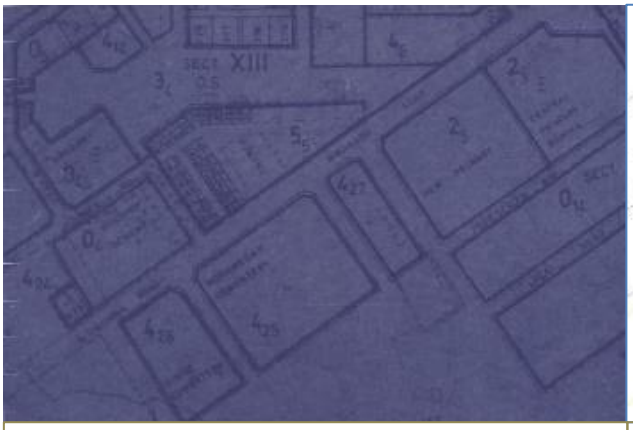
The planning process was adaptable to allow for modifications and revisions whenever necessary to avoid rigidity resultant from traditional planning approaches. This was necessary given the dynamic nature of development. The planning process was subjected to constant review due to the need for continuity, adaptability, and inaccuracy in projecting and forecasting.

As mentioned under the scope of the plan, the plan preparation process comprised the following five phases: (i) Preparatory phase, (ii) Sensitization phase, (iii) Investigative phase, (iv) Plan formulation phase, (v) Plan approval phase

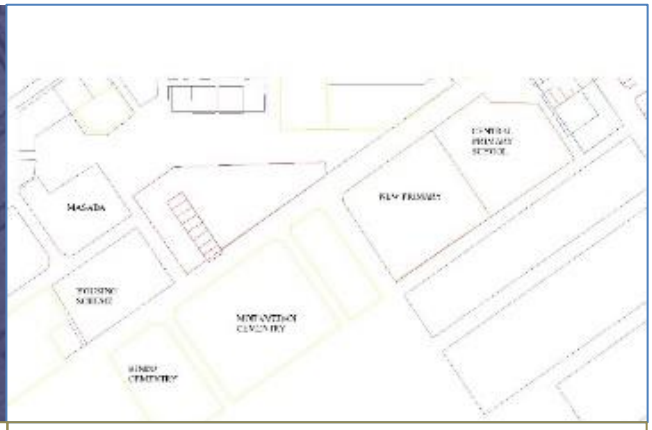
1.7.1 Preparatory Phase

The preparatory phase involved:

- Preparation of a preliminary base map, which entailed the acquisition of satellite images, acquisition and digitization of PIDs and RIMs, and the preparation of a base map showing the existing situation.



Scanned RIM copy of part of Bondeni Area (Central Primary Sch, New Primary Sch, Muslim Cemetery)



Digitized copy (digital format) of part of Bondeni Area (Central Primary Sch, New Primary Sch, Muslim Cemetery)

- Transect survey to appreciate the planning area ground truth and prepare a final base map.
- Stakeholder identification and analysis to identify the right stakeholders that would be engaged and develop a strategy for communication during the planning process.
- Data needs assessment to identify the correct information that would be required and develop data acquisition, storage, and analysis strategy.

1.7.2 Sensitization Phase

During this phase, identified stakeholders were engaged to provide information about the preparation of the plan, and receive their feedback on the same. The stakeholders also provided additional information required for planning. Stakeholder engagement was undertaken through workshops, targeted consultative meetings, and other public fora as was found appropriate. The

stakeholder workshops were divided into three for; presentation of visioning and objective setting, validation of data collected about the area, and validation of the plan.

1.7.3 Investigative Phase

In this phase, an investigation was undertaken to enhance understanding of the area's social, economic, and environmental dynamics through desktop and field studies. The outcome of the investigation as well as the stakeholder engagement formed a basis for the formulation of intervention measures of the plan. Among the studies that were undertaken include

- Demographic analysis,
- Land use and land suitability analysis,
- Infrastructure gap analysis,
- Human settlement trends and patterns analysis,
- Local economy
- Social development
- Urban governance
- Environmental profiling, among others.





Plate 2: Primary Data Collection

1.7.4 Plan Formulation Phase

Based on stakeholder concerns, feedback on the concept plan, and findings from the investigation phase, a Land Use Plan (comprehensive structure framework), development policies, and strategies were formulated.

1.7.5 Plan Approval Phase

The plan was amended accordingly to capture stakeholders concerns after the validation process that entailed presentation workshops for discussion of the draft plan followed by placement of notice of completion of the plan in the local dailies and Kenya gazette and circulation of the plan to stakeholders, The final plan was submitted to the Municipal Board for adoption, the County Executive Committee for recommendation and to the County Assembly for approval and subsequent assent by the County Governor.

CONSTITUTIONAL, LEGAL, AND POLICY REFERENCE

1.8 CONSTITUTIONAL REFERENCE

The Constitution of Kenya 2010 guarantees fundamental rights and freedoms for the citizens. This Plan shall promote the realization of the Constitutional provisions particularly concerning the following:

Chapter 4

- Article 43 (1) on economic and social rights which include the right to a clean and healthy environment, adequate and decent housing and to reasonable standards of sanitation, right to education
- Article 42 (1) states that every person has a right to a clean and healthy environment.

Chapter 5

- Article 60. (1) Land in Kenya shall be held, used, and managed in a manner that is equitable, efficient, productive, and sustainable, and per the land policy principles.
- Article 66 (1) Gives the state the power to 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
- Article 67 (1) provides for the establishment of the National Land Commission. (2) States the functions of this Commission.
- Article 69 provides for the management and protection of the environment.

The Integrated Urban Development Plan for Kitale Municipality was fully anchored within the confines of the Constitution.

Chapter 11

- Article175 (1) states the principles of devolved government, that is the principles that the County Government should reflect.
- Article187 (1) provides for the transfer of function between the two levels of government in the cases where the function would be more effectively performed or where the transfer is not prohibited by the legislation.

1.9 LEGAL AND POLICY GUIDE

The following were the key guiding Acts and Policies in preparing the Plan for Kitale Municipality.

1.9.1 Physical and Land Use Planning Act, 2019

The Act sets standards and provides a process of preparation of Local Physical Development Plans and the matters to be dealt with in such plans. The plan preparation process herein is as per the advisory of this Act. It forms the main legal framework, which guides the process, content, and approval of both long-term and short-term plans, which include Area Action and Subject Plans. It provides for matters to be dealt with in an urban area plan, which include-

- Population growth, projection, distribution, and movement.
- Land potential including distribution of agricultural land potential, their values, population and land imbalance, and other natural resource endowments.
- Employment, income, characteristics of employment, income distribution, the labour force, and potential of the informal sector.
- Human settlements including distribution of existing services, growth and pattern of urbanization, cause of primary and rural-urban migration.

1.9.2 Urban Areas and Cities Act, 2011 (Amended in 2019)

An Act of Parliament to give effect to Article 184 of the Constitution; to provide for the classification, governance, and management of urban areas and cities; to provide for the criteria of establishing urban areas, to provide for the principle of governance and participation of residents and connected purposes. The Act lays down the principles of governance and management of urban areas including:

- Institutionalized active participation by its residents in the management of the urban area and city affairs;
- Efficient and effective service delivery

Urban Areas and Cities (Amendment) Act, 2019 guides the classification of areas as urban areas or cities based on population.

- Market Centre – at least 2,000
- Town- at least 10,000
- Municipality-at least 50,000
- City-at least 250,000

This classification of population places Kitale in the Municipality category. The Act thus provides for its governance and management ensuring participation of the residents in the governance of the

municipality. For any urban area to be so classified, it must first have an integrated urban development plan. This IUDP, therefore, fulfills the requirement for Kitale to be classified as a municipality.

Among other provisions such as public participation, the Act requires every city or municipality to "operate within the framework of integrated development planning" which shall:

a) Give effect to the development of urban areas and cities as required by this Act and any other written law;
b) Strive to achieve the objects of devolved government as set out in Article 174 of the Constitution;
c) Contribute to the protection and promotion of the fundamental rights and freedoms contained in Chapter Four of the Constitution and the progressive realization of the socio-economic rights;
d) Be the basis for—
    i. The preparation of environmental management plans;
    ii. The preparation of valuation rolls for property taxation;
    iii. Provision of physical and social infrastructure and transportation;
    iv. Preparation of annual strategic plans for a city or municipality;
    v. Disaster preparedness and response;
    vi. Overall delivery of service including provision of water, electricity, health, telecommunications, and solid waste management; and
    vii. The preparation of a geographic information system for a city or municipality;
e) Nurture and promote the development of informal commercial activities in an orderly and sustainable manner;
f) Provide a framework for regulated urban agriculture; and
g) Be the basis for development control.

1.9.3 The County Governments Act, 2012

Gives effect to the objects and principles of devolution as set out in Articles 174 and 175 of the Constitution of Kenya. It provides for;

- Public participation in the conduct of the activities of the county assembly as required under Article 196 of the Constitution.
- Seeks to ensure that the community and cultural diversity of a county is reflected in its county assembly and county executive committee as contemplated in Article 197 of the Constitution.

- Mechanisms to protect minorities within counties according to Article 197 of the Constitution.
- The powers, privileges, and immunities of county assemblies, their committees, and members under Article 196 of the Constitution.

This Act establishes the detailed framework for implementing the provisions of Chapter 11 of the Constitution concerning the management of counties. Part XI of the Act concerns county planning to establish a framework for investment by the county. Section 104 establishes the nature and role of a county development plan:

1) A county government shall plan for the county and no public funds shall be appropriated outside a planning framework developed by the county executive committee and approved by the county assembly.
2) The county planning framework shall integrate economic, physical, social, environmental, and spatial planning.
3) The county government shall designate county departments, cities, and urban areas, sub-counties, and Wards as planning authorities of the county.
4) To promote public participation, non-state actors shall be incorporated in the planning processes by all authorities.
5) County plans shall be binding on all sub-county units for developmental activities within a County

1.9.4 Other Legal References

1. The Land Act No 6 of 2012. The Act provides for equitable access to land, security of land rights, sustainable and productive management of the land resource, transparent and cost-effective administration of land, conservation and protection of ecologically sensitive areas, elimination of gender discrimination in law, customs, and practices related to land and property in land.
2. Environmental Management and Coordination Act, EMCA (2015). Under section 9(2) (c) and (d) NEMA, in consultation with lead agencies, is tasked with the function of establishing and reviewing land-use guidelines and examining land use patterns to determine their impact on the quality and quantity of natural resources.
3. The Land Registration Act No.3 of 2012. The Act revises, consolidates, and rationalizes the registration of Title to land, give effect to the principles and objects of devolved Government in land registration and related purposes, compulsory land acquisition.

4. Agriculture, Fisheries and Food Authority Act No. 13 of 2013. It provides for the promotion of best practices in, and regulate, the production, processing, marketing, grading, storage, collection, transportation, and warehousing of agricultural and aquatic products excluding livestock products as may be provided for under the Crops Act, and the Fisheries Act.
5. Public Health Act (Cap 242). The Act states that every health authority must take all lawful, necessary, and reasonably practicable measures for preventing the occurrence or dealing with any outbreak or prevalence of any infectious, communicable or preventable disease, to safeguard and promote public health and to exercise the powers and perform the duties in respect of the public health conferred or imposed on it by this Act or by any other law.
6. The Survey Act (Cap 299). It was established to make provisions to surveys, land subdivisions, conversions, geographical names, and the licensing of land surveyors, and for connected purposes.
7. Intergovernmental Relations Act, No. 2 of 2012. The Act provides a framework for consultation and co-operation between the national and County Governments; and among County Governments.
8. Public Finance Management Act, 2012 The objectives of this Act are to ensure that; -
    a. Public finances are managed at both the national and the county levels of government per the principles set out in the Constitution.
    b. Public officers who are given responsibility for managing the finances are accountable to the public for the management of those finances through Parliament and County Assemblies.

1.9.5 Policy References

1. Sessional Paper No. 10 of 2012: Vision 2030. Vision 2030 aims to transform Kenya into a newly industrializing, middle-income country providing a high-quality life to its citizens by the year 2030. It is based on three pillars, which are economic, social, and political.
2. Sustainable Development Goals (SDGs). The Sustainable Development Goals (SDGs) are a universal set of goals, targets, and indicators that UN member states will be expected to use to frame their agendas and political policies over the next 15 years. The SDGs follow and expand on the millennium development goals (MDGs), which were agreed by governments in 2001 and expired in 2015. The Plan for Kitale Municipality is in accord with SDG number 11 that has the objective of making cities and human settlements, inclusive, safe, resilient, and sustainable.

3. National Spatial Plan. The Plan was prepared within the framework of the Constitution. It seeks to achieve promises Kenyans furnished themselves under the new Constitution like the right to economy; the need for balanced development across the country, the right to a clean and healthy environment, and the right to property among others. It also lays a foundation on which Article 66, on the regulation of land uses.
4. National Housing Policy for Kenya, 2004. The National Housing policy is intended to arrest the deteriorating housing conditions and solve the problem of inadequate housing due to population explosion, rapid urbanization, widespread poverty, and escalating costs of providing housing, which has manifested in poor housing, overcrowding, the proliferation of slum and informal settlements among others.
5. The National Land Policy, 2009. It was established under Sessional Paper No 3 of 2009 to guide Kenya towards efficient, equitable, and sustainable use of land. This was to be achieved by addressing issues such as; deterioration of land quality, squatting and landlessness, urban squalor, tenure conflict, and insecurity
6. Urban Development Policy. The policy objectives include:
    a) Ensuring the legal personality of cities to recognize cities as legitimate and legally empowered entities with independent organizational and self-administration status. The policy will for the first time, provide clear criteria for classifying municipality and bestowing city and metropolitan status to urban centres and regions.
    b) Ensuring planned, inclusive, and sustainable urban development that implies the recognition of urban centres as entities that strive to harmonize physical planning with economic development planning and are sensitive to stakeholders' participation and environment.
    c) Ensuring plan-based administration of urban land under various land tenure arrangements and systems thereby recognizing urban centres as entities that strive towards achieving effective urban land management and administration.
    d) Enhancing sustained improvement in the quality and coverage of infrastructure facilities along with the government's key role, cities should strive to maximize the participation and contribution of the private sector and the community sector in infrastructure provision
    e) Ensuring a sustained improvement in the quality and coverage of service provision through a partnership framework that acknowledges the key roles of all key actors.
    f) Facilitating production and access to decent and affordable housing for all and eradicating slums
    g) Alleviating urban poverty through employment generation by maximizing local economic

development (LED) and adopting pro-growth policies and strategies.

h) Ensuring sustainable environmental management, which entails the recognition of cities as entities that strive to work towards the reduction of poverty and promotion of a sustainable urban environment.

i) Ensuring the promotion of an effective financial management system.

j) Ensuring effective rural-urban and urban-urban linkages thereby promoting the development of urban centres as loci for enhancing sustainable development with linkages to their rural counterparts

k) Ensuring the creation of effective coordination mechanisms for the roles and mandates of different actors in urban development

7. The Integrated National Transport Policy of 2009. The policy advocates for the development and maintenance of an integrated and coordinated transport system to

- Foster national and regional economic integration and trade facilitation.
- Integrate transport and land use planning and management systems.
- Enhance investment in the transport system.
- Incorporate environmental protection and resource conservation issues in transport sector activities.

This Plan articulates the provisions and objectives of these laws and policies to develop an integrated, balanced, and environmentally sound Kitale Municipality in which all institutions and sectors efficiently play their roles.

1.10 INSTITUTIONAL FRAMEWORK

This refers to an outline of the legal institutions that shall facilitate the preparation, implementation, and financing of the Kitale Municipality Integrated Urban Development Plan. Trans Nzoia County is one of the 47 devolved governments created under the Constitution of the Republic of Kenya 2010. Kitale Municipality is the administrative capital of Trans Nzoia County.

1.10.1 Trans Nzoia County Government Institutional Setup

Trans Nzoia County Government has adopted a centralized county management structure. County Executive Members, Chief Officers, and Directors from the county headquarters manage all county functions and the provision of public services.

1. COUNTY EXECUTIVE

The Governor

He is the political head and chief executive of the County. The Governor allocates functions and services to the County Departments and assigns them to the members of the County Executive Committee. Concerning the Kitale Municipality Integrated Urban Development Plan, the roles of the Governor as envisaged in the County Governments Act, 2012 include;

- Recognize the rights and aspirations of the people of Kitale Municipality towards self-governance and to this end promote understanding and unity among the residents of the county and the Municipality in particular. Preparation and full implementation of this IUDP by the Governor and his office will ensure all the aspirations and needs of the municipality's residents are met. These aspirations and need assessment were picked up through socio-economic surveys and numerous consultative meetings with stakeholders as provided for in the planning process.
- Recommend and submit the Integrated Urban Development Plan, to the county assembly for approval
- Supervise, manage and implement the county financial budget efficiently to ensure that all funds allocated for development projects in the IUDP are properly accounted for
- Ensure proper implementation of the county legislations and policies including this IUDP

County Executive Committee

Includes the office of the governor, deputy governor, and county executive members appointed by the governor with the approval of the assembly and appertain all their related functions. The county executive committee's role in this planning process includes but is not limited to the following

a. Monitor the process of planning, formulation, and adoption of this Plan;
b. Assist the municipality with the planning, formulation, adoption, and review of this Plan;
c. Facilitate the coordination and alignment of this Plan within the county and with the plans, strategies, and programs of national and the county government; and
d. Take appropriate steps to resolve any disputes or differences in connection with the planning, formulation, adoption, or review of this plan.

2. THE COUNTY LEGISLATURE

County Assembly

The county assembly is a vital organ in the formation and running and county governments. Its plays a key role in the formulation of policies, laws, and the preparation of county budgets. The most

essential roles of the county assembly as described in Section 8 of the County Governments Act, 2012 are to:

1) Perform the roles set out under Article 185 of the Constitution.
2) Approve the budget and expenditure of the county government.
3) Approve county development planning.

Article 185 of the constitution of Kenya emphasizes the roles of the county assembly in physical planning by stipulating that: A county assembly may receive and approve plans and policies for

(a) The management and exploitation of the county's resources; and
(b) The development and management of its infrastructure and institutions.

3. COUNTY DEPARTMENT OF LANDS, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT

Lands, Housing, Physical Planning and Urban Development Sector comprises of Lands, Housing, Survey, and physical planning departments. The department is mandated to do the following: development and implementation of policies on land, spatial planning and regulation, generation, maintenance and dissemination of accurate geographical data, ascertainment and recording of rights and interests on land, secure land tenure, property valuation for various purposes, administration of government and trust land, management of land information and records, ensuring sustainable land use, generation of revenue, improving the living environment in slums and informal settlements, promotion of low-cost housing development, management of public housing, facilitation of housing finance, development of housing through public-private partnerships (PPPs) among others.

The sector is a central player in the development and implementation of this IUDP especially in matters of urban planning and design, land use planning, zoning, land survey, and mapping including providing topographical data for site planning and development purposes.

The Ministry faces the following key challenges:

- Insufficient funding and delay of the release of funds to enhance project initiation and completion.
- Low staff levels especially planners, surveyors, and GIS technicians at the county level, sub-county level, and municipal level.
- Inadequate offices and office space, lack of office equipment (computers, printers, scanners, plotters, etc.), and lack of enough field vehicles both at the county and sub-county levels

Office of the Chief Officer and County Director in charge of Land, Housing, Planning, and Urban Development

These are two key offices that facilitate the success of the plan development through coordination and setting timelines. The chief officer in charge of the Land, Housing, Planning, and Urban Development Department is responsible for the administration of the county planning department; implementation of policies, and the development of a plan to attain the county and municipality's visions and strategic goals.

The County Director in charge of Planning is responsible for coordinating the preparation of this plan from the initial stage to the implementation and overview stages. The County Director also acts as the ground point person in facilitating citizen participation.

4. MUNICIPAL BOARD OF KITALE

The Municipality is governed and managed by a Municipal Board. The Municipal Board of Kitale was granted a charter by Trans Nzoia County Governor H.E. Patrick Khaemba in 2019 to operationalize its services, which are geared towards upgrading urban services within the Municipality and its environs. Part III of the Urban Areas and Cities Act, 2011 (amended in 2019) describes in details matters to do with governance and management of urban areas and cities. Management of cities and municipalities: Section 12 (1) of the Act states that the management of a city and municipality shall be vested in the county government and administered on its behalf by: -

- A board constituted per section 13 or 14 of the Act;
- A manager appointed under section 28; and
- Such other staff or officers as the county public service may determine.

Governance and management functions of a municipal board as per Section 20 (1) of the Act: -

i. Oversee the affairs of the municipality.
ii. Develop and adopt policies, plans, strategies, and programs, and may set targets for delivery of services.
iii. Formulate and implement an Integrated Urban Development Plan.
iv. Control land use, land sub-division, land development, and zoning by public and private sectors for any purpose, including industry, commerce, markets, shopping and other employment centres, residential areas, recreational areas, parks, entertainment, passenger transport, agriculture, and freight and transit stations within the framework of the spatial and master plans for the municipality as may be delegated by the county government.

v. As may be delegated by the county government, promote and undertake infrastructural development and services within the municipality;
vi. Develop and manage schemes, including site development in collaboration with the relevant national and county agencies.
vii. Prepare its budget for approval by the county executive committee and administer the budget as approved.
viii. As may be delegated by the county government, collect rates, taxes, levies, duties, fees, and surcharges on fees.
ix. Settle and implement tariff, rates, and tax and debt collection policies as delegated by the county government.
x. Monitor the impact and effectiveness of any services, policies, programs, or plans.
xi. Establish, implement and monitor performance management systems.
xii. Promote a safe and healthy environment.
xiii. Facilitate and regulate public transport.

5. DECENTRALIZED UNITS

Office of the Sub-County Administrators (urban-based)

Section 50 (1) of the County Governments Act states that there shall be established at the level of each sub-county the office of the sub-county administrator. The sub-county administrators within the Municipality shall be responsible for the coordination, management, and supervision of the general administrative functions in the sub-county unit, including:

- The development of policies and plans.
- Service delivery.
- Developmental activities to empower the community.
- The provision and maintenance of infrastructure and facilities of public services
- The county public service.
- Exercise any functions and powers delegated by the County Public Service Board under section 86.
- Facilitation and coordination of citizen participation in the development of policies and plans and delivery of services.

Office of the Ward Administrators (urban-based)

Section 51 (1) of the County Governments Act states that there is to be established for each ward in a county the office of the Ward administrator. The Ward administrators within Kitale Municipality shall coordinate, manage and supervise the general administrative functions in the Ward unit, including: -

- The development of policies and plans;
- Service delivery;
- Developmental activities to empower the community; the provision and maintenance of infrastructure and facilities of public services;

1.10.2 Other Relevant Key Institutions

KEY NATIONAL GOVERNMENT OFFICES

Ministry of Lands and Physical Planning

The Ministry of Lands and Physical Planning is a central player in Kenya's socio-economic development plan. The Ministry played a key role in the preparation of this Plan and it will help in strengthening institutional capacity for efficient and effective plan implementation as well as facilitate improvement of the livelihood of Kitale residents through efficient land administration, equitable access, secure tenure, and sustainable management of the land resource.

The mandate of the Ministry includes Physical Planning and Land Use, National Lands Policy and Management, Land Transactions, Survey and Mapping, Land Adjudication, Settlement Matters, Rural Settlement Planning i.e., eco-village, Land Registration, National Spatial Infrastructure, Land and Property Valuation Services Administration, Administration of Public Land as Designated by the Constitution, Land Information Systems, and Maintenance of a Public Land Bank.

Ministry of Transport, Infrastructure, Housing, and Urban Development

A ministry charged with developing and sustaining world-class transport infrastructure, public works, and housing for sustainable socio-economic development. The Ministry will help in strengthening institutional (municipal and county departments) capacity for efficient and effective plan implementation by building capacity for technical staff. The Ministry will also facilitate improvement of the livelihood of Kitale residents through the provision of requisite transport infrastructure in the municipality, developing and maintaining sustainable transport and infrastructure to facilitate the efficient movement of goods and people in and out of the municipality, facilitating access to adequate and decent housing as well as the implementation of municipality infrastructural projects for sustainable development.

National Land Commission

National Land Commission was established under Article 67 of the Constitution of Kenya, 2010 to manage land on behalf of the national and county governments. Some of its key functions, which are urban-planning, oriented, are as follows:

- To manage public land on behalf of the national and county governments.
- Regulation of land use and property.
- To monitor and have oversight responsibilities over land use planning throughout the country.

NLC conducts its monitoring and oversight function at various levels of administration including national, county, metropolitan and urban areas. In monitoring and overseeing the Municipality's urban land-use plans, the National Land Commission shall take into consideration the extent to which the plan: -

a) Articulates policies and proposals set out in the county land-use plan;
b) Facilitates the provision of infrastructure and services;
c) Facilitates the provision of a range of housing that is accessible and adequate.
d) Promotes inclusivity through expanded choices in employment, housing, and access to infrastructure and services.
e) Creates a system of open and recreational spaces to cater to the needs of all the residents of the urban area.
f) Provides for an efficient public trans-National land-use Planning system that is in harmony and integrates with the land use.
g) Promotes environmental management.
h) Identifies strategic investments that stimulate employment creation and income generation.
i) Promotes smart growth through mixed development and densification.
j) Articulates the aspiration of the people through their effective participation throughout the plan preparation, approval, and implementation.

CITIZEN FORA

In line with article 174 (c) of the constitution, this IUDP respects the object of devolution of the government of giving powers of self-governance to the people and enhancing the participation of the people in the exercise of the powers of the state and in making the decisions affecting them. According to the provisions of the Urban Areas and Cities Act, 2011 (amended in 2019), residents of Kitale Municipality may: -

- Deliberate and make proposals to the relevant bodies or institutions including the municipal board of Kitale on the provision of services.
- Propose annual budget estimates of the municipality, county, and the national government.
- Propose development plans of the municipality, county, and the national government.
- Plan strategies for engaging the various levels and units of government on matters of concern to citizens.
- Monitor the activities of elected and appointed officials of the municipality, including members of the board.
- Receive representations, including feedback on issues raised by the municipal citizens, from elected and appointed officials.
- Any other matter of concern to the citizens.

Kitale Municipality shall develop a system of governance that encourages participation by residents in its affairs, and shall for that purpose; create appropriate conditions for participation in the implementation and review of this Integrated Urban Development Plan.

1.11 LOCATIONAL CONTEXT OF THE PLANNING AREA

1.11.1 Kitale Municipality at the National Context

Kitale is an agricultural municipality in the Western Kenya region situated between Mount Elgon and Cherangani Hills. Kitale is located at 1° 0′ 56" North, 35° 0′ 22" East, at an elevation of approximately 1,897m above sea level. The Municipality is approximately 62 km from Eldoret Town, 326 km from Nairobi City, and 766 km from Mombasa City. Kitale is about 12 km away from Mt. Elgon National Park. Saiwa Swamp National Park is also nearby. See map 2.

1.11.2 Kitale Municipality at the County and Regional Context

Kitale is the largest urban centre and Trans Nzoia County's administrative capital. It is in Saboti Sub County and touches Hospital Ward (Kwanza Sub- County), Tuwani Ward, Bidii Ward, Matisi Ward, and Waitaluk Ward (Kiminini Ward). Other Sub Counties in Trans Nzoia County are Kwanza, Endebess, Kiminini, and Cherangany. Other urban centres in the County include Kiminini, Kachibora, Endebess, Gitwamba, Maili Saba and Sikhendu. Regional and County contexts of the Municipality are presented in map 2.

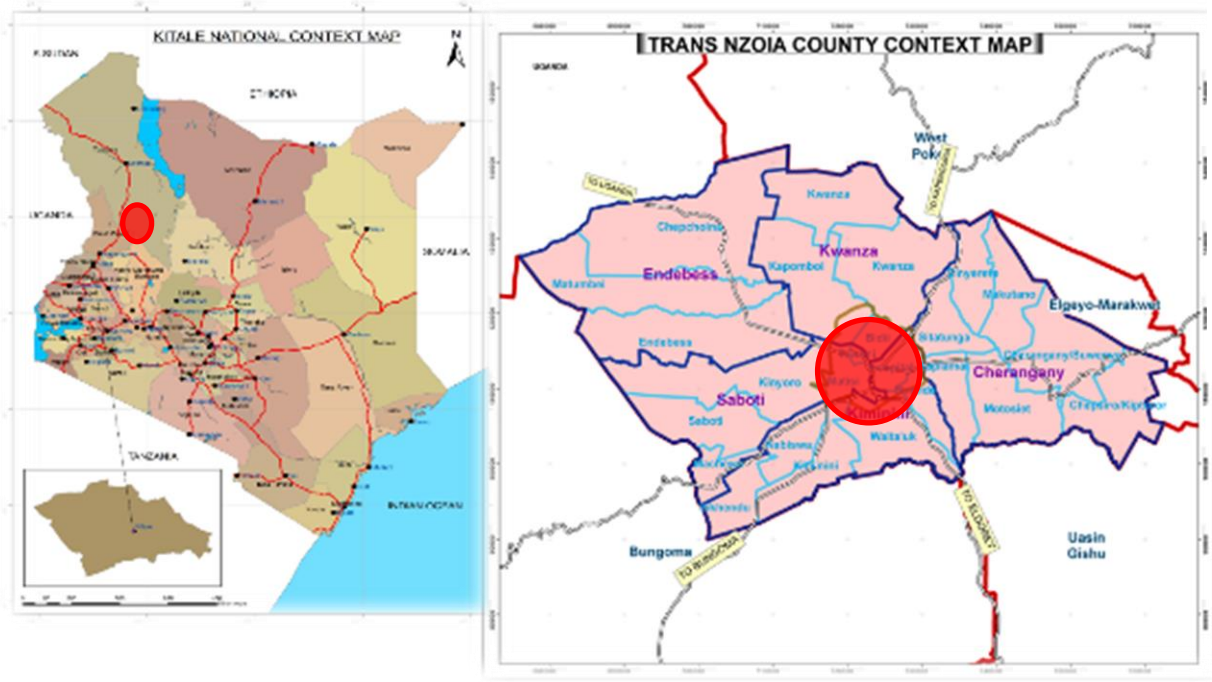
1.11.3 Kitale Municipality at the Local Context

The detailed mapping area covers the proposed Kitale Municipality (167Km^2) and spans the following wards: Tuwani, Bidii, Kapomboi, Matisi, Kwanza, Sitatunga, Hospital, Sirende, Waitaluk, Kiminini, Nabiswa, Kinyoro, and Kaplamai. Local context is presented in map 2. The wider Planning area is 226Km^2 covering Tuwani, Bidii, Hospital, Matisi, Kapomboi, Sirende, and Waitaluk Ward. The planning area extends outside the proposed Municipality and was determined by the planning team (consultant in collaboration with the Department of Physical Planning).

Table 1: Administrative Boundaries Covered by the Municipality

Ward	Area (km^2)
Tuwani	5
Matisi	38
Sirende	14
Waitaluk	18
Bidii	32
Hospital	34
Kinyoro	19
Kapomboi	7
Total	167
Old Municipality	18
Current Municipality	92
Proposed Municipality	167
Planning Area	226

Map 2: Kitale at the National, County, and Local Context



Position of Kitale Municipality at the NATIONAL and REGIONAL Level

- Rich hinterland for agriculture and promotion of agro-based industries hence regarded as one of the country's Food Basket
- One of the main municipalities in the Western Circuit after Kisumu and Eldoret
- Biggest municipality and headquarter of the County of Trans Nzoia.
- High intra and inter regional connectivity facilitated by the A1 & B2 roads, Railway line and an airstrip
- Kitale is about 12 km away from Mt. Elgon National Park. Saiwa Swamp National Park is also nearby
- The municipality has four natural forests within its boundaries, which remain models for ecosystem conservation in the country and the region.

LOCAL Level

- Biggest urban area and headquarter of the County of Trans Nzoia.
- It is a major commercial and agricultural municipality vibrant in trade and commerce.
- Rich hinterland for agriculture and promotion of agro-based industries.
- Large youthful population providing both skilled and unskilled labour.
- High intra and inter regional connectivity facilitated by the A1 & B2 roads, railway line and Kitale Airstrip
- The municipality has four natural forests within its boundaries which remain models for local ecosystem conservation

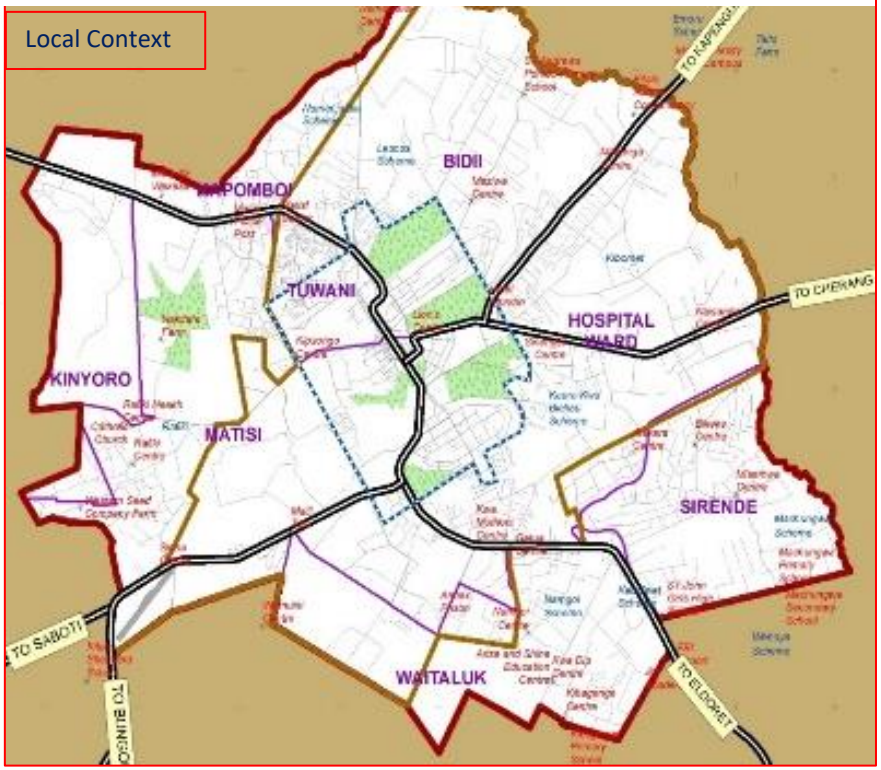


Figure 1: A Section of the Aerial Image for Kitale Municipality

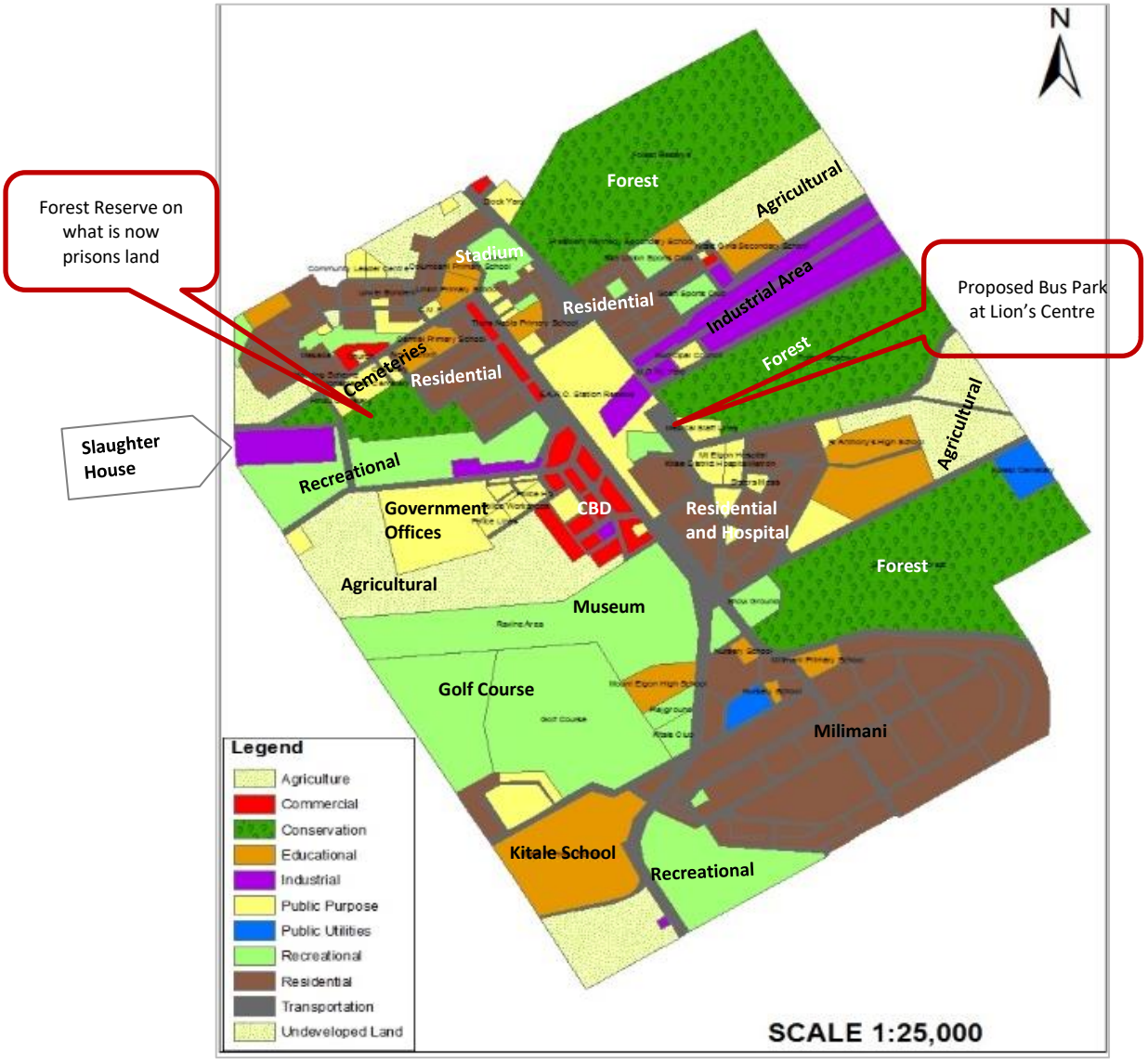


Source: Consultant's Edit 2017

1.12 HISTORICAL CONTEXT OF THE MUNICIPALITY AND PREVIOUS PLANNING EFFORTS

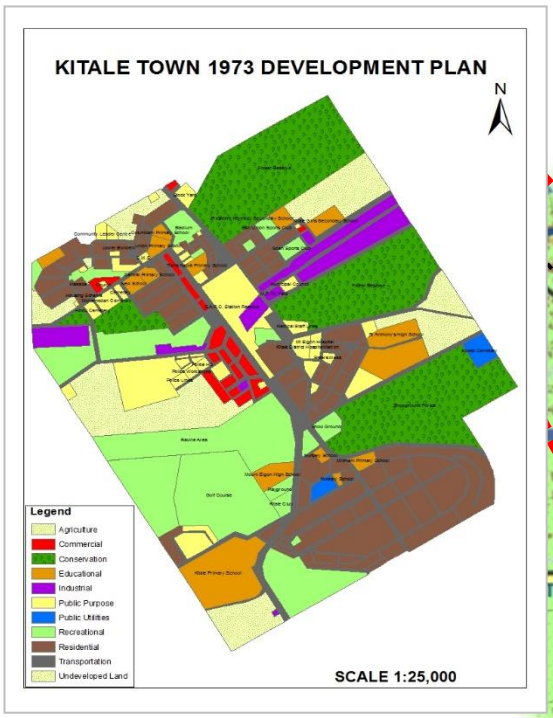
Kitale town was founded in 1908 by white settlers. Kitale started as a relay station on the slave route between Uganda and Tanzania. Slaves were quartered at what is now the Kitale Club. The Municipality is one of the chief townships in the Western part of Kenya. The Railway line reached Kitale in 1925. A branch line from Eldoret. The National Museum of Western Kenya is located at Kitale. It is a natural history museum and was created by Lt Col. Hugh Stoneham in 1926. The present municipality was founded in 1920 and has grown enormously over the years. The first municipality covered 18km^2 and the current covers 92km^2. The municipality is now the County Headquarters and a business hub with over 10 financial institutions, industrial establishments, educational institutions, government agencies, and other infrastructural facilities

Map 3: Kitale Municipality 1973 Development Plan

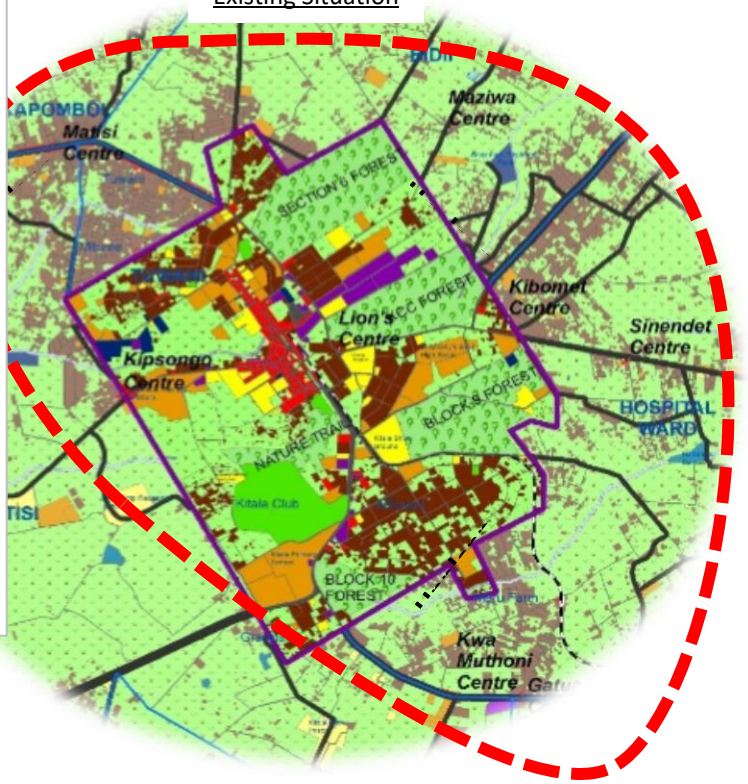


- The 1973 Plan covered 18km^2 spanning **Trans Nzoia County Stadium** (formerly known as Kenyatta Stadium) to **Milimani estate**
- The plan requires a revision as the current municipality has outgrown it. It has been overtaken by time and events.
- The municipality is now growing both vertically and horizontally extending into the areas, which were agricultural (in 1973).
- Currently, the municipality does not have a legal framework to guide its growth.

Implementation of the 1973 Plan (Evaluation with the Current Land Use)



Existing Situation



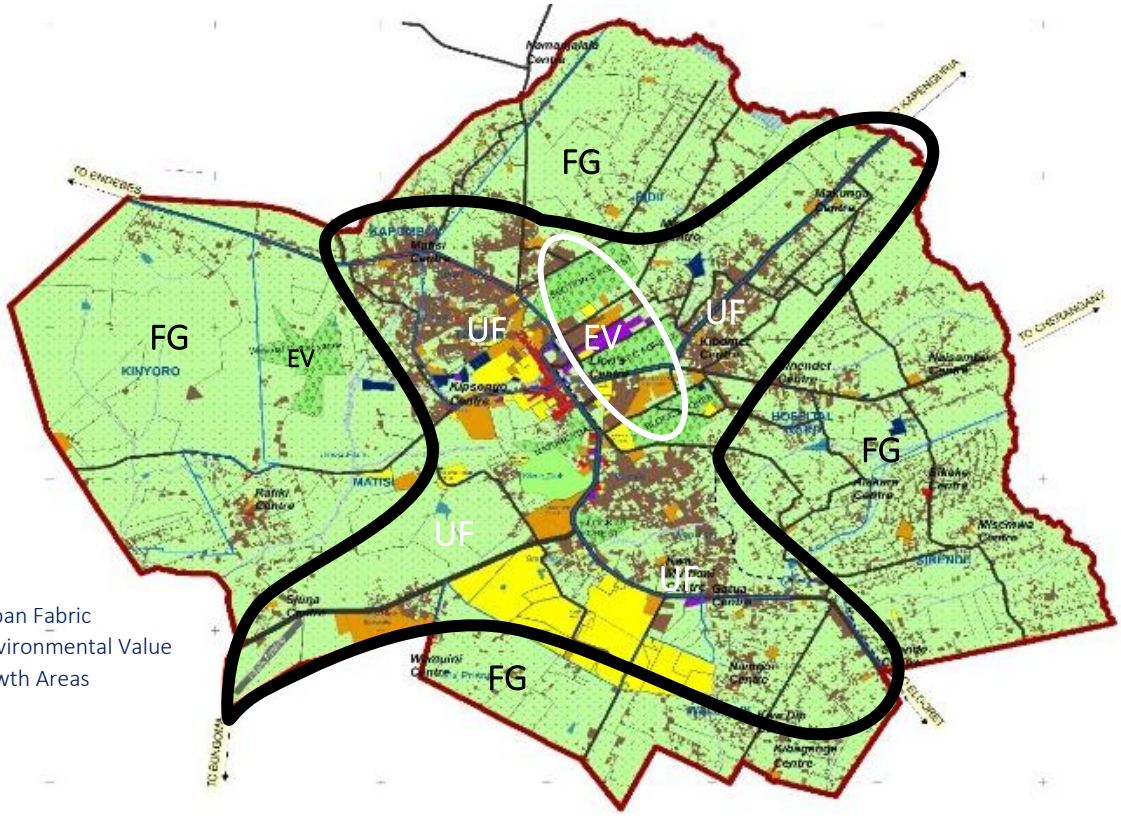
The current municipality has expanded to areas outside the planned zone. These are areas where most developments have taken place without development control or requisite infrastructure. Most developments have occurred along the main trunk roads

1973 Plan Proposals vs the Existing Situation (What was not implemented)

- Land that belongs to the medium prison was planned for recreational, forest reserve and residential use
- Most road reserves have been encroached by trading activities and human settlements
- Land behind the Golf course that was planned as recreational is now residential

CHAPTER 2- ANALYSIS AND SYNTHESIS OF PLANNING ISSUES

2.1 URBAN CHARACTER AND AREA CHARACTERISTICS



Key:
UF: Current Urban Fabric
EV: Areas of Environmental Value
FG: Future Growth Areas

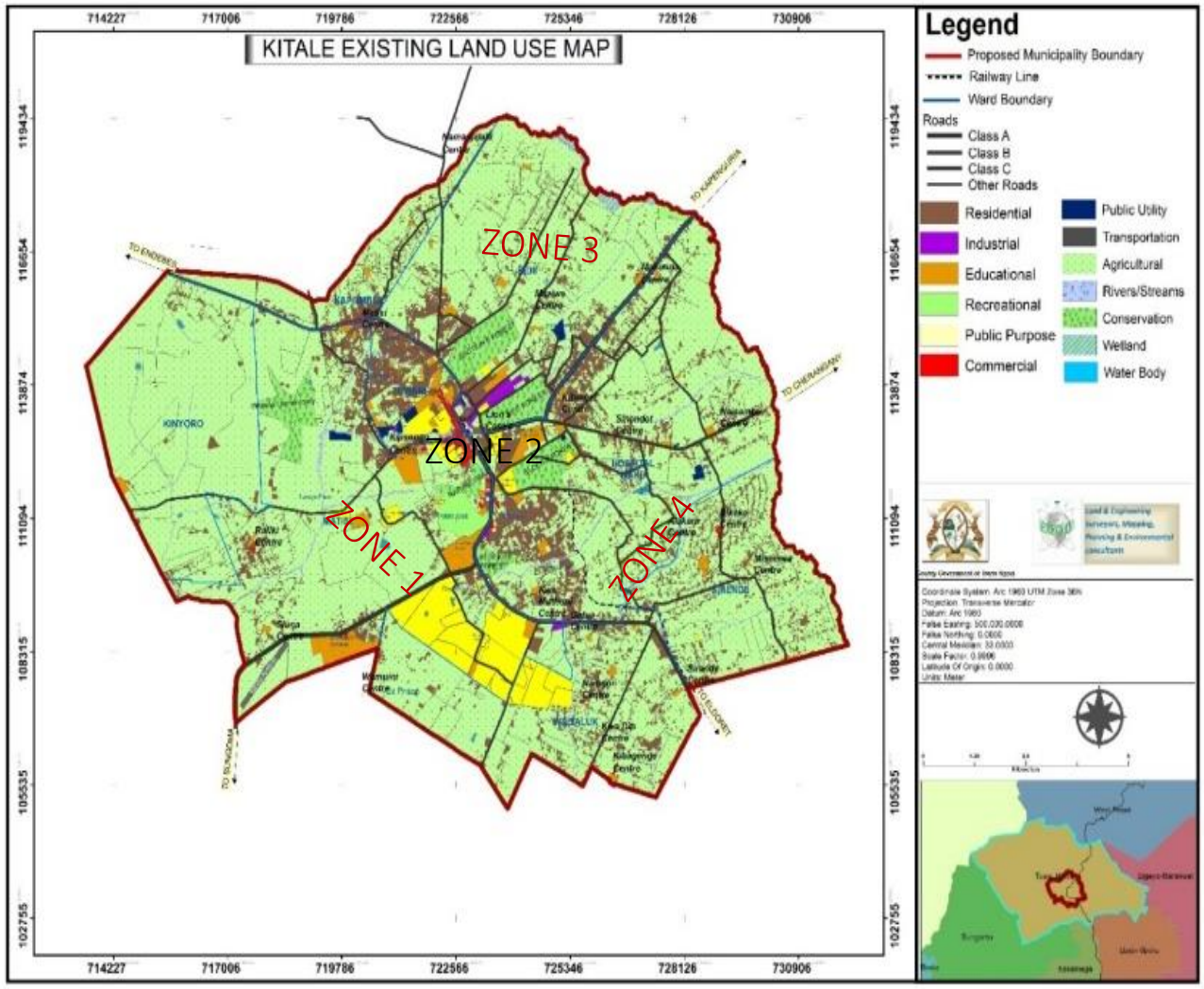
Marked UF: Current Urban Fabric where most of the municipality's activities and settlements are located. Least developments towards Webuye due to minimal land available for development as most land belong to public institutions.

Population distribution tends to be a mix of low and medium density in the South (Milimani and along Webuye and Eldoret Roads respectively), medium density in the North East along Kapenguria and Cherangany Roads and high density in the North West (Tuwani and Matisi) along Endebess Road.

Marked EV: Places of Environmental Value (forest blocks). Conservation areas

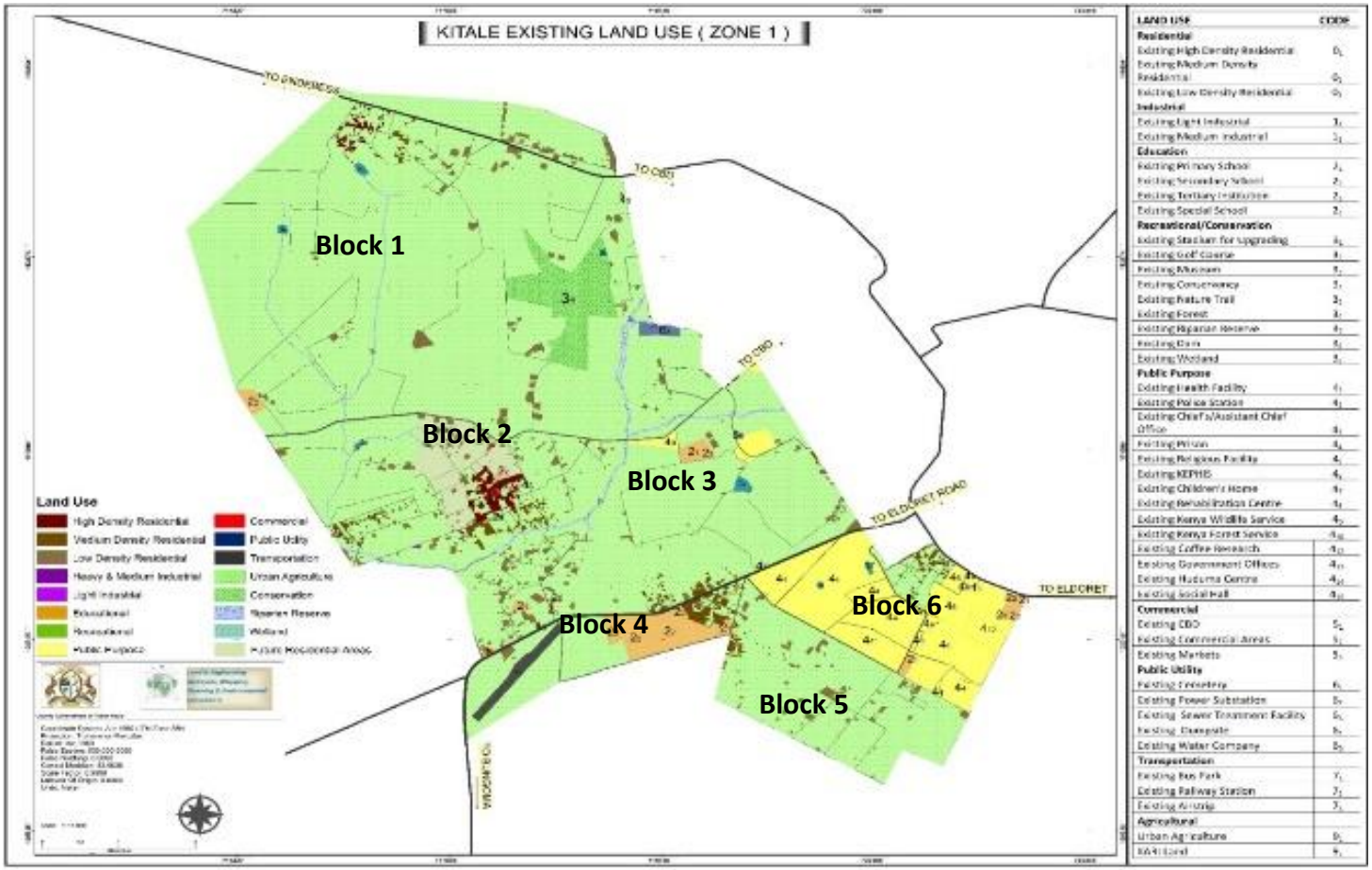
Marked FG: Future Growth Areas. Peri-urban characteristic. The main land use is agriculture

Assessment of the Municipality's Planning Issues (Municipality divided into zones for analysis purposes)



- The municipality is experiencing rapid urban sprawl outside the previously planned zone (Kibomet, Rafiki, Matisi, Namgoi and Bikeke).
- Spread of this uncoordinated urban development come with its accompanying challenges e.g., encroachment of agricultural land by built up areas, high subdivisions of land into uneconomical sizes, encroachment into the environmentally sensitive areas and high costs for provision of infrastructure. Provision of infrastructural services such as water, sewer roads become more expensive
- No development control or requisite infrastructure to support and manage urbanization in these areas
- This sprawl also causes inefficient land utilization leading to lack of adequate space/land for provision of facilities e.g., industries.
- Most settlements are along the main trunk roads i.e., Kitale-Kapenguria (A1), Kitale-Eldoret (B2), Kitale-Cherangany (C48) and along Endebess Road. Presence of large tracts of private farms has also affected settlement patterns
- Pattern of growth is influenced by land ownership and the major roads which act as arteries on which most activities are hooked

Zone 1: (ADC Farm, KALRO, Rafiki, Airstrip, Standard, Ex Prison and the Main Prison)



FACILITIES AVAILABLE

FACILITY	OPEN/CLOSED MARKET. MEAN DISTANCE TO THE NEAREST
Block 1-3 Block 4-6	None. 2.3km (CBD) None. 3.7km (CBD)
FACILITY	POLICE STATION/POST. MEAN DISTANCE TO THE NEAREST
Block 1-3 Block 4-6	None. 2.3km (CBD) and 3km (Matisi Post) None. 3.7km (CBD)
FACILITY	COMMUNITY CENTRE OR SOCIAL HALL. MEAN DISTANCE TO THE NEAREST
Block 1-3 Block 4-6	None. 4.2km (Machinjoni) None. 3.5km (Machinjoni)
FACILITY	FIRE STATION. MEAN DISTANCE TO THE NEAREST
Block 1-3 Block 4-6	None. 2.3km (CBD) None. 3.7km (CBD)
FACILITY	STADIUM. MEAN DISTANCE TO THE NEAREST
Block 1-3 Block 4-6	None. 3km (CBD) None. 4.5km (CBD)

Block 1: Large parcels of institutional (ADC Farm and private agricultural land.

Block 2: Rafiki Centre. Emerging residential node where high subdivisions of land has and is taking place

Block 3: KALRO. Parcels of extensive agricultural land for research purpose

Block 4: Kitale Airstrip. Other users around it include mix of low density residential and agriculture, St Joseph Schools and Standard Estate (Medium Density)

Block 5: Ex Prison. Former prison land, which is now a mix of residential, and agriculture

Block 6: Government institutions. GK Prison, KEPHIS and Coffee Research. Residential (Grassland)

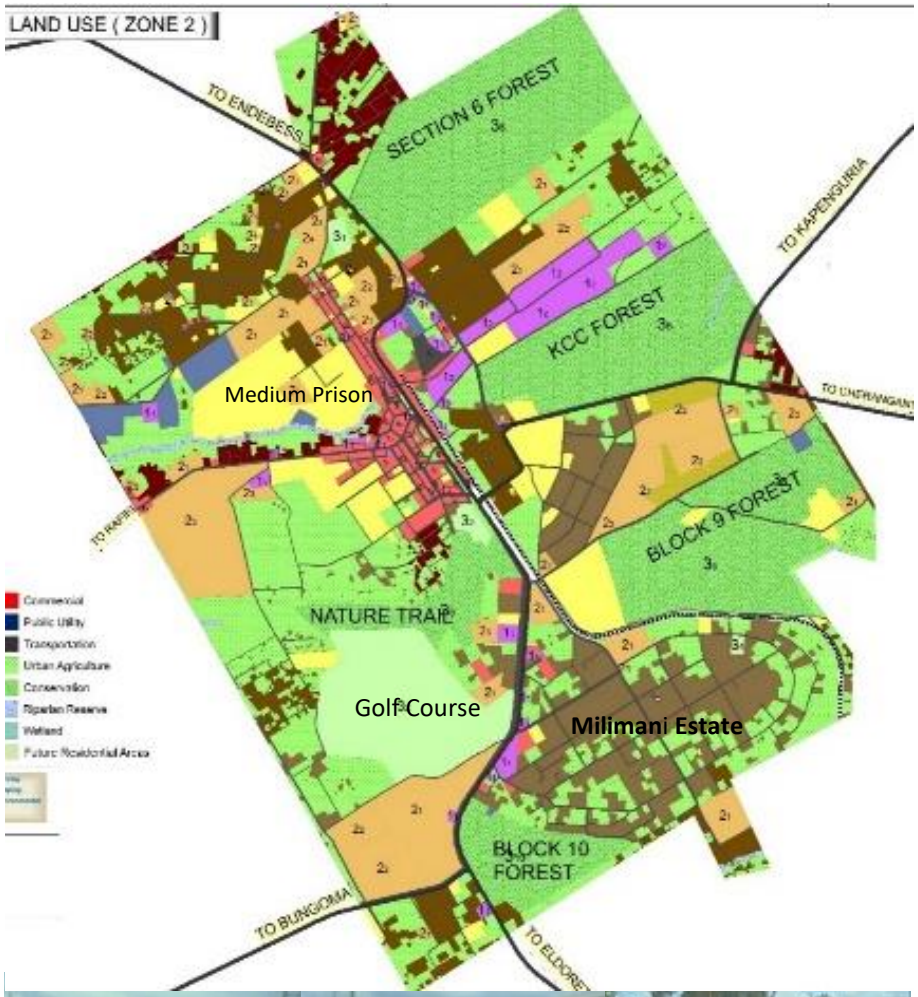
Zone 2: (Former Municipality)

Facilities Available: Stadium, Social Hall, Police Station, Level 4 and County Referral hospitals, G.K Prison, Golf Course, Government offices, open and closed markets, cemeteries, water & sewer facilities, a dumpsite, schools, museum and a bus park

Land Use: commercial (CBD), residential, industrial, forests, public purpose, public utilities, recreational, educational, transport and agricultural

Issues

- Narrow Roads due to presence of Informal activities in many areas of the CBD taking over public spaces and road reserves especially Laini Moja
- Congestion (due to lack of facilities like markets and bus parks leading to competition in use of little space available), Jua kali activities and furniture making also operate on road reserves
- Inadequate parking facilities
- Bodaboda menace due to lack of proper facilities
- A considerable number of under-utilized and low-density developments especially along Laini Moja and Kipsongo Road.
- Inadequate drainage facilities and solid waste collection facilities
- Encroachment of the Medium Prison and the forest blocks





Congestion in the CBD especially along Laini Moja section

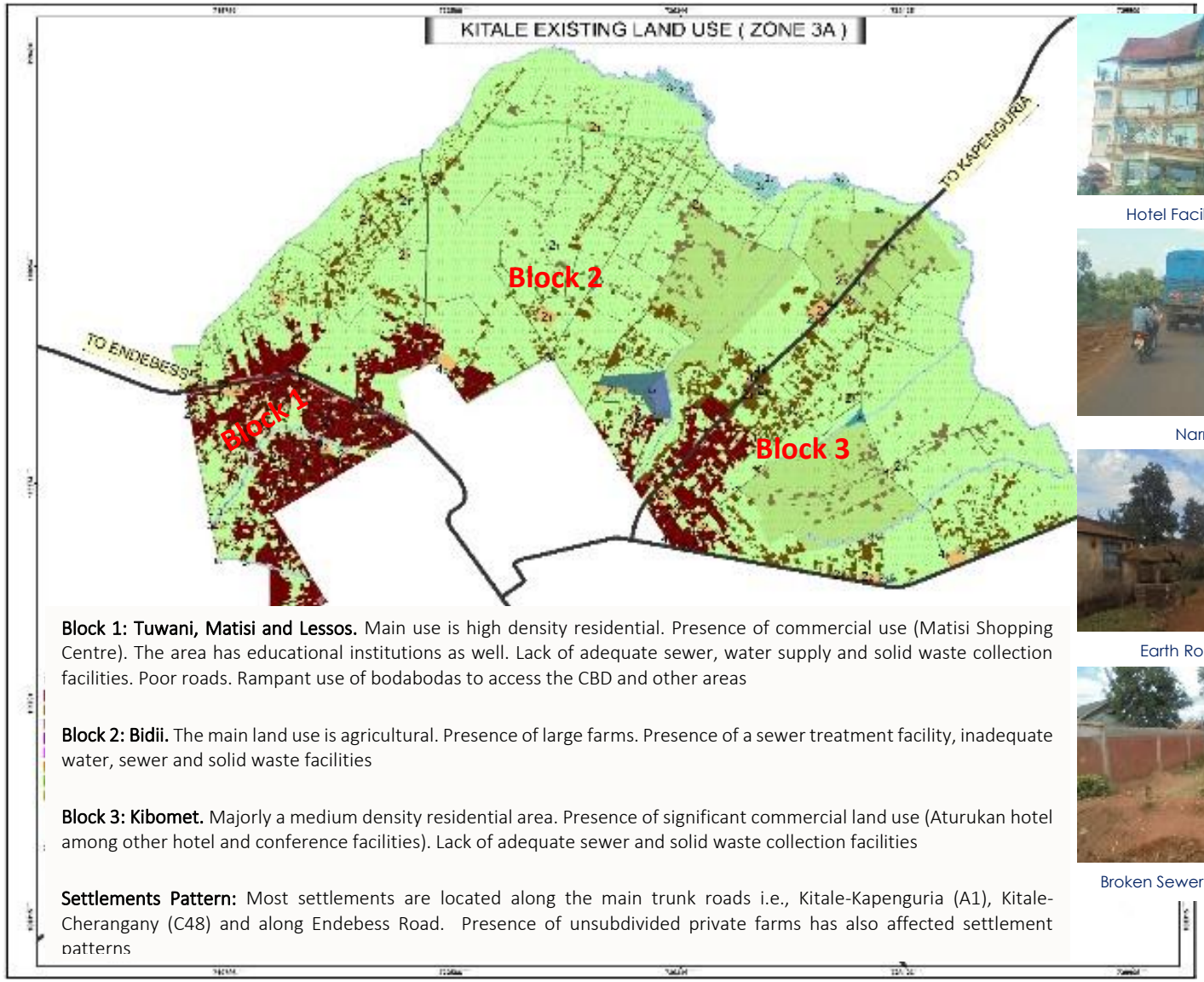


Inadequate parking spaces for matatus, bodabodas, Lorries and private vehicles



Informal Industrial Activities on a road reserve

Zone 3: (Tuwani, Matisi, Lessos, Bidii and Kibomet)



Block 1: Tuwani, Matisi and Lessos. Main use is high density residential. Presence of commercial use (Matisi Shopping Centre). The area has educational institutions as well. Lack of adequate sewer, water supply and solid waste collection facilities. Poor roads. Rampant use of bodabodas to access the CBD and other areas

Block 2: Bidii. The main land use is agricultural. Presence of large farms. Presence of a sewer treatment facility, inadequate water, sewer and solid waste facilities

Block 3: Kibomet. Majorly a medium density residential area. Presence of significant commercial land use (Aturukan hotel among other hotel and conference facilities). Lack of adequate sewer and solid waste collection facilities

Settlements Pattern: Most settlements are located along the main trunk roads i.e., Kitale-Kapenguria (A1), Kitale-Cherangany (C48) and along Endebess Road. Presence of unsubdivided private farms has also affected settlement patterns



Hotel Facilities in Kibomet



Narrow A1 Road



Earth Roads in Tuwani

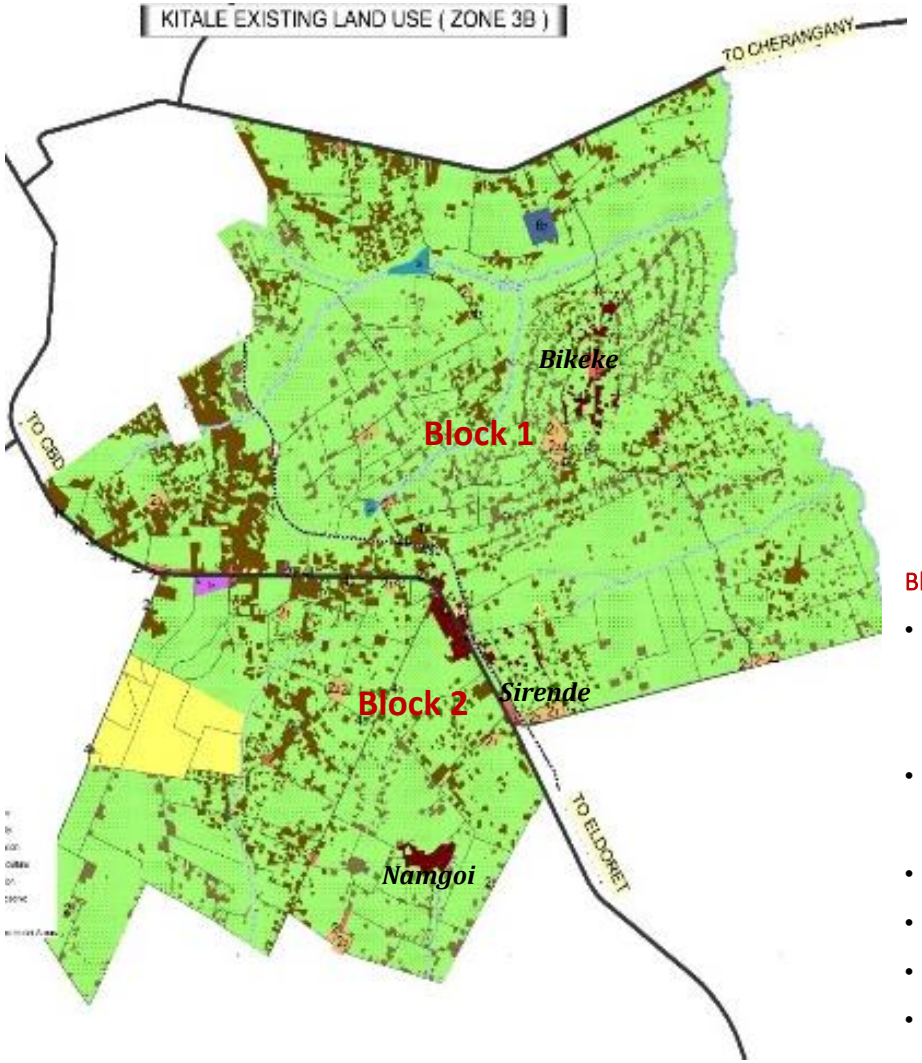


Broken Sewer Facilities in Tuwani

FACILITIES AVAILABLE

FACILITY	OPEN/CLOSED MARKET. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2 Block 3	None. 1.9km (CBD) None. 2.6km (CBD) None. 2.8km (CBD)
FACILITY	POLICE STATION/POST. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2 Block 3	Matisi police post. None. 2.6Km (CBD) None. 2.8km (CBD)
FACILITY	COMMUINITY CENTRE OR SOCIAL HALL. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2 Block 3	None. 1km (Machinjoni) None. 5km (Machinjoni) None. 5km (Machinjoni)
FACILITY	FIRE FIGHTING FACILITY. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2 Block 3	None. 1.9km (CBD) None. 2.6km (CBD) None. 2.8km (CBD)
FACILITY	STADIUM. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2 Block 3	None. 1.4km (CBD) None. 2.3km (CBD) None. 3.5km (CBD)

Zone 4: (Bikeke, Machungwa, Sirende, Kwa Gatua, Namgoi and Kibagenge)



Block 1: Bikeke and Machungwa.

- Mainly agricultural but the high subdivision rates have attracted a considerable number of residential and commercial users
- Lack of sewer facilities
- Inadequate water supply facilities
- Narrow and poor access roads
- Presence of a health centre
- Presence of educational facilities
- A small open-air market is also present

Block 2: Kwa Gatua, Namgoi and Kibagenge.

- Mainly agricultural but the high subdivision rates have attracted a considerable number of residential and commercial users
- Presence of industrial (Commercial Grain Stores Limited) and commercial use (Kwa Gatua)
- Lack of sewer facilities
- Inadequate water supply facilities
- Narrow and poor access roads
- Presence of educational facilities

FACILITIES AVAILABLE

FACILITY	OPEN/CLOSED MARKET. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2	At Bikeke None. 5km (CBD)
FACILITY	POLICE STATION/POST. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2	Bikeke police post. Sirende Police Post Police Station (CBD)
FACILITY	COMMUINITY CENTRE OR SOCIAL HALL. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2	None. 6km (Machinjoni) None. 7km (Machinjoni)
FACILITY	FIRE FIGHTING FACILITY. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2	None. 6km (CBD) None. 5km (CBD)
FACILITY	STADIUM. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2	None. 5.5km (CBD) None. 4.5km (CBD)
FACILITY	HEALTH FACILITY. MEAN DISTANCE TO THE NEAREST
Block 1 Block 2	Bikeke Health Centre. None. 4.5km (CBD)

2.2 Summary of Planning Issues

Theme	Planning Issues	Example
Land	▪ Underutilization of land in the CBD ▪ Subdivision of land into uneconomical sizes ▪ Irregular allocation of public land	▪ Low skyline ▪ Presence of many undeveloped spaces within the built areas ▪ Old and dilapidated commercial buildings in the CBD ▪ Very small land parcel sizes in Rafiki area (0.1 acres) ▪ KCC, Block 10, Main Prison Land
Environment	▪ Encroachment of environmentally sensitive areas ▪ Water and air pollution ▪ Poor solid waste management ▪ Poor liquid waste management	▪ Illegal subdivision of Forests, ▪ Reduction of forest cover ▪ River pollution ▪ Indiscriminate dumping of waste, unmanaged dumpsite ▪ Broken sewers and blocked drains
Economy	▪ Minimal value addition due to underutilization of the industrial potential. ▪ Inadequate market facilities ▪ Inadequate industrial facilities (both light and heavy) ▪ Underutilized tourism sector ▪ Diminishing agricultural land ▪ Poor access to the markets	▪ The sprawl of informal activities on roads ▪ Congestion of trade and industrial activities along Laini Moja ▪ High subdivision of land into uneconomical sizes ▪ Poor and narrow roads ▪ Minimal tourism activities
Transportation	▪ Poor road surface conditions ▪ Traffic congestion in the CBD ▪ Encroachment of road reserves ▪ Inadequate parking and terminal facilities ▪ Lack of elaborate road and transport network	▪ Dilapidated road surfaces ▪ Vending, parking, along the streets

Physical Infrastructure	**Water** ▪ Inadequate provision of piped water supply (only 80km^2 of the municipality is served (50%) ▪ The demand gap is 23,000m^3/day. ▪ Unreliable water supply. **Sewer and Sanitation** ▪ Inadequate provision of sewer facilities ▪ Coverage is only 18km^2 ▪ Estimated waste water 23,371m^3/day against a treatment capacity of 5,810m^3/day **Solid Waste Management** ▪ Poor management of solid waste. ▪ Lack of a sanitary landfill **Drainage** ▪ Inadequate drainage facilities. ▪ Ineffective maintenance of the existing drainage infrastructure. **Street Lighting** ▪ Inadequate street lighting facilities **Fire Fighting Facilities** ▪ Lack of a modern fire station ▪ Inadequate firefighting facilities	▪ Presence of water kiosks in most estates ▪ High use of pit latrines ▪ Broken sewers in residential areas ▪ Littering of streets and proliferation of undesignated dumping areas in the CBD and residential areas ▪ Lack of a modern fire station. There is only one fire engine that serves the entire county
Social Infrastructure	**Health** • Inadequate provision of health facilities especially health centres and dispensaries. **Education** ▪ Inadequate provision of vocational and technical institutions **Community facilities** ▪ Lack of a public cemetery. The existing one is full.	▪ There is only one social hall, health centres are not adequate and a public library is yet to be developed despite land allocation

	▪ Inadequate open spaces ▪ Lack of public library services ▪ Inadequate social halls ▪ Lack of a community centre	
Housing	• Inadequate housing supply leading to the proliferation of informal settlements. • Lack of a land-use plan to control housing development. • Poor housing conditions. • Dilapidated municipal housing • Inadequate requisite services in the residential areas	▪ Presence of informal settlements e.g. Kipsongo, Tuwani, ▪ Dilapidated municipal housing in Bondeni and Shauri Moyo
Governance	• Inadequate institutional capacities to provide requisite infrastructure and services • Poor/weak coordination of departments and other institutions • Inadequate human and financial resources • Challenges in optimization of revenue sources and collection • Weak development control capacity • Inadequate public engagement in governance and development matters	▪ Under capacitation of Physical Planning Department ▪ High expenditure vis a vis revenue sources ▪ Low collection of revenue despite the existing huge potential ▪ Uncontrolled development, unregulated buildings and uneconomical subdivision of land

2.3 Synthesis of Planning Issues

This section provides a systematic combination of different elements of the municipality and emerging issues to form a coherent synthesis that will inform the plan of actions in formulating the desired future for Kitale Municipality. Synthesis of planning issues helped identify/form several development concepts and the best concept was selected for the development of a structure plan, policies, and strategies. Analysis of key issues in Kitale outlined the following main concerns:

Land Utilization. Inner urban activity centres such as the CBD and the Civic area are utilized inadequately and can ideally be suited to become compact locations where a large range of activities can be accessed in one place. By clustering activities close together and combining housing and common destinations such as shops and jobs, sustainable travel modes of walking and cycling can be encouraged. Parts of the municipality could be developed more intensively to realize the benefits of a compact centre and livable housing areas.

Variable quality of the public realm. The quality of the public realm varies across the municipality and especially the core area. Disincentives to walking and cycling are very apparent. Poor walking conditions such as inadequate and narrow footpaths and road crossings, none prioritization of pedestrians, and narrow roads create poor pedestrian amenity and safety in some areas. There is also an uneven provision of public open spaces across the municipality.

Retail and wholesale prosperity. The retail sector of the municipality is overwhelmed by congestion, encroachment, and a lack of adequate trading areas. A greater diversity of jobs and working places in the municipality would broaden the customer base for shops and services and create more economic opportunities.

Job Diversity. The municipality provides many areas for job diversity that need to be exploited. Most people in the municipality rely on trade and agriculture for sustenance. Very few people rely on formal employment and the self-reliance opportunities such as enhanced small-scale industries are missing or underprovided. Lack of industries despite the rich agricultural hinterland has largely affected job diversity and economic growth of the municipality. The municipality is also strategically positioned to reap from the tourism sector through eco-tourism, hotel and conference facilities, and Mt Elgon

Transport and Movement constraints. The A1 Road plays an ongoing role as a main through route for passenger vehicle and freight traffic. The road is however very narrow and congested. The

impacts include congestion of trading areas, conflict of road users, pedestrian and cycle safety concerns, inadequate space for expansion of the road, and environmental concerns such as noise and air pollution. Regional and urban/local roads are narrow and in poor condition

Decay of the Centre (CBD). The A1 Road and the forest blocks are significant assets to Kitale municipality. They have largely influenced the current development trends in the centre. They however suffer from encroachment and decay and very little has been done to revitalize them and exploit the huge potential they possess in the municipality's growth and development. Expansion of the A1 Road and revitalization of the forests will largely improve the centre together with associated compact development of the CBD.

Sustainability Challenges. Lack of controlled growth and development presents the main challenge to creating a more socio-economically and environmentally sustainable municipality.

Synthesis of Planning Issues

Issue	Root Cause	Effect	Impact	Recommendation
Land and Land Use Analysis				
1. About 70% of the Municipality land is private (freehold and leasehold). Freehold land is mainly agricultural land and majorly located in the municipality hinterlands	• Kitale municipality is predominantly agricultural • Lack of a municipal plan to effect proper and regulated growth of the municipality (existing plan is outdated)	• Limits the County Government in developing or providing adequate social amenities due to high cost of acquisition and also the lack of willingness of the owners to sell their land, who mostly hold it in anticipation of high prices in future • Private land is hard to be managed and developed by the relevant government authorities due to private owners who may not be ready to sell • Uncontrolled development	• Slow municipality growth. Public land tenure promotes municipality development because it is easier and cheaper to develop and provide services and every other required public amenity • Since freehold land forms the bulk of land within the municipality, locating any development activity involves extensive bureaucratic procedures related to land rights • Encroachment of urban activities into agricultural land • Continued subdivision of land to uneconomical sizes due to lack of a zoning policy	• Timely completion of this plan to effect measures and regulations on the ownership and use of land within the municipality. • The County Government of Trans Nzoia needs to acquire enough land for public purpose and utilities, as early as possible, to facilitate and promote easier and sufficient future growth of the municipality.
2. Very minimal public land that can currently be accessed and utilized for public utilities (presence of large	• Lack of an updated development plan to control acquisition and use of available land	• Lack of adequate space for urban expansion • Congested activities within the CBD	• Minimal provision of public facilities • Urban sprawl into agricultural land	• Encourage Public-Private Partnership frameworks to allow the provision of public facilities and better service delivery.

Issue	Root Cause	Effect	Impact	Recommendation
parcels of institutional land within the Municipality constraining urban development)				• Negotiations between the County Government and the relevant national departments for the release of some of their huge parcels of land for development
3. Increased sub division of land has considerably reduced the mean holding size of land especially in Rafiki area	• Population increase • Cultural practices (inheritance) • Urbanization (sprawl) • Lack of adequate development control	• Reduced land sizes into uneconomical sizes • The low productivity in agricultural lands • Unsustainable urban development	• Low household incomes lead to the low economic development of the area • Increased poverty levels due to minimal and unsustainable agricultural productivity • Growth/proliferation of informal settlements	• Diversify economic activities so that people do not rely so much on the reduced agricultural lands for income/economic activities • Provide Zoning Regulations and adequate Development Control
4. Inadequate utilization of urban space in the CBD (A significant number of buildings are still single-storey and were built in the last centuries)	• Lack of adequate Zoning Regulations and clear Development Control Policies • Owners lack adequate resources to develop densely and accommodate more use	• Lack of vertical development to create more space for urban activities and reduce urban sprawl • Deteriorating urban spaces and dilapidated buildings that reduce municipality aesthetics • Congestion due to lack of adequate spaces to host users that ideally should be domesticated e.g., parking spaces	• Idle capital (unutilized resources that should be generating income for the owners and users) • Inadequate urban space for development • Urban sprawl and lack of a clear skyline • Urban decay	• Optimization of land use through zoning regulations and development control • Zoning policies that will compel the owners to sell or partner with individuals, banks/other financial institutions to construct modern commercial premises

Issue	Root Cause	Effect	Impact	Recommendation
		• Informal distribution of activities due to lack of adequate spaces, poor organization of activities et cetera		
5. Illegal Subdivisions of prison land and forest blocks	• Corruption • Lack of up-to-date records • Poor coordination of public authorities in matters of land management	• Diminishing public land	• Change in the micro climate • Corruption is put on a normal footing	• Demarcate all the public land and revoke all the illegal subdivisions or acquisitions
6. Congested development in the CBD without observing plot setbacks and building lines	• High values of land • Lack of proper development control	• Congestion due to lack of adequate spaces to host users that ideally should be domesticated e.g., parking spaces • Informal distribution of activities due to lack of adequate spaces, poor organization of activities etc.	• Reduced incomes • Increased poverty levels • Deteriorating urban spaces and dilapidated buildings that reduce municipality aesthetics and economic activities/spaces •	• Preparation of an Action Area Plan for the CBD to regulate development and provide order • Compulsory acquisition for provision of infrastructure and services.
Housing				
1. The rapid proliferation of unplanned settlements	• Lack of a municipality plan to guide and control developments including housing provision zones • High growth and uncontrolled urbanization rates	• Demand for decent and affordable housing exceeds the supply • It grows into a challenge laying basic infrastructure and providing basic community facilities due to	• Deterioration of urban spaces hence low economic growth of the municipality • Environmental degradation • Increase in social challenges e.g., orphaned children,	• Prepare a human settlement strategy • Undertake land use planning through zoning regulations and development control

Issue	Root Cause	Effect	Impact	Recommendation
	• Diminishing family land in the rural areas pushing people to live in the municipality	congestion and inadequate space • The emergence of social challenges e.g., crime rate, drug abuse, HIV prevalence, teen pregnancies, etc.	street families, unproductive youth due to drug abuse • Push factor for residents and investors to other municipalities	
2. Inadequate provision of basic infrastructure and services i.e. poor access roads, inadequate water supply, poor liquid and solid waste disposal, inadequate public facilities, inadequate recreational facilities and inadequate street lights/high masts	• Rapid urbanization with no matching services and infrastructure • Lack of zoning regulations and development control to guide and control development • Low investment into the provision of basic infrastructure and services by the relevant authorities due to lack of resources or poor planning.	• Poor Sanitation • Environmental degradation • The emergence of social challenges e.g., crime rates • Degeneration of settlements	• Deterioration of urban spaces hence low economic growth of the municipality • Push factor for residents and investors to other municipalities	• Undertake land use planning to determine the need • Compulsory acquisition for provision of infrastructure and services.
3. Shortage of affordable housing	• High poverty levels • Low housing investment by both national and County Governments in the area • High-interest rates on borrowing from financial institutions discourage	• The rapid proliferation of informal settlements and slums	• Deterioration of formal settlements to informal settlements and slums • Increase in social challenges e.g., crime • Relocation of residents to other municipalities with affordable housing	• Re-development of areas like Mitume and Shauri Moyo for low-cost housing • Slum upgrading programmes • The existence of locally available building materials (bricks and building stones) as an opportunity

Issue	Root Cause	Effect	Impact	Recommendation
	potential clients from taking housing finance.			for the above lessen the cost of housing construction
Urban Economy				
1. Inadequate space for trade and industrial development leading to conflict of land uses	• Lack of a plan to guide zoning of land uses and provision of facilities	• Congestion of activities due to their competing locational needs • This inadequacy of space gives the operators very little area for expansion • The emergence of informal activities especially on road reserves	• Low revenues for the county • Degeneration of urban spaces • High rates of unemployment and poverty levels due to lack of adequate space for job creation	• Preparation and proper implementation of the Integrated Urban Development Plan indicating areas for each land use, zoning plans and development control regulations
2. Inadequate provision of infrastructure and basic facilities	• Inadequate resources • Lack of political goodwill or commitment	• Prevalence of informal commercial activities that encroach onto road reserves • Poor planning by the relevant authorities	• Low rate of investment • Degeneration of urban spaces	• Undertake land use planning and provide adequate infrastructure and services
3. Poor access/transportation link between production zones and the markets	• Poor roads • Nonfunctional railway line • Lack of enhanced direct link to regional and international markets	• Hindrances to the marketing of agricultural produce • Low prices of agricultural products due to overwhelmed/flooded local markets	• High poverty levels due to low economic opportunities in the farm areas and loss of related jobs in urban areas	• Plan for good infrastructure to enable and facilitate easy transport and access to local and regional markets
4. Limited access to credit facilities	• Prohibitive requirements in accessing credit facilities	• Hinders investment especially among the vulnerable groups	• High poverty levels • Slow economic growth	• Promote policy interventions that improve credit access

Issue	Root Cause	Effect	Impact	Recommendation
	• Inadequate policy interventions to promote access to credit • Lack of adequate information	• Lack of jobs for the youth, women and other vulnerable groups • The emergence of informal activities in every sector	• Increase in informal activities which means low revenues for the County	• Educate the masses vehemently on the available financial opportunities through digital and print media and seminars/workshops • Encourage residents to engage more in the informal saving sectors like chamas
5. Diminishing rural and peri-urban agricultural lands	• High urbanization and growth rates of the municipality • Increased sub division of land has considerably reduced the land sizes	• Reduced land productivity • Subdivision of land into uneconomical sizes	• Slowed economic growth of the area as most lands remain uneconomical • Development of informal areas that lack adequate infrastructure and services	• Conserve agricultural areas by delineating urban limits • Regulate subdivisions through zoning and development control
6. Underperforming industrial and commercial sector. The industrial sector plays a relatively minor role in the municipality's economy despite the huge potential for agro-processing industries and the underutilized raw materials	• Mismanagement of resources intended for promoting the industry at the county level • Inadequate capital for SMEs start-ups	• Reduced income in the agricultural sector • Lack of jobs for the youth, women and other vulnerable groups • The emergence of informal activities as an alternative for income earning	• High poverty levels • Slow economic growth of the area as most agricultural produce lacks value addition and markets • Increase in informal activities which means low revenues for the County	• A Municipal Plan that explores and optimizes all the available opportunities in the area to promote a solid commercial and industrial base anchored on the readily available local raw materials, abundant labour force and the entrepreneurial spirit of people living in the Kitale municipality • The County Government to place major emphasis on agricultural inputs through marketing, value

Issue	Root Cause	Effect	Impact	Recommendation
				addition, and agricultural extension services
7. Lack of appropriate technology and skills to produce, process, preserve and market the region's agricultural products with the municipality set to benefit the most through forward and backward linkages	• Inadequate resources • Non-commitment of the relevant government departments to provide adequate resources, enhance capacity for agricultural development and value addition • Poor coordination between ADC and the County Government in providing information and capacity to farmers on-farm diversification, value addition and availability of markets	• Low mechanization of agricultural production to increase efficiency • Poor or lack of storage facilities • Inadequate extension services • Low diversification of crops and livestock farming • Low farm produce • Low farm incomes • Demoralization of farmers • High poverty levels	• Increased poverty levels • Rural-urban migration • Slow economic growth of the municipality	• Capacity enhancement to farmers on-farm diversification, production, processing and marketing of their produce. • Provide efficient and effective support services for agricultural programmes, allocate adequate facilities like markets, conserve agricultural areas, help develop adequate policies for crop development and management and also plan for good infrastructure to enable and facilitate easy transport and access to local and regional markets
8. Inadequate capacity in terms of skills. Youth skills enhancement as a good opportunity for self-reliance in terms of income earning is still low.	• Only two technical training institutions (Kitale Technical Training Institute and Kipsongo Training Centre) are present	• Low technical skills dominating the informal sector • Low self-reliance among the youth pushing the spectrum of unemployment higher • Increase in social challenges e.g. crime rates	• High poverty levels • Slow economic growth of the area as most agricultural produce lacks value addition and markets • Increase in informal activities which means low revenues for the County	• More institutions need to be developed. Also, redevelop the existing ones to modern facilities. • More clear policy interventions to increase and improve access to procurement opportunities for enterprises owned by the youth, women and people with disabilities as well as issuing start-up funds for the youth

Issue	Root Cause	Effect	Impact	Recommendation
Physical Infrastructure				
Water and Sanitation				
• High unaccounted-for water at 65%	• Old PVC pipe system leading to high cases of pipe bursts • Pipe damage during road construction • Illegal water connections	• Low water supply • Reduced revenues for the service provider	• Sanitation related diseases • Dilapidated water supply infrastructure • Slow economic growth of the municipality due to lack of water to support trade and industries • The service provider might run out of business • Depletion of the water table due to overreliance on ground water	• Mapping and digitizing of the water supply system to detect areas of leakages and illegal connections • Enhance the capacity of the service provider to undertake proper monitoring of the system • Proper coordination between the County Government and the water company in project identification and implementation as water provision is a devolved function • Proper communication and coordination by the County Roads Department, County Water Department and the water company to prevent or repair pipe damages during road construction
• Inadequate piped water supply (about 50% of the municipality)	• Lack of adequate capacity to cover the entire area • Illegal water connections • High physical losses due to old and dilapidated infrastructure • Frequent pipe damage during road construction	• Use of water from unsafe sources • Challenges to businesses and industries	• Low trade and industrialization • Sanitation challenges	• For current and future demand, there is a need to establish a larger treatment plant to increase water supply capacity in the municipality to cater for the growing population for the planning period of 20 years

Issue	Root Cause	Effect	Impact	Recommendation
• Inadequate sewer coverage (about 20km^2)	• Lack of adequate capacity to cover the entire municipality	• Inadequate housing provision • Poor sanitation	• Low investment in the municipality • Poor housing conditions • Increase in waterborne diseases	• Expansion and modernisation of the sewer system, as the existing system was set up in 1950 and 1983
• High cases of broken sewers where sewerage system exists	• Poor maintenance • Lack of adequate resources to undertake regular maintenance	• Poor sanitation • Foul smell and eyesore sights	• Increase in waterborne diseases • A low number of residents	• Repair the broken sewers and modernize the existing system
Drainage Facilities				
1. Lack of adequate storm water facilities especially in the CBD and residential areas	• Most roads within the municipality are constructed without observing minimum levels attainable in the provision of storm water drainage facilities • Poor maintenance of roads • Encroachment into road reserves leading to narrow roads that leave no/insufficient space for the provision of storm water drains	• Deterioration of most road surface • Lack of adequate manholes in the existing underground drainage to facilitate its maintenance • Indiscriminate dumping of solid waste	• Impassable roads especially during rainy seasons	• Develop a Storm Water Management Plan to necessitate proper flow of storm water.

Issue	Root Cause	Effect	Impact	Recommendation
Solid Waste				
1. Inadequate waste collection and transportation	• Inadequate financial resources • The municipality lacks critical solid waste management equipment/facilities including, transfer stations, dustbins and skips • High indiscriminate dumping of waste by households	• Inefficient collection leading to undesignated dumping sites within the urban spaces that are an eyesore	Environmental degradation	Develop a Solid Waste Management Plan
2. Lack of a solid waste management site	• Lack of a proper site to relocate the current dumpsite • Inadequate financial resources	• The emergence of undesignated dumping sites • Haphazard/indiscriminate waste disposal	• Environmental degradation • Increase in water borne diseases	Acquire land for a sanitary landfill
3. Inadequate waste segregation at the source and the collection points	• No proper mechanisms put in place to promote this • County Government still grapples with financial, technical and institutional inadequacies thus hindering service delivery	• Increased deficits in waste recycling • Electronic waste management is still a challenge as there is no existent recovery or recycling facility	• Poor solid waste management	Community sensitization on waste management and provide requisite facilities

Issue	Root Cause	Effect	Impact	Recommendation
Social Infrastructure				
Education				
1. Shortage/poor infrastructure in public schools	• Inadequate capacity	• High school dropout • Low transition	• Low education quality • Increased poverty levels	• There is a need to develop more infrastructure in the existing schools to hold more students especially in boarding
2. Inadequate vocational training centres	• Inadequate capacity	• Low skilled capacity especially among the youth • High flow of the youth into bodaboda business which currently lacks adequate capacity/facilities	• Increased social ills • Emigration • Reduced economic opportunities • Increased poverty levels	• Plan to incorporate proposals for vocational training centres and propose mechanisms to enhance the capacity of other tertiary institutions
3. Inadequate staff in public schools	• Inadequate capacity	• Low education quality • High school dropout • Low transition	• The proliferation of private schools that most residents cannot afford • The proliferation of private schools that do not meet the set standards • Increased poverty levels	National government to recruit more teachers
4. Unregistered private schools which compromise education quality	• Inadequate capacity for development control	• The proliferation of private schools that do not meet the set standards • Neglect of public schools	• Low education quality • Increase in corruption	Provide adequate development control Provide an education policy that improves education in public schools and that addresses the need to join private schools

Issue	Root Cause	Effect	Impact	Recommendation
Health				
1. Shortage/poor infrastructure in most public hospitals	• Inadequate capacity • Lack of prioritization in service delivery	• Low health care quality • Frequent county health workers • High cost of services (in private facilities) that most people in Kitale cannot afford	• Increased unhealthy population • The proliferation of private schools that do not meet the set standards • Increased poverty levels due to reduced development capabilities	• Upgrading and modernization of the existing facilities is necessary to ensure the provision of quality health care
2. Inadequate health facilities	• Inadequate resources	• High cost of services (in private facilities)	• Increased unhealthy population • The proliferation of private hospitals which most residents of Kitale cannot afford to pay for their services • The proliferation of private hospitals that do not meet the set standards • Increased poverty levels due to reduced development capabilities	• Provide adequate distribution of health facilities across the municipality
3. Inadequate healthcare personnel	• Low doctor/nurse-population ratio	• High cost of services (in private facilities) • Frequent health workers strike as recently witnessed countrywide	• Increased unhealthy population • The proliferation of private hospitals which most residents of Kitale	• Allocate more funds to health care

Issue	Root Cause	Effect	Impact	Recommendation
		resulting in seeking medical services in private hospitals	cannot afford to pay for their services • The proliferation of private hospitals that do not meet the set standards	
4. High cost of services. (Unaffordable services)	• Poor service delivery	• Inadequate access to quality affordable health care	• Increased unhealthy population • High poverty levels	Provide Universal Health Care
Social Care Facilities				
1. Inadequate Rescue Centres	• Inadequate resources	• Increase in street families	• Increased poverty levels	• Provide more rescue centres to provide social care and education for street families and orphans
Open/Recreational Spaces				
1. Inadequate facilities	• Inadequate resources	• The area lacks adequate parks and open spaces both within the municipality and their neighborhoods	• The inequitable provision of parks and open spaces harm the residents of the municipality because only fewer individuals are likely to engage in the regular physical activity that is crucial to good health	• The municipality needs at least 25 hectares of land for parks and in well-distributed locations • Poor maintenance of existing facilities
Sporting Facilities				
1. Lack of adequate funds to refurbish the current stadium to an ultra-modern sports complex	Inadequate resources	• Deteriorating sports facility • Undeveloped talent	Increase in social ills	The County Government to consider sourcing funds or engaging the private sector for the redevelopment

Issue	Root Cause	Effect	Impact	Recommendation
				of the stadium while providing facilities for in-door games.
2. No other public sports facilities except the stadium and school playgrounds	Inadequate resources	• Overwhelmed existing facilities	Increase in social ills	Provide funds for more sporting facilities
Libraries				
1. No public library but the land is available	• Inadequate resources	• No access to public library services	• Inadequate access to reading materials for learners	The County Government to consider sourcing funds to construct a modern public library
Public Cemetery				
1. The current cemetery is full	Inadequate resources to establish a new facility	Limits the County Government in developing or providing adequate social amenities due to the high cost of acquisition	Environmental degradation	Provide land for a public cemetery
Energy and ICT				
1. Low development of infrastructure capacities for green energy and ICT	• Lack of enough market to invest in the sector • Inadequate mechanisms and resources put in place to develop the sectors	• Low diversification of economic activities to green energy, technology and knowledge sectors especially for the youth	• High rates of unemployment • Environmental degradation as a majority of the population continue to use non-renewable energy sources	• Kitale municipality is the main urban centre in Trans Nzoia County and as the County Headquarters, the municipality is bound to reap the most from the proper development of ICT and ICT related services

Issue	Root Cause	Effect	Impact	Recommendation
2. Power supply is characterized by frequent blackouts	• Incidences of vandalism of power transmitting equipment. The utility company loses a transformer daily, indicating that power supply disruptions occur frequently	• Seriously affect day-to-day businesses in the municipality especially medium and small-scale enterprises. • This also affects the water supply companies in a major way as their water distribution largely relies on pumping	• Pushes away potential investors	• Availability of safe, reliable and affordable energy will play a big role in attracting industrial investment and boosting livelihood opportunities in the municipality.
3. Inadequate street lighting coverage	• County Government still grapples with financial, technical and institutional inadequacies thus hindering service delivery	• The emergence of social challenges e.g. crime • Most people can't transact business after darkness sets in	• Increase in Social crimes • Lack of enhanced sense of personal safety • The decline of business, commerce, and the use of public facilities during night-time hours	• Capacity enhancement • Increase coverage
Transportation				
1. Most access roads are in poor condition (very narrow, muddy during the rainy season, dusty during the dry season)	• Poor maintenance due to inadequate capacity • High and extensive use exacerbated by poor maintenance	• Development of potholes, and un-uniformly levelled roads • Inaccessibility in some areas • Health implications due to excess dust	• Slow economic growth due to low investment rate, inadequate access to markets etc.	Prepare an Integrated Transport Management Plan Provide proper and adequate roads
2. Encroachment on road reserves especially	• Narrow roads • Informalities due to lack of adequate space to host	• Narrow roads especially in the CBD and the residential areas	• A clogged-up CBD especially during peak hours	• Reacquire the reserves and construct all roads to their recommended standards

Issue	Root Cause	Effect	Impact	Recommendation
within the CBD and along the main roads including the A1 Road, and interior access roads causing congestion and user conflict	small-scale trade and industrial activities • Grabbing of road reserves or illegal occupation	• Unnecessary delays on the roads especially during peak hours • Road users' conflict	• High potential for accidents especially boda-boda operators • A1 road which is a transnational highway with a required minimum Geometrical one width of 60m in less developed areas and geometrical two width of 40m in highly developed areas has sections with less than 30m	
3. Most roads lack the required standards e.g., traffic calming measures, supportive facilities like drainage facilities, street lighting, road furniture etc.	• Narrow roads • Informalities due to lack of adequate space to host small-scale trade and industrial activities	• Narrow roads especially in the CBD and the residential areas • Unnecessary delays on the roads especially during peak hours • Road users' conflict	• High potential for accidents • Fast deterioration of roads	Provide requisite facilities on all the roads
4. Inadequate bus parks and parking facilities	• Inadequate capacity • Poor management of resources	• Public and private vehicles all share the same spaces, frontage of commercial premises • Many public transport operators park on the roadside and this causes traffic congestion	• Endemic traffic congestion and subsequent municipality's degeneration • Low revenue sources	• Provide proper provision of bus parks and parking spaces

Issue	Root Cause	Effect	Impact	Recommendation
		particularly during the peak hours		
5. Despite a booming boda-boda business, there is no adequate infrastructural provision in recognition of the business, this includes sheds, parking, and lanes	• Poor management of resources • Lack of proper mechanisms for coordination between the county government and the bodaboda owners/riders • Political interference in any attempt by the county government to organize the industry	• There is no notable provision of boda-boda parking facilities. Most riders park in undesignated places that are strategically positioned causing heavy congestion e.g., outside the bus park, trading/business premises • Unnecessary delays on the roads especially during peak hours • Road users' conflict	• Endemic traffic congestion and subsequent municipality's degeneration • The industry will eventually become chaotic, fail to thrive leading to loss of jobs/income	• There is an urgent need for an efficient transport management plan • Political goodwill in implementing the plan • Effective community sensitization on the need to embrace walking as an alternative means • Diversification of economic activities to reduce the number of youths engaging in bodaboda business
6. Both cargo and passenger train operations are dormant	• Stalled Rail operations	Lack of utilization of the facility and the opportunities it presents	Slow economic growth	Revive the rail transport
7. Though there is one airstrip, the municipality lacks proper and adequate air transport facilities	• Inadequate capacity	Poor utilization of the facility and the opportunities it presents	Low revenue collection as compared to when the facility can host commercial flights. Low tourism and economic opportunities that come with a fully functional airport	Upgrade the airstrip to a local airport
8. Unorganised Public transport (matatus, taxis and bodabodas)	• Lack of an Integrated Transport Management Plan	• Cause of traffic congestion especially (Laini-Moja section) in the CBD as well	Chaotic and congested CBD limiting proper exploitation of the sector. The industry will	Prepare an Integrated Transport Management Plan

Issue	Root Cause	Effect	Impact	Recommendation
	• Lack of enough facilities (inadequate bus parks, boda boda sheds, narrow roads and lack of good organization) to enhance smooth operation • Bodaboda routes are undefined thus operate everywhere, and the manner they park or operate is unregulated	as the increased number of accidents	eventually become too chaotic, fail to thrive leading to loss of jobs/income	Formulate local transport policies and provide proper and adequate facilities
9. Lack of lorry parks	Lack of an Integrated Transport Management Plan	• Most of them are parked along the major roads which are narrow and congested	• The county government misses out on local revenues which should be collected from lorry parks	Acquire land for at least 2 lorry parks

CHAPTER 3- DEVELOPMENT CONCEPT

(Current Development Trends and Future Possible Growth Scenarios)

This chapter analyses the municipality's current urban character and form, and the possible future growth/development options. This helps to evaluate among others, the effectiveness and sustainability of the current and future development trends in the provision of infrastructure and services. The purpose, therefore, is to consider and evaluate alternative development scenarios and select the best growth model for the municipality during the plan period.

3.1 CONCEPTUAL ANALYSIS OF THE PLANNING AREA

From the analysis of the existing situation and for development planning, the Planning Area can be organized into the following:

i. Core urban area,
ii. Agricultural areas and
iii. Urban Nodes emerging in the planning area's periphery

1) Core Urban has the following elements

i. Administrative
ii. Financial
iii. Industrial
iv. Transportation
v. Educational
vi. Recreational
vii. Residential
viii. Commercial

2) Emerging Nodes – They include Kibomet, Bikeke, Namanjalala, Rafiki and Sirende

Major elements:

i. Transportation
ii. Commercial
iii. Residential
iv. Educational

The plan will promote connectivity between the core urban area and these emerging nodes

3) Agricultural Areas:

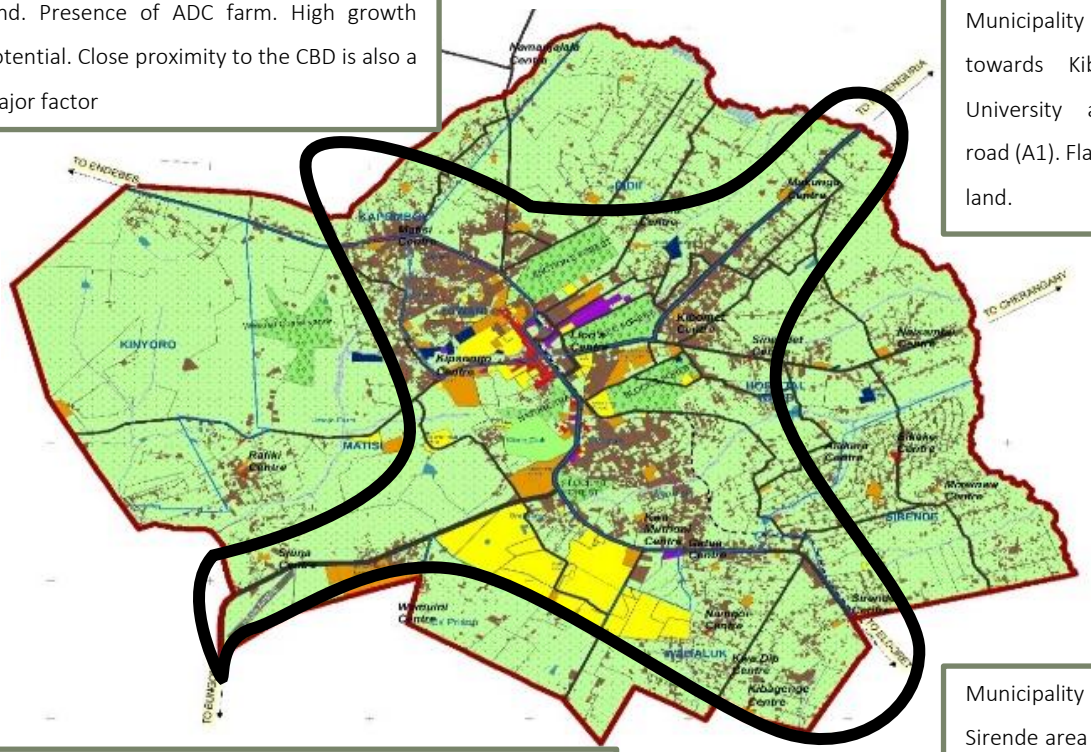
Largely to the East and West of the Planning Area. Agricultural land currently takes 60% of the total planning area. Most people in the country, county depend on agriculture as their main economic

activity and Kitale municipality is no exception. The agricultural potential that exists within the peri-urban areas of the planning area must be exploited to the benefit of the residents.

CURRENT MUNICIPALITY'S URBAN CHARACTER

The Municipality's urban character forms a bird flying shape with the centre (core urban) as the body and the four growth directions as the head (Kitale-Webuye road), tail (Kitale-Kapenguria road) and wings (Kitale-Eldoret Road to the South East and Kitale-Endebess Road to the North West). Development along these roads takes a linear pattern. This is as presented in the figure below

Municipality growing moderately towards Endebess. Gently sloping terrain and prime land. Presence of ADC farm. High growth potential. Close proximity to the CBD is also a major factor



Municipality growing very fast towards Kibomet and Moi University along Kapenguria road (A1). Flat terrain and prime land.

Municipality growing at a moderate pace along Webuye road (A1). Flat terrain and prime land.
Presence of an airstrip and huge tracts of prison land which are a major factor in determining the growth of this area
Very high growth potential

Municipality growing fast towards Sirende area along the busy Eldoret road. Gently sloping terrain and prime land. High growth potential

3.2 CURRENT DEVELOPMENT SCENARIO

1. Shrinking agricultural land
    a. Municipality growing at the expense of agricultural land.
2. Difficulty in service provision due to urban sprawl
    a. Costly in-service provision

3. Skewed development and growth of the urban area
    a. Linear development along major transportation lines
4. Sprouting of urban nodes with undefined roles and functions
    a. Emerging of new urban areas that lack services
    b. Undefined urban growth limits. Unsustainable urban growth

<u>Structuring Elements</u>

The main factors that have contributed to the current pattern of development within the municipality include classified roads, ownership of land (institutional land), natural features (forests) and physiographic factors such as topography (relatively flat terrain).



a) Classified Roads

The Kitale-Kapenguria (A1), Kitale-Eldoret (B2), Kitale-Webuye (A1), Kitale-Cherangany (C48) and Kitale-Endebess (C13) Roads have contributed to a linear pattern of urban development. The development is taking place along these roads, as they are the only highly accessible corridors. Most of the other roads are narrow earth roads that are inaccessible during wet seasons.

The future growth of the municipality is also expected to be greatly influenced by the same corridors. Considerable linear developments are expected in all three roads duplicating similar issues of overcrowding if no deliberate planning interventions are put in place. Such growth has the potential to create chaos along these roads and creation of potential transportation bottlenecks. Linear growth also leads to disparities in the provision of safe and efficient services. This also promotes a linear development of the municipality thus preventing a compact and efficient agglomeration of key urban functions. These roads run through the municipality and act as the spinal cord onto which various urban functions are hooked. This growth presents the following possibilities:

1) Gives the municipality its structure, dictating the nature and direction of urban development
2) While facilitating the flow of vehicular through traffic, it acts as a means for disseminating local traffic to various points, thus providing access to key urban functions.
3) Allows the North-South differentiation of the urban fabrics, making it possible for diverse elements to be in proximity to each other while retaining their distinct identity
4) Acts as an organizer, dictating the location of key urban functions and separating incompatible ones.
5) Acts as a means through which the municipality is connected to its local and national regions

b) Physiographic Features

The municipality is mostly flat terrain and River Koitobos acts as the current municipal boundary flowing South East dissects the upper side. Machinjoni River Basin is an urban river basin whose source is at the centre of Kitale Municipality. It drains westwards from the municipality centre and carries with it, loads of pollution from surface run-off from the CBD, neighboring residential areas, and siltation from farms and discharges these polluted waters into second-order streams downstream.

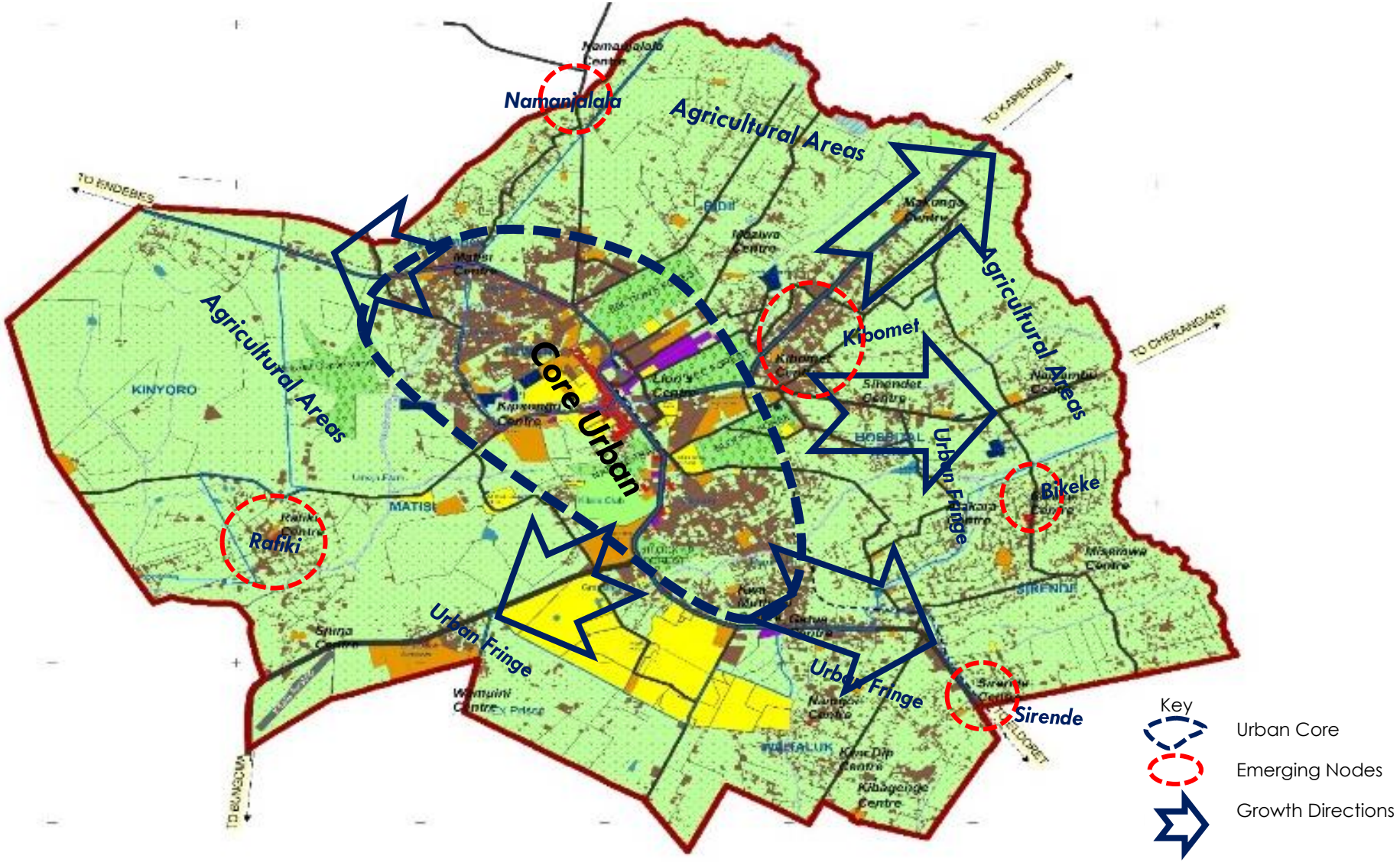
Notable forest blocks within the municipality centre, which have also affected the development trends, include Section 6, KCC Forest, Showground Forest and Block 10 Forest. These forests act as microclimate regulators although Section 6 and KCC forest blocks are slowly turning into thick bushes and being encroached into. Considering the development and favorability of terrain, Kitale Municipality's future growth is bound to extend faster and much easier on all sides especially Kibomet area and along Kitale-Eldoret road because the land is available and the place is prime.

c) Land Ownership

The need for current and future land for the development of public amenities in Kitale municipality is very limited because huge chunks of land are owned by Kenya Forest Service, KALRO, ADC, GK Prison, and the Kenya Railway Corporation who are reluctant to release it for provision of more public amenities. Most of it is currently underutilized. If a considerable size of the land is released for public use, it will provide an opportunity for more public amenities.

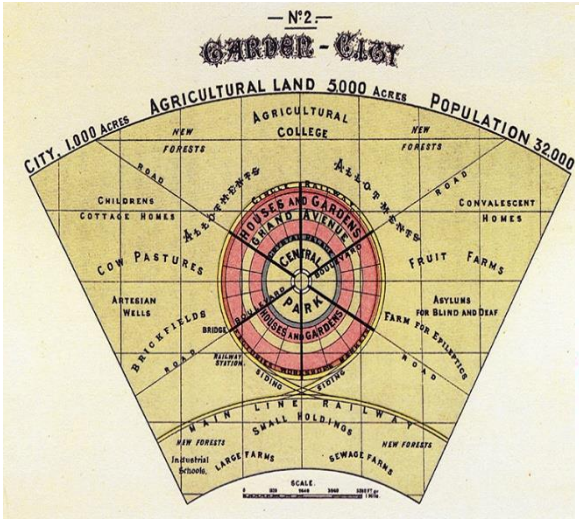
Land availability is an imperative determinant for plan proposals and the allocation of facilities in any municipality. Suitable areas for the various land uses are identified based on the specific need, land availability, land features and capability of sustaining dense urban growth among other factors.

Conceptual Analysis of the Planning Area



3.3 REVIEW OF THE VARIOUS PLANNING DEVELOPMENT CONCEPTS AND THE BEST PRACTICES

Useful lessons for Structuring Development of Kitale Municipality



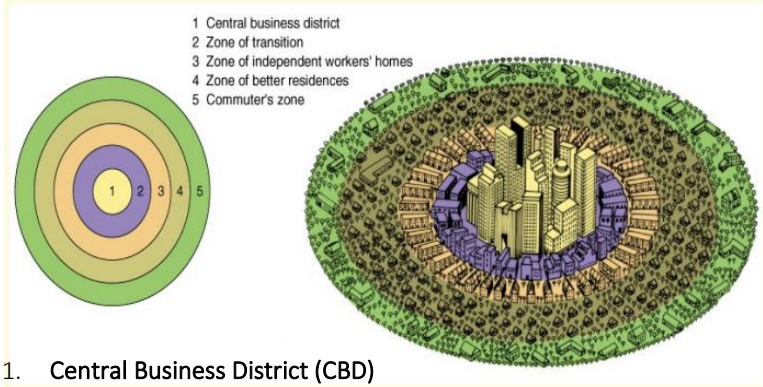
THE GARDEN CITY CONCEPT by Ebenezer Howard

1. Sought to solve urban overcrowding and poor quality of life by creating smaller, master-planned communities on the outskirts of the larger city.
2. The city would be structured around concentric circles of land use and include a sizeable park and greenbelt.



In the case of Kitale Municipality, we borrow the following: **Urban core, Residential zones (Urban Fringes), Urban nodes and Agricultural areas as Green belt**

Concentric Zone model



1. Central Business District (CBD)

A non-residential area where businesses are and possible area for skyscrapers.

This is Kitale CBD

2. Zone of Transition

This zone can be equated to the zone immediately after the CBD i.e., Kipsongo, Tuwani, Shauri Moyo, Section 6, Matisi

3. Zone of the working class.

This area contains modest older houses occupied by stable, working class families. Examples in Kitale include Kibomet, Lessos, Milimani, parts of Matisi, Grassland, and Standard Estate

4. Zone of better residence

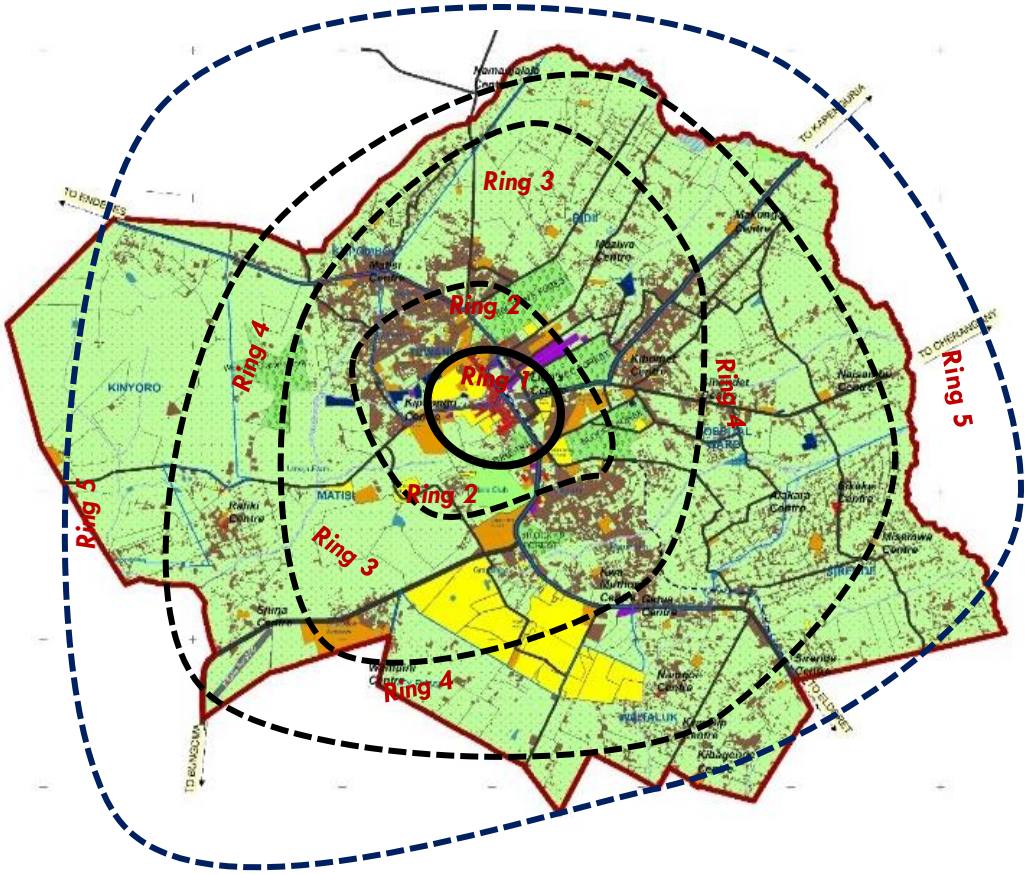
This zone contains newer and more spacious houses. Mostly families in the middle-class live in this zone. E.g., Namgoi, Alakara, parts of Milimani etc.

5. Commuter's Zone/Suburbs

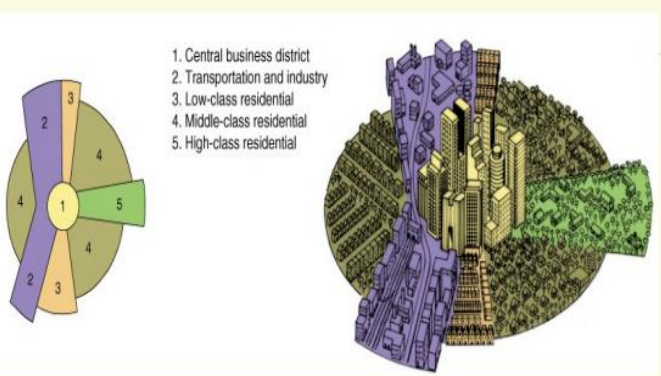
This area is located beyond the build-up area of the city. Mostly upper-class residents live in this area.

THE BURGESS MODEL (THE BULL'S EYE MODEL)

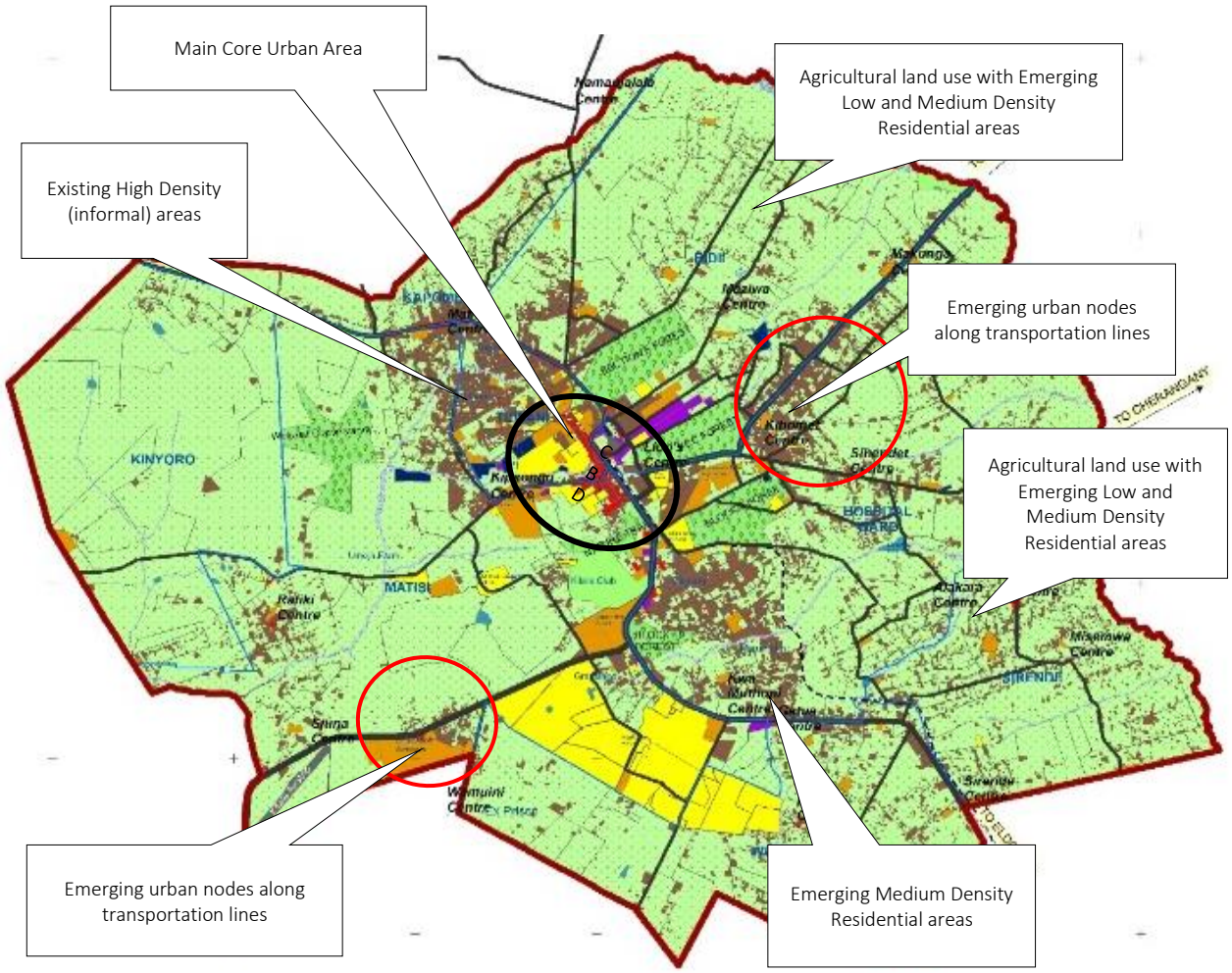
by Ernest Burgess



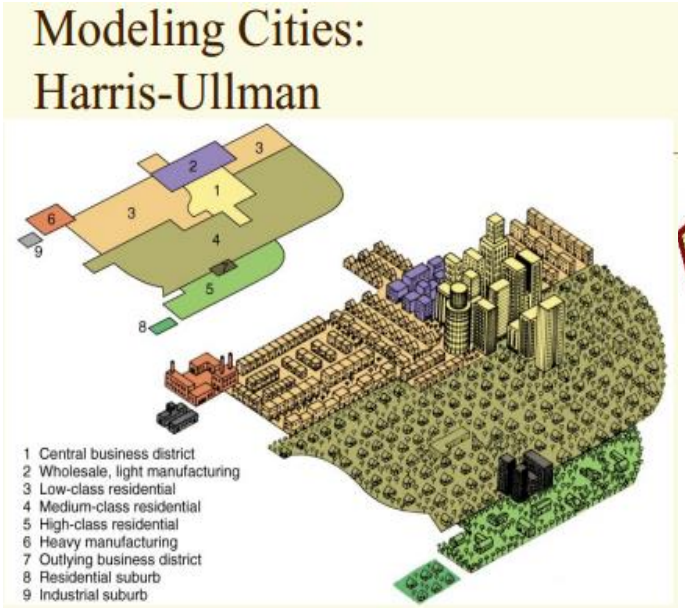
SECTOR MODEL by Homer Hoyt

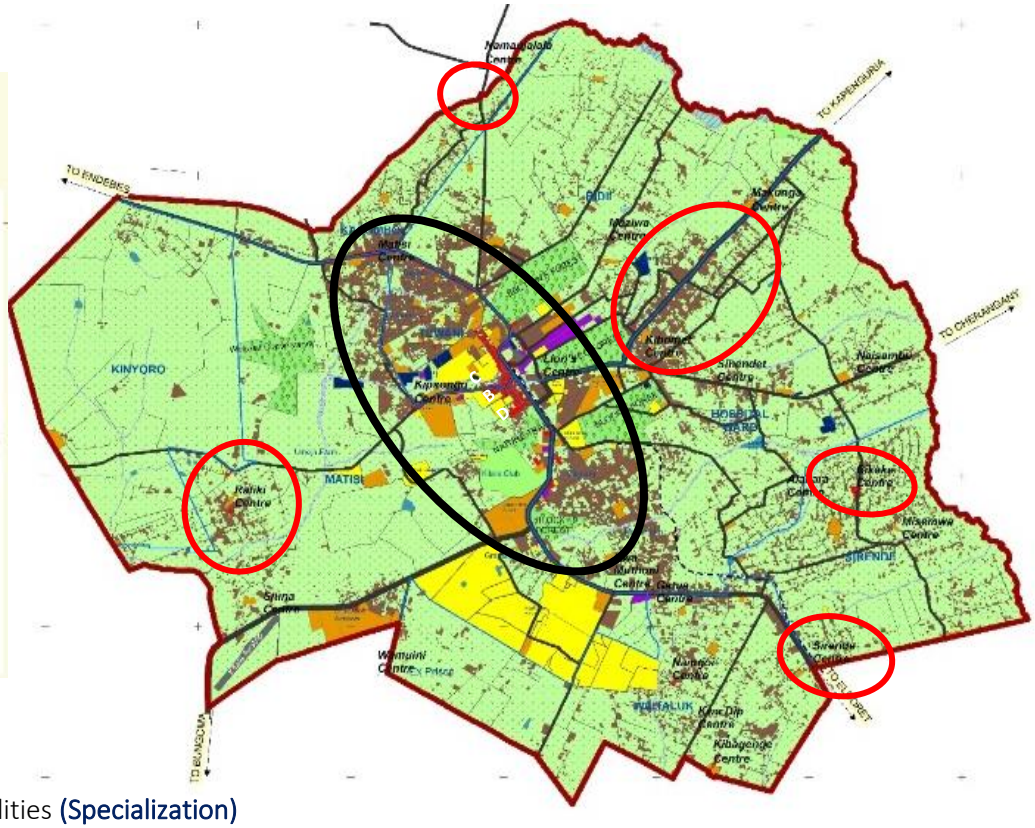


1. It is a model of the internal structure of cities.
2. Social groups are arranged around a series of sectors, or wedges radiating out from the central business district (CBD) and centered on major transportation lines. Low-income households to be near railroad lines, and commercial establishments to be along business thoroughfares.
3. This model is also relevant to urban form exhibited by Kitale Municipality



MULTIPLE NUCLEI MODEL



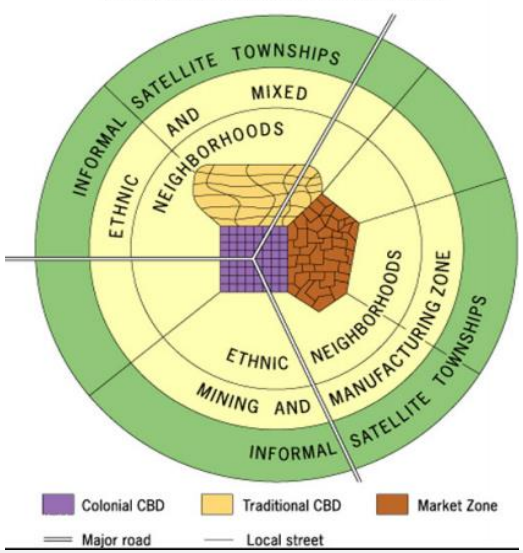


The model has **four geographic principles**

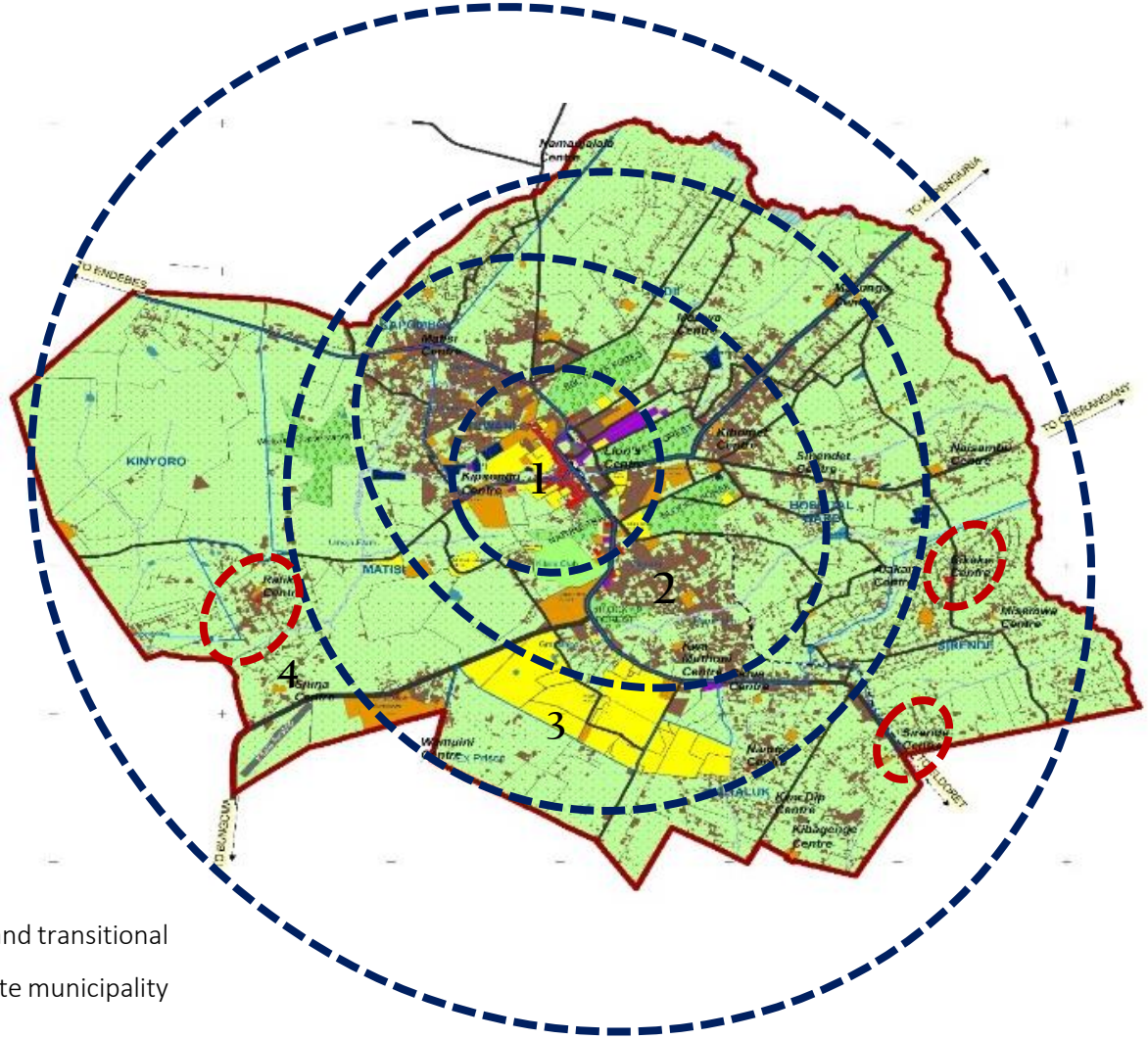
1) Certain activities require highly specialized facilities (Specialization)
    - ✓ Accessible transportation for a factory
    - ✓ Large areas of open land for a housing tract
2) Certain activities cluster because they profit from mutual association (Compatible Land Uses)
3) Certain activities repel each other and will not be found in the same area (Incompatible Land Uses)
4) Certain activities cannot make a profit if they paid the high rent of the most desirable locations (Dis-economies of Scale)

It stresses the importance of multiple nodes of activity, not a single CBD. A suitable model for Kitale planning area to revitalize the centre and distribute urban growth to the emerging nodes.

IRREGULAR PATTERN MODEL (SUBSAHARAN AFRICAN CITY)



1. Zone of Colonial CBD, Traditional CBD and Market areas (Kitale CBD and surrounding market areas)
2. Urban Neighborhoods Zone (Milimani, Tuwani, Lessos, Kibomet)
3. Peri-urban neighborhoods (Grassland, Standard, Alakara, Kwa Gatua, Namgoi)
4. Zone of informal Satellite urban areas (Bikeke, Sirende, Rafiki, Namanjalala)



This model reflects Kitale core urban having colonial and transitional central business district, market zone, informal satellite municipality (nodes) and the disorganized urban fringes.

Convergence of the Models Principles and Lessons for preparation of Kitale Municipality Integrated Development Plan

1. Need for Land Optimization to enhance sustainable land use
2. Need for proper distribution of land use activities in an organized and controlled manner
3. Need for Coordinated land-use and efficient transportation systems between the activity zones
4. Compatibility of land uses
5. Need for Protection of environmentally sensitive areas and creation of green belts
6. Promotion of social cohesion in urban areas by creating neighborhoods zones with shared facilities and activity areas

These principles focused on the segregation of four major functions:

1. Living (the residential sectors)
2. Working (the commercial /industrial/agricultural/institutional areas)
3. Care of Body and Spirit (the forests, rivers, open spaces and recreation areas) and
4. Circulation (the network of roads).

These Ideologies/Principles informed the selection of the most suitable Development Option for the Municipality

3.4 Possible Land Development Options (Models)

3.4.1 Business as Usual

A scenario for future patterns of activity which assumes that there will be no significant change in people's attitudes and priorities, or no major changes in technology, economics, or policies so that normal circumstances can be expected to continue unchanged. People will continue doing what they normally do.

Advantages

1. There's no defined direction of growth and development, therefore, takes a laissez-faire approach
2. Less bureaucratic

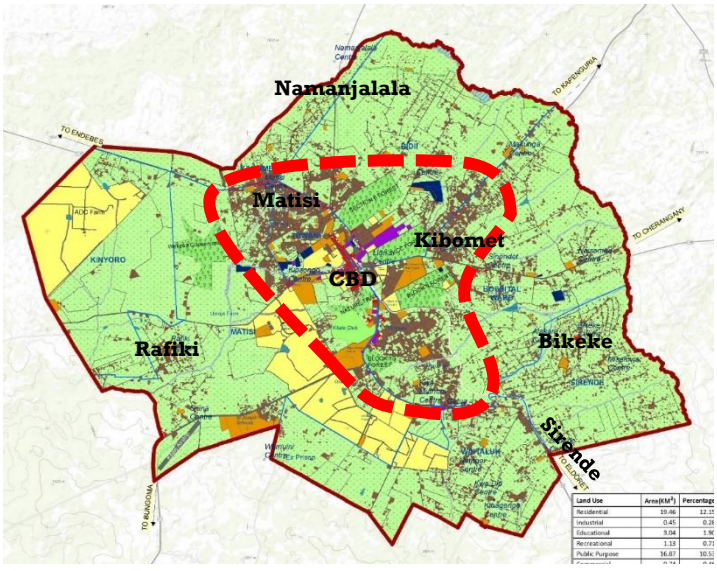
Disadvantages

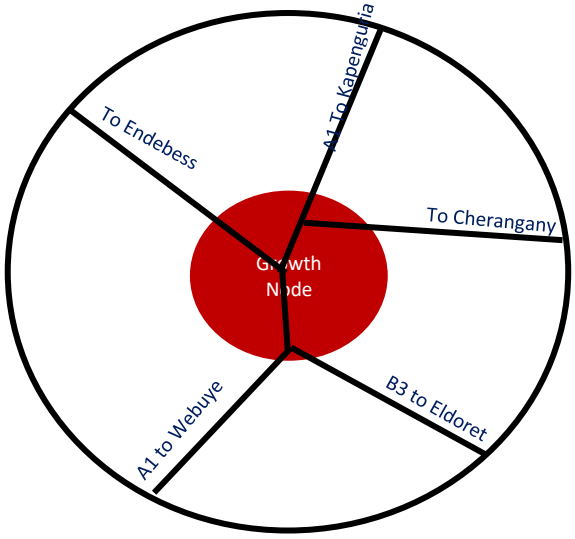
1. Organic development
2. Shrinking agricultural land
3. Difficulty in service provision due to urban sprawl.
4. Skewed development and growth of the urban area
5. Sprouting of urban nodes with undefined roles and functions.
6. Undefined urban growth limits
7. Incompatible land uses
8. Duplication efforts leading to wastage of resources
9. Costly in the provision of urban services
10. Not easy to set priorities as people are acting variously.
11. Lack of collaboration
12. Environmentally unsustainability

3.4.2 Development Option 1: Classical Monocentric Model

In this approach, development is concentrated in the core urban area leaving the other urban nodes to grow with the least intervention in terms of provision of infrastructure and services. This creates a magnetic effect, which pulls people from other municipality areas where corresponding services are lacking. In the short run, this scenario is justified, as it is cost-effective, maximizes investments, and expedites development at the core. It also leads to a compact urban form, which is desirable as it conserves rich agricultural land. However, in the end, the core area is likely to experience overwhelming population growth, resulting in increased demand for services and amenities. The peripheral urban areas are likely, in this circumstance, to suffer urban decay.

Figure 2: Concentration of Development in Kitale Municipality Core Area Scenario





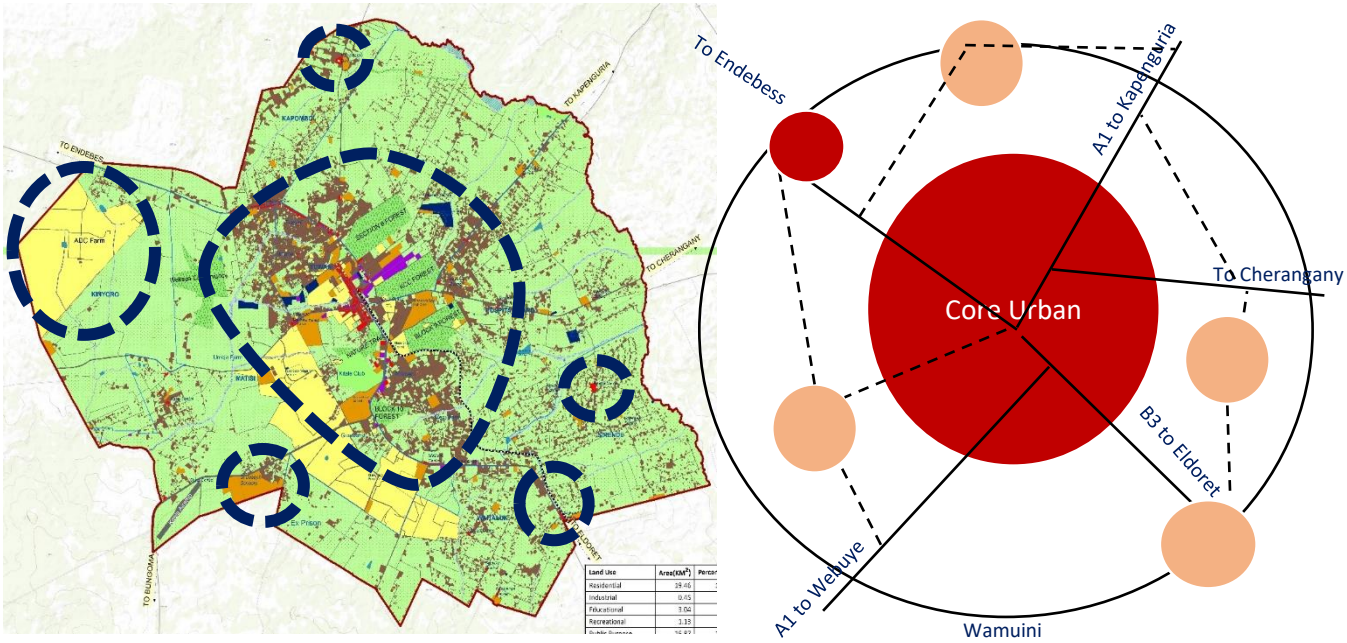
3.4.3 Alternative 2: Selective Dispersal (Composite Model)

In this approach, the development will be concentrated in Kitale Municipality/core area while the following centres will be enhanced to provide lower-order services and be dependent on the core area.

- Matisi centre along Endebess Road,
- Sirende junction,
- Bikeke centre
- Rafiki centre

This model is urban development-oriented as it deals with the distribution of major urban and industrial growth functions. In this approach, the development will be concentrated in the Kitale core area and encourage development at the other centres per their comparative advantage, by concentrating government and private investment selectively within the centres. With this approach, balanced urban development is likely to occur within the municipality. It has the advantage of discouraging the spread of urbanization into agricultural areas.

Figure 3: Main Centres and Sub-centres Development Scenario



EVALUATION OF ALTERNATIVE SCENARIOS

Of the three approaches discussed, the preferred approach is ***Selective Dispersed Concentration*** due to the following advantages:

- It is going to build on existing trends and patterns developing a more compact Kitale Municipality (core area), and more compact urban nodes.
- Mitigating Urban sprawl into prime agricultural and ecologically fragile areas
- Discouraging linear development along the major transportation corridors
- Forestall the emergence of informal settlements
- Mitigate the cost of infrastructure and service provision

- Developing several attractive, functional and sustainable urban places
- Improving the quality of livelihood for urban residents
- Controlled development within the urban core and the nodes
- Defined urban growth limits in both the core and the nodes.
- Defined areas for future growth of the urban area.
- Leveraging on vertical development and minimizing horizontal spread.
- Conservation/Protection of high potential agricultural areas
- Promoting specialization of nodes
- Promoting functional urban form
- Optimization of existing/committed social facilities

Disadvantages of the Preferred Option

1. Likelihood of linear development along the major transport corridors
2. Difficulty in establishing urban growth limit if the growth is along transportation corridors

This Preferred Option formed the basis for The Structure Plan, which subsequently informed the Municipality's Land Use Proposals, Zoning Regulations, Action Area Plans and Development Strategies

This option requires the following to be done

1) Restrict outward development in the urban core and the urban nodes
2) Compact development of urban core and the urban nodes
3) Disallow strip/linear development along transportation corridors
4) Allow controlled development within the selected urban nodes
5) Define urban growth limits based on land demand estimation
6) Prepare – urban fringes / forging impending urbanization

Evaluation of Land Development Options

Option	Description	Pros	Cons	Remarks
Business as Usual		A lot of freedom in development as it takes a laissez-faire approach.	i. Skewed urban development. ii. Urban sprawl resulting in the Shrinking of agricultural land iii. High cost of infrastructure provision due to urban sprawl. iv. Undefined urban growth limits v. Land-use conflicts due to lack of order vi. Not easy to set priorities as people are acting variously. vii. Environmentally unsustainable	Undesirable scenario.
Option 1	**Classical Monocentric Model**	i. Strong growth of the CBD. ii. Enhances mobility iii. Reduces urban sprawl. iv. Provision of infrastructure is cheaper	i. May result in the domination of the peripheral urban nodes by the core ii. Over dependency on the urban core iii. Prone to congestion, iv. Environmentally unsustainable	The positive impacts of the models may be considered for the development of urban nodes
Option 2	**Decentralized / Composite Model**	1. Reduced pressure on the CBD 2. Balanced growth due to selective investment in the urban nodes and core. 3. Affordability of housing in the nodes. 4. Reduced urban sprawl 5. Relatively cheap to provide services 6. The model is urban development oriented which deals with the distribution of functions.	1. Require an effective and efficient linkage. 2. May be expensive since utility infrastructure may require decentralization.	The model is preferred but it will take into account the pros of option 1

CHAPTER 4- THE STRUCTURE PLAN:

4.1 OVERVIEW

The IUDP presents the long-term development framework for Kitale Municipality. The Structure Plan indicates broad land use classifications, transportation corridors in relation to land uses, and location of utilities and services. The plan in total shows the form, shape, urban development limits, trends and pattern in developments that Kitale Municipality will take. The potential for Kitale to expand/grow is considerable. Its position as the County headquarters, favourable location relative to the Western region circuit suggests that it is likely to continue to grow, probably faster than in the recent past. In addition, upgrade of transportation infrastructure i.e., the airstrip to a local or regional airport and the expansion of the main trunk roads especially the A1 Road will only mean faster and robust growth of the municipality.

Among the main areas that the IUDP will address include but are not limited to the following;

Infrastructure Availability and Cost

Roads, electricity and water supplies in Kitale are relatively good, so they are not likely to be a disincentive for investment. There are, however, serious concerns about solid waste collection and treatment, firefighting and inadequate sewers. However, these deficiencies are shared by most municipalities in Kenya, and so are not likely to place the municipality at a disadvantage over other municipalities. Lastly, the congestion in the municipality centre especially the Laini Moja section is a potential obstacle, which the IUDP will have to address.

Land – Price and Availability

There are few opportunities to obtain land in the municipality itself, and pressure on land is likely to become an increasingly serious problem. Kitale Municipality is today grappling with issues of land availability while huge chunks of land within the municipality are owned by institutions such as KALRO, GK Prisons, ADC, Kenya Forest Service and the Railway Corporation and lie underutilized. Availability and price are closely connected. One of the objectives of the IUDP will be to make serviced land available for development in the quantities required. This can be an important factor in attracting certain types of development. Although Kitale Municipality has not fully attracted major industries especially agro-based industries due to lack of adequate space, infrastructure among others, many light industries, service industries and warehousing firms might be attracted to the municipality even with the current minimal space that is available. On land availability, there is also the issue of densification. Within the CBD, there is a considerable amount of under-utilized

and low-density development. As the economy strengthens, land values will increase, and landowners will have the incentive to redevelop (or sell to someone else who will redevelop) their land. This creates a compact urban form where the provision of infrastructure and services becomes easier and cheaper. It also prevents urban sprawl and protects the rich agricultural hinterland, which is a vital economic base.

Population Growth and Needs

Population growth is not directly related to growth in demand for land. There are several factors, of which the most important are:

- How much land within the existing built-up area is unused?
- Will densities increase or reduce in future?
- Are any corrections required to the existing land use pattern, which will affect land requirements?

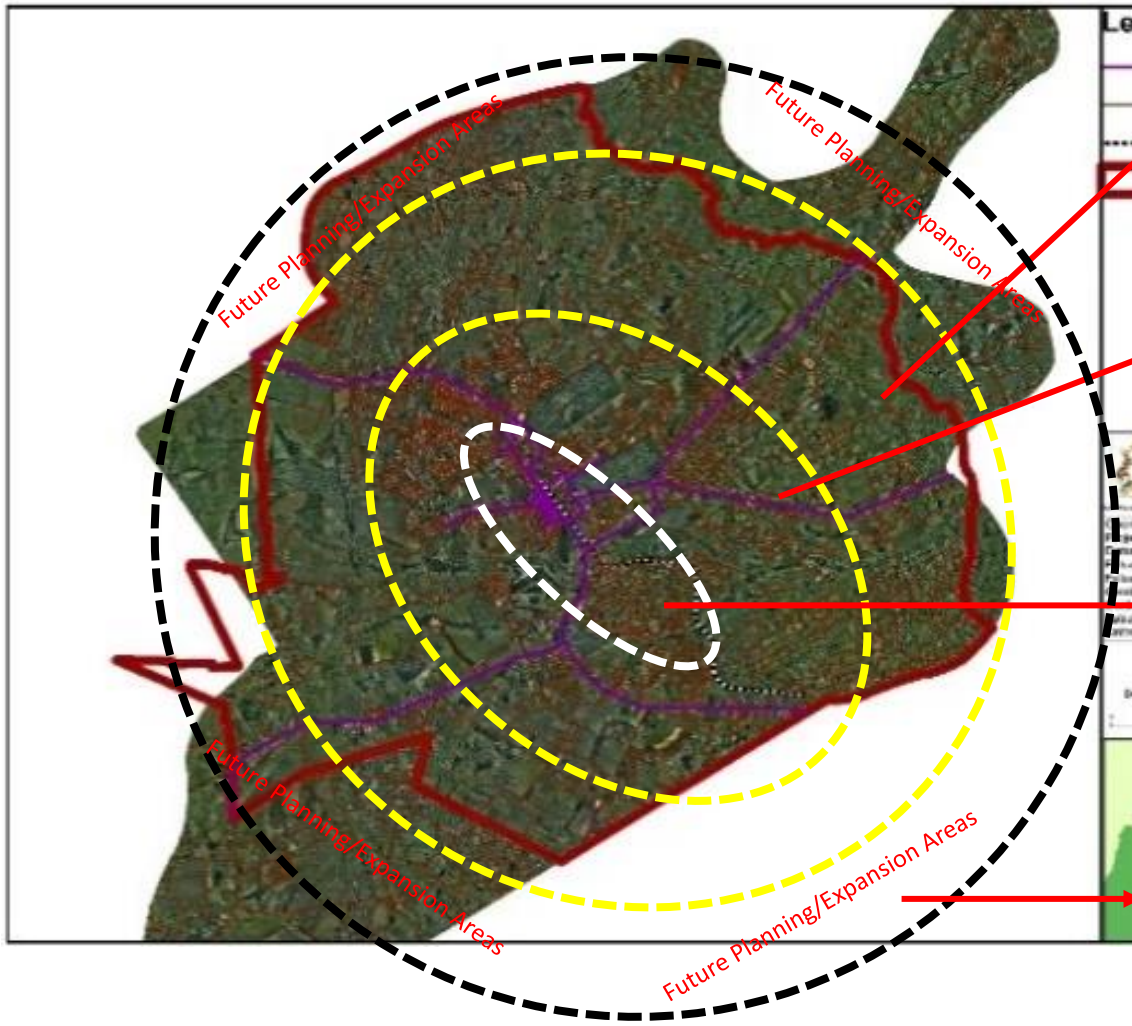
One of the failures of past planning has been not to expand urban boundaries in advance of population growth. This has resulted in unplanned and haphazard growth outside the boundaries, which not only presents difficulties in subsequent servicing but also prevents orderly planning of the urban area. It is therefore important to expand boundaries in advance of projected urban growth and thereby enable provision for essential infrastructure in an orderly fashion.

On that note, this IUDP suggested extension of the current municipal area, 92km^2 to 167km^2 to stimulate the provision of adequate space for the various required land uses and as a prospect of the municipality's growth. As the County Government continues to hold talks with a number of the aforementioned institutions to release some of their large land parcels within the municipality for development, it is also quite to extend the existing boundaries to create room for more land, as the negotiations may take years or even decades to be achieved. This means therefore that; these parcels of land could remain unutilized for a long time and thus hamper the municipality's growth and the future population needs. It also means a high cost of land acquisition from private individuals.

This IUDP also provides for expansion of the planning area to 226km^2 to cover areas of Moi University along Kapenguria road, Maili Saba along Eldoret road, Wamuini B and Kambi Miwa to address issues of high subdivisions of land as well as develop control measures to control and manage urbanization. It has also suggested expansion of the municipality on the East side to ADC farm to create space for an industrial zone. This can also be extended further in future to acquire land for a full-fledged university and an integrated sports centre.

Figure 4: Development Rings

Urban Development Limits (Growth Rings), Trends and Developments Patterns that will inform the Structure Plan



Outer Ring: (Current Municipality Expansion/Growth Areas)

- Forms the outer most area of the Planning Area with the least concentration of human settlements.
- These are Low Density Residential areas with bungalows as the leading House Typology.
- High Agricultural activities are also present.
- These include areas of Grassland, Sirende, Waitaluk, parts of Kibomet and parts of Matisi

Middle Ring (Densification, Re-densification & Conservation Ring):

- Forms the area with the moderate concentration of human settlements.
- A mixture of low and medium density residential areas with bungalows and apartments forming dominant house typologies.
- Presence of forests, agricultural areas, commercial and industrial areas These include areas of Kibomet, Milimani, Section 6, Lessos,

Inner Concentration Ring: (Re-densification Ring. Highly Developed)

- Forms the area with the peak concentration of human settlements.
- High presence of Commercial, Service, Industrial functions and Residential functions. Presence of GK Prison too
- These include areas of CBD, Tuwan, Shauri Moyo, Bondeni and Kipsongo

Future Planning/Expansion Areas of the Municipality:

- To be planned either as part of Kitale municipality or the neighboring growth centres i.e., Maili Saba, Namanjalala, Kiungani among others
- Large parcels of Agricultural Lands
- Low density area/low population density

4.2 Structure Plan's Spatial Development Framework

The Structure Plan for this IUDP sets out strategic planning policies and forms the basis for detailed policies in local plans. From the stakeholders' expectations and vision, the structure plan is anticipated to decongest Kitale Municipality CBD. The stakeholders envisioned Kitale Municipality as a commercial and industrial hub. To achieve this, the 'Commerce and Industrialization Development Model' will guide Kitale Municipality's development. This will be achieved by stimulating the following:

Overall

1. 2 Strong Centres (main CBD and the proposed Special Economic Zone along Endebess Road)
2. 6 Sub CBDs (Rafiki, Matisi, Kibomet, Namanjalala, Bikeke and Sirende) to distribute economic growth and development
3. Adequate Infrastructure in all the key activity centres indicated in points 1 and 2
4. Efficient and Comprehensive Transport Network. Improving the condition of the existing roads and providing bypass routes for external traffic i.e., Eastern and Western Bypasses
5. Adequate Community Facilities. Land for a cemetery, sanitary landfill, fire station, health facilities, educational facilities, open spaces, youth centres, social and cultural centres
6. Protection of Agricultural Areas by creating urban areas growth limits to curb urban sprawl.
7. Environmental Conservation and Improvement (forests, rivers, arboretums and parks)
8. Densification and Re-densification areas (compact urban development to curb sprawl)
9. Improvement of informal areas (Kipsongo, Mitume) and dilapidated government housing in Bondeni, Shauri Moyo and Cherangany estates
10. Acquisition of land for markets, furniture workshops, jua kali areas, garages, bus parks and other activities
11. Implementation Framework and Mechanisms for Continuous Stakeholders Consultations

Economy

1. Economically vibrant and a highly competitive Municipality
2. Investor-friendly environment, financial empowerment for the county to deliver services, and governance systems to promote ease of business
3. Job opportunities for all.
4. Better paying jobs
5. Planned environment
6. Resilient economy

Living Conditions

1. Sustainability of the built environment
2. The livability of the municipality, high standards of living
3. Decent and affordable housing for all
4. Reliable and safe public transport system
5. Pedestrian walkways to increase safety
6. Clean municipality

Governance

1. Equity in resource access
2. Well planned and functioning municipality/city for all
3. Inclusive and non-discriminatory, provide a livelihood for all
4. Safe and secure, friendly and orderly municipality
5. Accommodating to diverse cultures, religions, and robust governance structure
6. A fully engaged public in every governance matter
7. Efficient governance

To achieve the above, the municipality's growth will be developed around the main activity centres i.e., Strong Centres and Growth Nodes that will act as Commercial and Industrial hubs interlinked by an efficient transport network (corridors).

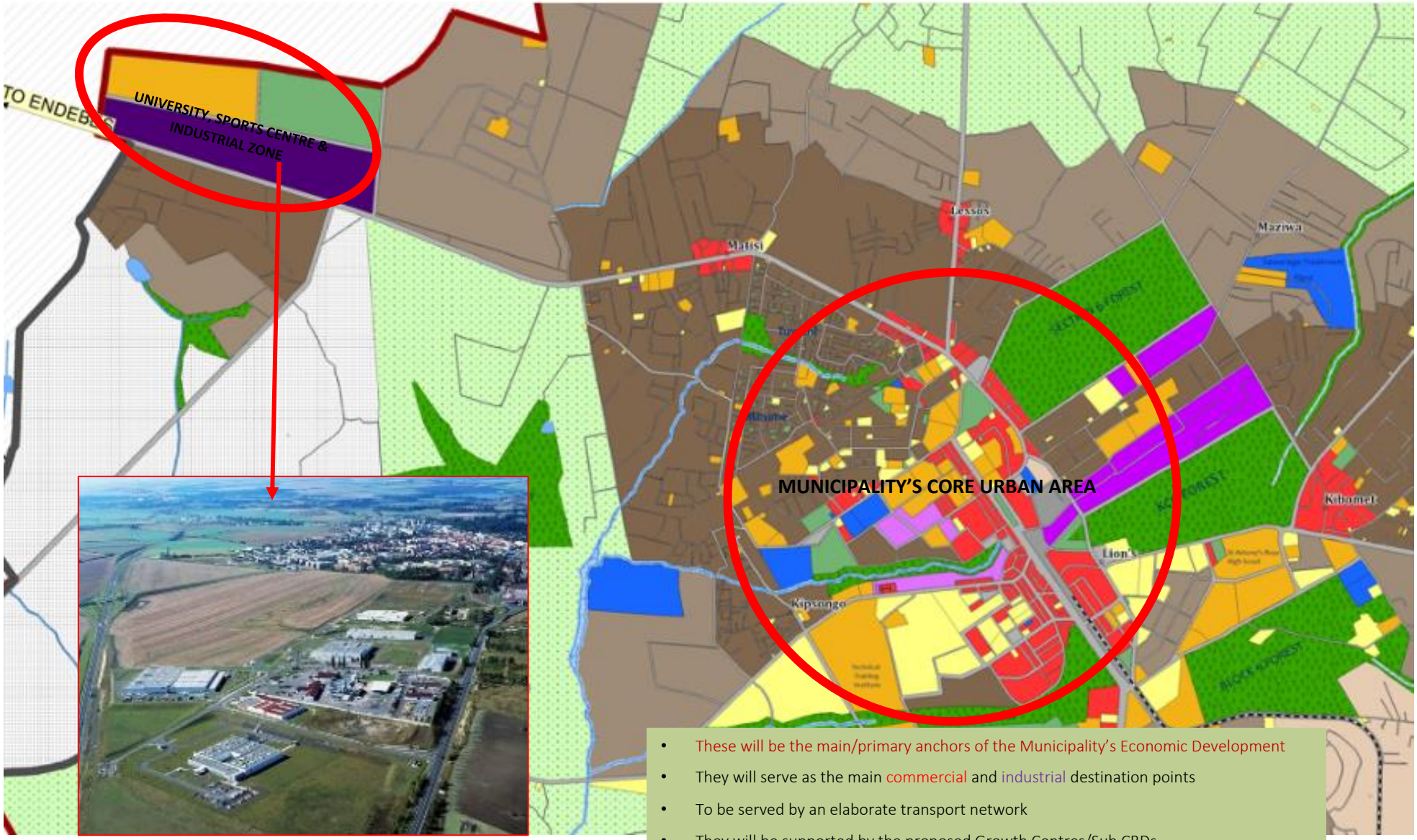
Strong Centres –these will be the main/primary economic anchors of the municipality. They will serve as the main commercial and industrial destination points. The plan proposes two strong centres i.e., the Proposed Industrial Zone at ADC farm and the enhanced Kitale Municipality Core Urban Area. Densification and Re-densification approach respectively.

Growth Nodes – these will be enhanced commercial nodes/growth centres at selected existing market centres along activity corridors based on their strategic location and comparative advantage. The plan proposes Rafiki, Matisi, Kibomet, Namanjalala, Bikeke and Sirende as Growth Centres, which will take a densification approach

Activity Corridors – these will be the transport networks and their accompanying activities linking strong centres and growth nodes.

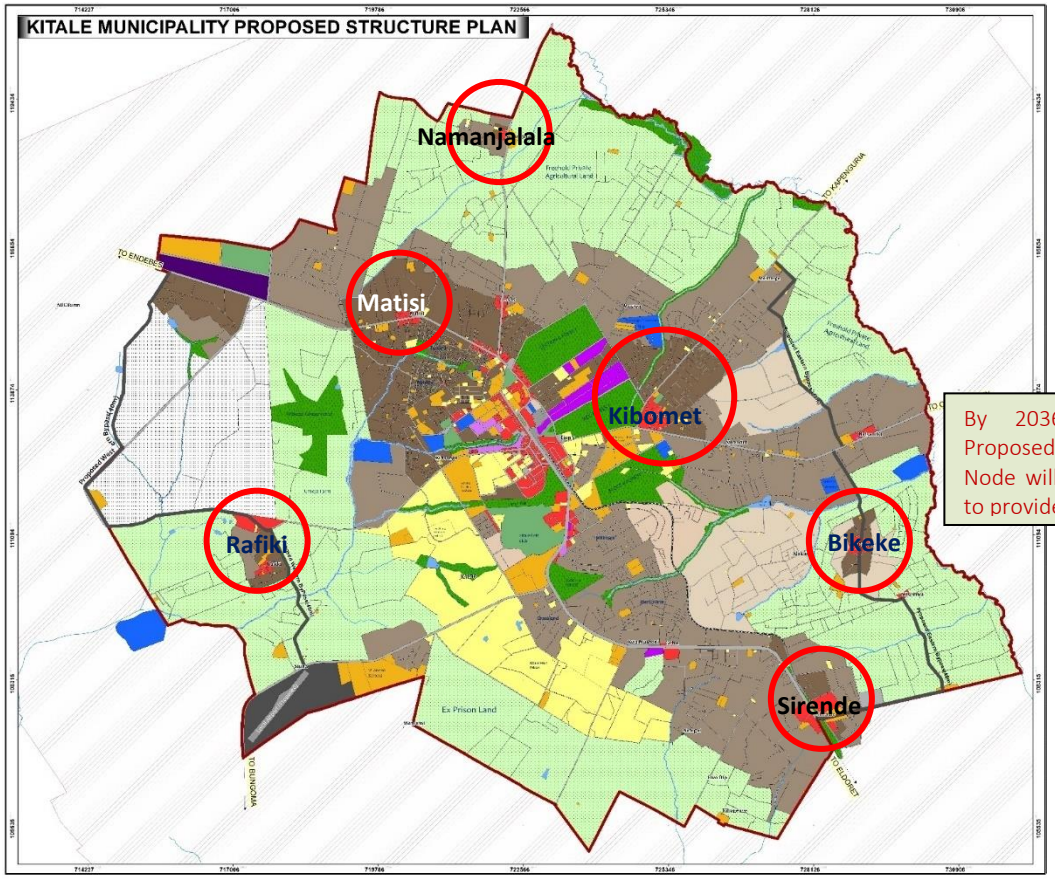
Support Centres – these are existing smaller centres along the activity corridors, which will mostly serve to compliment the proposed growth nodes. They will also seek to promote urban agriculture. They include Misemwa, Machungwa, Wamuini, Namgoi, Sinendet, Naisambu, Siuna, Kwa Muthoni and Gatua. The plan, however, does not propose immediate planning intervention. However, development here should be well controlled.

Figure 5: Proposed Strong Centres (Enhanced Kitale Municipality Core Area and the Proposed Industrial Zone)



Proposed Growth Nodes (Sub-CBDs)

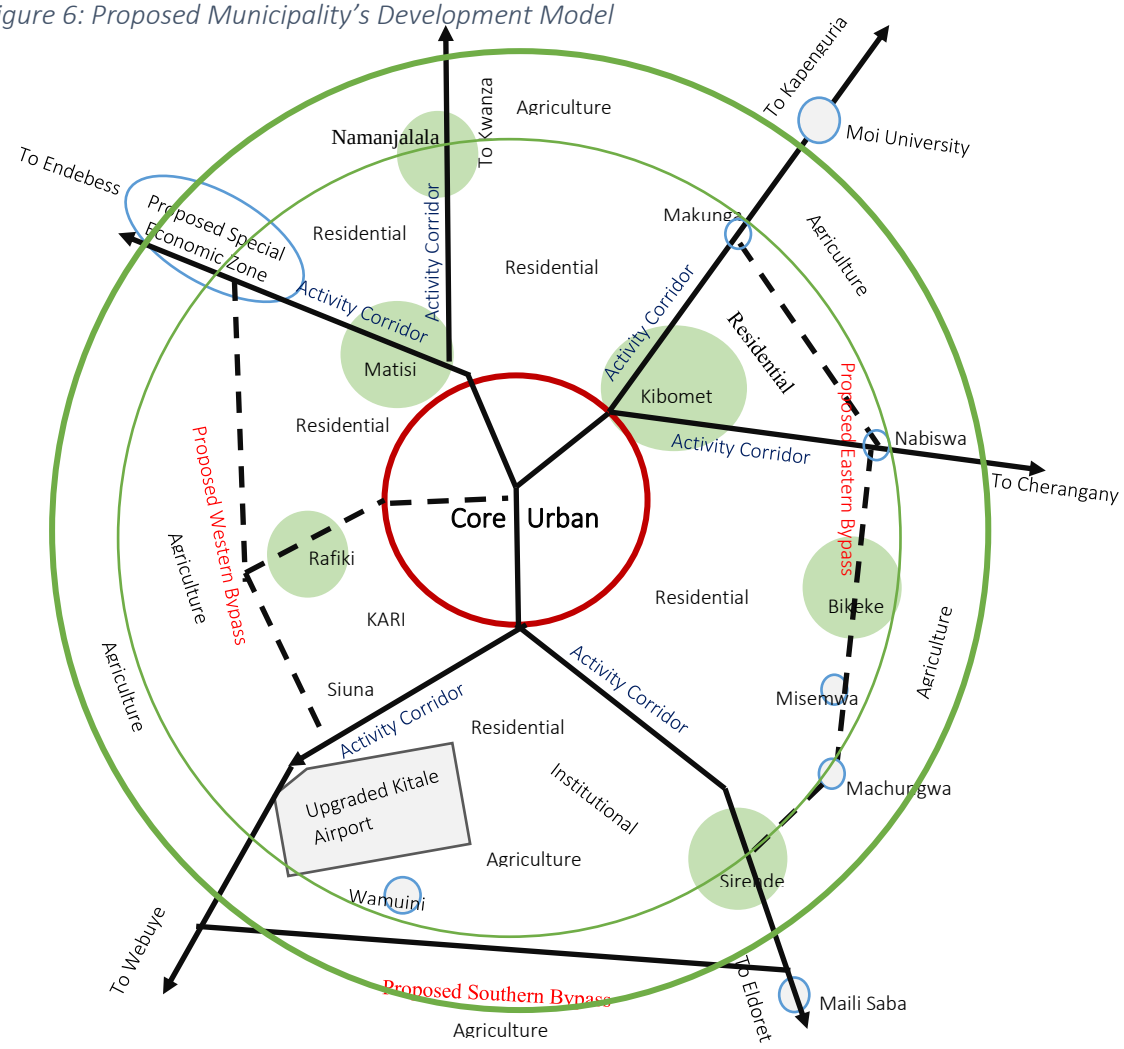
- These will be enhanced growth centres (Sub-CBDs) at selected existing market centres i.e., Kibomet, Rafiki, Matisi, Lessos, Namanjalala, Bikeke and Sirende based on their strategic location and comparative advantage
- They will majorly provide commercial and residential functions
- County Department of Physical Planning to prepare local physical development plans for each node
- Every node to have piped water, sewer connection, proper tarmacked roads and be able to provide all the facilities as provided below



By 2036, Each Proposed Growth Node will be able to provide:

- A Sub-CBD/ Intermediate centre (1)
- A Community/ cultural centre (library/ resource centre, social hall, VCT centre, Amphitheatre/Cultural dance centre) (1)
- 1 Administration block
- Police station
- A park with a football pitch and other recreational spaces
- Special school for special needs
- Youth polytechnic (1)
- Level 3/ Health centre (1)
- Main receiving electricity sub-station (1)
- Main distribution electricity sub-station (1)
- A modern open and closed market
- Juakali Sheds
- Vocational Training Institute (1)
- Old age home
- Rehabilitation Centre
- Orphanage/children centre/destitute home
- Slaughterhouse (1)
- Waste management facilities
- Bus station and terminal (1)
- Fire sub-station (1)

Figure 6: Proposed Municipality's Development Model



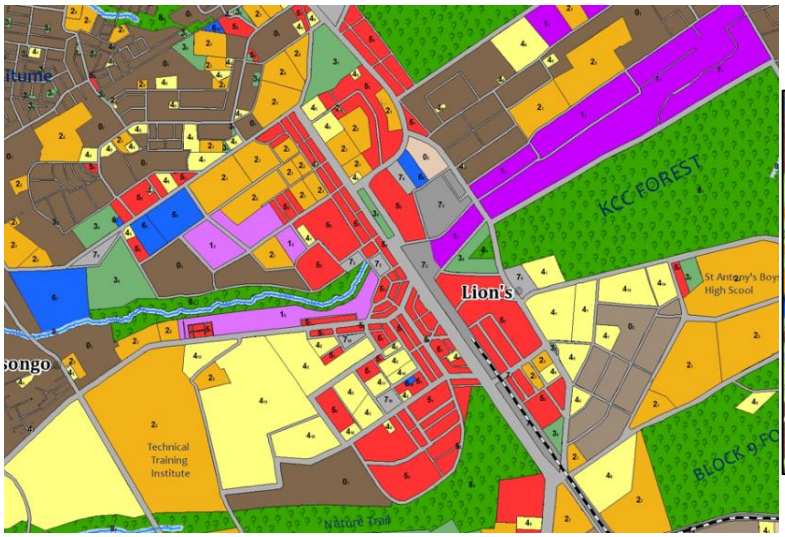
In this framework, proposed activity nodes are allocated roles and functions as follows:

1 Kitale Municipality Core Urban

- Kitale Municipality CBD is the main urban core of the municipality with an estimated population of 105,968 people (core urban).
- The proposed development model seeks to promote compact development/densification that is already present.
- The zone will offer higher-level services. It will be an economic hub hosting several businesses, industries and services with a national and regional catchment and supported by the other secondary commercial and dormitory nodes hence serving as a **Strong Centre**.
- To achieve this, there is a need to acquire and increase the current CBD area to cover the prison's land, agricultural land behind the County Commissioner's office, Line Member residential area, Railway's land, and the stadium. This will considerably aid in sufficient allocation and distribution of land uses to ease congestion.

- Within the built-up area, there is a considerable amount of under-utilized and low-density development. Owners of these spaces will have the incentive to redevelop (or sell to someone else who will redevelop) their land into compact densities (vertical development). This the Municipal Board will develop as a policy to allow a uniform vertical development of the CBD, which apart from increasing densities, will enable incorporation of other users that have been conspicuously missing in the municipality e.g., domesticated parking. This will also reduce costs related to the provision of water and sewerage services.

Figure 7: Kitale Municipality Core Area



Proposed Land Use



Existing Land Use

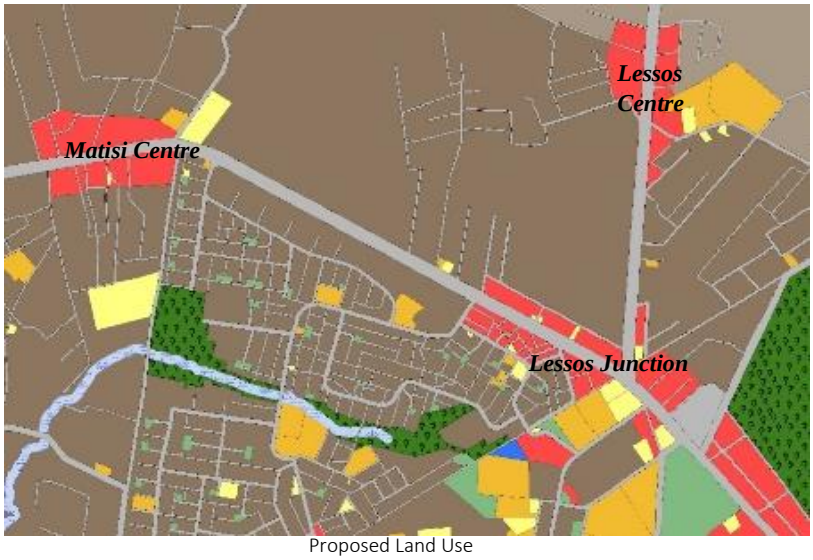
2 Proposed Industrial Zone at next to ADC Farm along Endebess Road

- The farm is currently under agricultural use and owned by the County Government of Trans Nzoia.
- The plan proposes the acquisition of at least 76.44Ha for the development of an Industrial Zone to promote the municipality as an agro-industrial municipality.
- An excellent national and international transport network, accessibility to labour, communication routes, ample supply of power, water and sewerage disposal will serve this zone. The elaborate transport network will interlink the zone to the main Kitale core area via Endebess road and the proposed airport via the proposed Western Bypass.
- The area has sufficient land, a conducive environment, away from people, easily accessible to the municipality and hence the rationale of proposing heavy industrial there.
- The model proposes the zone as a Strong Centre

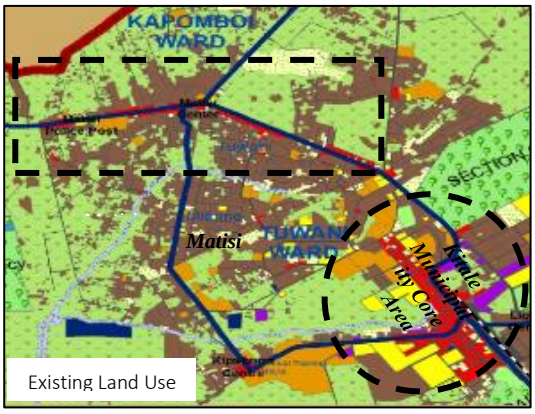
3 Matisi Centre-Lessos Junction

- The centre is located about 3km from the municipality centre along Endebess road.
- It forms the core area on the Eastern side of the municipality with a mix of both commercial and residential.
- It is well served with electricity, water and sewer supply. The area has a police post, chief's office, a slaughter house, Kitale Main Millers, St Raphael Health Centre, clinic facilities, Matisi Friends high school, Matisi primary school, St John primary school and Titan Academy,
- Development trends indicate that this area is emerging as a vibrant zone that should be enhanced through the provision of improved infrastructure and services, proper planning, and development control. This will provide the development of well-functional and sustainable zones while reducing pressure/over-reliance on the main municipality where residents will only visit for higher-level services.
- The centre will also provide both commercial and dormitory functions for the proposed industrial zone.

Figure 8: Matisi Centre-Lessos Junction



Proposed Land Use

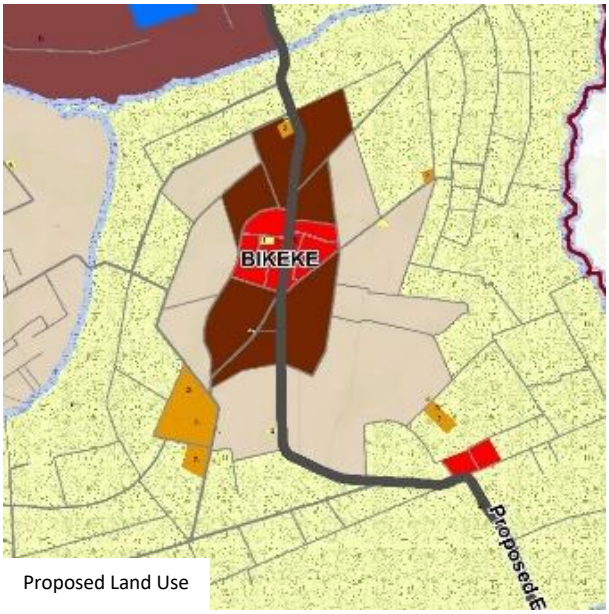


4 Bikeke Centre

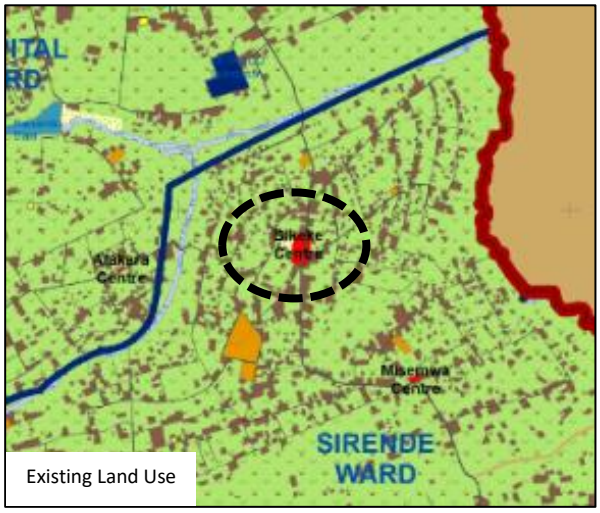
- The centre is located approximately 9.8km from the municipality centre via Eldoret Road and about 8km via Cherangany road.
- It is predominantly agricultural with significant residential and commercial activities.
- The centre has a health centre, a market, Bikeke primary school, St Teresa Bikeke Boys high school, St Teresa Bikeke Girls high school. There is an electricity supply from the main power grid. Only a small part of the centre has a water supply. No sewer reticulation.

- The area has a murram road connecting Eldoret Road from Sirende Primary school through Machungwa, Misemwa, Bikeke to Cherangany road near Nabiswa centre. The plan proposes expansion and upgrading of this road to bitumen standards (at least 30m wide) to open up the area for growth and development. This will also act as a bypass (Eastern) connecting Eldoret Road, Cherangany Road and A1 Road to Kapenguria at Makunga. This will enhance the connectivity of this area to Kitale Municipality and other significant places e.g., markets in addition to reducing unnecessary traffic in the main CBD.
- The centre, therefore, needs to be supported by providing requisite infrastructure and services and innovative planning. It needs to be promoted to continue playing the role of commercial, a dormitory centre, and its role in urban agriculture.

Figure 9: Bikeke Centre



Proposed Land Use



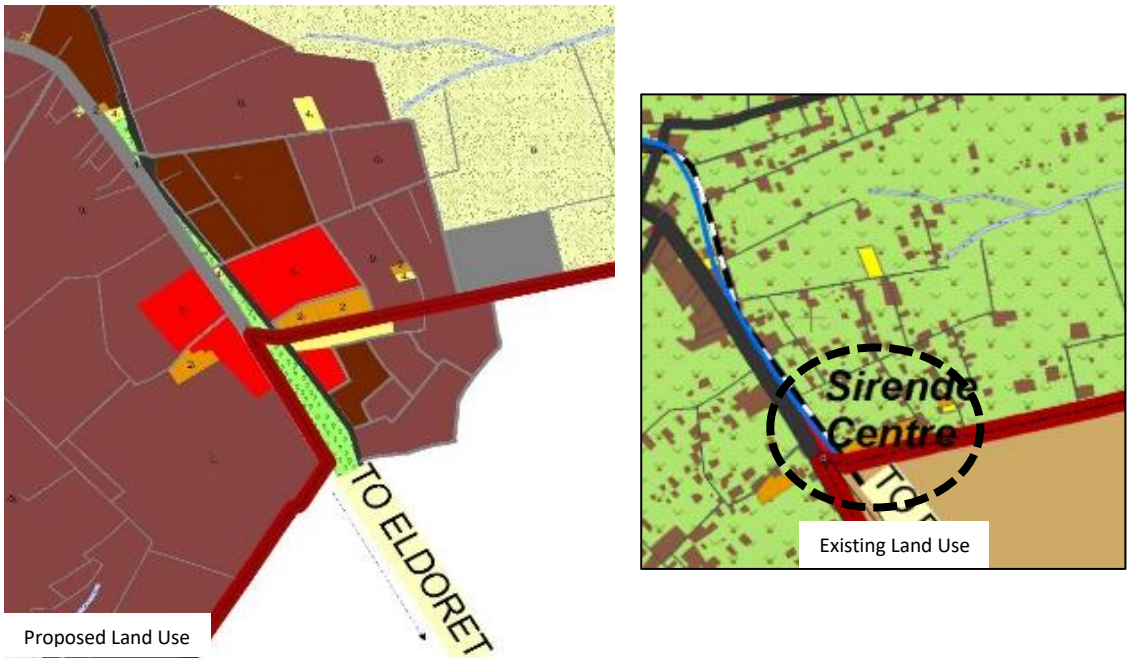
Existing Land Use

5 Sirende Centre

- The centre is located along Kitale-Eldoret Road (B2) about 9km from Kitale Municipality.
- It forms a small commercial node/centre at the Sirende junction with the intermediate lands being predominantly agricultural and residential.
- The centre has electricity and piped water supply but no sewer. It hosts a police station, office of Sirende Ward Representative, Sirende primary school, Friends School Bikeke, St John's Girls High School and Prime Care Medical centre.
- If no deliberate planning interventions are put in place, considerable linear developments along this road will create issues of overcrowding, potential to create chaos and transportation bottlenecks.

- The plan proposes the acquisition and construction of Western bypass (at least 30m wide) from Sirende Centre centre through Bikeke to Cherangany Road and Kapenguria Road at Makunga. The plan proposes the enhancement of Sirende junction commercial node/centre with the intermediate lands being predominantly residential. A lorry park is also proposed at the Centre
- Providing a functional spatial framework by enhancing and developing Sirende as a commercial node will eliminate the existing uncoordinated developments and provide urban functions that promote and provide vital and sustainable urban systems.
- Adequate measures need therefore to be put in place to control its urban limits to prevent sprawl and retain a considerable number and size of agricultural farms by creating a compact urban form/node.

Figure 10: Sirende Centre

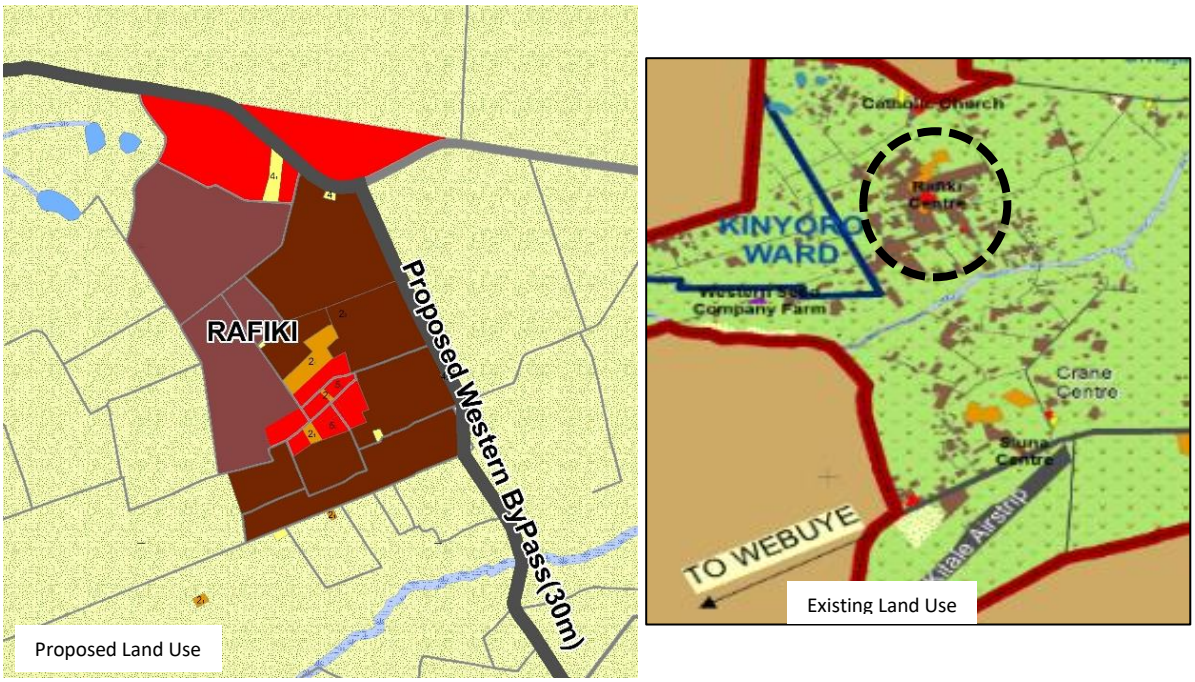


6 Rafiki Centre

- The centre is located approximately 5.8km from the municipality centre via Kipsongo and about 2.6km from Kitale Airstrip along Webuye road via Siuna centre.
- The main activities are small-scale commercial activities. They have formed/developed around residential and agricultural uses, which are the predominant land uses.
- High subdivision rates with some people owning as small as one-tenth of an acre, commonly known as a point.
- The centre hosts Rafiki health centre, Assistant Chief's office, Rafiki Primary School, Rafiki Secondary School. It lacks a tarmac road, piped water and sewer supply.

- The plan proposes the acquisition and construction of a bypass (at least 30m wide) from the A1 Road near the airstrip at Siuna centre through Rafiki, to connect to the proposed industrial zone and the main CBD via Kipsongo. This will by a large extent improve the area and enhance the development of these centres into more compact urban forms. It will also serve to facilitate connection to the upgraded airport from the CBD and the industrial zone.

Figure 11: Rafiki Centre



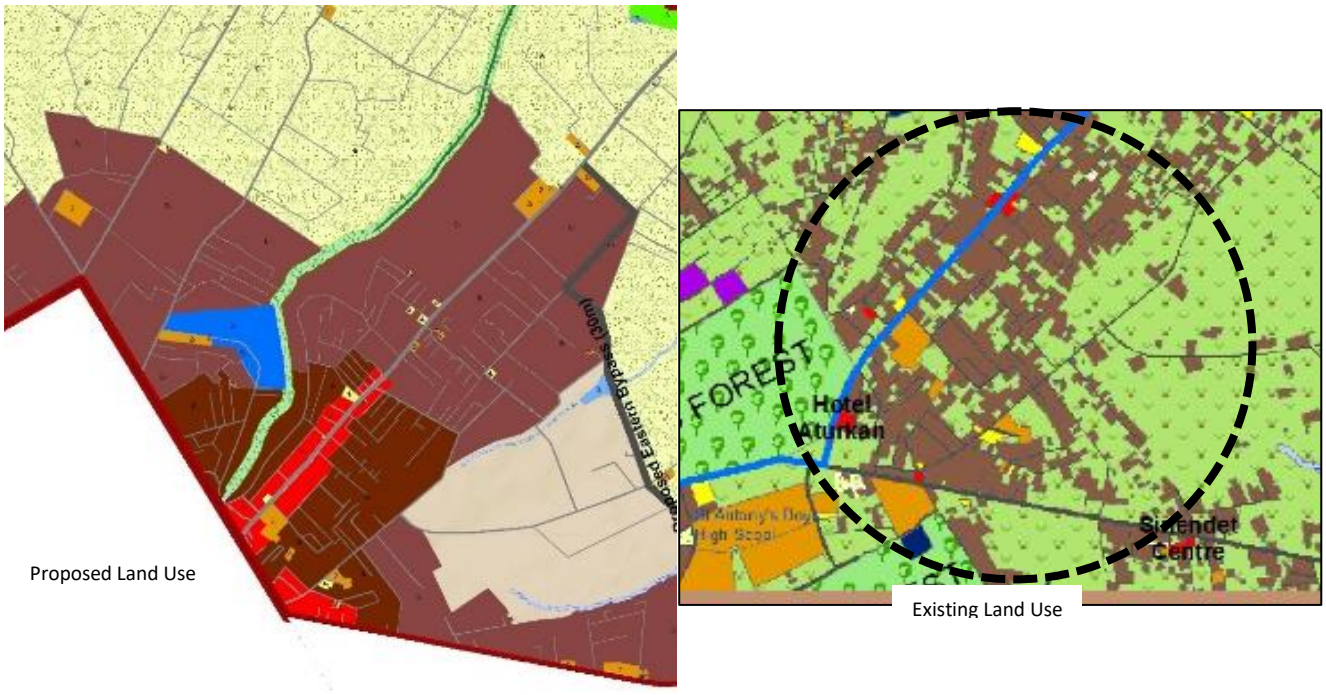
7. Kibomet

Kibomet Centre is strategically within the precincts of the A1 road- C48 road junction and has a moderately built-up area. Land use is mostly medium density residential, with a few commercial establishments along the highways (presence of notable hotels) and agricultural lands within. It has piped water supply with a few areas supplied with sewer supply. Well supplied with electricity. It is expected that the centre will serve as a key growth centre on the Eastern side of Kitale Municipality through the following interventions:

- The designation of the centre as a commercial growth node will see it offer complimentary commercial services to the main CBD through the establishment of shopping malls, banking services among other medium-scale commercial premises
- The pristine environment and topography coupled with relatively expansive lands within Kibomet area is ideal for the development of tourism, hotel and conferencing facilities, and the plan proposes its establishment as such

- The centre has been also been partially zoned as a medium-density residential area, with a view to, among other things, utilize the planned commercial establishments without compromising the growth node's suitability to host tourism, hotel and conferencing facilities

Figure 12: Kibomet Centre



The plan proposes the development or enhancement of these nodes with requisite infrastructure and services to:

- Act as organizers, dictating the location of key urban functions and separating incompatible ones.
- Act as a means through which the surrounding areas are easily accessible from the municipality and other local and national regions.
- Provide an opportunity for promoting agriculture and access to markets in addition to prospects for value addition.

4.2.1 Strategies to Support this Development Model

Strategy 1: Promote Development of Viable Nodes /Strategic Growth Centres

The plan as aforementioned proposes strategic growth centres in addition to promoting Kitale Municipality centre as an economic hub in the region. Most of these nodes have a distinct character, significance and development rationale. Some require specific interventions to make them work more efficiently, whilst others are rapidly expanding and require management controls. This will also create a proper link between the central area and the growth nodes as well as acting as breather points for the municipality.

These nodes form the priority intervention areas for infrastructure investment by the county and national governments particularly to providing zones with well-planned areas for low-cost housing and other social amenities.

Actions to support the Nodes /Strategic Growth Centres

- Prepare detailed land use and zoning plans for each proposed growth centre.
- Develop and improve infrastructural services in the growth centres
- Identify strategic economic activities to be located in these centres using the competitive advantage principle
- Encourage partnership with the private sector in investment promotion and infrastructure development
- Encourage the location of employment, trade, living, recreation/ entertainment, higher education, high level or specialized medical services in these centres through targeted incentives to potential investors and service providers

Strategy 2: Promote Land Use and Transport Integration to form an Efficient Urban Network

The major elements of this Urban Network are the proposed Strong Centres, Growth Nodes and Transport Corridors. This strategy is intended to optimize land use and transport linkages between the proposed Strong Centres, Growth Nodes and Transport Corridors. This is to be supported by a range of activities at the centres as well as the land use along the corridors linking the centres. Strong centres at each end of the activity corridors will support an effective public transport system in both directions along the corridor. This will be done by:

- Developing an integrated land use and transport network;
- Developing growth centres at selected existing market centres along activity corridors to support the development of the public transport network with strong centres at the end of each corridor; and
- Encouraging mixed-use development in activity centres

Actions to Support the Strategy

- Reinforce first the already well-established activity centres, to serve as incentives for development i.e., CBD, Kibomet, and Matisi centres. This is done by preparation of local physical development plans, expansion of the CBD, and development and improvement of the existing infrastructure in the CBD and all the identified growth centres.
- Stimulate creation of the identified strategic activities in the less established activity centres and selectively along activity corridors e.g., Proposed Industrial Zone, Rafiki, Sirende, and

Bikeke. This is by acquiring land for development as well as provision of basic infrastructure and services

- Develop complementary land uses in the proposed growth nodes to capitalize on the opportunity provided by their identified functions
- Encourage the application of best practice urban design principles in activity centres to establish and maintain higher levels of amenity and functionality for centre users, business owners, and operators
- Commence implementation of one of the proposed growth nodes e.g., Rafiki as a demonstration project. From experience of this demonstration project, maintain or review further priorities for the growth nodes and transport corridors

Strategy 3: Efficiently maximize the use of existing urban land to support additional developments

The existing urban centres have opportunities in terms of existing infrastructure for the provision of additional developments e.g., housing, and these opportunities should be exploited maximally. Promote compact development to use the existing urban space efficiently. For example, undertake a vertical mixed-use development by providing commercial use on the first two floors and residential use on the subsequent upper floors.

Key Actions to Support the Strategy

- In association with Municipal Board, County Government departments, community, major government, and private landholders and industry stakeholders, undertake a detailed appraisal of the extent of the opportunities for providing additional developments.
- Undertake a detailed evaluation of existing infrastructure vis a vis existing development to identify any existing mismatch. Provide requisite infrastructure to sustain current and additional developments.

Strategy 4: Manage Urban Growth to Curb Urban Sprawl

The outward growth of Kitale Municipality needs to be managed appropriately for efficient use of land and economy in infrastructure provision. Urban sprawl is evident in Kibomet, Matisi, Rafiki, Bikeke, and Grassland positioned along the major transport arteries. The main techniques to be applied in managing urban growth are as follows and need to be put into effect by the Municipal Board, County Government Departments, industry, and the community.

- Prepare Local Physical Development Plans for all the identified growth centres
- Undertake a technical assessment of land availability based on current municipality planning schemes, structure plan commitments, development intentions, and policy directions.

- Take planning decisions to create more housing in specified targeted locations
- Develop these urban areas using principles of livable neighborhoods to achieve sustainable community development
- Undertake a technical assessment of the infrastructure requirements for available land. Intensify the use of existing urban land through better use of existing infrastructure
- Develop the public transport network and complementary infrastructure as key elements in supporting urban growth
- Use minimum density zoning to encourage efficient use of land, also set a certain level that development densities should achieve without overwhelming the available infrastructure
- Develop a focused public investment plan to outline the location and timing of planned public infrastructure. Conceptually this is designed to concentrate new public infrastructure investment into those areas where growth is to be encouraged

Strategy 5: Promote Agro-Based Industries

Kitale Municipality and its large hinterland have a lot of potential in industrial crops and livestock in form of; maize, fruit and banana processing, avocado oil extraction, passion fruit juice production, water bottling, ceramic tiles, and clay roofing tiles, animal feeds, etc. This potential needs to be exploited to foster development in Kitale Municipality and the hinterland.

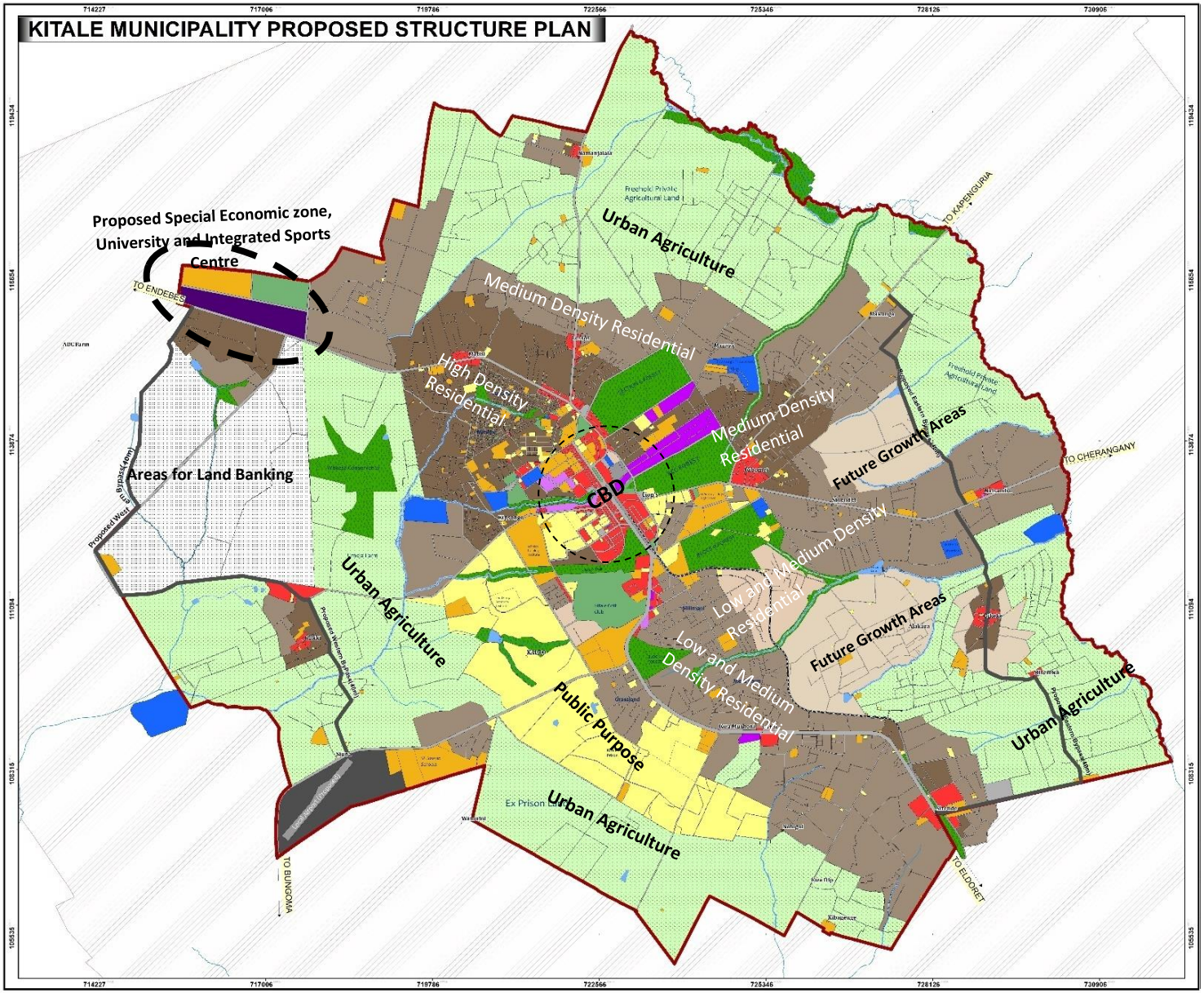
Key Actions to support the strategy

- Enhance the existing industrial area by re-planning it and allocating adequate land for industries
- Acquire and develop an industrial zone at the ADC farm (76.44ha)
- Create urban limits to protect agricultural land from urban sprawl
- Improve livestock husbandry and crop production through incentives and agricultural extension services
- Improve marketing through value addition, provision of adequate markets, and provision of easier access to markets
- Provide credit to farmers
- Developing and improve facilities such as slaughter houses and tanneries
- Diversify agriculture production to include horticulture, aquaculture, and floriculture.

Overall Economic Growth: This Plan will provide Accelerated and Inclusive Economic Growth for the municipality generated by:

1. Job Creation: sufficient to absorb the emerging large workforce at the end of the planning period. This will be done through the creation of an Industrial Zone at ADC Farm, expanding the Municipality's CBD to accommodate more employment activities, and creation of Sub CBDs at Bikeke, Matisi, Kibomet, Namanjalala, Rafiki and Sirende
2. Increased productivity in Agriculture: to feed the Municipality, raise rural incomes and promote the municipality's growth as an agro-based industrial municipality through Promotion of an agro-based municipality, protection of agricultural areas by creating urban limits, and enhancing KALRO (former KARI) and ADC Farm productivity
3. Widespread rural non-farm activities: to provide jobs and good living standards outside the core urban area. This is through Expansion of the CBD, creation of Sub CBDs, creation of a well-enhanced transport network to connect the activity areas
4. A dynamic informal sector: that creates jobs at low cost and caters to the needs of Kitale people at all income levels (inclusivity). This is through expansion of the CBD to include the Prison's land and the Railways land where jua kali activities, markets, furniture workshops, metal works, and garages will be located. This will entail allocation of these activities (MSMEs) on larger spaces with proper facilities
5. A Restructured Industrial Municipality: Capable of employing a large workforce at high productivity and also creating export markets to other counties and also outside the country through Creation of an Industrial Zone at ADC Farm, re-planning the existing industrial area, promotion of well-structured small-scale industries, enhancing the transport sector, promotion of technical skills through an increase in technical colleges and vocational training centres, etc.
6. Provision of Habitable Living Areas: Adequate residential areas with habitable conditions, proper development control, and zoning regulations, and adequate provision of infrastructural facilities
7. Protection of Environmentally Sensitive Areas: Provision of adequate measures to protect and preserve the environmentally sensitive areas such as proper surveying and demarcation and redeveloping them for nature tourism and recreational purposes

Figure 13: The Proposed Structure Plan



4.3 DESCRIPTION OF THE STRUCTURE PLAN

The land-use proposals in the structure plan are described in table 2 below, with the coding indicating possible land uses

Table 2: Detailed Description of the Structure Plan

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
Residential				
	Kibomet	Located along Kitale-Kapenguria highway Approximately 3km from the CBD	Mixed developments (*Residential and Commercial)* Constructions of high-rise apartments are active. Has a commercial character emerging with a higher plot ratio- challenge in parking (no facilities), Private development encroaching on the public spaces	Mixed developments (*High and Medium Residential and Commercial).* Land readjustment is required to accommodate the emerging developments. The area needs the provision of adequate infrastructural facilities and green spaces. Enhance the plot ratio and regulate new developments accordingly. Expansion of the roads to recommended widths and support facilities
	Kipsongo Informal Settlement	Located between CBD and Kitale National Polytechnic (1km from the CBD)	Informal residential developments. Lack of basic infrastructural services. Poor housing. Low-income residents	High-Density Residential Road network improvement is required. Land readjustment to enable high-rise with open spaces. Urban renewal with an enhanced plot ratio Model example -Kibera
	Tuwani and Matisi	Along Kitale-Endebess highway Approximately 1km from the CBD	Mixed developments (*Residential and Commercial)* Current development trends exceeding allowed levels	Mixed developments (*High-Density Residential and Commercial)* Urban renewal in some sections with enhanced plot ratio. Provision of adequate infrastructural facilities and green spaces

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Lessos and Namanjalala	Located on North West side of the Municipality along Kitale-Kwanza Road	Mixed developments (*Residential and Commercial)* Current development trends will exceed allowed levels if no immediate attention and strict development control	Mixed developments (*High and Medium Density Residential and Commercial)* Land readjustment is required to accommodate the emerging developments. Provision of adequate infrastructural facilities and green spaces. expansion of roads to recommended width
	Prison land, Bondeni, Mitume, Site and Service and Machinjoni area	Located on the West side of the CBD Approximately 1km from the CBD	Mixed developments (*Residential and Commercial)*	Mixed developments (H*igh-Density Residential and Commercial)* Urban renewal with an enhanced plot ratio Road network improvement is required. Land readjustment to enable highrises with open spaces
	Grassland, Standard and other areas along Webuye Road	Located along Kitale-Webuye road	Residential *(Bungalows)*	Medium Density Residential Very diverse – mixed characteristics – needs separation and development control. Road network improvement required
	Milimani, Lavington and Alakara	Located on the Southern side of the CBD Approximately 1km from the CBD	Residential *(Bungalows and Maisonettes)* Detached houses are converting to multi-family dwellings with no matching infrastructural services.	To be re-zoned into two – medium-density and low-density development. Allow Residential use (Multiple plus single dwellings). Needs separation to maintain medium density mixed with low density
	Bikeke, Machungwa, and Misemwa Centres	Sirende	Mixed developments (*Residential and Commercial*	High and Medium Density Residential (multiple plus single dwellings in the fringe areas) with development control measures Provide requisite infrastructural facilities
	Rafiki	Located on the South West side of the Municipality past Umoja Farm along Kipsongo Road	Mixed developments (*Residential, Agricultural, and Commercial)*	Mixed developments (*High-Density Residential and Commercial)*

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Umoja Farm	Located on the Western Side of the Municipality Past Kipsongo near Rafiki Centre	Agricultural	High and Medium Density Residential (multiple dwellings) Commercial. Provide requisite infrastructural facilities
	Wamuini A and B	Located on the Southern side of the Municipality	Mixed developments (residential, commercial, and agricultural)	Low and Medium Density Residential with requisite infrastructural facilities
	Kambi Miwa	Located South West of the municipality along Kitale-Webuye road	Mixed developments (residential, and agricultural)	Mixed developments (low-density residential, and agricultural)
	Bondeni and Shauri Moyo (Municipal houses)		Degraded Residential developments. Poor roads condition.	High-Density Residential Urban renewal to modern low-cost houses with enhanced plot ratio and requisite services Road network improvement projects are immediately needed
	Laini Member	Near Lion's Centre along Kapenguria Road	Residential (Medium Density)	Change the use to commercial as part of the CBD. Provide requisite services
	Along Eldoret Road	From Sirende to Amagoro Park	Mixed developments (residential, and agricultural)	Mixed developments (medium and low-density residential with commercial node and agricultural lands).
	Along Kapenguria Road	Located past the municipality boundary around Moi University Campus	Mixed developments (residential, and agricultural)	Mixed developments *(medium and low-density residential with commercial)*
Industrial				
	ADC Farm	Along Endebess Road	Agricultural	A 76.44Ha medium to heavy Industrial Zone (integrated with a sanitary landfill, recycling plants, and lorry parks) with requisite infrastructure
	Current Industrial area	Next to Section 6 Estate	Medium Industrial	Medium and Light Industrial parks with requisite infrastructural facilities

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Prison's Land	Behind the bus park	Agricultural	Light industrial, Workshops, garages, juakali artisans
	CBD	Along Kipsongo Road	Light industrial, commercial	Light industrial, Workshops, garages, juakali artisans
	Other Light Industrials	Urban nodes	Residential and commercial	Within the commercial zones where best compatible
Educational				
	ADC Farm	Along Endebess Road	Agricultural	Acquire land (42Ha) and develop a university
	Opposite the County Referral Hospital	Between Lavington Estate and Kitale National Polytechnic	Agricultural and residential	Acquire land (5.5Ha) and construct Kenya Medical Training College (KMTC)
	Existing Kitale National Polytechnic, KMTC	Along Kipsongo Road and next to Line Member Estate respectively	Educational	Maintain the land use with requisite facilities
	Between ASK Showground and Showground Forest	Next to Kitale ASK Showground	Agriculture	Acquire the land (17.76Ha) for the development of the County Centre of Excellence
	Residential and Commercial Areas	Residential Areas	Mixed Developments	Educational institutions
Recreational				
	Urban Parks		Prison land and the current dumpsite Show Ground Forest	Acquire and develop a Municipal urban park. Decommission the current dumpsite and establish a sanitary landfill at ADC farm. Move the prison to urban fringes or rural hinterland. Establish a people's Park at the Showground Forest
	Trans Nzoia stadium	Between Matisi and CBD along Endebess Road	Stadium	Acquire land next to the stadium and expand the stadium to include parking and other amenities
	Integrated Sports Centre	ADC Farm (41.52Ha)	Agricultural	In future, develop an Integrated Sports Complex with an international stadium, 10-30m green belts and served by good transport network including public transport

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Kitale Golf Club	Along Webuye Road	Recreational (Golf Club)	Maintain the existing use
	Estates/Community level parks	Estates and Neighborhoods		Should be closely related to community centres, social halls, health centre, local shops, primary & secondary schools. Facilities; 1-2 playing fields, children equipped playing grounds, hard courts, adventure play grounds & other special features
	Kitale Museum Nature Trail (36.35Ha)	Within the old Municipality	Kitale Museum Nature Trail	Conservation and Urban Tourism. Develop Eco Lodges
	Section 6 forest, KCC forest, Showground Forest, and Block 10 Forest	Within the old Municipality	Urban Forests	Conservation and Urban Tourism. Develop Eco-Lodges, arboretums, Nature Parks (Haller Park at the KCC Forest)
Public Purpose				
	County Government Offices	Within the CBD and opposite KCC Forest along Kapenguria Road	Government offices (County)	Public Purpose. Develop integrated complexes to host several county departments and release the remaining land for other public purpose uses
	Level 4 Hospital	Along Kapenguria Road	Level 4 Hospital	Acquire more land next to it to expand the hospital facilities
	Kitale Municipality Social Hall Neighborhoods Social Halls	Bondeni Existing and proposed neighborhoods	Social Hall	Social hall with support facilities including ablution block, a shop, dispensary, swimming pool, play area, etc. Social halls with a capacity of at least 300 people and support facilities including an ablution block

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Police Stations Police Posts	Central Police Station Bikeke, Kibomet, Matisi, Rafiki, Kambi Miwa, and Namgoi neighborhoods	CBD Neighborhoods	Public Purpose. Equip and Modernize Central Police Station Acquire and develop police stations in each neighborhood. Upgrade and improve services in the existing police posts to police stations
	Public Library	Behind County Commissioner's office	Vacant land	Construct a Modern Public Library with requisite facilities
	Medium GK Prison	CBD	GK Prison	Acquire land and move the prison to the rural areas within the county. Current land to be used for other purposes including a light industrial park for jua kali artisans, garages and furniture workshops, commercial areas, residential areas, and an urban park
	Main GK Prison	Along Webuye Road	GK Prison	Maintain it and repossess its illegally acquired land to provide more facilities
Commercial				
	CBD	The Main Commercial, Institutional, Transportation, and Industrial areas	Mixed developments: commercial, residential, public purpose, transportation, institutional and light industrial. many informal activities including garages, markets, and jua kali activities on road reserves – - Laini Moja choking with informality, very vibrant and	Commercial, other mixed developments: commercial, public purpose, transportation, recreational, institutional, and light industrial. New office buildings and other development projects are required to densify the zone and accommodate more activities. Redevelop the underutilized commercial spaces especially along Laini Moja Develop a multi-storey business complex next to the current bus park. Upgrade the existing municipal market into a modern facility

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
			vehicular mobility is a problem during the daytime	Develop open and closed market facilities at the Railways land Urban renewal with an enhanced plot ratio is required especially along Laini Moja and behind former Nakumatt. Land readjustment to enable vertical development with open spaces and access. Improvement of access roads within and around the zone is required. Provide adequate parking spaces both on-street and multi-level parking spaces. Enhance the plot ratio and regulate new developments. Pedestrianization of the CBD roads
	Bikeke and Namanjalala		Mixed developments: commercial and residential	Commercial and mixed-use residential. Provide requisite infrastructure and services
	Matisi, Rafiki, Wamuini, Kwa Muthoni, Gatua, and Sirende centres along Eldoret highway *(First front rows fronting major roads)*		Mixed developments: commercial and residential	Commercial and mixed-use residential. Provide requisite infrastructure and services
	Along Cherangany Road		Mixed developments: commercial and residential	Mixed-Use Development (Commercial and medium to low Residential) with requisite infrastructure and services
	Kibomet and its environs		Mixed developments: hotel and residential	Mixed-Use Development (Commercial and Residential). Hotel and Conference facilities area)
	Prison land		Public purpose	Demarcate areas for Commercial use

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Emoru, Moi University area (*fronting major roads)*		Mixed-use development: commercial and residential	Zone for Development Control. Mixed-Use Development (Commercial and medium to low Residential)
Public Utility				
	Fire Station	CBD (Municipal Yard)	Undeveloped	Develop a modern Fire Station in the Municipal yard with adequate staff and at least 2 firefighting engines Provide fire sub-stations in the proposed growth nodes with at least a fire land rover to support the main fire station in the CBD
	Public Cemetery	Kibomet within the Showground Forest	Public cemetery.	Fully utilize the unutilized cemetery land (4.5Ha) to include spaces for coffin makers and funeral homes
	Part of ADC farm		Agricultural	Acquire land (5ha) for the future provision of a Public Cemetery (land banking)
	Part of ADC farm	Within the proposed industrial zone on ADC Farm	Agricultural	Demarcate land (8ha) for Solid Waste Management Site (Sanitary Landfill and recycling plants)
	Water Supply			Cover the entire area proposed for development within the planning period. Commercial water points should be provided for informal settlements, at a distance of 500m from one another.
	Sewerage	Old Municipality	Sewer supply is only in the old municipality (18km^2)	Cover the entire area proposed for development within the planning period. Acquire land near the existing sewerage treatment facilities and expand them Acquire land for the construction of two sewer treatment plants. One in Rafiki area and another one in Bikeke area

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
Transportation				
	Bus Park	CBD	Bus Park	Construct a modern bus terminal facility for long-distance public service vehicles
	Opposite Trans Nzoia County Stadium next to Section 6 forest	Tuwani	Open public space	Proposed bus park (3acres) with support facilities and proper management
	Lion's Centre	Opposite level 4 hospital and next to doctors' staff quarters along Kapenguria Road	Bus Park and unregulated commercial activities	The proposed expansion of the bus park (3.8acres) with adequate modern facilities
	Railways Land	CBD between Laini Moja and Section 6 Estate	Undeveloped railways land	Proposed bus park (2acres)
	Truck terminal facility	ADC Farm within the proposed industrial zone	Agricultural	Proposed truck terminal facility and a logistics centre within the proposed industrial zone
	Truck terminal facilities	Section 6 Forest opposite the stadium (2.5 acres) And at Sirende Centre (13.22Ha)	Undeveloped public and private lands respectively	Proposed truck terminal facilities and logistics centres
	Eastern Bypass	Eldoret Road to Kapenguria Road via Sirende, Misemwa, Bikeke, Naisambu, and Makunga Centres	Existing road of varied width (12-15m)	Proposed expansion of the existing road to 40m
	Western Bypass	Webuye Road opposite Kitale Airport at Ingo Resort through Rafiki, Umoja farm to the proposed industrial zone along Endebess road	Existing road of varied width (9-15m)	Proposed expansion of the existing road to 40m
	Kitale Airstrip	Along Webuye Road	Kitale Airstrip	Acquire adequate land for the construction of a modern local airport Upgrade to a local airport with requisite facilities

LAND USE	AREA	LOCATION	ISSUES/EXISTING DEVELOPMENTS	PROPOSED /POSSIBLE ACTIONS AND ACTIVITIES
	Road Reserves	Along all roads	Encroachments	Recommended road reserves
Conservation				
8_1	Section 6 forest, KCC forest, Showground Forest, and Block 10 forest	Within the old Municipality	Forest blocks that have been encroached into and subdivided	Proper demarcation to establish their reserves Revoke the illegal subdivisions within the forests Conservation and Urban Tourism. Develop an arboretum and picnic sites at Section 6 forest, develop a Nature Park (Haller Park) at KCC Forest, develop Eco Lodges at Showground Forest, Block 10 Forest
8_2	Kitale Nature Conservancy	At the edge of the Municipality along Kapenguria Road	Nature conservancy	Conservation
8_3	Existing Wetlands	Kwanza road near Kapomboi Grassland Area Opposite KCC forest along Endebess Road	Wetland Swampy area	Proper demarcation to establish their sizes Conservation and protection
8_4	Riparian Reserves		Encroachment	Proper demarcation to establish their reserves Conservation and protection
Agriculture				
9_1	Peri-Urban Areas	Wamuini A and B, Sirende, Bikeke, Rafiki, Kambi Miwa	Mixed developments. Residential and Agricultural	Mixed developments. Residential and Agricultural
9_2	KALRO land		Agricultural	Agricultural

Table 3: Principal Policies for the Municipality's Land Use Plan

1	Decentralize business, administrative and commerce functions	• A Sub-centre system will be adopted with a new urban transport network to subdivide business functions. • Land-use regulations for sub-center areas will be revised to activate their function and to accommodate the growing population. • CBD should be re-developed to revitalize the municipality centre.
2	Expand and redevelop the CBD for proper space utilization	• New zones to be acquired for the CBD, decayed spaces to be redeveloped. • Extend the CBD vertically (or higher in the skyline) and develop the undeveloped spaces to increase and optimize space
3	Supply appropriate housing for all	• Urban re-development from low-density residences to medium and high-density residences is necessary for Milimani and Kibomet. • Appropriate low-cost housing scheme for low income is necessary as social services. Redevelop the identified housing areas as well as constructing low-cost housing on the prisons land
4	Marked Areas for Development Control outside the municipality	• Subject the areas along Eldoret Road and along Kapenguria Road around Moi University to development control to mitigate urban sprawl and informal development • This will also help to create urban limits and protect agricultural areas
5	Preserve and restore green and water environment to create an ecological network	• Existing forests and wet areas should be preserved and the former to be used for recreational purposes and promotion of urban tourism. • River and riverbanks will be restored to open recreational space.
6	Conserve agricultural activities	• Agricultural activities should be conserved for diversification of land use and sustainable development.
7	Develop new areas for industrial activities	• New industrial areas will be allocated at ADC farm, medium GK prisons, and along Kipsongo Road. • The existing industrial area should be re-developed for new urban functions.
8	Beautify the municipality as the region's pride	• Urban landscape regulations and green networks should be established to keep historical beauty and preserve greenery for the citizens.

4.4 Land Use Requirement Analysis

Space allocations for various facilities such as housing and health centres, schools, and social halls should be made, bearing in mind that one generation may contribute to the substantial benefit of a subsequent one. To work out the future spatial requirement for the various facilities and utilities, the prediction of the magnitude and numbers of these facilities must be based upon planning standards. Land allocation was arrived at after a review of the existing situation and planning standards as outlined in the Physical Planning Handbook, 2008.

Table 4: Land Use Requirement Analysis

SECTOR	STANDARD		LAND REQUIREMENT (YEAR 2036)
RESIDENTIAL	Population Estimate =439,621 5 people per household Total No of H/H=87,924	Total No. of H/H 87,924 5% - Low Density – 4,396 25% - Medium Density -21,981 70% - High Density -61547	 4396 x 0.4 = 1758 21981 x 0.2 =4396 61547 x 0.045 = 2770 Total= 8924 ha
EDUCATION	Pre-Primary 20 (0 – 4 yrs) Primary – Secondary – Polytechnics (Kitale Polytechnic) Colleges (KMTC) University	1 Nursery /3500 people @0.2Ha =125 Nursery Schools 1 Primary /3500 people @3.9Ha =125 Primary Schools 1 Secondary/8000 people @6.9Ha =55 Secondary Schools At least 2 polytechnics @10.2Ha 1 KMTC @10.2Ha At least 1 university @50Ha	0.2 x 125 = 25 ha 3.9 x 125=487.5 ha 6.9 x 55=379.5 ha 2 * 10.2ha =20.4 ha 1 * 10.2ha =10.2 ha Approximately 1 at 50ha =50ha Total = 972.6 ha
RECREATION	1 ha. /10000 people in estates -44 ha.	Open space/parks Social halls (At least 6) } to be integrated Library (At least 6) Golf course Sports clubs Stadium (1) Riparian reserve – 15m on both sides of the rivers	44 ha 6 x 1ha = 6 ha 4 ha Total = 54 ha
HEALTH	County Referral Hospital Level 4 (Primary Hospital) Level 3 (Health Centre, Maternity Home, Nursing Home) Level 2 (Dispensary / Clinic)	8ha*1=8 ha 8ha*1=8ha 3ha*6=18ha 3ha*18= 54ha	8 8 18 54 Total = 88 ha

LAW AND ORDER	Law courts Administration – Police Post Police station	2 Ha 0.2 Ha * 2ha*7 =14ha	2 ha 14ha
PUBLIC UTILITY	Solid Waste Management Site Cemetery Fire station Sewer systems, water works, telecommunication, electricity reticulation)	8 ha 4.5 ha 0.4 ha 50ha	Total = 62.9 ha
TRANSPORT	Roads – 15%	1	2265 ha
INDUSTRIAL	Major industries Light industries		Heavy and medium = 100 ha Light industries = 50 ha Total = 150 ha
COMMERCIAL	CBD Commercial nodes Markets –Open Covered	5% of the total planning area 0.3ha*8	755ha 2.4ha
URBAN AGRICULTURE		5% of the total area	755ha
TOTAL			**14,044Ha**

The total land required is at least 14,044ha. Available land in the municipality is approximately 16,700 Ha. This should inform the type of proposals during planning.

4.5 LAND USE PROPOSALS

4.5.1 Residential

The proposed residential land use covers approximately 4773ha representing approximately 28.43% of the municipality. This takes into consideration the current residential land uses, compatibility with neighboring land uses as well as to cater to future housing demands. The structure plan earmarks areas for different: high, medium, and low-density housing areas in responding to various housing needs of diverse socio-economic groups. Areas with non-residential developments are also expected to be within each residential area. The diversity will be more apparent within the high-density neighborhoods where the demand for socio-economic facilities is higher.

a) Land Allocation

Percentage allocation of land in various residential areas and densities as provided for in the physical planning handbook 2008, which will be used as a guide in planning for residential areas. Reasonable variations may be permitted depending on local conditions.

b) Density of Development

Density is determined by the availability of services such as water, sewerage, size of roads, etc. and the zoning recommended. In recommending gross residential densities care should be taken that they create in spatial and functional meaning, an independent system of the built-up area (both multi-family and one-family dwelling units) well provided with day-to-day services, recreation, and communication network. The section below gives a range of densities that can be adopted in planning for the Kitale Municipality.

i. High-Density Residential

Areas earmarked for high-density housing include proposed residential area on prison land, Tuwani, Matisi, areas abutting Moi University, Section 6, Prison's land, parts of Kibomet, Cherangany Estate, Kipsongo, Machinjoni, Mitume, and Bondeni areas. These are the areas already densely populated or highly subdivided and informal settlements. They house or are expected to house the bulk of the population. This will consist of low-cost housing developments that will house relatively low-income households. Population densities in the areas are expected to be 70 dwellings per hectare. The minimum plot size is 0.03Ha. This will consist of mainly multiple residential developments. The total area earmarked for high-density residential neighborhoods is approximately 1,190.54Ha.

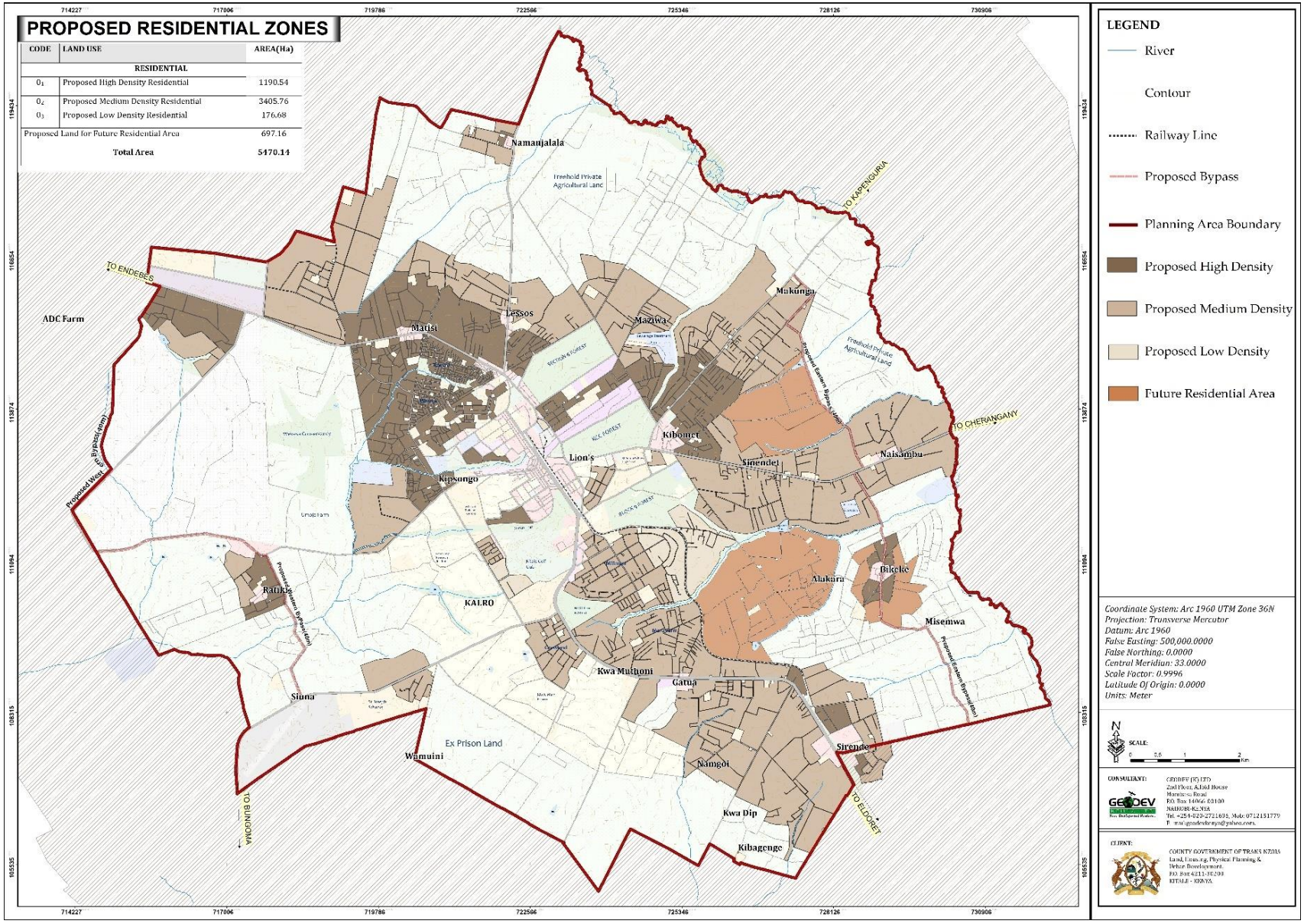
ii. Medium Density Residential

Areas proposed for medium density housing include Kibomet, Grassland, Bikeke, Standard, Umoja farm, and parts of Milimani Estate. The total area earmarked for medium-density residential neighborhoods is approximately 3405.76ha. These areas are projected to have a combination of single and multiple dwelling units with the latter being more dominant. Population densities in the areas are expected to range from 32-60 dwellings per hectare. Minimum plot size to be 0.045Ha

iii. Low-Density Residential

Proposed low-density residential areas include areas such as Alakara, Lavington, Wamuini B, parts of Kambi Miwa, Bikeke, Machungwa, and other outlying areas of growth centres and along Kitale-Eldoret highway to include Amagoro Park. The total area earmarked for low-density residential neighborhoods is approximately 176.68ha. The current low population levels significantly influenced the delineation of parts of these areas into low housing areas. Low-density residential areas have been proposed for the larger rural hinterland to encourage agriculture. Urban agriculture is expected to take place given the large plot sizes. Population densities in these areas are expected to range from 10-20 dwellings per hectare. Minimum plot size to be 0.2Ha

Map 4: Proposed Areas for Residential Use



4.5.2 Industrial

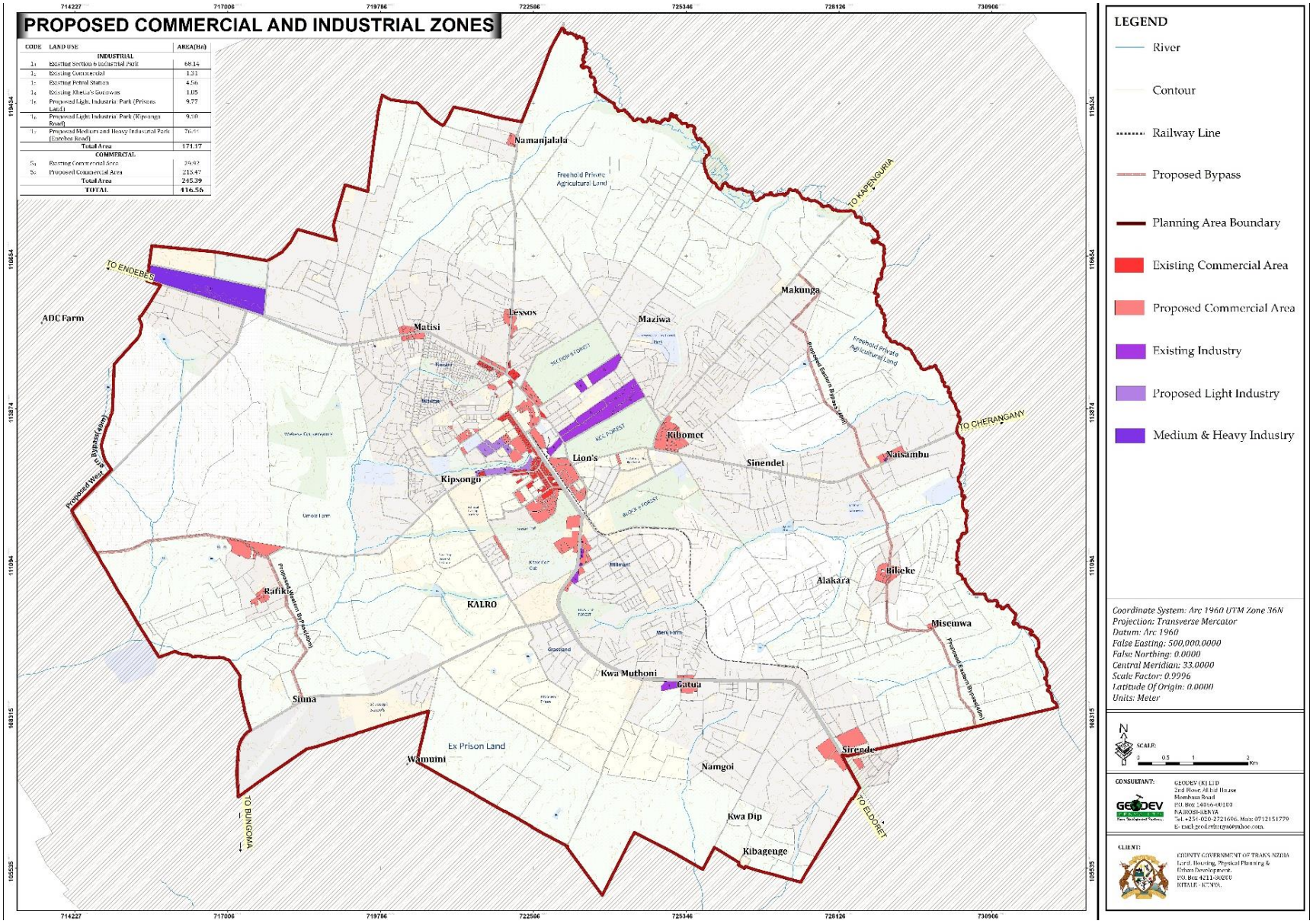
i. Light Industrial Areas/Jua Kali shade

- Approximately 9.8ha of land have been earmarked for *the development of a light industrial park* behind the bus park on prison's land, which is to be acquired. The plan proposes *juakali* areas in other centres to be maintained depending on their location's suitability and to be redeveloped and allocated adequate space. Furniture workshops with adequate infrastructure and services have been proposed on the acquired prison's land behind the bus park to address the needs of Chanuka furniture among others. The plan also proposes the development of a light industrial zone along Kipsongo Road (9.1ha).
- Light Industrial uses to be permitted in residential areas too, for example, non-noisy activities such as tailoring and carpentry. Such measures stimulate the economy by reducing the barriers to entry for small entrepreneurs and minimizing the current tendency to flout regulations. The activities expected are often non-offensive and can easily coexist harmoniously within or adjacent to commercial and residential neighborhoods.
- Relocate the existing abattoir to the proposed industrial zone. Acquire land at the proposed industrial zone and develop two abattoirs, one for chicken and the one for livestock (cows, goats, and sheep)

ii. Medium and Heavy Industrial

- Medium industrial activities to be maintained at the current industrial area next to section 6 estate and the zone be re-planned with requisite infrastructure to accommodate more users and mitigate land-use conflicts. Others are to be located within the proposed industrial zone at ADC farm. At least ten industrial establishments have been earmarked in this new zone. Medium industries proposed include fruit juices, flour milling, animal feeds, milk processing and cooling plant, plastic industries (recycling), etc.
- By the year 2036, it is anticipated that Kitale Municipality will have at least five heavy industries. A zone for heavy and medium industries (76.4Ha) is proposed at ADC farm along Endebess Road. The proposed industrial zone will attract the bulk of industrial investments i.e., assembling, manufacturing, and processing industries e.g., fertilizer industry, agro-chemicals industries, etc. Already, the area has sufficient land, a conducive environment, away from congestion, easily accessible hence the rationale for industrial purposes in the area.

Map 5: Proposed Areas for Industrial Purposes



4.5.3 Educational

Primary and Secondary Schools

- With a projected population of 439, 621 by the year 2036, approximately 126 primary schools will be required (an additional 79 schools) and 55 secondary schools will be required (an additional 27 schools).
- The distribution of these schools to be based on the catchment population and the recommended walking distances. At gross densities of 50 persons per hectare and above. Land requirement for primary and secondary is 3.9ha and 6.9ha respectively as stipulated in the Physical Planning Handbook.
- The land available, especially for schools that do not meet this threshold, should therefore be used economically to leave room for future expansion. Storied buildings should therefore be encouraged, wherever possible, for classes, offices, and dormitories. This will help to efficiently maximize land use. Integrate primary and secondary schools where possible. National Government to implement this.

Vocational Centres

- The plan proposes the development of vocational training facilities in every ward to absorb school dropouts and the population that does not progress to universities to impart low and medium-level technical skills. This will enhance job creation and self-employment.
- The plan also proposes the development of Vocational, Industrial, and Technical Training Centres at the existing industrial area and the proposed industrial area. This will help realize the commercial potential of the Kitale Municipality community and foster entrepreneurship. This can be achieved through Kenya Industrial Estates and Kenya Industrial Research Development Institute. This will also promote Vocational, Industrial, and Technical Training Potential for increased access to industry/market-responsive skills and employability improved.

University and mid-level Colleges

- The municipality does not have a fully-fledged university; at least 42ha should be acquired for this purpose at ADC farm by the year 2036.
- Upgrade Kitale Technical Training College to a National Polytechnic
- Acquire land (5.5ha) for Kenya Medical Training College opposite the County Referral Hospital.
- Allocate land for accommodation facilities near the colleges (high density)

- For the numerous mid-level colleges in the municipality, quality assurance and regulatory policies must be put in place.

All educational institutions especially primary and secondary schools are encouraged to densify (build vertically) to achieve/gain more land for all the required facilities e.g., playgrounds. In all cases, educational institutions should be integrated with major open spaces whenever possible to encourage the sharing of the open spaces and playgrounds with members of the public

4.5.4 Health

Within the municipality, there are 11 public health facilities and about 28 private health facilities. From the field survey, the average distance to the nearest health facility is approximately 3.3km. This is within WHO's recommendation of 5km. They have however been concentrated in the CBD and urban nodes.

- The plan proposes upgrading and modernization of the existing facilities, which is necessary to ensure the provision of quality health care.
- The plan also proposes additional health facilities to match the population increase by 2036. Their location should be geographically, socially, and economically accessible.
- Every proposed growth node to have at least a health centre accessible with basic infrastructural services. County Government to acquire at least 3ha of land for the same.
- The plan proposes upgrading of level 4 hospital to a modern standard facility. Acquire more land for this purpose
- Acquire land (1.7ha) for expansion of the County Referral Hospital.

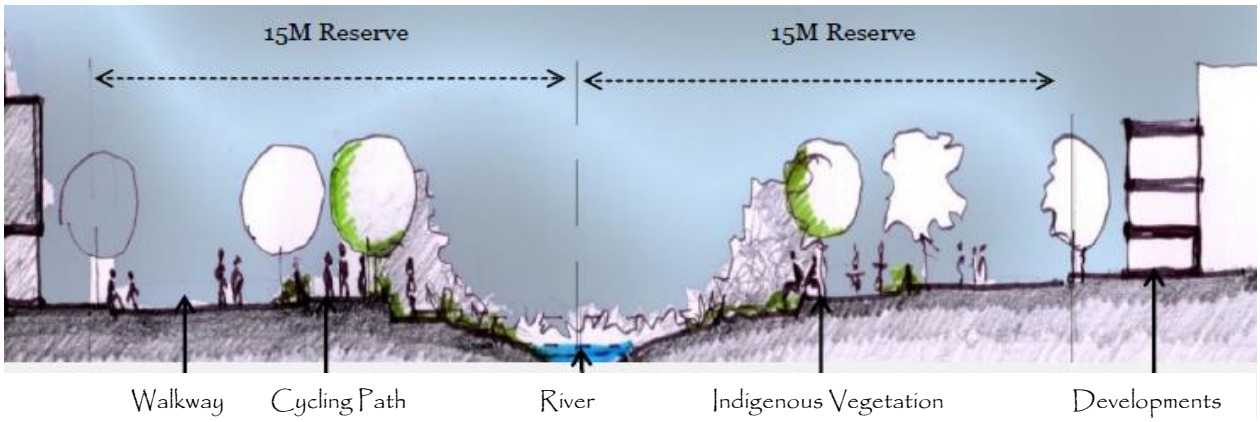
4.5.5 Recreational

- There should be a small area of recreational space within walking distance of all areas with a residential density above 50 persons per hectare.
- It is recommended that 1-2 hectares of land be provided for open spaces per 10,000 populations in areas with a population density of above 50 persons per hectare (Physical Planning Handbook, 2008). Therefore, Kitale Municipality and its environs are required to currently (2021) have approximately 20Ha and 44Ha by 2036 if 1Ha of land is taken to be the minimum land requirement.
- These small parks, open spaces, and playing fields are to be developed in every neighborhood and estate level as guided above.
- Regarding educational institutions, it is proposed that they will be encouraged to build vertically and acquire more land for playgrounds. In all cases, educational institutions to be

integrated with major open spaces whenever possible to encourage the sharing of the open spaces and playgrounds with members of the public

- For a public park, the plan proposes the acquisition of at least 8Ha from prison land and 2.9Ha next to Kitale War Cemetery. This will also seek to serve the purpose of conserving Machinjoni River riparian reserve in addition to acting as the buffer between the proposed CBD and the residential areas of Site and Service and Matisi.
- Upgrade the current Trans Nzoia stadium to modern status. Repossess grabbed land around it to give more land for parking and training grounds. Acquire adequate road reserves to develop a good transport network around it.
- 42ha of land to be acquired at the current ADC farm for the construction of an integrated sports centre. The activities in this centre would include; athletic tracks, indoor games, hard courts, swimming pools - with spectator facilities, catering establishments, parking, etc. Develop a good public transport network around it that is linked to all major roads.
- As the municipality grows and densities increase, green space will become increasingly important. It is, therefore, necessary to maintain and protect areas of natural beauty and environmental sensitivity as an essential part of the planning process. These will include the existing forests, Kitale Nature Conservancy, Museum Nature Trail, golf course, wetlands among others.
- Promote recreation and urban tourism in the four forest blocks. Develop Section 6 Forest as an Arboretum with adequate facilities and good road connection. Develop a Nature Park (Haller Park) at KCC Forest, develop Eco Lodges at Block 10 Forest and Showground Forest
- The plan also proposes measures to integrate the ongoing project of transforming Showground Forest into an Urban Park
- Increase coverage of the Museum Nature Trail by repossessing grabbed land and rehabilitating dilapidated sections. Promote urban tourism by developing Eco Lodges.
- The plan proposes the incorporation of urban agriculture within the Municipality as integrated land use and as a measure to enhance green spaces. This plan promotes urban agriculture by maintaining major agricultural lands like KALRO and the large private individual parcels around ADC and Rafiki area at 30% of the total proposed land use. Any land-use changes to these lands are to be subjected to Development Control processes and developers to bear the cost of providing infrastructure and services on the land.

- Reclaim and redevelop riverine sections to ensure that they are an integral part of the urban landscape especially Machinjoni and Koitobos River. These rivers have been encroached into, highly polluted, and not regarded as integral parts of the urban system. There is an immense need to link them with residential and commercial development as they can be incorporated as spaces for recreation and development. This includes cycling paths, walking pavements, etc.
- Preserve 15m riverine sections on either side of the rivers. This will help to minimize soil erosion within the riverine and the built-up areas, minimize the natural environmental threats, preserve the ecological values of rivers and the surrounding, control sewage form of waste disposal, and provide access and service road to the river reserves.



4.5.6 Public Purpose

- Development of land for public purposes is generally expected to be intertwined within the major land uses and the core population zones.
- Existing administrative centres are to be maintained including the law courts. Enhance their compactness by providing for vertical developments within the same space to accommodate more use.
- Move all the county offices to one or multiple integrated office complexes where Ardhi House and County Assembly are. Use the freed land for other purposes especially for open spaces, which are majorly lacking. County to acquire and develop the proposed uses.
- Acquire (3.5Ha) and develop a Municipal Level Integrated Community Centre (resource centre, social hall/amphitheater/Cultural dance centre, commercial zone to serve the centre) behind the County Commissioner's office on Agricultural Mechanical Services land. The county is to acquire and develop that land.
- Improve the current social hall by constructing a multi-storey building to include a community centre and other support facilities like a health care facility, shops, a swimming pool, etc.

- Acquire and develop five social halls and libraries in the proposed growth nodes and areas where a catchment population demands i.e., Kibomet and Namgoi/Wamuini. Land to be acquired should be a minimum of 1.0ha for a social hall and 0.4ha for a library.
- Move the medium GK prison in the municipality from its current location and acquire equivalent land size (or at least the recommended 16ha) in the urban fringes where its location will not curtail necessary urban expansion. Use the current prison land for other urban development purposes including:
    - Commercial and residential use
    - A public park,
    - Jua-kali sheds,
    - Garages,
    - Furniture workshops and
    - Additional land for expansion of the current bus park

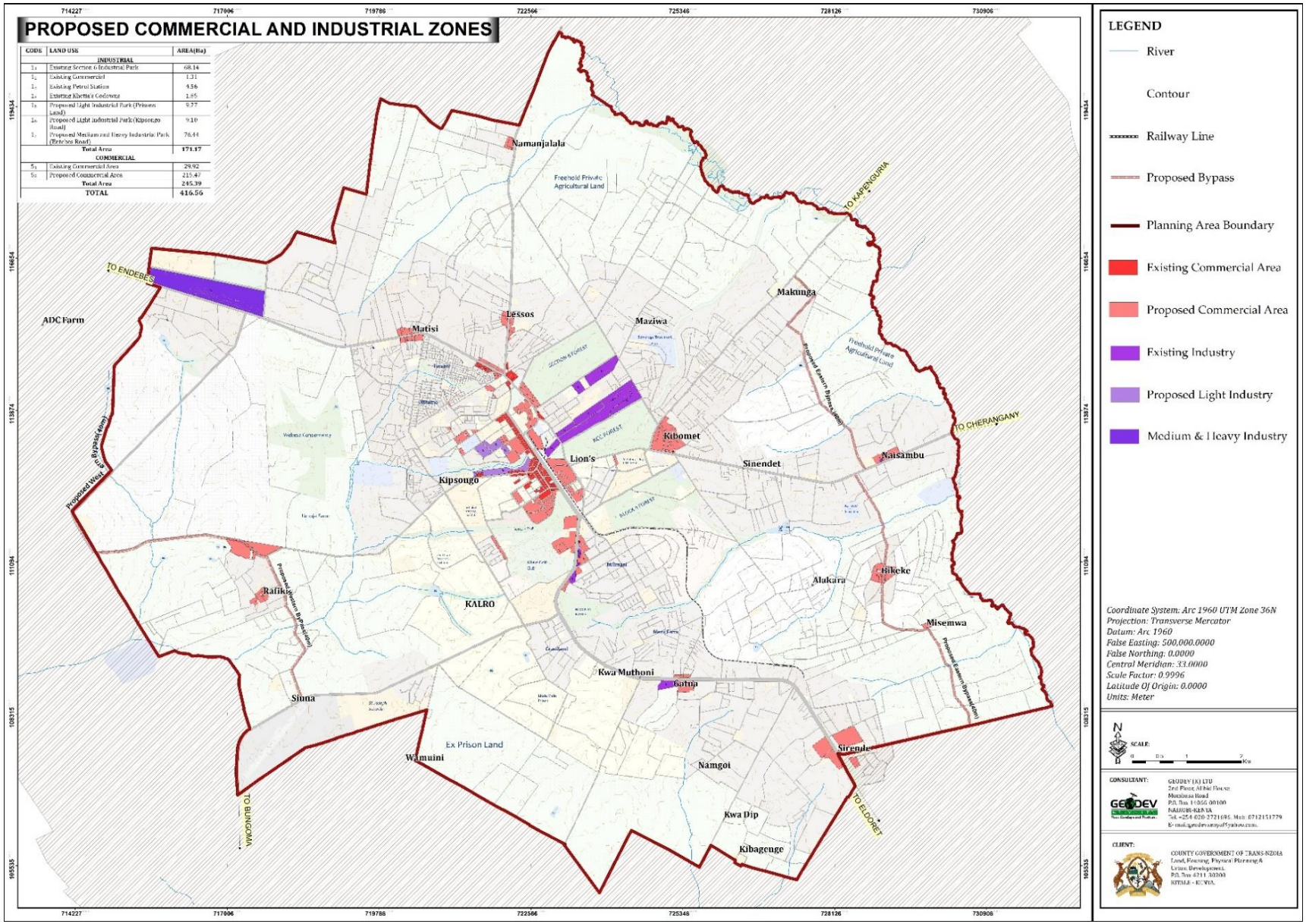
- Maintain the main GK prisons and with the assistance of the National Land Commission, repossess the grabbed land for construction of more facilities. Acquiring more land for the main prison can also create space for accommodating the medium prison which is to be relocated as proposed above
- Police stations to be located in the following areas:
    - The proposed strong centres i.e., Proposed Industrial Zone and Kitale Core Urban and
    - All the proposed growth nodes i.e., Sirende to serve areas of Gatua, Kwa Muthoni and sections along Eldoret Road, Rafiki to serve Umoja farm, Siuna centre, and neighboring areas, Matisi to serve the centre, Tuwani, Lessos, and surrounding neighborhoods.
    - In addition, the plan proposes police stations at major neighborhoods i.e., Namgoi centre to serve the area including Kibagenge and Wamuini and Kibomet area to serve up to Moi University and along Cherangany Road within the municipality.
    - Upgrading of existing ones is also recommended.
    - Police posts are to be located within residential neighborhoods.

4.5.7 Commercial

- Kitale CBD will be retained as the main commercial centre. In addition, there will be a creation of other commercial nodes to offer low order services and ease congestion in the CBD. These will be located in Kibomet, Bikeke, Rafiki, Namanjalala, Lessos, Sirende and Matisi. Similarly, commercial uses will be permitted in residential areas, either as small shops opening onto the street or as offices. The total area proposed for commercial use is 245.4Ha (1.5% of the Municipality)

- The plan proposes Kitale Municipality CBD to be extended to Kitale National Polytechnic, medium prisons, Trans-Nzoia stadium, Deep Sea Resort, railways land, Lion's Centre, Line Member Estate the museum, and the Museum Nature Trail to the Agricultural Mechanization Services land. There will be a densification plan for the CBD to encourage high density and subsequently a compact zone. High densities reduce the cost of infrastructure, facilitate the operation of a viable public transport system, and reduce the environmental impact of urbanization. They are, therefore, in principle, highly desirable.
- Within the CBD, promote vertical development, which permits domesticated parking to ease congestion on the streets. The plan stipulates that all new buildings within the CBD have to provide for underground parking or on subsequent floors. To further sort out the issue of parking spaces in the CBD, a multi-storey parking facility is to be developed where garages exist next to the municipal yard. Those garages will be moved to a space allocated in the GK prisons', upon relocation of the dumpsite and subsequent reclamation and rehabilitation of the dumpsite.
- The Plan proposes a 5 floor and a 5,000 capacity Business Complex next to the bus park. This will help boost the county's revenue collection base and transform the county's economy through increased business activities and better working conditions for the business community.
- The Plan also proposes open air and closed markets on railways land and on public land next to Kitale National Polytechnic as well as modernization of the existing municipal market
- The plan proposes that all the trading activities on road reserves and especially along Laini Moja section be moved to the new business complex next to the Bus Park, and the proposed spaces on Railway's land. Demarcate the land and apportion these activities proportionately.
- Pedestrian-friendly streets with adequate pedestrian facilities to be provided in all commercial areas
    - Wide, well surfaced, footpaths can transform the experience of walking from a struggle to a pleasure. Not only is commerce easier, but the environment is more pleasant. There is no rule of thumb about the right width for a footpath, but history has shown that the majority of footpaths in Kenya municipalities are too narrow. Wide pavements allow trees to be planted along the road, thus providing shade for pedestrians. They also present opportunities for small businesses, such as kiosks, open-air restaurants, and cafes.

Map 6: Proposed Commercial and Industrial Areas



4.5.8 Public Utilities

a) Public Cemetery

- The existing public cemetery is not fully utilized. The plan proposes the utilization of the remaining portion of the cemetery (4.5ha) and another land to be acquired at ADC Farm (5ha) for the provision of a public cemetery in the future.

b) Fire Station

- A modern fire station is to be developed at the Municipal yard and at least two new fire engines purchased to serve the Municipality and its environs. The piece of land opposite Kitale Law Courts (in contention) should also be pursued for the provision of a fire station
- Fire hydrants to be increased and especially in all the areas of significance (CBD, high-density areas, commercial nodes, etc.) and with an adequate supply of water.
- Substations to be developed in every growth node with at least one fire land rover.

c) Solid Waste Management

- The County Government to acquire and develop a solid waste management facility for the municipality measuring at least 8ha at the ADC farm.
- The current dumpsite at Machinjoni is to be decommissioned into a public park.
- Adequate waste receptacles to be provided within the municipality and dustbins placed in all the necessary locations.
- County Government to purchase modern compactors for waste transportation and employ adequate staff.
- To improve efficiency in waste management especially collection, the county government to venture into public-private partnerships and employ benchmarks where this approach is working perfectly.

d) Water Supply

Piped water covers only 80km^2, which is 50% of the municipality. Although 55% of the municipality's residents have access to piped water, a significant number of households do not have their tap, and many obtain water from boreholes and vendors – normally at a higher cost.

On the assumption that all households should have their water supply, the theoretical demand for 2018 and each ten-year phase of urban growth is as follows: Current water supplied in Kitale Municipality is *8,000m^3/day*. Using the current population size in the Kitale Municipality planning area, the total estimated water demand for the years 2021 and 2036 is *30,673m^3/day* and

71,033m^3/day respectively. The current deficit is therefore estimated at *23,000m^3/day* and *63,033m^3/day* by 2036.

For current and future demand, there is a need to:

- Increase the water reticulation systems to serve all the activity areas adequately. Increase household connections at a reduced cost
- Establish a larger treatment plant to increase water supply capacity in the municipality and subsequently augment the reticulation system to cater to the growing population for the 20-year planning period. Currently, there is no rationing but due to the increasing demand-supply gap, NZOWASCO is working on a rationing program. Rationing is most likely to be effected during dry seasons when water demand is too high.
- Reinforce the institutional capacity of NZOWASCO to strengthen its mandate in water provision.

e) Sewer Supply

- The existing sewer supply covers 18km^2, which is the old municipality
- Expand and modernize the existing sewer system to increase supply
- Acquire land where necessary and expand the existing sewer treatment facilities at Machinjoni and Bidii area
- Acquire land for the construction of two new sewer treatment plants. One in Rafiki area (50.72Ha) to serve the proposed industrial zone, Rafiki area, and areas along Webuye Road including the upgraded Kitale airport. The second one (20.62Ha) to be located between Bikeke and Cherangany Road to serve parts of Milimani, Alakara, Bikeke area, and areas along Cherang'any Road

f) Storm Water Drainage

- All roads have adequate drainage facilities. Acquire adequate wayleaves and construct proper drainage facilities especially in highly populated areas.
- Establish proper stormwater outfalls to avert flooding and also to develop stormwater utilization in the future

4.5.9 Transportation

The plan proposes that approximately 7% of the land use in the municipality be used for transportation. This will mean improving some of the existing transportation facilities, acquisition of land for expansion, and construction of new ones e.g., roads, bus parks, airstrip among others.

UPGRADE KITALE AIRSTRIP TO A LOCAL AIRPORT

- Acquire adequate land for construction of adequate and modern airport facilities
- Compatibility of this land use with abutting land uses to be done through land use planning of the area surrounding the airport, strict development control, proper design and siting of the airport, and adequate control of flight risks generating sources. The aim is to provide the best possible conditions for the needs of the airport, the community in the surrounding area, and the ecology of the environment.
- There is a need to control land in the vicinity of the airport to ensure that possible height hazards or obstructions to flights into or out of airports are minimized

BUS PARKS

- Develop and operate the main bus park as a country bus (for national routes or long distances only). Acquire more land (0.7ha) from the prison's land to expand this bus park in the future.
- Acquire 1.2ha of land on railways land and develop a bus park to serve vehicles that ply county and regional routes.
- Acquire 5.6 acres of land and develop a bus park at Section 6 forest opposite Trans Nzoia stadium to serve Tuwani, Matisi, and Lessos areas and along Endebess and Kwanza roads.
- Acquire 3.8 acres of land and develop a bus park at Lion's Centre to serve the local areas and along Kapenguria and Cherangany roads.

TRUCK TERMINALS

Long-distance trucks require stopping for refueling, repairing, and resting of drivers. Road transport and logistic centres are compatible businesses associated with truck terminals, which generate employment. Most long-distance trucks park along the Laini Moja section, normally after six in the evening or morning hours, causing too much traffic especially when turning. This also poses a parking challenge to the guests who reside in the same guest lodges. The Plan proposes three truck terminals and logistics centres to serve the Municipality. These will connect to the main trunk roads without interfering with the CBD traffic. The logistic centres will facilitate easy movement of trade and industrial goods, which will be produced in the planned industrial area and those from outside the municipality too.

- One truck terminal and logistic centre to be developed at the proposed industrial zone to accommodate trucks serving the zone. The movement of raw materials and delivery of finished products from this industrial zone will be facilitated by this truck terminal. The truck

terminal is to be connected directly to Webuye road through the Western Bypass, Endebess road, Kwanza Road, and Kapenguria road through Lessos area

- Another main truck terminal and logistics centre (approx. 13Ha) to be developed at Sirende Centre along the proposed Eastern Bypass. Trucks will travel via the bypasses without interfering with traffic on CBD roads
- A smaller truck terminal (lay-by) to be integrated with the proposed bus park at the space next to Section 6 Forest opposite the stadium
- Loading and offloading hours for Lorries within the central business district are to be limited to before 7 am and after 8 pm. This will ease congestion in the CBD significantly.

PARKING

- Parking can no longer be left to chance: if the CBD is to survive, it will be essential for proactive steps to be taken to identify viable parking spaces. The municipality lacks multi-level parking facilities, open-air parking spaces are lacking, and only left to roadside parking. Buildings too lack domesticated parking. This, therefore, means that there is a need to make by-laws stipulating that for every 100m^2 of land in the central business district a minimum of 1 ½ parking spaces must be provided for off-street parking except where basement parking is provided. Recommended parking space for development approval in the CBD is:

Table 5: Recommended Parking for Development Approval in the CBD

Kenyan Standards	
Land Use	Floor Area for One Parking Space
Commercial	50 sqm
Office	25sqm
Residential and others	100 sqm

- Acquire 0.59ha of land next to the Municipal yard and develop a multi-storey parking facility. Move all the garages to the newly acquired space on the prison's land. County Government to undertake this initiative or through a public-private partnership.
- Acquire another 0.96ha of land on the vacant land next to the County Assembly for a multi-level parking facility.
- All the on-street parking spaces should have proper markings.
- New buildings within the CBD to have underground parking or on subsequent floors. No new building approvals will be given for the high user buildings without provisions for domesticated parking.

- Restrict to one-way traffic Moi Avenue and the Kenyatta Avenue along Khetias, Equity, and Barclays Bank to create more space for on-street parking which shall eventually boost revenue to the municipality.
- Special parking facilities to be provided for taxis, bodabodas, and tuk-tuks within the proposed bus parks. This will mean putting strict measures and developing a proper and efficient enforcement department.

INTERVENTIONS TO CONTROL BODABODAS WITHIN THE CBD

1. Tarmac and improve conditions of all the roads in Tuwani, Bondeni, and Shauri Moyo to encourage walking and reduce reliance on bodabodas
2. Create a new road from Machinjoni through the medium prisons land to the main bus park and the CBD to encourage walking, save on time and reduce reliance on bodabodas.
3. Create designated routes and provide adequate and proper parking facilities/sheds at the proposed bus parks
4. Allow bodabodas to access the heart of the Central Business District only through Kenyatta Avenue and Kipsongo Road. They should be restricted to operate along the CBD edges and to connect the CBD to residential areas

PEDESTRIANIZATION

1. All roads to have adequate walkways with a minimum width of 1.5m wide
2. Develop dedicated pedestrian walkways and footbridges along Laini Moja and other major roads
3. Create a pedestrian route from the CBD to Machinjoni through the medium prison's land

ROADS TO EXPAND AND UPGRADE IN THE SHORT-TERM (1-5YRS)

1. Expand and tarmac the road that links Webuye Road to Kipsongo Road through Lavington Estate, County Referral Hospital, and Kitale National Polytechnic.
2. Upgrade to bitumen standards the road from the CBD at Oil Libya through the County Government offices, AMS land, Kitale National Polytechnic, Umoja Farm, and Rafiki Centre
3. Expand the road from Webuye junction into the CBD to reduce congestion
4. Clear Laini Moja road reserve, move all the trading activities to their proposed locations, and develop the section into a dual carriageway.
5. Upgrade roads within Tuwani Ward and other residential neighborhoods to gravel status. Tarmac the main connector roads within these neighborhoods

ROADS FOR UPGRADING AND EXPANSION IN THE LONG TERM (PLANNING PERIOD)

1. Acquire and expand Endebess Road, Eldoret Road, and Cherangany Road to a minimum width of 30m with requisite facilities.
2. Acquire and expand the A1 Road to a minimum width of 40M in the built-up areas and 60M in the undeveloped areas with requisite facilities.

BYPASSES

The plan proposes the development of two bypasses as follows:

- A bypass (40m wide) linking Eldoret Road to Cherangany Road via Machungwa, Misemwa, and Bikeke and proceeding to the A1 Road at Makunga Centre – Eastern Bypass
- A bypass (40m wide) linking the proposed industrial zone to Webuye Road at Siuna and Endebess Road through Rafiki – Western Bypass

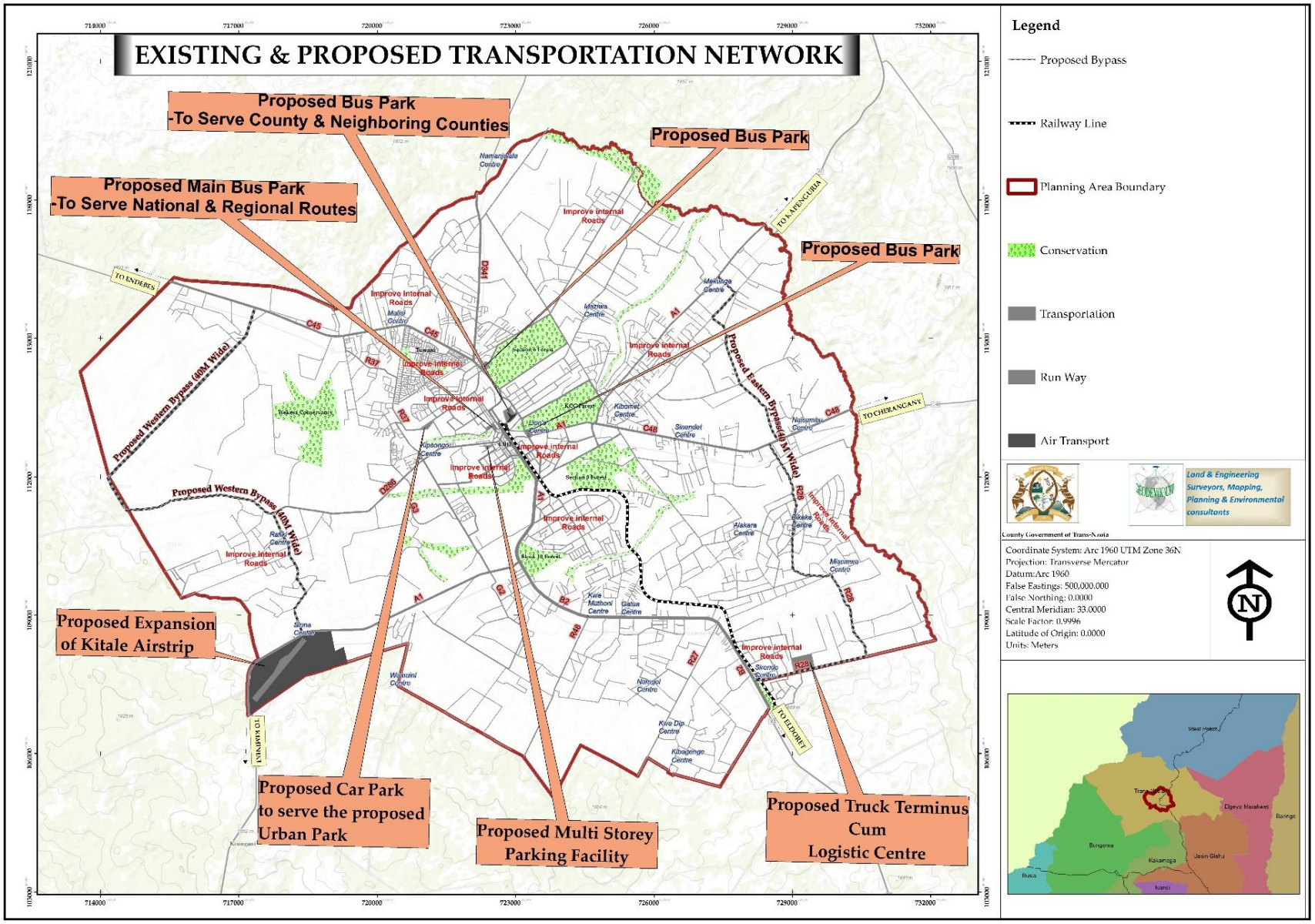
PROVISION OF USER-FRIENDLY ROADS IN THE MUNICIPALITY

- All roads in commercial areas are to be relatively narrow. This creates a form of traffic calming measures and allows pedestrians to cross in relative safety. The principle of traffic calming is to be applied to commercial, industrial, and residential streets except for highways.
- All streets are to be adequately lit to enhance safety measures.
- Provide appropriate sidewalks for pedestrians. Sidewalks are to be provided on both sides of all arterial and collector streets unless there are physical limitations and land use characteristics that render a sidewalk unsuitable on one side. In these situations, safe and convenient crossing opportunities must be provided to allow pedestrians to proceed on the side with sidewalks. The concept of wide pavements provides for street furniture as well as small food kiosks. Planting strips are also desirable to buffer pedestrians from traffic, increasing their sense of comfort and safety, and providing better access for the disabled at driveways.
- A comprehensive concept should be adopted in designing bikeway and walkway systems, based on the premise that the public right-of-way should serve all users; people riding bicycles or walking need to use the same facilities that provide access and mobility to motorists. Making urban streets more inviting to bicyclists and pedestrians also requires that adjacent land use, traffic speeds, transit access, and street connectivity be considered in urban designs.

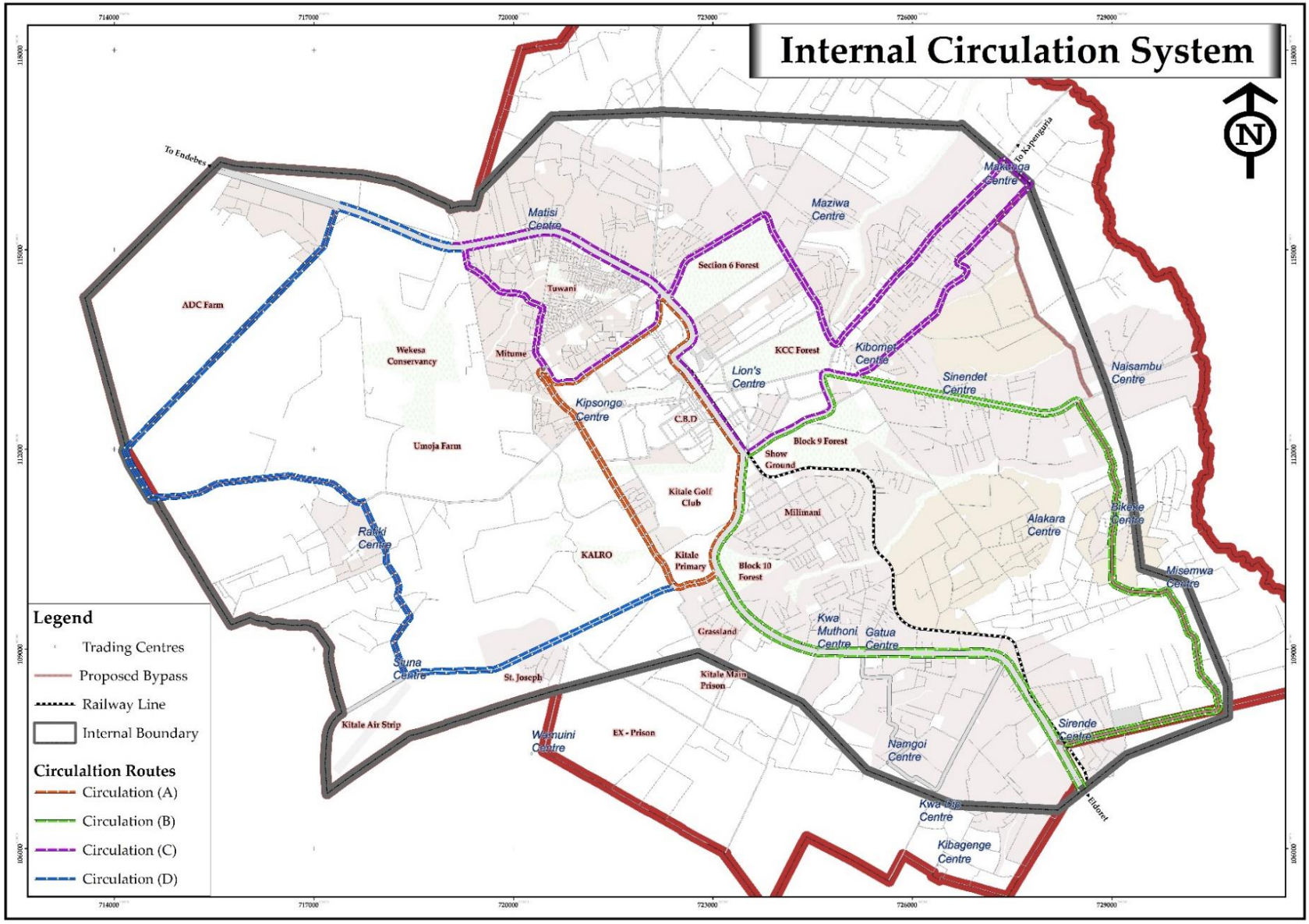
PROVISION OF ADEQUATE ROAD RESERVES

- All the informal trading and parking activities on road reserves especially along the Laini Moja section to be moved to the new business complex and the acquired space on prisons and railways land.
- The A1 Road is among the major roads affected by challenges of the inadequate road reserve. In some areas, the geometrical width is less than 25m especially within the municipality and in Kibomet. This is way below the recommended geometrical width of 40m for an international trunk road in the built-up areas. Acquire adequate wayleave (at least 40m) and expand the road
- The plan recommends clearing all road reserves to the required standards and acquisition of road reserves where nonexistent or where there is new road construction.

Map 7: Existing and Proposed Transportation Network



Map 8: Proposed Municipality's Internal Public Transport Circulation System



4.5.10 Urban and Peri-Urban Agriculture

- The plan proposes about 5945.5Ha (35.4% of the municipality) to be under urban and peri-urban agriculture. Urban agriculture is important because it is a supplementary source of livelihood of food and fuel for many households. The practice of agriculture should however be in harmony with the aesthetics of the municipality and should not be allowed to be a nuisance.
- To promote urban agriculture in the area, there should be adequate provision of infrastructural services to enhance easy access to the markets among other related factors. The agricultural potential that exists within the peri-urban areas of the municipality ought to be exploited to the benefit of the residents.

Benefits of Urban Agriculture

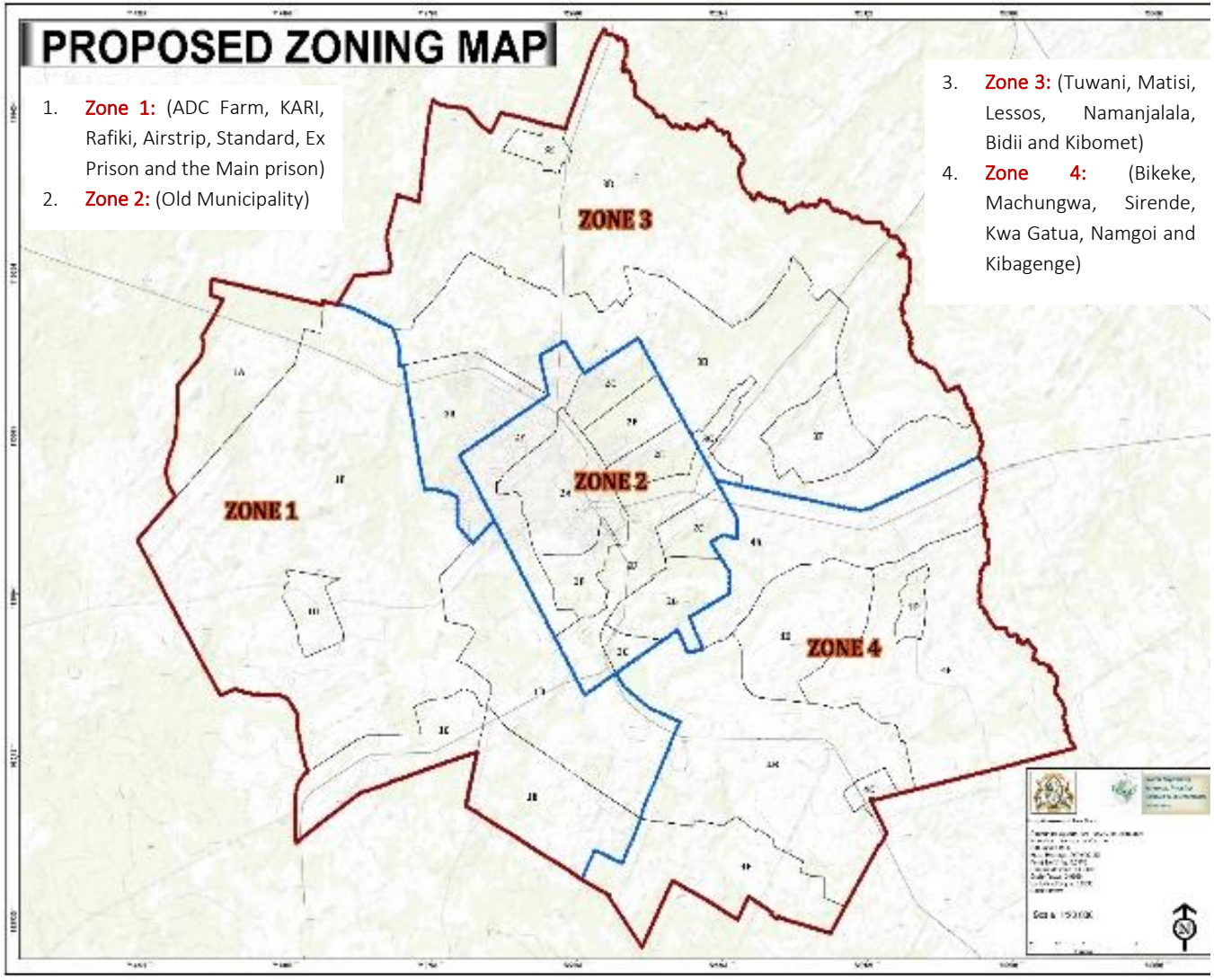
- *Management of solid and liquid wastes*
- *Provision of food supplements. Generation of incomes and employment*
- *Cleaning of the environment through recycling.*
- *Use of land not easily used for any other purposes e.g. land under electricity power lines and land liable to flooding.*
- *Makes use of vacant land.*
- *Reduction of energy used to get food elsewhere by producing it within municipalities.*
- *Compensation for agricultural land lost through urbanization.*
- *Provision of fuelwood, fodder, fruits, timber, etc. from urban forestry.*
- *Provision of carbon sink, the greening of municipalities, and aesthetics.*
- *Controls urban sprawl in the peri-urban areas*

4.6 Zoning Regulations and Development Control

History has shown that urban planning has suffered from two main problems. The first is the fact that statutory plans either do not exist or are out of date. This project, with its emphasis on strategic planning, is intended to recognize the problem of plans going out of date: a strategic plan goes into detail by phases, typically five years at a time, and therefore can respond to changing economic and social circumstances. The second is that development control has been very weak. Political and economic pressures to make a special case for specific developments have been addressed by preparing Part Development Plans. These, by (essentially) planning piecemeal, make a mockery of the concept of adhering to a single urban plan.

The table below details the various land use zones as described above. The land use zones have been numbered systematically and the area in which they apply identified. The existing developments on the proposed zones have also been pointed out in addition to the proposed type of development together with the regulations and standards for the particular zone.

Figure 14: Zoning Map



Proposed and Existing Commercial Areas. Allow compact development and efficient provision of infrastructure. County Government to provide requisite infrastructure. To be connected to the enhanced transport network. Expand the existing CBD

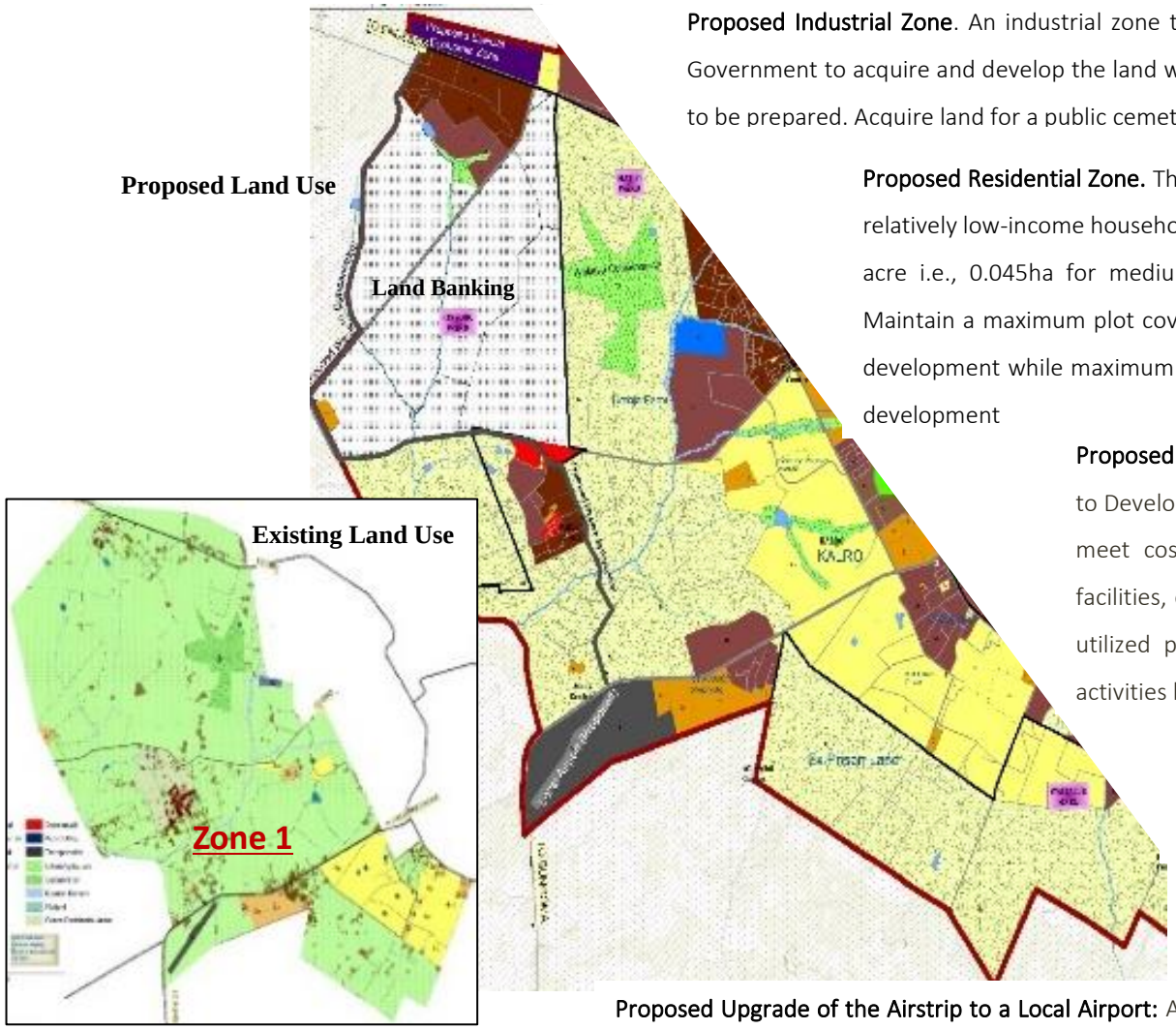
Proposed and Existing Residential Areas. To be developed as mixed-use development to allow compact development and efficient provision of infrastructure. County Government to provide requisite infrastructure. To be connected to the enhanced transport network. Subdivisions to be regulated to a minimum of 0.03Ha

Proposed Industrial Zone. A SEZ to be developed with an integration of all the major uses. County Government to acquire and develop the land with requisite infrastructure. A Local Development Plan for the Zone to be prepared. Acquire land for a solid waste management site within the zone

Urban Agricultural Areas. To be maintained as so. Any development change to be subjected to a Change of User. Developers to provide requisite infrastructure before subjecting the area to new developments. Developments to be subjected to the proposed development and zoning regulations including subdivisions to not less than 0.2Ha

Proposed Growth Nodes. To be developed as mixed-use centres. County Government to develop a Local Development Plan for the Centres and provide requisite infrastructure. To serve as urbanization nodes to protect urban sprawl into the agricultural lands. To be connected to the transport network. Subdivisions to be regulated to a minimum of 0.045Ha to allow compact and controlled developments

Figure 15: Zone 1 (ADC Farm, KARI, Rafiki, Airstrip, Standard, Ex Prison, and the Main Prison)



Proposed Industrial Zone. An industrial zone to be developed with an integration of all the major uses. County Government to acquire and develop the land with requisite infrastructure. A Local Development Plan for the Zone to be prepared. Acquire land for a public cemetery and a solid waste management site within the zone too.

Proposed Residential Zone. This will consist of low-cost housing developments that will house the relatively low-income households. Residential plots to be maintained at a minimum of eighth of an acre i.e., 0.045ha for medium density and 0.03ha for high-density residential development. Maintain a maximum plot coverage of 65% and a plot ratio of 1:3 in medium density residential development while maximum coverage and plot ratio is 70% and 1:4 for high-density residential development

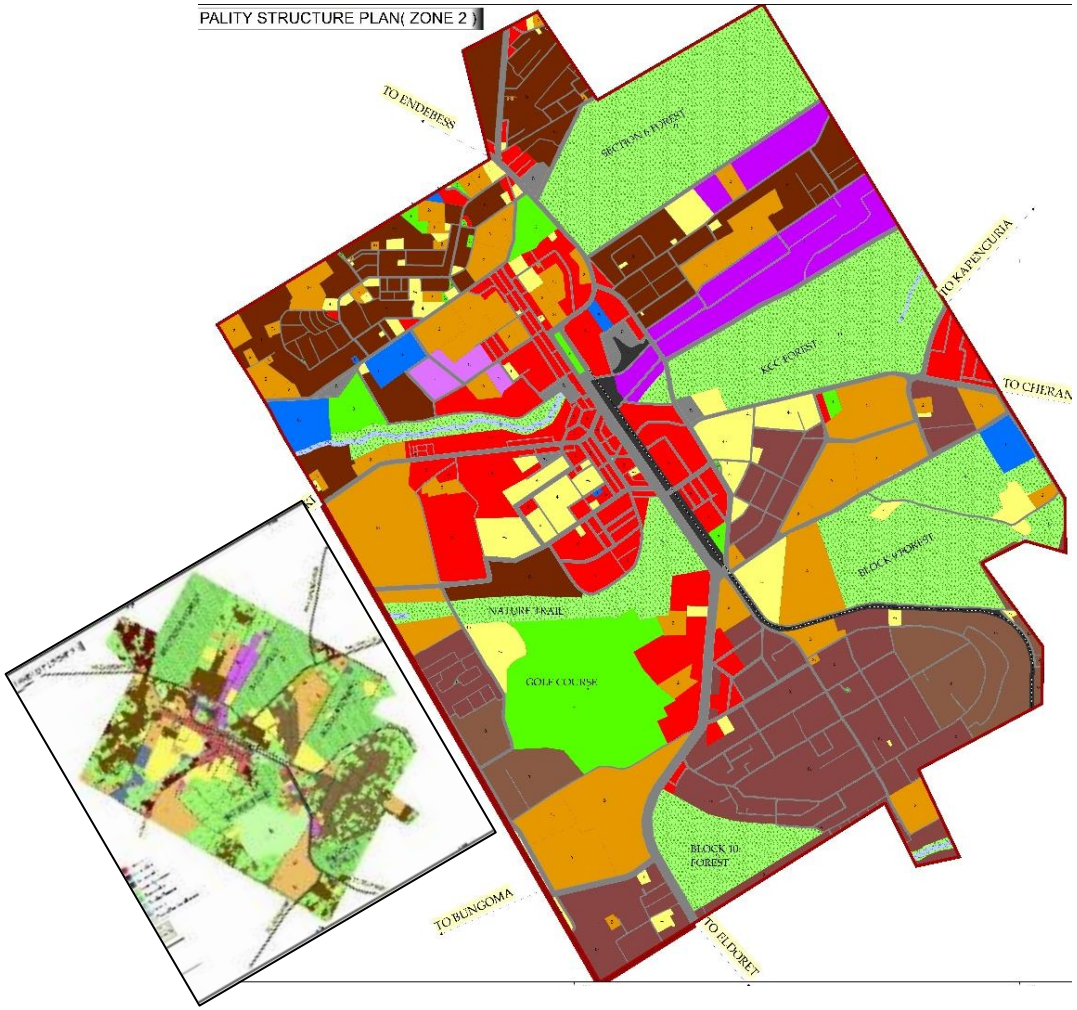
Proposed Agricultural Zone. Any changes on Agricultural land to be subjected to Development Control and Regulations. Developers on Agricultural lands to meet cost on provisional of infrastructure i.e., roads, water and sewer facilities, open spaces, community facilities among others. This block can be utilized partly for urban development, transportation facilities, or public activities by way of redevelopment or agglomeration.

Public Purpose Zone: Maintain this land for this public purpose. NLC to facilitate reverting part of prison land that has been encroached into

Zone for Land Banking: Acquire land as indicated for future investments and provision of public purpose.

Proposed Upgrade of the Airstrip to a Local Airport: Acquire adequate land for the same and restrict nearby land uses as per the Kenya Airport Authority Standards. This includes house typologies among others

Figure 16: Zone 2: Old Municipality



Proposed Commercial Use: Redevelop and densify the dilapidated structures along Kipsongo road, along Laini Moja, behind Nakumatt, and areas occupied by garages. Develop and densify all vacant plots to multi-storey structures in the core area to meet the demand for commercial facilities. Expand the CBD to include the stadium, vacant agricultural land behind the County Commissioner's office to the stream next to museum's nature trail, entire prison land and the current dumpsite area

Markets: Expand and redevelop the Municipal Market into multi-storey modern market. Acquire and develop a modern market on the acquired railway's land. Clear Laini Moja. Develop furniture workshops at the prison's land. This will also include garages and jua kali workshops

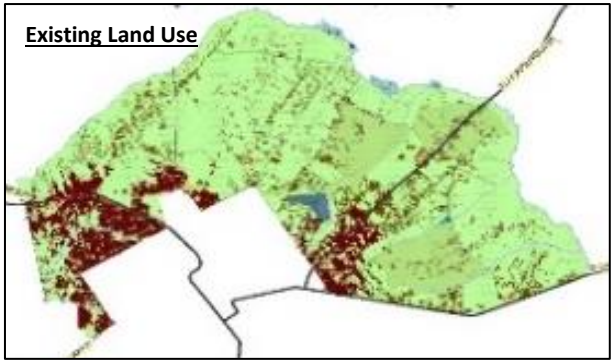
Bus Parks: In order to decongest the main municipality, a regional bus terminus should be at the current bus park. Acquire more land from the prison's land to expand this bus park. Acquire part of the Railways land for construction of a county and regional bus park. Construct another bus park at Lion's Centre and opposite the stadium for the respective routes to serve areas within and around the proposed municipality only

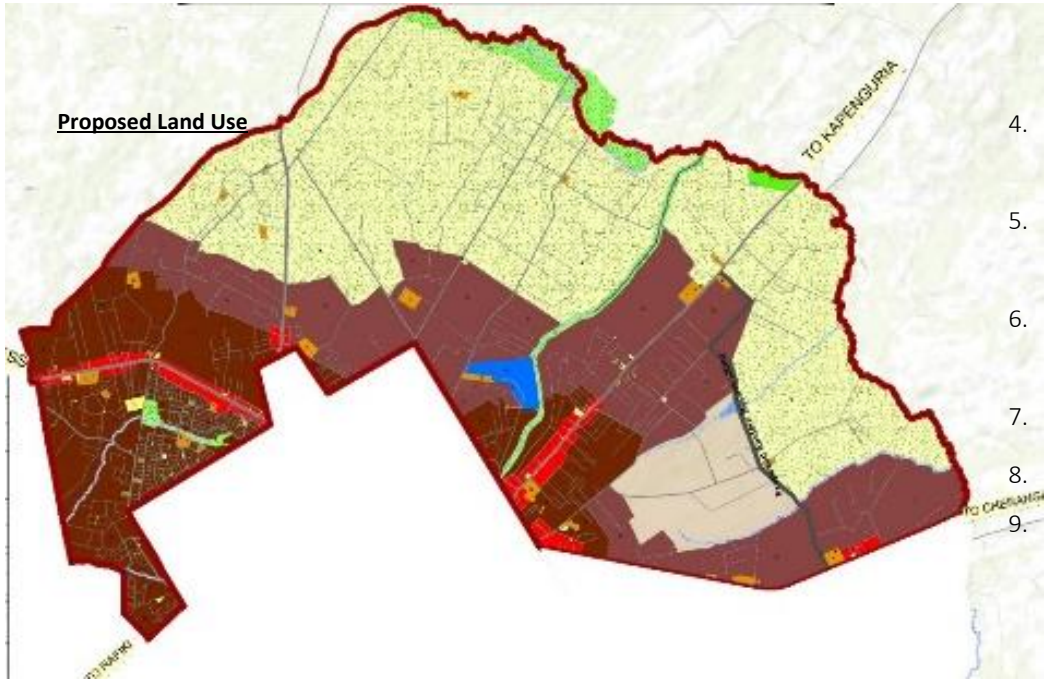
Recreational: Decommission the dumpsite and redevelop a public forest/park at the site. Relocate the prison to provide part of it as a park/forest. Develop an arboretum (Section 6 Forest)

Social Facilities: Develop a Municipality Level Integrated Cultural Centre (library/ resource centre, social hall/ municipality hall/ amphitheater/ Cultural dance centre) behind the County Commissioner's office on AMS land next to the existing library land.

Residential and Industrial: Change the use in Line Member Area and the Estate behind the Medium Prison from residential to Commercial use. Maintain the rest as residential. Maintain the Industrial Area and designate part of the Prison's for Small Scale Industries

Figure 17: Zone 3 (Tuwani, Matisi, Lessos, Bidii and Kibomet)





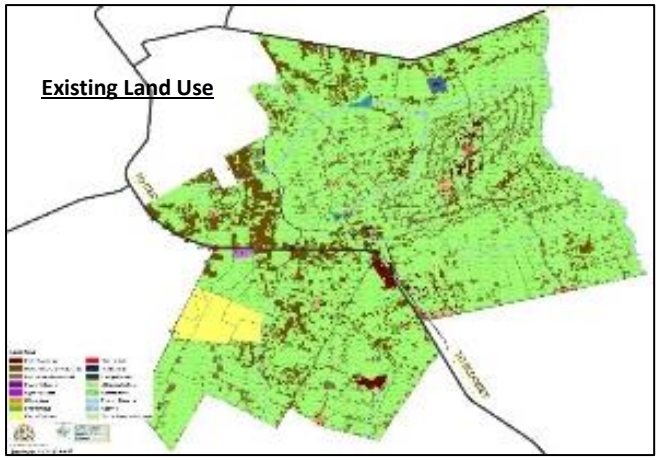
Zone Proposals: Residential (Medium and High) and Agricultural with enhanced Commercial Zones at Matisi and Kibomet

Zoning Regulations

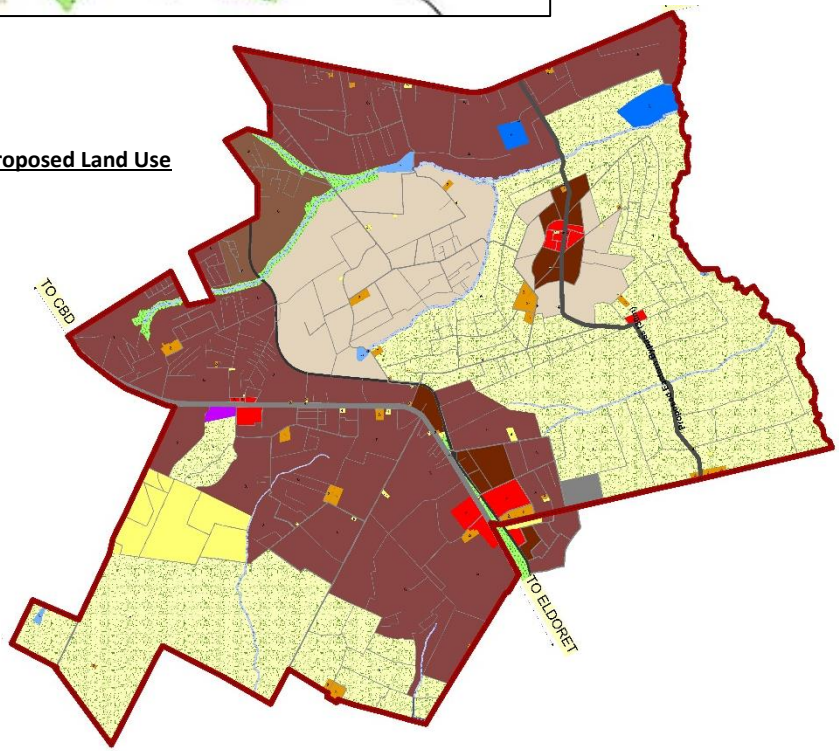
1. Residential plots to be maintained at a minimum of an eighth of an acre i.e. 0.045ha for medium density and 0.03ha for high density residential development
2. Maintain a maximum plot coverage of 65% and a plot ratio of 1:3 in medium density residential development while maximum coverage and plot ratio is 70% and 1:4 for high density residential development
3. County to identify suitable alternative areas within the zone for comprehensive housing development. Prepare detailed action physical development plans for the areas
4. Mainstream livable neighborhoods planning concepts, strategic planning and environmental conservation to guide development in housing
5. Develop support services and amenities necessary for quality neighborhoods e.g. shops/commercial areas, public offices, schools etc.
6. Provides basic plot layout and minimal infrastructure such connection to sewer, electricity and water and access roads
7. Access roads to be not less than 9m in width
8. Within the commercial areas, provide a minimum of 1 parking space for every 500m^2
9. Subject any changes on Agricultural land to Development Control and Regulations. Developers on Agricultural lands to meet cost on provisional of infrastructure i.e., roads, water and sewer facilities, open spaces, community facilities among others

Figure 18: Zone 4: (Bikeke, Machungwa, Sirende, Kwa Gatua, Namgoi and Kibagenge)

Existing Land Use



Proposed Land Use



Zone Proposals: **Residential (Low, Medium and High) and Agricultural with enhanced Commercial Zones at Bikeke and Sirende**

Zoning Regulations

- Residential plots to be maintained at a minimum of quarter an acre i.e., 0.045ha for medium density and 0.03ha for high density residential development. Low density residential areas to have a minimum plot size of 0.2Ha (half an acre)
- Maintain a maximum plot coverage of 65% and a plot ratio of 1:3 in medium density residential development while maximum coverage and plot ratio is 70% and 1:4 for high density residential development
- County to identify suitable alternative areas within the zone for comprehensive housing development. Prepare detailed action physical development plans for the areas
- Mainstream livable neighborhoods planning concepts, strategic planning and environmental conservation to guide development in housing
- Develop support services and amenities necessary for quality neighborhoods e.g. shops/commercial areas, public offices, schools etc.
- Provides basic plot layout and minimal infrastructure such connection to sewer, electricity and water and access roads
- Access roads to be not less than 9m in width
- Within the commercial areas, provide a minimum of 1 parking space for every $500m^2$
- Subject any changes on Agricultural land to Development Control and Regulations. Developers on Agricultural lands to meet cost on provisional of infrastructure i.e., roads, water and sewer facilities, open spaces, community facilities among others

Table 6: Development Control and Zoning Regulations

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed and policy direction
				Front	Side	Rear			
1	1A Special Economic zone	ADC Farm	60	3	1.5	1.5	200	0.25	Industrial development as a dominant land use High-density residential allowed within a radius of 0.25 Km from the industrial area boundary. Commercial development. Recreational Loading and offloading zones have to be provided.
	1B Mixed use development (High Density Residential)	Rafiki	70	3	1.5	1.5	350	0.03	Residential Commerce Light industry Educational Sewer connection necessary. Recreational
	1C Medium density residential development	Siuna, Standard Estate, and Airport areas	65	5	1.5	5	325	0.045	Residential Commercial Educational Recreational
	1D Civic district	KALRO, KEFRI/Prisons	-	5	1.5	3	-	-	Educational Medium density development permitted with site planning standard of medium density observed. Public institutions and offices. Recreation and conservation
	1E Agricultural	All the agricultural areas within broader zone 1	-	-		-	-	0.2	Single dwelling units 10 dwelling units per hectare

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed and policy direction
				Front	Side	Rear			
									Conservation Educational development Development control to be effected
2	2A Central Business District	The old CBD, Prison land, Museum, the government district, Railway's land, the dumpsite the stadium, Member residential, and ASK Show ground areas	90	3	-	-	500	0.045	High density development 1 ½ parking space for every 100m^2 piece of land. Sewer connection mandatory. High-density residential development permitted. Loading and offloading of lorries only permitted from 7.00 pm to 7.00am unless there is a back-lane provided. Transportation functions
	2B Medium to light industrial zone	Section 6 area	-	12	3	12		0.05	High-density residential development permitted. Commercial premises permitted. Mandatory connection to sewer system.
	2C Conservation	Section 6 Forest, KCC Forest, Block 9 and Block 10 forests.	-	-	-	-	-	-	Recreational activities.
	2D Mixed use district	Show Ground, St. Antony School, Kitale Primary	-	-	-	-	-	-	High to medium density Residential Light industry Public purpose Public utility infrastructure Commercial development Recreation Educational.

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed and policy direction
				Front	Side	Rear			
	2E Recreational	Golf course and the Nature trail	-	-		-	-	-	Recreation and conservation activities.
	2F Mixed use development	Technical Training Institute, Kipsongo and Machinjoni	70	3	1.5	1.5	350	0.03	High density residential Education Commercial Public purpose Public Utility (except high impact) Recreational.
	2 G Low to medium density residential development	Alakara/Lavington/Milimani	50/65	5	1.5	2.5	200/325	0.2/0.045	Residential Recreational Educational Light industrial development. Low impact commercial activities.
3	3A Mixed use development	Tuwani, Mitume and Matisi	70	3	1.5	1.5	350	0.03	High Density Residential Light industrial Educational Commercial Public utility Sewer connection mandatory.
	3B Medium to high density residential development	Lessos	65/70	3	1.5	1.5	325/350	0.045/0.03	Residential Commercial Light industrial Educational recreational Public utilities Public purpose Sewer connection mandatory.
	3C	Kibomet, Makunga	65/70	3	1.5	1.5	325/350	0.045/0.03	Medium to high density residential Commercial

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed and policy direction
				Front	Side	Rear			
	Mixed Use Development								Light industrial development Educational Recreational. Sewer connection necessary or use of septic tanks.
	3D Agricultural	All the agricultural area under the broader zone 3	-	-	-	-	-	0.2	Single dwelling units 10 dwelling units per hectare Conservation Low density residential development Educational development Development control to be effected
	3E Mixed use	Namanjalala	70	3	1.5	1.5	350	0.03	Mixed use development including high-density residential, commercial, light industrial, public purpose, educational, and recreational activities. Sewer septic tanks necessary for wastewater management.
	3F Future urban growth (urban fringe)	Naisambu	-	-	-	-	-	-	Infrastructural development necessary. Low to medium density residential development permitted. Development control to be initiated.
4	4A Medium to High density Residential Development	Sinendet, Naisambu,	65/70	3	1.5	1.5	325/350	0.045/0.03	Residential Commercial Light industrial Educational recreational Public utilities Public purpose Sewer connection mandatory.

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed and policy direction
				Front	Side	Rear			
	4B Medium Density Residential	Meru Farm, Gatua, Kwa Muthoni, Naamgoi, Sirende	65	5	1.5	2.5	325	0.045	Residential Commercial Light industrial Educational recreational Public utilities Public purpose Sewer connection necessary
	4C Mixed Use Development	Sirende	65/70	3	1.5	1.5	325/350	0.045/0.03	Medium to high density residential Light industrial development Educational Recreational. Sewer connection necessary or use of septic tanks.
	4 D Mixed Use Development	Bikeke	65/70	3	1.5	1.5	325/350	0.045/0.03	Mixed use development including medium and high-density residential areas, light industrial, public purpose, educational and recreational activities.
	4E Agricultural	All agricultural areas in Bikeke and Misemwa areas	-	-	-	-		0.2	Single dwelling units - 10 dwelling units per hectare Conservation Educational development Public Purpose Development control to be effected.

CHAPTER 5 - ACTION AREA DEVELOPMENT PLANS

5.1 Overview

The strategies and measures have been stepped down to area-specific plans. The area action plans are aimed at making proposals and policies for the development of specific areas. These plans set down the framework for the sustainable phased and managed the development of particular areas. Action areas identified include the proposed CBD, Railways Land, Prisons Land, Kipsongo Informal Settlement, and Riverine Corridor Planning. This plan has detailed the CBD, Railways Land, Medium Prisons Land, and Kipsongo informal settlement. These areas were selected as action areas because of their underlying intensity of development challenges and opportunities.

5.2 Action Area 1: The Proposed Kitale Municipality CBD

Expand and enhance the Commercial Zone

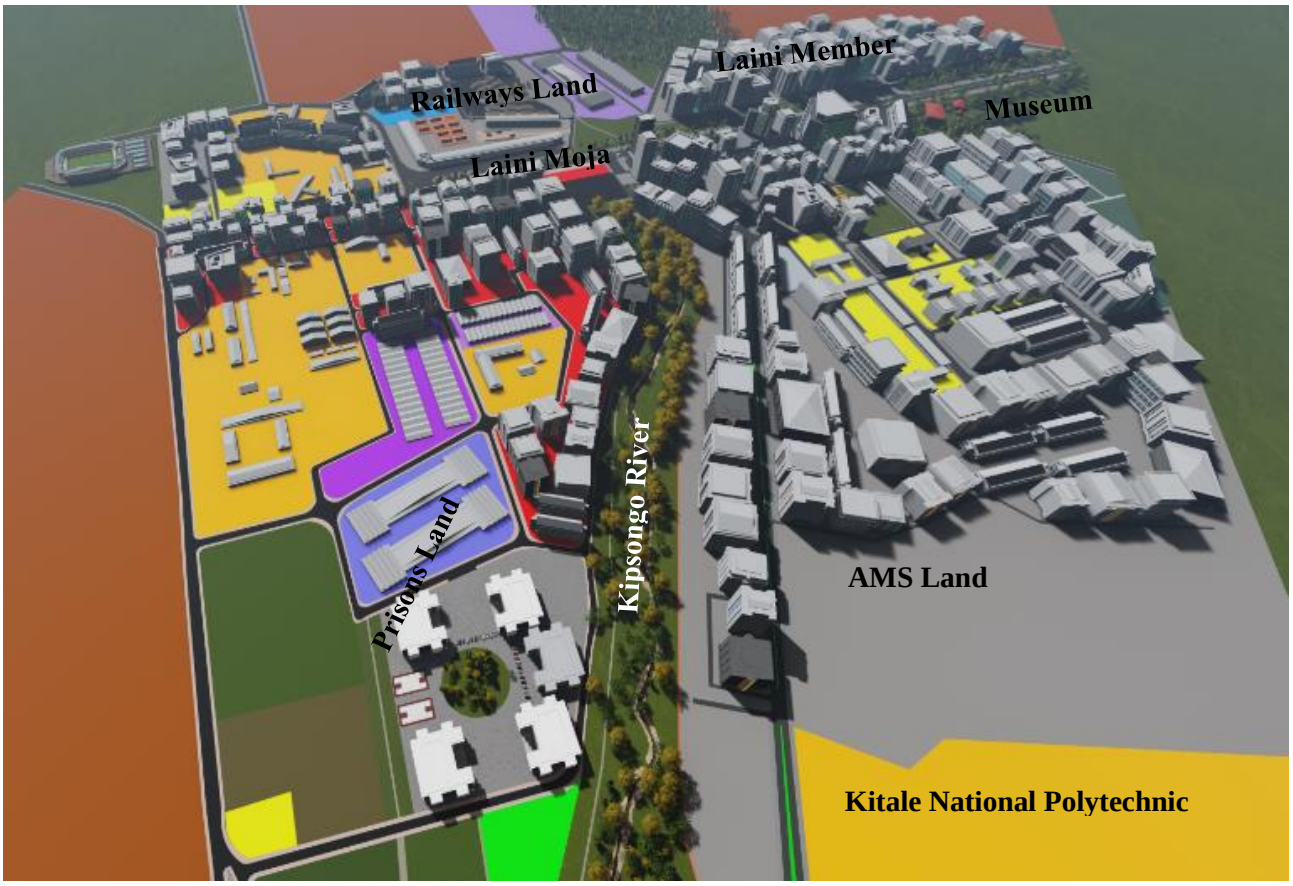
The objective of the area action plan for CBD is to enhance the municipality as a compact regional commercial and service hub.

Measures

- Expand the CBD to include the AMS land behind the County Commissioner's office to the stream next to the museum's nature trail, entire prison land, and the current dumpsite area which is to be developed as an urban forest/park, the stadium, Deep Sea Resort, Railway's land, and Line Member residential area up to the ASK Showground area. Densification of the CBD to 20 floors with one parking space for every 50m^2 floor space to meet the demand for commercial facilities
- Redevelop and increase the density of all vacant plots, the dilapidated structures including the single-storey buildings along Kipsongo road, Laini Moja, behind former Nakumatt, and areas occupied by garages and other *jua kali* activities to multi-storey structures. Pull down old and dilapidated structures and put modern multi-storey structures. Owners of these spaces will have the incentive to redevelop (or sell to someone else who will redevelop) their land into higher densities
- Change the residential areas to multi-storey commercial buildings i.e., next to medium Prisons and Laini Member area including Lion's Centre. Owners of these plots will change the use at their own will and will not be subjected to do a Change of User

- Relocate *jua kali* activities and garages within the CBD to the proposed light industrial park on prisons land to create space for other commercial activities and ease congestion that is exhibited along the streets.
- Approvals for new high user commercial buildings will not be made unless they have domesticated parking and elevators.

Plate 3: 3D Model of the Proposed CBD



Widen and improve the state of the CBD Roads to recommended standards

- Widening of all roads within the CBD by realigning them with the cadastral layer to at least 9m for the service lanes. County to acquire the reserves.
- Extending, providing, and improve drainage, street lighting, security cameras, and street/ road furniture in the CBD.
- Provide space for market facilities at the business complex next to the main bus park, on railways land, and next to Kitale National Polytechnic and relocate people along Laini Moja Road Reserve and other informal businesses within the CBD.
- Street planting to enhance urban green infrastructure and embellishment.

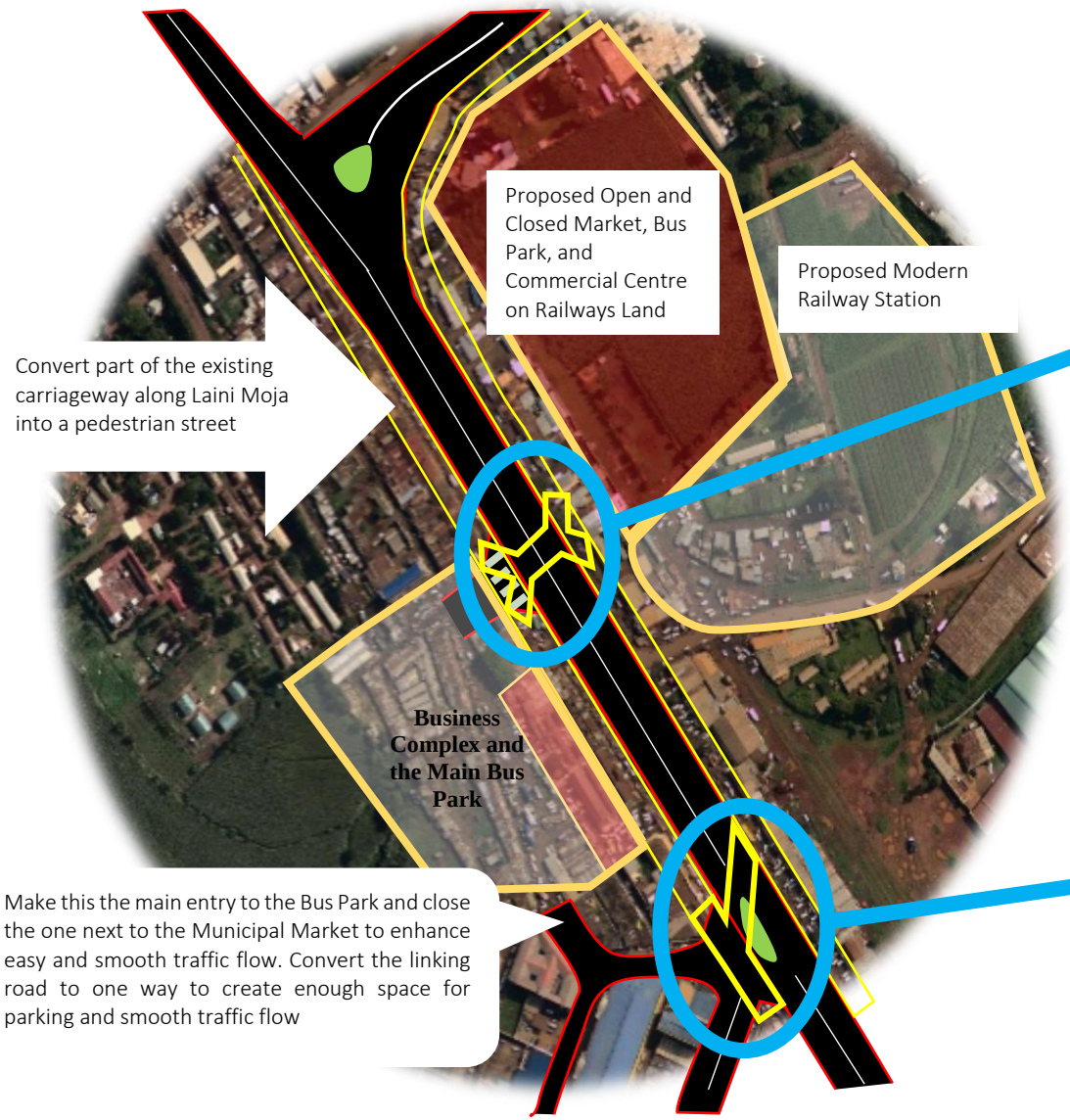
Plate 4: Artistic impression of the envisioned Laini Moja Street.

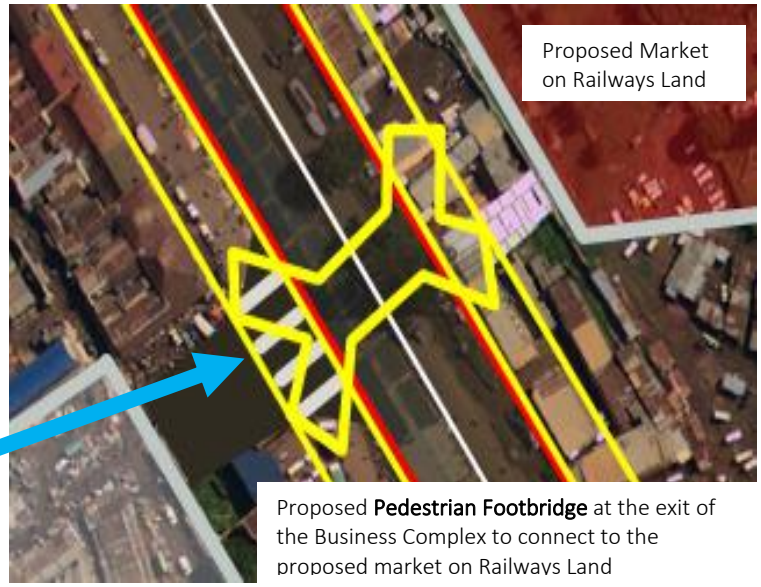


Promote Pedestrianization of the CBD

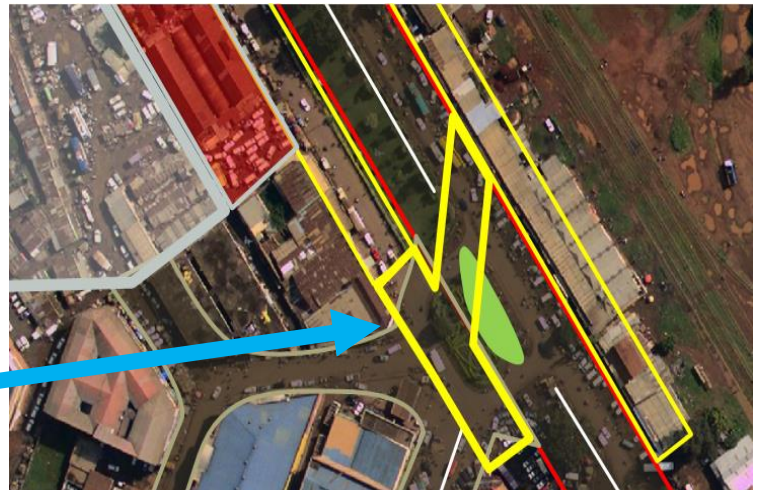
- Acquire road reserves to create wide walkways along the CBD streets.
- Design, establish and implement the following as minimum standards for pedestrian amenities;
    - The minimum width for sidewalks is 1.5m on local streets and 1.8m (or wider) for high user roads
    - Vertical clearance (height) must be a minimum of 2.1M.
- Provide adequate pedestrian crossing facilities i.e., footbridges, pedestrian/zebra crossing, and street lights especially along Laini Moja
- Create pedestrian routes from the major residential areas to the CBD especially Tuwani, Bondeni, Shauri Moyo, and Machinjoni areas

LAINI MOJA PROPOSED INTERVENTIONS





Proposed **Pedestrian Footbridge** at the exit of the Business Complex to connect to the proposed market on Railways Land



Proposed **Pedestrian Footbridge** at the existing round about near the Municipal Market. This should allow smooth traffic flow at the roundabout and keep pedestrians out of danger

Expand the Main Bus Park and develop new Bus Parks

- Restricting the use of the main bus park to serve national routes.
- Acquire more land from the prison and the railways to establish the bus park.
- Acquire land to develop 3 bus parks to serve intra-municipality routes and inter-county routes as follows:
    - Kitale-Endebess and Kitale-Kwanza Route on the land opposite the stadium (5.2 acres)
    - Kitale-Kapenguria and Kitale-Cherangany Routes at the land next to level 4 hospital staff quarters (Lion Centre, 3.8 Acres)
    - Kitale-Eldoret Route and Kitale-Webuye Route to terminate at the acquired bus park on Railway's land (2.74 acres).

Plate 5: The existing bus park proposed to serve the long-distance travelers

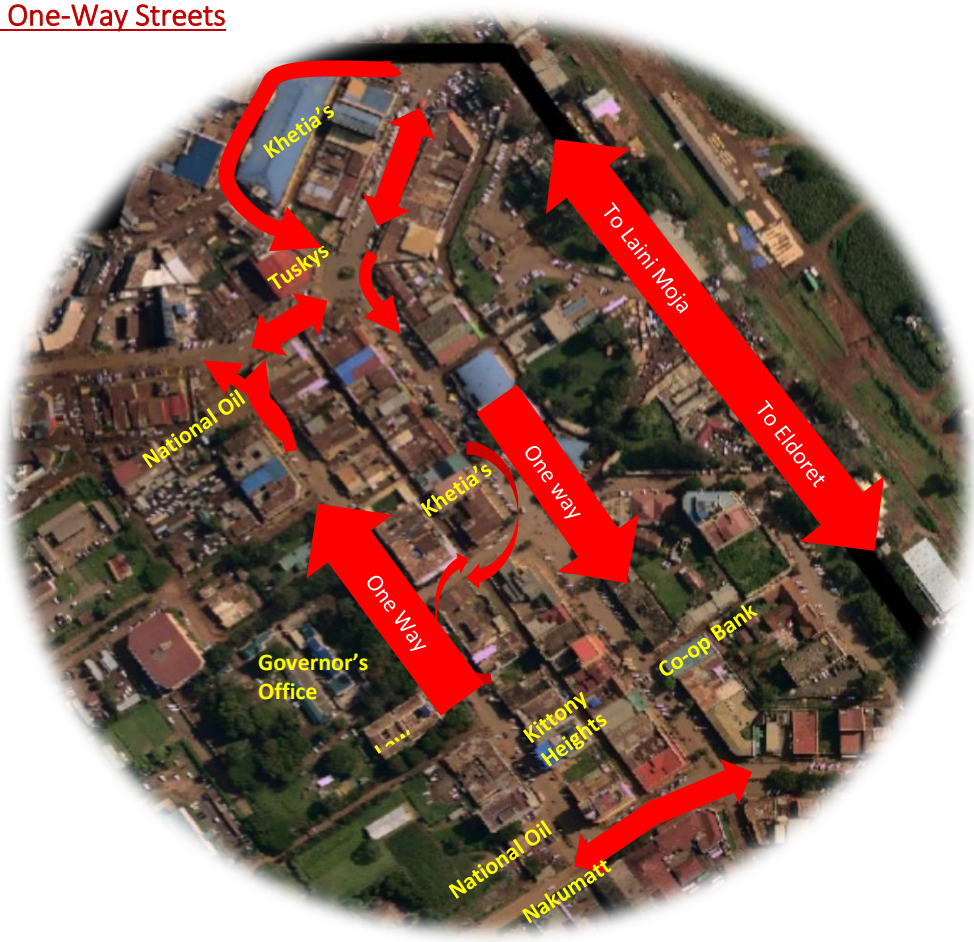


Provide land for Lorry Parks

- Acquiring land opposite the stadium (5.2 acres) to develop an integrated bus and Lorry Park.
- Develop another lorry park at Sirende Centre
- Limit hours for lorries in the CBD to before 7 am and after 6 pm for loading and offloading

Proposed One-Way Streets

Convert the street along Khetia's, and Tuskys Supermarkets and the entry to the Main Bus Park to one-way street to create space for parking and enhance smooth traffic flow



Restrict Moi Avenue along the Governor's office and the street along Khetias, Equity and Co-operative Bank to one way to control traffic and to create more space for parking which shall eventually boost revenue to the county.

Provide Adequate Parking Facilities

- Make by-laws stipulating that for every 100m^2 of land in the central business district a minimum of 1 ½ parking spaces must be provided for off-street parking except where basement parking is provided. Recommended parking space for development approval in the CBD is:

Type of Development	No. of Parking Spaces
Hotels	Parking bay for 5-8 beds
Hospital	Parking bay for 5-10 beds
Office space	Parking bay per 1000 square ft

- Make by-laws and zoning regulations stipulating that all multi-storey buildings or high user buildings have domesticated parking. New building approvals should not be provided for those who don't adhere to this
- Restrict Moi Avenue, and the street along Khetias, Equity, and Co-operative Bank to a one-way street to control traffic and to create more spaces for parking. The street along Khetia's near the main bus park is to be converted to a one-way street.

Designate streets free from motorcycles and provide new motorcycle routes

Areas proposed to be free of motorcycles

a. Along Moi Avenue which hosts the Governor's office and the law courts
b. Along Laini Moja section connecting to Eldoret road

Proposed designated routes for motorcycles within the CBD

i. To and from the proposed markets, furniture workshops, and Jua Kali shades.
ii. Along Tuskys connecting to Kipsongo road
iii. From museum junction to the County Government offices
iv. From museum junction to the industrial area and the proposed market area

Proposed routes to serve residential areas

All links to the main activity nodes and residential neighborhoods are to be used by motorcycle operators to carry passengers and goods. These links include-

i. Residential neighborhoods to the CBD and other main activity nodes
ii. Within residential neighborhoods
iii. All roads to have wide adequate reserves to accommodate motorcycles and minimize road user conflicts

Informal Commercial Activities

Measures

i. Develop a multi-storey business complex next to the current main Bus Park. Expand and redevelop the Municipal Market into multi-storey business centre to accommodate more commercial activities
ii. Acquire a section of land railways and develop an open-air market and a business complex.
iii. Develop an open air and closed market on an existing public land next to Kitale National Polytechnic
iv. Relocate informal commercial activities along Laini Moja to the acquired and developed market on business complex, railway's land, and prison's land to decongest the CBD.

Informal Industrial Activities

Measures

i. Acquiring and develop part of the prison land into a modern light industrial park.
ii. Relocate all the garages from the CBD to the proposed industrial park on newly acquired land on medium prisons land.
iii. Relocate light industrial activities in the CBD and along Laini Moja (Chanuka Furniture) to the proposed light industrial park to decongest the CBD.

iv. Develop Kipsongo Road as a light industrial zone and accommodate more industrial activities

Markets

Measures

i. Build a multi-storey business complex next to the main bus park. Redevelop municipal market to a modern multi storey market to accommodate more activities that are commercial.

ii. Acquire land on railway's land for an open-air market and mitumba market. Relocate traders along Laini Moja.

iii. Develop an open air and closed market on an existing public land next to Kitale National Polytechnic

Plate 6: Artistic impression of the proposed upgrade of the Municipal market



Recreation

Measures

i. Decommission the current dumpsite, relocate it to ADC and develop a public park at the site. Part of the prison land to be developed as part of acquired for the proposed park.

ii. Relocate the prison to provide part of it as a park/forest (at least 5ha for this use).

iii. Redevelop the riparian reserve from behind the bus park to Kipsongo by providing cycling and walk paths, furniture, and other amenities. Provide the same along other rivers within the Municipality.

iv. Maintain the existing parks along Laini Moja with requisite infrastructure until when the road reserve will be acquired for road expansion. After the road expansion, maintain greenery areas along the section.

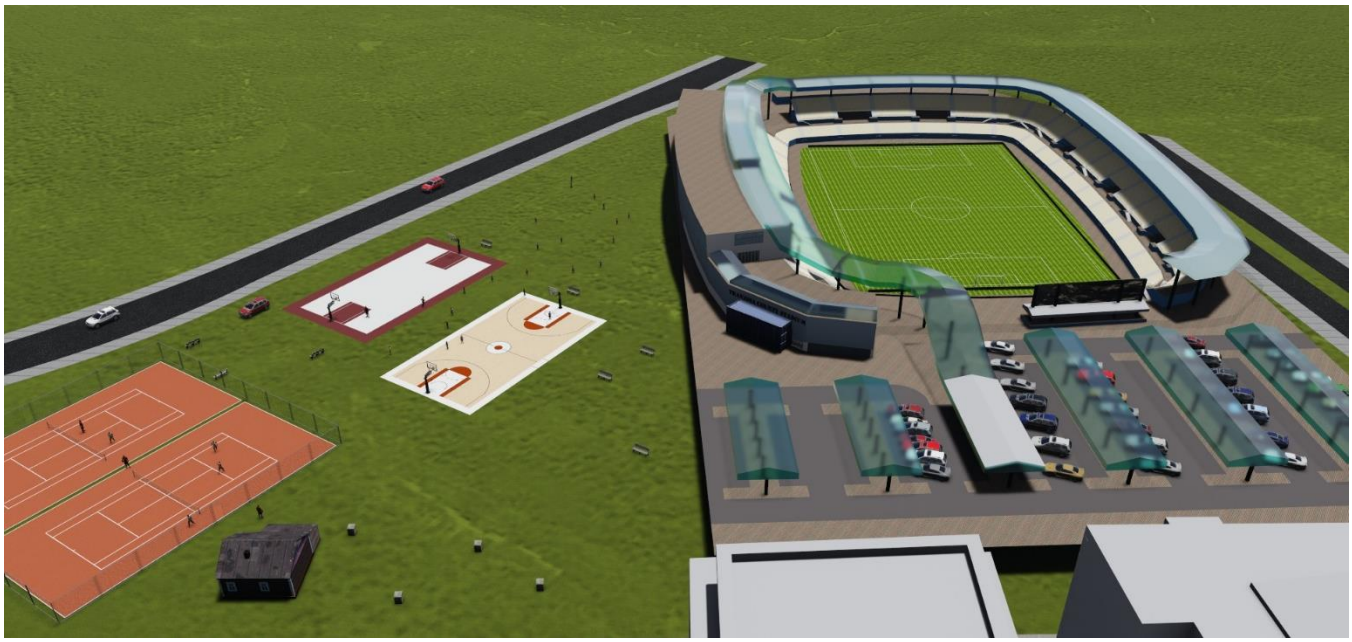
v. Acquire and develop a public park next to Kitale War Cemetery.

vi. Upgrade the existing stadium to a modern status stadium to nurture talent and promote sports tourism

vii. Proper maintenance of the museum nature trail.

viii. Redevelop the Golf course to international standards.

Plate 7: Artistic illustration of the envisioned upgrading of Trans-Nzoia stadium



Social Facilities

Measures

- Develop a Municipality Level Integrated Cultural Centre (library/ resource centre, social hall/ municipality hall/ amphitheater/ Cultural dance centre). This is to be developed behind the County Commissioner's office on AMS land. The county is to acquire and develop that land.
- Construct a modern public library behind the County Commissioner's office. Land for the library has already been acquired.

County Headquarters

Measures

- Redevelop the land around the County offices i.e., Governor's office, Ardhi house, County Assembly, and County Commissioner's offices to multi-level integrated complex county headquarters to accommodate all administrative functions.

- Relocate the county offices scattered all over the town to this area and release that land for greening or other uses.

Improvement of Aesthetics in Kitale CBD

- Develop boulevards on major routes.
- Design Statues in Kitale municipality at central points or common areas (street sculpture).
- Provide street furniture in the following areas.
  - Next to the proposed library after establishing a public park
  - Proposed county government offices area
  - Along Laini Moja section
- Initiate riverfront embellishment along the riverine sections with nature trail.
- Landscaping and street trees and other vegetation
  i. Develop and improve Laini Moja Section with adequate road reserve, street lighting, greenery, and street furniture.
  ii. Plant street trees along all streets in the municipality in intervals of 6, 9, 12, or 15m according to the road size.
  iii. Install street lighting along all streets at the recommended pole heights and intervals.

Improve and Increase Street Lighting Coverage

Through public-private partnerships, the following areas are proposed for lighting to improve their security, aesthetics, and accessibility at night.

1. Entire CBD

Implement Outdoor Advertising Policy

The objective of the policy is to provide guidelines to regulate outdoor advertising, introduce an efficient and reliable advertising revenue collection method for the county.

Types of Advertisements

Facilities covered under the outdoor advertising policy include:

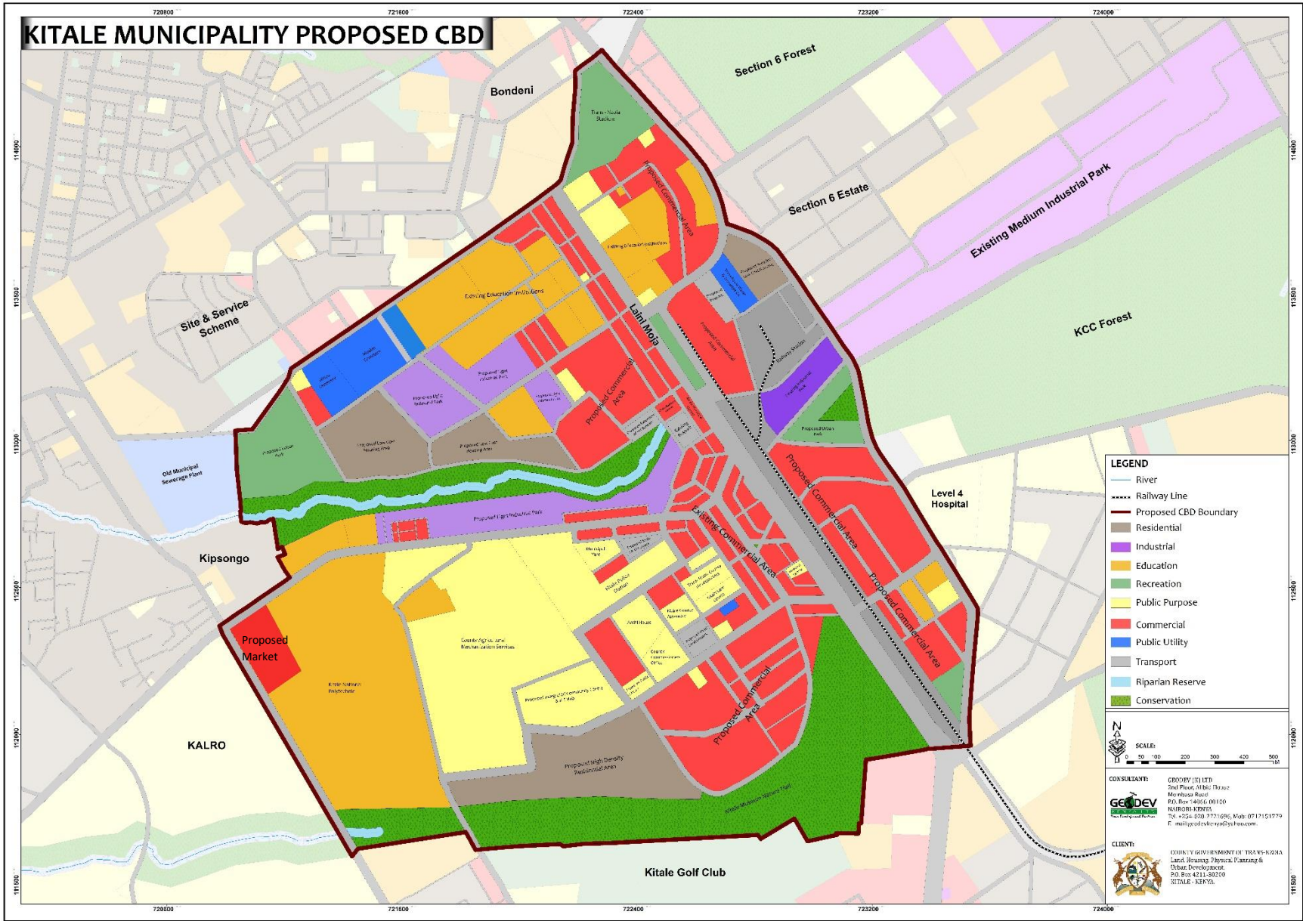
- Billboards/ Wall wraps/ Sky signs/ City clocks/ Signboards/ Suburb signs/Banners/Posters /Handbills/Fliers
- Branded umbrella / Street displays/ Multi motion neon signs /LED screen advertisement
- Guard Rail Advertisement /Construction site boards/ Wall/ Window branding
- Advertisements on canvas/ canopy/Signs above /sitting on canopy (Illuminated /Non-Illuminated)
- Sky signs/ Wall wrap 20 Ft above the ground and over properties

- Advertisement by a loudspeaker (P. A system) per day
- Advertisement on hoarding/Street light pole advertising
- Business encroachment within street pavement/ shop corridors (Canopies).
- Wall painting adverts on temporary premises (Kiosks.)

Table 7: Advertising Planning Policy Proposals

ADVERT TYPE	REQUIREMENTS
Billboards	• Billboards are not allowed on road reserves. • A distance of 150 m to be maintained between billboards. • Colors of billboards to conform to those of adjacent areas. • Billboards to have a height of 5 M above ground. • Standard billboards to have a size of 12 x 10 M • Big billboards (20 x 10 m and 10 x 30 m) to be put up in the outskirts of the municipality. • Billboards not to hang on road reserves • Billboard applications are accompanied by structural drawings.
Sky signs	• To be 12 ft above the ground. • Structural integrity report of buildings to be mounted with the structures to be submitted by registered engineers. • Structural drawings for the proposed advert be submitted to the county's approval authorities.
Wall wraps	• To be affixed on a wall. • Not to exceed the height of the wall. • The colors of an advert conform to the color of the building on which the structure is mounted.
Hoarding	• Hoarding to be undertaken along the perimeter fence of construction sites. • Advertising agencies to submit copies of approved building plans for construction on site.
Other types of advertisements	• It May not require a registered physical planner but should be presented to the county for approval.

Figure 19: The Proposed CBD



5.3 ACTION AREA 2: RAILWAYS LAND

Railway's land is an area that requires immediate action to add economic and aesthetic value to the CBD based on the opportunities it presents to the entire municipality. The total land area for the Railways Land is 46.2 acres excluding land for Kitale Water and Sewerage Company. Actions that are required are as summarized below:

Table 8: Action Plan for the Railways Land

Description (size and character)	Justification	Planning issues	Actions
• The total land size is 46.2 acres • Old and dilapidated railway station • The railway station is no longer operational. • An old and dilapidated rail line • Encroachment by traders, matatu operators, and motor vehicle repair activities	• The County Government is seeking to acquire the land for urban development. • The land is ideal (size, accessibility) for the provision of public amenities, commercial development, affordable housing, road transport facilities, and a modern train station.	• Underutilization of the land • Lack of land for expansion of the CBD and provision of public amenities	• Develop an open-air market for mitumba and other trading activities that are located on the road reserves. • Develop a bus terminal to serve the county and the regional routes • Develop a business park to provide additional investment opportunities for the residents. • Set aside land fronting Laini Moja for commercial development. • Set aside land for affordable low-cost housing development. • Develop a modern railway station and offices.

Figure 20: Existing state of the Railways Land



Proposed Land Uses

1. Market Facilities and a business centre (7.78 acres)
2. Regional Bus Park (2.74 acres)
3. Low-Cost Residential Housing (6.18 acres)
4. A commercial zone (6.70 acres)
5. A modern railway station (15 acres)
6. Existing Water and Sewerage Company (3.42 acres)

County Government will acquire 10 acres to develop market facilities, business centre and a bus park

Railways Corporation will develop a modern railway station, low-cost houses and commercial premises

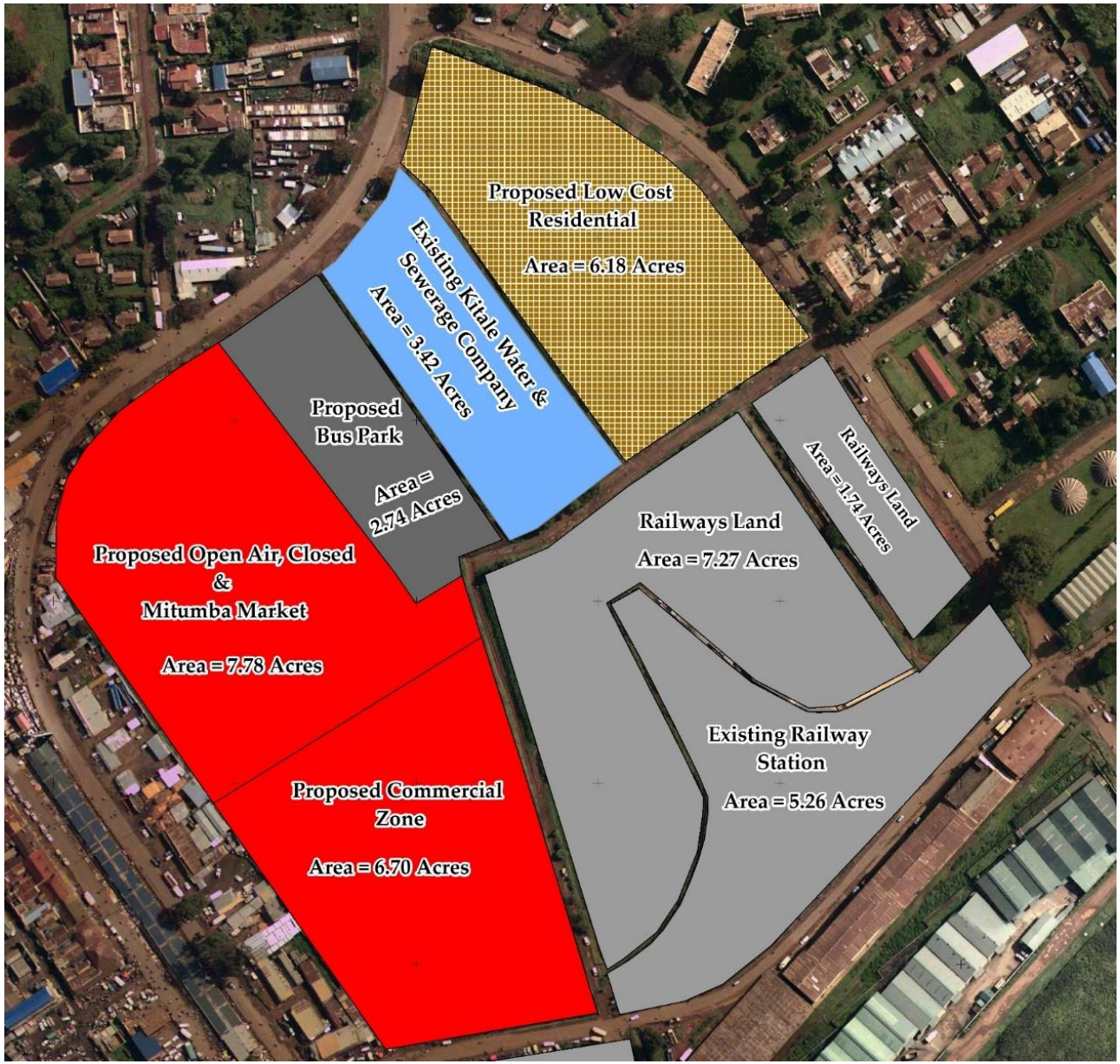


Plate 8: A 3D model of the envisioned development on Railways Land



Plate 9: Artistic illustration of the front view of the Railways Land

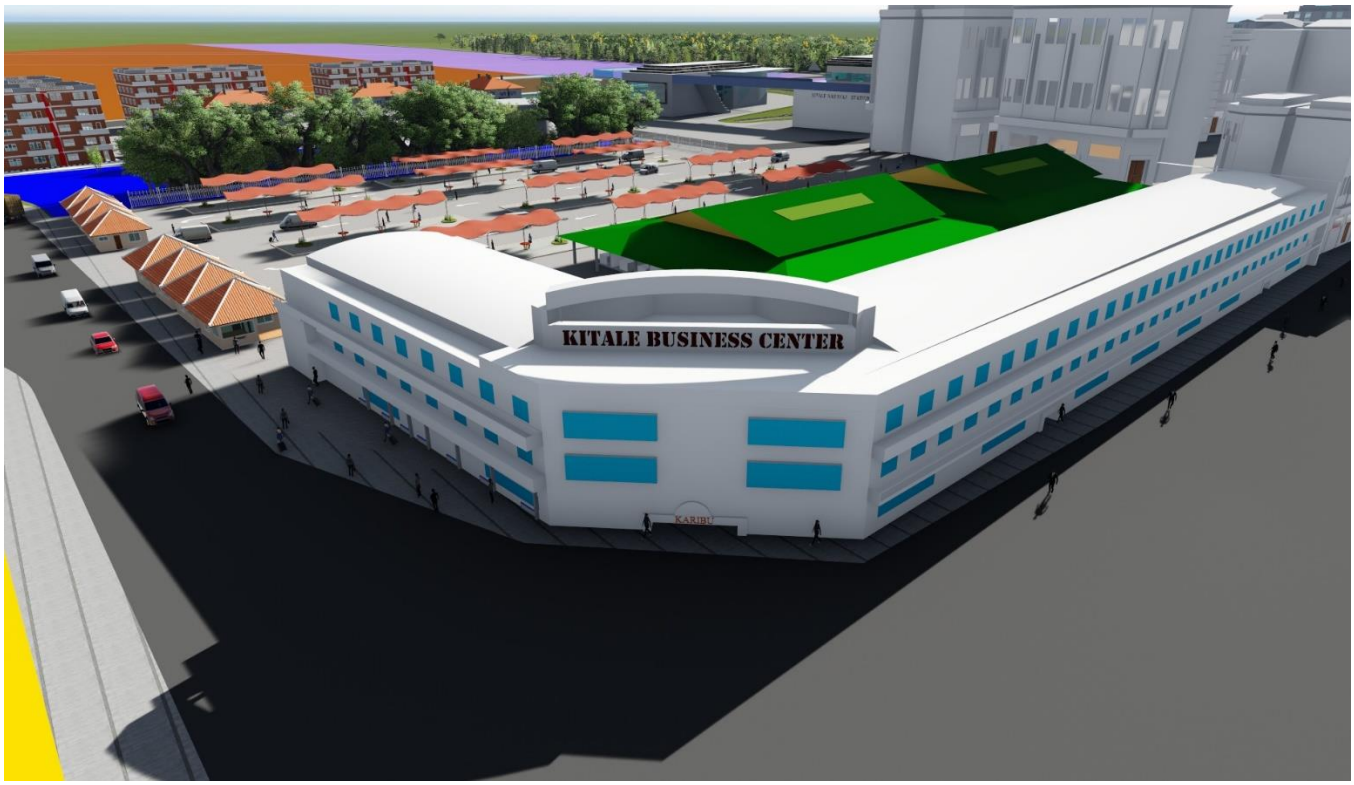


Plate 10: An impression of the proposed bus park, market stalls and the business centre on railways land



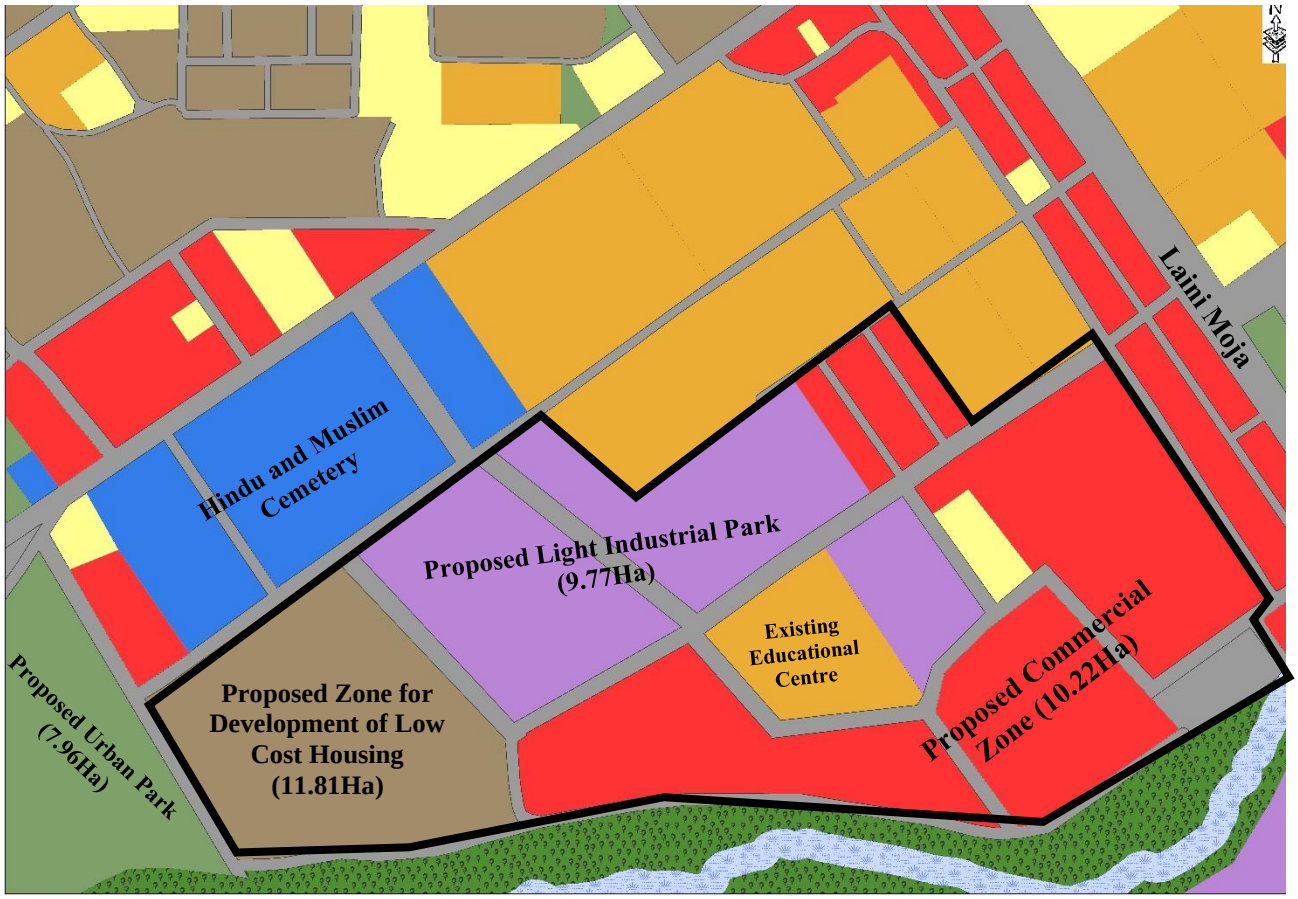
5.3 Action Area 3: Medium Prisons Land

The Medium Prisons land is the third area identified for action planning. The land covers an area of 322.87 Ha. It presents opportunities for the provision of new public amenities, commercial and industrial activities, and housing areas that are currently lacking. Optimal utilization of this land will help improve the status of the CBD and Kitale Municipality as a whole. Detailed actions are illustrated below.

Figure 21: Existing Situation of the Medium Prisons Land



Figure 22: Proposed Land Use Medium Prisons



Description (size and Character)	Justification	Planning issues	Actions
Currently under medium prison facilities and agriculture	• Land Availability • Presence of inter-governmental coordination framework • Need for provision of public utilities, low-cost housing, and light industrial park	• Non- optimal utilization of land • Inadequate land for the provision of public amenities	1. Develop a low-cost affordable housing scheme. 2. Develop a light industrial park for juakali artisans and other industry-related activities 3. Develop a recreational park with adequate facilities and mixed seizure activities. 4. Extend the main bus park 5. Develop a commercial zone

Plate 11: Illustration of the proposed residential and light industrial parks



Plate 12: Illustration of the proposed Urban Park on the Prisons Land



5.5 Action Area 4: Kipsongo Informal Settlement

Major informal settlements within Kitale municipality are found in Kipsongo and Mitume. Kipsongo settlement is located 1km from the CBD next to Kitale National Polytechnic. The informal settlement measures approximately 16.4 Ha.

Challenges

Kipsongo housing is unplanned with encroachment on roads being common. Housing units built with scrap corrugated iron sheets and mud characterize the settlement. Other characteristics include:

i. High urban poverty
ii. Lack of land ownership documents
iii. Environmental Degradation
iv. Rapid, unstructured, and unplanned developments
v. Poor road conditions
vi. Lack of basic services e.g., electricity, water, sewer, markets, open spaces, social halls
vii. Insecurity

Objective

- To upgrade the quality of housing structures, provide and improve services, community facilities and enhance and improve transport networks systems.

Measures

i. Provide special planning rights for low-income areas whose densities are higher than formal areas
ii. Regularize security of tenure
iii. Acquire land for developing a playground
iv. Redevelop existing public toilets that are dilapidated
v. Widen and improve the roads to at least 9m gravel roads
vi. Acquire land for the development of a market
vii. Rehabilitate or construct community facilities
viii. Acquire land for developing a dispensary
ix. Promote income-earning opportunities
x. Build institutional frameworks and social capital/assets to sustain improvements.

Upgrade Kipsongo and Mitume Slums (provide livable houses with adequate basic facilities)

Available Opportunities

- The Participatory Slum Upgrading Programme (PSUP) -a joint effort of the African, Caribbean and Pacific (ACP) Group of States, the European Commission (EC) and UN-Habitat.
- Kenya Slums Upgrading Project (KENSUP)
- Kenya Informal Settlements Improvement Programme (KISIP)



Locally Available Raw Materials



Community Participation

Practices Elsewhere







To Do:

1. Provide practical local housing and infrastructure improvements
2. Provide livelihood generation initiatives to the affected residents
3. Facilitate dialogue at local and County levels that is necessary for 'mind-set change'
4. Equip County Government with key financing mechanisms for slum upgrading including mechanisms to engage and empower slum dwellers themselves

CHAPTER 6- PLAN DEVELOPMENT STRATEGIES AND MEASURES

6.1 OVERVIEW

The purpose of this chapter is to provide for strategies and their specific measures/actions creating a framework implementation. This is in addition to the overall structure plan and the action area plans. Unlike the action area plans, which deal with specific parts of the planning area, the strategies focus on specific sectors.

6.2 LOCAL ECONOMIC DEVELOPMENT (INVESTMENT) STRATEGY

The objective of the local economic development policy for Kitale municipality is to unlock the local economy and place it in tandem with the economic pillar of Kenya's Vision 2030. This economic development strategy provides a framework for a collaborative partnership approach, which will seek to improve the municipality's regional competitiveness and the acceleration of economic growth, job creation, and poverty reduction.

Strategy 1: Promote Development of Viable Nodes /Strategic Growth Centres

The plan proposes strategic growth centres in addition to promoting the Kitale municipality centre as an economic hub in the region. Each of these nodes has a distinct character, significance, and development rationale. Some require specific interventions to make them work more efficiently, whilst others are rapidly expanding and require management controls. This will also create a proper link between the central area and the growth nodes as well as acting as breather points for the municipality. These will be the priority intervention or infrastructure investment and settlement areas by the local authorities and the central government.

Kitale Municipality CBD

The plan intends to make Kitale municipality a compact economic hub hosting several businesses, industrial, organizations, educational institutions, and government agencies.

Proposed Zone (160Ha) for Heavy and Medium Industries, University, and Integrated Sports Centre along Endebess Road

The plan intends to make Kitale municipality a regional industrial, sports, and educational hub hosting several heavy and medium industries, a full-fledged university, and an integrated sports centre. More land is to be acquired for the proposed university and integrated sports centre

Proposed Urban Nodes (Kibomet, Sirende, Bikeke, Matisi, Lessos, Namanjalala and Rafiki)

The plan proposes that the nodes be developed as supporting commercial nodes with a mix of high and medium residential areas, public purpose use, educational facilities, public utilities, proper road network, and adequate environmental conservation measures

Strategy Projects/Measures

1) County to prepare detailed Local Development Plans for the proposed urban nodes.
2) Develop and improve infrastructure services in the proposed growth nodes
3) Identify strategic economic activities to be located in these centres using the competitive advantage principle
4) Encourage partnership with the private sector in investment promotion and infrastructure development
5) Encourage the location of employment, trade, living, recreation/ entertainment, higher education, high level or specialized medical services through targeted incentives to potential investors and service providers

Strategy 2: Improve Business Environment

The county government will initiate reforms aimed at reducing the administrative barriers to private sector development. A case in point is the license reforms to ensure that the business-licensing regime is simple, more transparent, and less costly to both the regulating agencies and businesses. Further, to safeguard the gains made thus far, a Business Regulatory Reform Unit was established under the Ministry of Finance to liaise with regulators to put a halt to the mushrooming of licenses and permits after the elimination process is completed.

Projects/Measures

Create Dialogue with the private sector

This component will be overarching, ensuring that the economic and social dialogue between the county, national government, and the private sector in Kitale Municipality takes root.

1) Reduce the cost of starting and operating business;
2) Reduce time for registering a business to at least two weeks in line with international best practices;
3) Ease the process of licensing, registration, and taxation by eliminating lengthy processes and procedures that emanate from a multiplicity of institutions;
4) Improve coordination of MSE activities;
5) Encourage formation of business linkages;

6) Promote creativity and innovation among MSEs
7) Build partnerships between governments and the private sector
8) Activities will focus, partly on the capacity building needed in private sector business associations for them both to be able to speak on behalf of the private sector and to effectively engage the public sector as equal partners
9) Information analysis and dissemination to facilitate and support the formalized dialogue between the County, national government, and the private sector.

Strategy 3: Invest in ICT

The objective of this economic investment is to make Kitale Municipality a business development hub and tech-savvy city; lead the way in utilizing local resources with the latest technology to improve daily life. The County Business Development Centre will be a key tool for implementing the Economic Empowerment Programs, through advocacy and dissemination of information, and through support for Micro and Small Sized Enterprises (MSEs), especially to the economically excluded and vulnerable groups. The centre will offer access to Business Development Services through the County Biashara Centres, which are a one-stop business development services and capacity-building centre for entrepreneurs to incubate their businesses. It will also seek to promote inclusive economic growth and job creation through supporting the implementation of MSE programs and in alignment with County Integrated Development Plans as well as county-level and sector-specific needs and priorities. The centre will majorly provide:

- Ease of registration of businesses (one-stop-shop),
- Promotion of partnerships and building networks,
- Registration of all youths that clear high school but do not qualify for a university degree,
- Sensitization of youth and women groups on available economic opportunities through seminars, publications, and notices of all available economic and community development opportunities,
- Setting up a county media centre (Tv and radio station, website management, etc.), a movie theatre, restaurants, commercial premises, etc.

Projects/Measures

i. Land acquisition and construction of an ICT Park (0.4Ha) on Agricultural Mechanization Services land next to the Proposed Integrated Community Centre.
ii. Connect the whole of the municipality with the TEAMS (The East Africa Marine System) fiber optic cable

iii. Invite the private sectors (locals) to develop the centre and provide an enabling environment

Strategy 4: Provide Adequate Markets

There is an imperative need to create business workspaces and environments for small-scale traders in the municipality and its suburbs. This is in addition to creating an enabling and conducive environment for businesses along the agricultural value chain.

Projects/Measures

i. Land acquisition on Railway's land (3.15 Ha) for an open-air and closed market
ii. Develop a multi-storey business complex at the designated space next to the main bus park
iii. Develop markets at the satellite centres of Rafiki, Bikeke, Sirende, Namanjalala, Matisi, Emoru, Maili Saba and Wamuini

Strategy 5: Development of Retail trade/ Stalls/ Exhibitions

The objective of this strategy is to provide one-stop shopping retail stalls. This will also go in hand with reducing the sprawl of informal activities in the CBD.

Projects/Measures

i. Acquire land at the Railways and Prisons land for commercial activities
ii. Develop business centres next to the main bus park and at the Railways land
iii. Develop an open air and closed market on an existing public land next to Kitale National Polytechnic
iv. Develop a light industrial park at the acquired land on prison's land
v. Create zones for exhibitions/stalls around Khetia Supermarket, at the current bus park, and the designated site on railways land for the markets.
vi. Convert residential developments behind former Nakumatt into business stalls and other commercial developments.
vii. County government to prepare detailed redevelopment plan of the areas and guide the private sector in developing the stalls.

Strategy 6: Improve Business Skills and Entrepreneurial Training

The objective of this component is to improve the competitiveness of micro, small and medium enterprises. These enterprises will be supported to improve access to new markets, to upgrade their technology and processes through linkages with large enterprises and research institutions, and to improve access to financial services.

Projects/Measures

i. Develop incubation centres at the existing industrial area

i. Enhance and equip existing vocational centres
ii. Increase colleges and universities that train business-related courses

Strategy 7: Tourism Promotion

Kitale Municipality has advantages that can be tapped to promote tourism. They include

i. Strategic location within the western tourist circuit. Located along the international trunk road (A1)
ii. Proximity to popular tourist areas i.e., Mt Elgon national park and Saiwa swamp park. The development of a proper road network is key to accessing these sites with ease
iii. Cultural assets including the Kitale National Museum
iv. Environmental assets (Forests, nature trails, conservancies). Good climatic conditions
v. Installed hotels and conference facilities

Projects

i. Redevelop the stadium into a modern sports complex
ii. Develop riverine and riparian reserves as nature trails
iii. Develop Eco Lodges in the forests
iv. Develop arboretum facilities
v. Develop an Integrated Cultural Centre at the county AMS land

Measures to support the Strategy

Proper maintenance of the existing museum and development of a cultural centre

- Proper maintenance of the current museum.
- Collect and conserve more documents and display them for current and future generations.
- Hold annual cultural festivals to celebrate the rich cultural heritage
- The county government in liaison with the local community should build capacity for local people to be more effectively engaged in tourism development
- This measure will be implemented by the county government in conjunction with the local community and supported by the National Museum of Kenya and the Ministry of Tourism

Develop scenic and attractive areas in the CBD

- The plan proposes the development of more nature trails and camping sites. Take advantage of the existing museum nature trail, forests, other green areas, and Kitale Nature Park
- Develop riverine and riparian reserves as nature trails,
- Develop a system of pedestrian walkways and open spaces

Develop Hospitality Industry/Conference Tourism

- Promote conservation tourism by developing eco-lodges in the existing forest blocks
- Improve the hotels to conform to tourist standards as classified and conferencing
- Develop high-quality hotels at Kibomet, near Amagoro Park, near the airstrip, along Endebess road, and along Cherangany road to attract hotel and conferencing tourism
- Encourage the development of training colleges for tourism for skills enhancement
- Encourage attractive Architectural designs for tourist hotels to promote aesthetics, comfort, and convenience
- Brand the municipality to promote and attract potential investors

Redevelopment of the stadium

- The plan proposes redevelopment of the stadium to a modern sports complex to promote sports tourism

Retrofitting the forests to serve as arboretums

- The plan proposes the development of arboretum facilities in Section 6, Showground, and Block 10 forests

Strategy 8: Develop a Special Economic Zone (SEZ)

The strategy of SEZ development in Kitale Municipality is supported by the rich agricultural hinterland that produces avocadoes, bananas, passion, pineapples, guavas which can be value-added. Other industrial ventures include water bottling, clay roofing tiles, recycling plants, computer assembly. In addition, the location of Kitale Municipality offers good market accessibility due to linkage to both internal and external areas and due to high internal and external population. The municipality also presents an opportunity for the possibility of forwarding and backward linkages due to existing industries i.e., Kenya Seeds and Western Seeds in addition to the availability of vast agricultural land at ADC Farm.

Projects/Measures

i. Acquire land (76ha) for heavy and medium industries at the ADC Farm
ii. Prepare a Master Plan for the proposed industrial zone
iii. Provide roads, power, water, and sewer infrastructural facilities
iv. Preposition of requisite infrastructure on the planned and designated site for SEZ
v. Establish partnerships with investors on industrial ventures

Strategy 9: Promote Agro-Based Industries

Kitale Municipality and its large hinterland have a lot of potential in industrial crops and livestock production and processing in terms of; fruit and banana processing, avocado oil extraction, passion fruit, animal feeds. This potential needs to be exploited to foster industrial development in the municipality.

Projects/Measures

i. Develop a zone for agro-based industries at ADC farm
ii. Provision of requisite infrastructure on the planned and designated site for agro-based industries
iii. Improve road, rail, and air connectivity to enhance access to raw materials and marketing of processed products
iv. Explore the prospects of establishing partnerships with ADC and investors in industrial ventures

Strategy 10: Increase accessibility and availability of financial services

Projects/Measures

i. Provide adequate financial institutions and services by also creating an enabling environment
ii. Zoning to create compatible users and enabling environment for the financial institutions
iii. Linkage to other enterprises
iv. Financial support and capacity building.

Partnership in agro-business support could play a role in promoting access to appropriate funding by SMEs.

Strategy 11: Support the Formation, Retention and Expansion of business

Projects/Measures

It will be an important business and economic development strategy to support entrepreneurs to expand small businesses, retain and expand existing businesses. Strategies include:

i. Access to business planning,
ii. Provide increased access to business financing and other outside capital.
iii. Maintain and increase revolving loan funds available for small businesses
iv. Support industrial park development projects
v. Assist businesses to navigate land permitting and regulatory issues
vi. Ensure access to appropriate and sufficient business planning assistance
vii. Provide targeted assistance to youth to help them achieve economic opportunity

Summary of Strategies on Physical Infrastructure

Theme: Spurring Local Economic Development

Objectives	Issues	Strategies	Projects
1. To unlock the local economy and place it in tandem with the economic pillar of Kenya vision 2030	1. Lack of a plan to guide growth and attract investments 2. Underutilized industrial and tourism potential 3. Lack of adequate facilities for the informal sector such as market facilities, jua kali sites, motor vehicle repair, furniture workshops 4. Congested commercial areas 5. Unreliable power supply 6. Inadequate provision of basic infrastructure and services such as water and sewer hindering local economic growth	1. Provide industrial parks 2. Promote Development of Viable Nodes /Strategic Growth Centres 3. Improvement of Business Environment 4. Development Adequate Market facilities 5. Development of Business Centres 6. Foster entrepreneurship, skills enhancement, and improve employability 7. Provide industrial parks 8. Promote Development of Viable Nodes /Strategic Growth Centres	1. Acquire land at ADC Farm (76Ha) and develop a Special Economic Zone to promote agro-based industries and other industrial opportunities 2. Acquire land (20acres) and construct light industrial parks at the prisons land 3. Acquire land and construct a business park and market facilities at the Railways land 4. Construct a wholesale and retail market next to Kitale National Polytechnic 5. Expand the CBD to provide more spaces for more commercial activities 6. Construct new bus parks to increase local revenue and create job opportunities 7. Prepare local development plans for Bikeke, Sirende, Rafiki, and Namanjalala centres and provide basic infrastructure and services 8. Upgrade the airstrip to a local airport to enhance access to markets and promote local tourism

	7. Lack of elaborate transport network to facilitate economic growth by providing access to markets	9. Improvement of Business Environment 10. Development Adequate Market facilities 11. Development of Business Centres 12. Foster entrepreneurship, skills enhancement, and improve employability	9. Expand and rehabilitate local access roads, water, and sewerage facilities to improve the business environment and attract more investors 10. Construct multi-level parking facilities to increase local revenue 11. Develop nature trails and arboretums in Section 6 Forest, KCC Forests, Showground Forest, and Block 10 Forests to promote local tourism 12. Expand and upgrade the stadium to promote talent and enhance local revenue 13. Construct a technical training school where KMTC is currently located 14. Upgrade Kipsongo Training Centre to a modern facility with requisite facilities 15. Upgrade Kitale Youth Polytechnic to a national polytechnic with requisite facilities 16. Construct training and vocational centres in all the growth nodes

6.3 TRANSPORTATION STRATEGY

The transportation strategy's purpose is to create an effective and efficient transport system in Kitale municipality as an important prerequisite in facilitating local internal circulation within the municipality, between the municipality and its immediate and wider hinterland as well as promoting trade, economic growth, enhancing connectivity and accessibility. The theme is integrating the Urban Transport Network

Strategy 1: Promote Land Use and Transport Integration to form an efficient Urban Network

Objectives:

i. Promote connectivity between Kitale municipality, proposed industrial zones, proposed growth nodes, and its satellite commercial nodes including Kiminini, Endebess, Maili Saba, among others
ii. Improve connectivity and accessibility within the proposed municipality by improving the condition of access roads especially within the CBD, acquiring adequate road reserves through the available acquisition mechanisms, and developing new roads where required.

Projects/Measures

i. Acquire and construct a Regional and County bus terminus for matatus plying county and inter-county routes on Railway's land
ii. Construct a local bus terminal for matatus plying within the Proposed Municipality to terminate at Section 6 Forest opposite the Stadium (Endebess route) and Lion's Centre (Kibomet and along Kapenguria and Cherangany routes)
iii. Acquire land on medium prisons land to expand the main bus park.
iv. Construct a modern multi-storey bus park with integrated features such as underground parking bays, closed markets, business centre and car parks to increase the county revenue streams
v. Develop 3-truck termini cum logistics parks at
    a. The proposed industrial Zone at ADC,
    b. Section 6 Forest opposite the Stadium next to the proposed matatu terminus and
    c. Sirende Centre along the proposed bypass
vi. Acquire land and develop bypasses with dual carriage capacity and a road reserve of 40m: a bypass linking Eldoret Road to Cherangany Road via Machungwa, Misemwa and Bikeke; bypass linking the industrial zone to Webuye Road at Siuna and Endebess Road through Rafiki.

vii. Acquire for expansion and construction of roads to develop a Municipal public transport system for the following routes: Tuwani-CBD, Tuwani-Kibomet, Kibomet-CBD, CBD-Bikeke, Bikeke-CBD, CBD-Airport, Airport-ADC Industrial Area-CBD

Other Measures

i. Maintain the current bus park for national routes (long-distance buses) only and develop two bus parks for regional and local routes.
ii. Provide traffic segregation including the provision of adequate NMT facilities.
iii. Provision of street furniture on all the roads
iv. Provision of Street lighting on all the roads
v. Provision of motorcycle designated picking and dropping points
vi. Domestication of parking for one-third of vehicles generated by activities in a building

Strategy 2: Enhance Traffic Management within the Municipality

Projects/Measures

Provide for Non-motorized Transport (NMT)

i. Integrate non-motorized planning into all transport and land use planning activities;
ii. Provide all roads with suitable walking lanes
iii. Develop street traffic calming and other traffic control measures to make street environments walkable. Provide pedestrian crossings facilities (signal-controlled crossings, provide overhead signs, flashing lights, street lighting for illumination of the facilities)
iv. Provide adequate flyovers along the main trunk roads and especially along Laini Moja Section to serve as connectors to the main activity areas
v. Propose full pedestrian streets along Posta Road, Laini Moja Section, and on all the access roads interlinking with the main CBD roads
vi. Plant trees along walkways to provide shade for pedestrians to improve walkability

Decongest the Newly Upgraded Kitale Municipal Bus Park

- Limit the use of the main Bus Park for vehicles that ply national routes only.
- Acquire land and develop local bus parks for the following routes;
    1. County and the neighboring counties at the acquired land on Railway's land. To be used mainly for routes outside the Proposed Municipality
    2. Kitale-Kapenguria Road and Kitale-Cherangany Road (at Lion's Centre) to serve areas within and around the Proposed Municipality

3. Kitale-Endebess and Kitale-Kwanza Roads (Section 6 forest opposite the stadium) to serve areas within and around the Proposed Municipality

Proposed Areas to be free of motor cycles

1. Moi Avenue along the Governor's Office
2. Along Line Moja

Designate motor cycle Routes along Kenyatta Road to serve the CBD and other routes outside the CBD

Strategy 3: Improve Regional and National Connectivity

Projects/Measures

Widen and upgrade to dual carriage way the following roads

i. Acquire land for expansion and construction of Kitale-Kapenguria and Kitale-Webuye International Trunk Road, Class A1, from existing 25m width in some areas to at least 40m road reserve in high-developed areas and at least 60m road reserve in the less developed areas.

ii. Acquire land for expansion and construction of Kitale-Eldoret road, Class B2 from 25m to 40m road reserve

iii. Acquire land for expansion and construction of Kitale-Endebess Road, Class C 17 from 18 to 40m road reserve

iv. Acquire land for expansion and construction of Kitale–Cherangany Road, Class C 21 from 18m to 40m road reserve

Develop a Light Rail Transit (LRT) to Eldoret Municipality

i. Secure the railway reserve

ii. Repair the existing rail line

iii. Construct train stations in the different municipalities/centres along the rail route

iv. Purchase cargo and passenger wagons

Enhance Air Travel

1. Expand and upgrade the existing Kitale Airstrip to a local/regional airport by:

i. Fencing and demarcating the current land belonging to the airstrip

ii. Acquire land for the expansion of the airstrip

iii. Improve the airstrip to an airport with a runway of about 1.5 km. Rehabilitate the existing runway. Improve the roads leading to the airstrip/upgraded airport to bitumen standards including the creation of bypasses to enhance easier and quick access to the upgraded airport.

THEME: INTEGRATING THE URBAN TRANSPORTATION NETWORK

Objectives	Issues	Strategies	Projects
To integrate transportation and land use activities in an efficient, economical, and sustainable manner	1. Lack of an elaborate road and transport network 2. Lack of adequate transport facilities 3. Poor traffic management in the CBD	1. Promote Land Use and Transport Integration to form an efficient Urban Network 2. Improve Regional and National Connectivity 3. Enhance Traffic Management in Kitale Municipality CBD	1. Identify and develop missing links by expanding and upgrading to bitumen standards the existing local access roads 2. Acquire and develop two by-passes on the East and West of the Municipality (40m wide) 3. Acquire and expand Kitale-Kapenguria and Kitale-Webuye International Trunk Road, Class A1, from existing 25m width in some areas to at least 40m road reserve in high-developed areas and at least 60m road reserve in the less developed areas. 4. Acquire and expand Kitale-Eldoret road, Class B2 from 25m to 40m road reserve 5. Acquire and expand Kitale-Endebess Road, Class C 17 from 18 to 40m road reserve 6. Acquire and expand Kitale–Cherangany Road, Class C 21 from 18m to 40m road reserve 7. Develop a public transport system for the following routes: CBD-Bikeke, CBD-Wamuini, CBD-Rafiki, and CBD-Proposed Industrial Area at ADC farm

Objectives	Issues	Strategies	Projects
			8. Proposed Bus Rapid Transit (BRT) routes are: Kitale-Eldoret, Kitale-Kiminini, Kitale-Endebess, Kitale-Bikeke and along Kapenguria and Cherangany Roads 9. Expand and upgrade the existing Kitale Airstrip to a local/regional airport by Acquiring land for the expansion of the airstrip and improvement of facilities 10. Integrate non-motorized planning into all transport and land use planning activities; 11. Acquire and develop 3 new bus parks to serve local and regional routes 12. Acquire and develop two multi-storey car parks (next to the Municipal yard and the County Assembly)

6.4 TRUNK INFRASTRUCTURE STRATEGY

The purpose of the strategy is to improve quality of life by providing adequate water and proper sanitation, energy, and ICT infrastructure.

6.4.1 Water Supply

Strategy: Improve water supply and coverage

Projects/Measures

i. NZOWASCo to extend piped water supply to cover the entire planning area
ii. Expand the existing treatment works to 88,791m^3/day with adequate low lift and high lift pumps
iii. Drilling of boreholes in high ground water potential areas
iv. Drilling of shallow boreholes through small decentralized schemes in the settlements
v. Develop and enforce a building code requiring all rental and commercial buildings to harvest and store rainwater to reduce over-reliance on piped water.

6.4.2 Sewer and Sanitation

Strategy 1: Increase Sewer Reticulation

Projects/Measures

i. Extend the sewer line to cover non-existing areas.
ii. Acquire land and expand the existing sewer treatment facilities at Matisi
iii. Expand the existing sewer treatment facilities at Bidii
iv. Acquire land (50Ha) and construct a new sewer treatment plant in Rafiki area to serve the proposed Industrial Zone at ADC and its abutting areas, KALRO land, Umoja Farm, Rafiki area, and areas along Webuye Road including the proposed local airport.
v. Acquire land (20.62Ha) and construct a second mini sewer treatment plant in Naisambu/Bikeke areas to serve Bikeke area, Milimani, Alakara, and areas along Cherangany Road
vi. Establish G.I.S based mapping of the sewer reticulation system for efficient management

Strategy 2: Develop a proper Storm Water Drainage System

Projects

i. Conduct a storm water drainage feasibility study for the municipality
ii. Provide open and covered paved storm water drains on all roads (way leaves of 1– 3m)

iii. Construct storm water drainage outfalls to efficiently direct storm water from the built-up areas to the rivers

iv. Harvesting of rain water to reduce surface runoff

6.4.3 Electricity and Energy Supply

Strategy: Improve coverage of electricity and encourage the use of alternative energy sources

Projects/Measures

i. The exploitation of renewable energy sources from agricultural waste e.g., biogas and solar.

ii. Repair all the faulty security lights along the major roads and in the core areas.

iii. Provide street lighting along the major roads, in the core areas, and public places

iv. Explore possibilities of electricity generation from solid waste.

v. Redevelop buildings using appropriate building technologies to provide for self-sufficient (green) energy systems in buildings

6.4.4 Information Communication Technology (ICT)

Strategy: Improve ICT and Communication Infrastructure

Projects/Measures

i. Develop an ICT Park at the County Agricultural Mechanization Services land behind the County Commissioner's office next to the proposed integrated cultural centre

ii. Connect the whole of the municipality with the TEAMS (The East Africa Marine System) fiber optic cable

iii. Equip government institutions with modern IT equipment

6.5 Social Infrastructure Strategy

The purpose of this strategy is to improve access to health care and educational facilities geographically, socially, and economically, upgrade all the dilapidated social facilities and provide them with requisite infrastructure and improve Kitale Municipality's community well-being.

6.5.1 Health

Strategy 1: Enhance and improve access to health care facilities and services

Projects/Measures

i. Complete the proposed county referral hospital

ii. Every growth node to have a health centre with requisite infrastructure

iii. A dispensary is to be established in each neighborhood with the requisite infrastructure.

iv. Government decentralized funding such as the CDF to fund the rehabilitation and enhancing capacities of existing health facilities

v. Each clinic is to serve a catchment population that is sustainable at a distance of 500m.

Strategy 2: Redevelop and Upgrade existing hospitals

Projects/Measures

i. Kitale Level Four hospital to be upgraded to Level 5 hospital with requisite infrastructure.

ii. Every health facility to reserve adequate land for future expansion.

Strategy 3: Improve quality of health care

Projects/Measures

i. Provide adequate medical staff in every hospital to a recommended WHO doctor-patient ratio of 1:600

ii. Every hospital to have a bed capacity that provides bed occupancy of not more than 100%

iii. Government to supply medicine at a cheaper cost

Strategy 4: Improve sanitation to prevent diseases

Projects/Measures

i. County Government to strictly enforce by-laws that focus on health, hygiene, and general sanitation

ii. Connect all households with sewer to reduce sanitation diseases

iii. Encourage community members to do the proper placement of toilets/pit latrines vis–vis water sources to reduce contamination.

iv. County Government and NZOWASCo to supply potable water to all households to minimize effects of waterborne diseases

v. Put in place prevention of mother-to-child transmission services in all health centres.

vi. Every hospital to have an incinerator

6.5.2 Education

Strategy 1: Enhance and improve access to educational facilities and services

Projects/Measures

i. Plan area around Moi University as a university neighborhood with requisite facilities

ii. Construct one full-fledged public university (42Ha) by the year 2030 at ADC farm

iii. Kitale Technical Training College to be upgraded to a national polytechnic

iv. Acquire land and develop KMTC opposite the County Referral hospital (10Ha). Retain the existing KMTC at its current location
v. Integrate nursery schools with primary schools to serve a catchment population of 3500 at a distance of 500m. Schools are encouraged to develop vertically to save on space
vi. Special institutions to be provided within major primary schools

Strategy 2: Improve quality of education

Projects/Measures

i. Inspection of all schools in the planning area and immediate registration of all unregistered schools
ii. Government to deploy adequate staff in rural and peri-urban schools to a recommended teacher-pupil ratio of 1:40
iii. Community to employ teachers through PTA
iv. Every private investor wishing to develop educational facilities to adhere to the guides provided for in the education policy

6.5.3 Other Community Facilities

Strategy: Provide Adequate Community Facilities

Projects/Measures

i. Acquire a section of AMS land (3.5Ha) and construct a Municipal Level Integrated Community Centre (resource centre, social hall/ municipality hall/ amphitheater/ Cultural dance centre)
ii. Construct a modern public library on the designated land behind the County Commissioner's office.
iii. Acquire land and construct smaller public libraries at all the growth nodes
iv. Acquire land and construct police stations at the proposed industrial zone and the growth nodes
v. Expand the current public cemetery (4.5Ha) and acquire more land at ADC Farm for the future provision of a public cemetery
vi. Decommission the current dumpsite and convert it into a municipal-level urban park. Acquire a section of the prisons land (8Ha) for this purpose
vii. Acquire land (2.9ha) next to Kitale War Cemetery and develop an urban park
viii. Redevelop existing forest blocks as arboretums and parks to promote urban tourism

ix. Upgrade the current Trans Nzoia stadium to modern status. Repossess grabbed land around it to give more land for parking and training grounds. Acquire adequate road reserves to develop a good transport network around it.

x. Acquire 42ha of land on ADC farm for the development of an integrated sports centre. The activities in this centre would include; athletic tracks, indoor games, hard courts, swimming pools - with spectator facilities, catering establishments, parking, etc. Develop a good public transport network around is linked to all major roads to serve the sports centre.

xi. Revitalize riverine areas by promoting riverfront development such as nature trails

xii. Improve the current social hall by constructing a multi-storey building to include a community centre and other support facilities like a health care facility, shops, a swimming pool, etc.

xiii. Acquire and develop five social halls and libraries in the proposed growth nodes and areas where a catchment population demands i.e., Kibomet and Namgoi/Wamuini. Land to be acquired should be a minimum of 1.0ha for a social hall and 0.4ha for a library.

Theme: Provision of appropriate Physical and Social Infrastructure

Objectives	Issues	Strategies	Projects
1. To improve quality of life by providing adequate water and sanitation, energy, and ICT infrastructure 2. To improve access to health care and educational facilities, upgrade all the dilapidated social facilities and provide them with requisite infrastructure	<u>Physical Infrastructure</u> 1. Lack of adequate water and sewer supply 2. Poor solid waste management 3. Inadequate drainage facilities 4. Inadequate street lighting 5. Inadequate firefighting facilities <u>Social Infrastructure</u> 1. Inadequate health facilities 2. Inadequate vocational and technical training facilities 3. Inadequate community facilities such as social halls, libraries, community centres, cultural centres, public cemetery	1. Improve water and sewerage reliability and coverage 2. Improve Solid Waste Management 3. Enhance Storm Water management 4. Improve ICT and communication 5. Increase street lighting coverage 6. Enhance and improve access to health care facilities and services 7. Redevelop and Upgrade existing hospitals 8. Improve the quality of health care 9. Enhance and improve access to educational facilities and services	1. Extend piped water supply to cover the entire planning area. Expand the existing treatment works capacity to 71,000m^3/day 2. Rehabilitate the existing sewer reticulation system 3. Expand sewer reticulation system to cover the entire municipality and expand the capacity of Bidii treatment plant to 30,000m^3/day 4. Acquire land and construct two mini sewer treatment plants at Bikeke and Rafiki with a capacity of 10,000m^3/day each 5. Upgrade Matisi waste stabilization ponds to a capacity of 3,000m^3/day 6. Acquire and develop a sanitary landfill facility (at least 10ha) at the ADC farm in the proposed industrial zone. Convert the current dumpsite at Machinjoni into a public park. 7. Provide drainage way leaves of 3m – 4.5m on all major roads and construct covered paved drainage facilities.

			8. Acquire land (3.5Ha) for development of a municipal level Integrated Community Centre, social hall/municipality hall/amphitheater/cultural dance centre, dispensary, gym among others, next to the proposed library behind the County Commissioner's office. 9. Acquire and develop five more social halls and libraries in the proposed growth nodes Land to be acquired for a social hall should be a minimum of 1.0ha and 0.4ha for a library 10. Acquire land and construct police stations at the industrial park and the proposed Growth Nodes. 11. Acquire land (At least 10Ha) and develop KMTC opposite the County Referral hospital. Retain the existing KMTC at its current location 12. Upgrade Level Four hospital to Level Five with requisite facilities 13. Construct a polytechnic/vocational training facility by the year 2036 in every ward 14. Acquire at least 50ha for a fully-fledged university at ADC farm by the year 2036

			15. Construct a modern multi-storey library on the land behind the County Commissioner's office. 16. Acquire land from the Prison's land for an urban park. 17. Current dumpsite to be relocated to ADC Farm and develop the site as part of the urban park (8Ha) - 20acres 18. Develop Forests as Arboretums with proper facilities 19. Expand the Museum Nature Trail and provide adequate facilities 20. Upgrade the current Trans Nzoia stadium to modern status. Repossess grabbed land around it to provide adequate land for parking and training grounds.

6.6 HOUSING STRATEGY

A housing development is strategically an important social-economic investment to Kitale Municipality residents. Adequate availability of quality and affordable shelter also reduces the proliferation of slums and informal settlements as well as prevents social unrest occasioned by depravity and frustrations of people living in poor housing settlements. The overall objective of the Kitale Municipality housing strategy is to bridge the gap between demand and supply, improve shelter conditions, forestall the emergence of informal settlements such as Kipsongo and Mitemu, upgrade informal settlements, provide quality housing, improve the competitiveness of the municipality, and densification of residential zones to forestall urban sprawl.

Strategy 1: Promote Land Use Planning by allocating sufficient land for new housing development

Projects/Measures

1. Development of low-cost housing on Prison's land (14.5ha)
2. Development of low-cost housing on Railway's land (2.5ha).
3. Identify suitable alternative areas within the municipality and its hinterland for comprehensive housing development.
4. Land banking by acquiring part of ADC farm, Prisons, and Railways land, and repossessing the illegally acquired land
5. Prepared detailed action physical development plans for areas identified for housing development.
6. Initiate dialogue and participatory planning activities among all the stakeholders in the housing sector
7. Mainstream livable neighborhoods planning concepts, strategic planning, and environmental conservation to guide development in housing
8. Provide basic plot layout and minimal infrastructure such as connection to sewer, electricity, and water and access roads, etc. in advance of spontaneous development.
9. Prevent the growth of squatter areas by anticipating demand and planning for it appropriately.
10. Enhance easy access to land, especially for low-income families through communal amalgamation

Strategy 2: Densification of existing residential neighborhoods

Projects/Measures

1. Preparation of a Local Physical Development Plan for Tuwani, Kaloleni, and Mitume
2. Re-zoning of Milimani to accommodate medium density, to maintain class, and maximize land use.
3. Redevelop Tuwani and Mitume for low-cost housing with requisite facilities
4. Encourage affordable housing units throughout the municipality through new constructions that utilize innovative building materials, technologies, and services.
5. Seek new sources of housing subsidies that can enhance the affordable housing supply.
6. Work with property owners to identify sites for low-income housing within public-private partnership frameworks.
7. Enforcement of urban planning and development control systems to prevent informality

Strategy 3: Initiate Urban Renewal (Redevelopment) Programmes

This targets the dilapidated and or under-utilized government and municipal housing and upgrading of informal settlements. The approach to urban renewal and redevelopment for Kitale Municipality will need to be done in phases.

Projects/Measures

1. Redevelopment of Shauri Moyo to a low-cost housing zone (4.12 Ha)
2. Redevelopment of Bondeni area to a low-cost housing zone (7.55Ha).
3. Upgrading of Kipsongo and Mitume informal settlements.
4. The county should enter into partnerships with developers to aid in the construction of a shelter to accommodate the rising population
5. Identify and zone new areas for housing that are more feasible in terms of accessibility to services, proximity to working areas, and proximity to recreational facilities.
6. Adopt Integrated Neighborhood Planning Approach where strategic services are provided within reach of residents e.g., shops/commercial areas, public offices, schools, etc.
7. Develop and support services and amenities necessary for quality neighborhoods as well as assisting the maintenance and production of substantial, well designed, serviced, and located housing
8. Encourage the use of building materials (stabilized blocks) that are accessible, affordable, and available in the locality.

Strategy 4: Provide and Improve Infrastructure and Services

Projects/Measures

1. Upgrade main and access roads to residential neighborhoods
2. Provide piped water to residential areas
3. Extent sewer reticulation to include all residential neighborhoods areas
4. Enhance provision of solid waste collection services in residential neighborhoods. Provide adequate waste transfer stations
5. Improve stormwater drainage in residential neighborhoods

Strategy 5: Promote Role of County Government by Creating a Supportive Environment

Projects/Measures

1. Act as a “facilitator” and “enabler” with significant actionable steps being taken by the County Governments, Parastatals, and Private & Co-operative Sector and Non-Government Organizations.
2. Prepare Action Plans for the creation of adequate infrastructure facilities relating to water, drainage, sanitation, sewerage, power supply, and transport connectivity.

Strategy 6: Establish a Legal & Regulatory Framework

Projects/Measures

1. Develop a county housing policy, county land policy, and a county land-use policy
2. Adopt zoning policy as provided in this Plan.

Strategy 7: Promote Housing Finance development

Projects/Measures

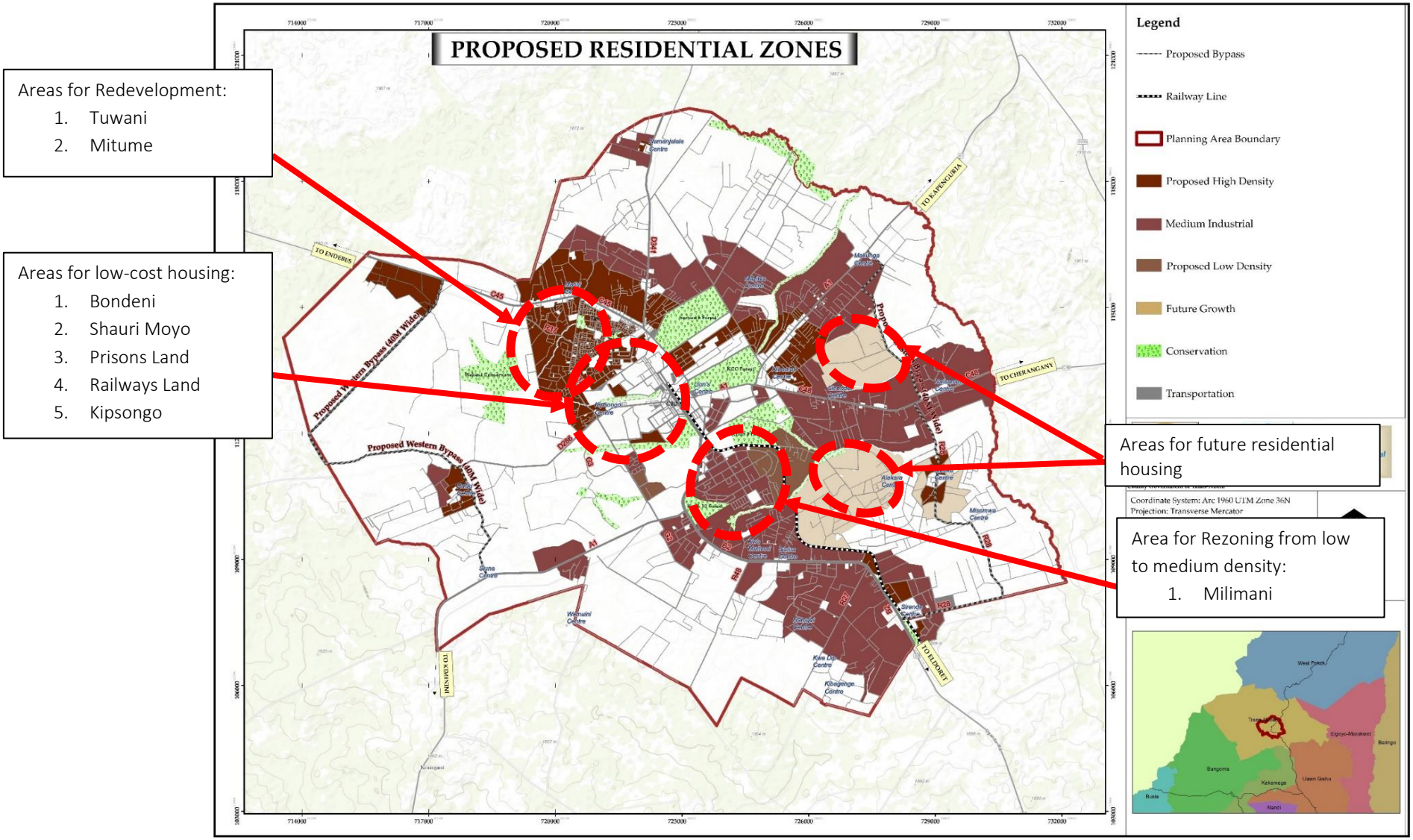
1. Devise macro-economic policies for enabling an accelerated flow of resources to the housing and infrastructure sector.
2. Encourage Foreign Direct Investment in the urban housing and infrastructure sectors.
3. Encourage formation of urban housing cooperatives

Summary on the Housing Strategy

Theme: Provision of adequate and affordable Housing

Objectives	Issues	Strategies	Projects
1. To bridge the gap between demand and supply, 2. To improve shelter conditions, 3. To forestall the emergence of informal settlements	1. Shortage of planned land for housing development 2. Development of housing areas with no matching services and infrastructure 3. Demand for decent housing that does not commensurate with housing supply 4. The proliferation of informal settlements that threaten fragile ecosystems	1. Promote Land Use Planning by allocating sufficient land for housing development 2. Densification of existing residential neighborhoods 3. Provide and Improve Infrastructure and Services 4. Initiate Urban Renewal (Redevelopment) Programmes 5. Promote Housing Finance development	1. Acquire land and provide low-cost housing on Railways and medium prisons land, 2. Redevelop the municipal estates in Bondeni and Shauri Moyo areas to modern low-cost housing. 3. Redevelop Kipsongo slum into a modern low-cost housing area with requisite amenities 4. Redevelop Section 6 Estate into a modern low-cost housing area with requisite amenities 5. Regularize Tuwani and Mitume areas to provide basic infrastructure and services such as wide and adequate roads, adequate water and sewer supply, adequate open spaces, and support community facilities 6. Re-zone Milimani to accommodate medium density and increase housing provision 7. Upgrade access roads to and within residential neighborhoods to motorable standards with adequate reserves 8. Increase water and sewer reticulation system to all the residential areas 9. Provide stormwater drainage facilities in residential areas 10. Install street lighting facilities in residential areas

Map 9: Proposed Residential Zones



6.7 Environmental Protection, Conservation, and Disaster Management Strategy

The purpose of the strategy is to minimize impacts of human and natural activities on the environment, improve the aesthetic value of urban places, create a variety of recreation spaces, conserve hilltops, wetlands, and riverine, and restrict human activities in disaster-prone areas, climate change mitigation, improve water and sanitation.

Strategy 1: Improve Solid Waste Management

Projects/Measures

1. Acquire land for a solid waste treatment plant at ADC farm
2. Decommission the current dumpsite for an urban park/forest.
3. Recording of waste deliveries and tipping, charging of service levies and disposal plan must be followed.
4. Encourage waste separation at source, reduce, recycling, and re-use
5. Incinerate hospital and hazardous waste
6. Privatize waste collection to increase waste collection coverage and frequency
7. Encourage community groups to be involved in solid waste management
8. Provision of adequate and accessible skips in the municipality especially the markets,
9. Formulate and enforce laws to discourage haphazard waste dumping
10. Install street bins in appropriate locations in the municipality
11. Use enclosed and NEMA licensed waste collection vehicles (modern compactors)

Strategy 2: Conservation and Protection of Ecologically Sensitive Areas

They include Section 6 forest, KCC Forest, Showground Forest, Milimani/Block 10 Forest, Museum nature trail, Machinjoni River and wetland, Koitobos River, KCC Forest stream and wetland, and Saiwa Swamp, which is a major wetland near the planning area. Wildlife found in forested areas and wetlands include monkeys, Sitatunga antelopes, cranes, and snakes.

Projects/Measures

1. Conservation and Protection of Forests by revoking all the subdivisions within the forests and promoting Section 6 forest as a picnic, camping and arboretum zone, KCC Forest as Nature Park (See Mombasa Haller Park) by introducing indigenous tree species and animals of various types, Showground and Block 10 Forests for Eco Lodges to attract investors and increase county revenue

2. Provide a riparian reserve of 10- 30M for rivers and streams depending on the river/stream profile. Provide 30M for River Koitobos
3. Promote community participation in conservation by establishing management committees and initiating tree-planting projects in schools, market centres, and the highway, and planting indigenous trees for forest conservation.
4. Enforcement of relevant legislations
5. Formulate a detailed environmental management plan for the water resource areas.
6. Provide sewer or waterborne toilets to stop the potential of underground water pollution
7. Proper sitting of pit latrines and toilets to curb groundwater contamination

Strategy 3: Enhance Landscaping, Beautification and Greening

Projects/Measures

1. Establish urban parks at the Prisons land and Showground Forest
2. Conserve forests and promote them as recreational areas to enhance greenery
3. Rehabilitate rest parks and lay down flowerbeds for beautification
4. Encourage planting of appropriate indigenous trees
5. All trees cut in the Municipality will require county permission, and all landowners will be required to maintain well landscape conditions.

Strategy 4: Enhance coverage and efficiency in liquid Waste Disposal

Projects/Measures

1. Provide sewer in areas that are lacking especially the high activity zones.
2. Rehabilitate the old sewer system

Strategy 5: Reduce Air Pollution

Projects/Measures

1. Promote the use of non-motorized transport, organize it and provide the necessary supporting infrastructure such as cycling lanes and parking grounds
2. Control open burning of materials including solid waste especially in crowded areas
3. Safely dispose of rotting organic matter and improve hygiene standards in pit latrines, urinals, and waterborne toilets to kill the foul smells
4. Pave roads/footpaths and improve land vegetation cover to contain dust
5. Promote the use of cleaner domestic energies such as electricity and Liquefied Petroleum Gas to control indoor air pollution.

Strategy 6: Enhance Aesthetics of Kitale Municipality

Projects/Measures

1. Sitting of outdoor advertisement billboards and signs boards to be approved and regulated by county's physical planning department
2. Control illegal structures and building materials
3. Enhance greenery and municipality beautification.

Strategy 7: Reduce Noise pollution

Projects/Measures

1. Relevant agencies should ensure that Noise and Excessive Vibration (Control) Regulations, 2009 is adhered to
2. Ensure that buildings especially entertainment joints have put in place noise-proof mechanisms.
3. Individuals/institutions/organizations that intend to make noise seek permission from NEMA as required by Noise and Excessive Vibration (Control) Regulations, 2009.
4. Use of acoustic materials from the noisy buildings and application of laws on noise pollution
5. The transportation policy of promoting public transport and reducing private vehicles on the road is also a crucial strategy in lowering noise levels. In addition, the need to increase setback standards between residential dwellings and major roads should be examined
6. Discourage heavy traffic from densely populated areas

Strategy 8: Enhance Disaster Preparedness and Management

Projects/Measures

1. Formulate a Disaster Preparedness and Management section within the county
2. Formulate Disaster Preparedness and Management by-laws
3. Zoning shall ensure the separation of conflicting land uses to reduce the chances of disasters like fire.
4. Acquire adequate land for firefighting facilities at the current site. Provide sub-stations in every development node with at least two land rovers
5. Make and enforce laws that all buildings must have complete firefighting equipment to include the firefighting hose reel, fire extinguishers, and fire hydrants.

Strategy 9: Promote Stakeholder's involvement in the environmental management of the municipality

Projects/Measures

1. Strengthen and Enhance community participation structures for stakeholder's participation in environmental matters
2. Broaden and strengthen public/ private partnership
3. Work with the poor in improving their neighborhood environments
4. Channel the bulk of environmental resources and programs to the poor.
5. Promote community environmental awareness through electronic and print media (including posters), public meetings, organized sector forums, youth, and women.

Strategy 10: Enhance Climate Change mitigation and adaptation

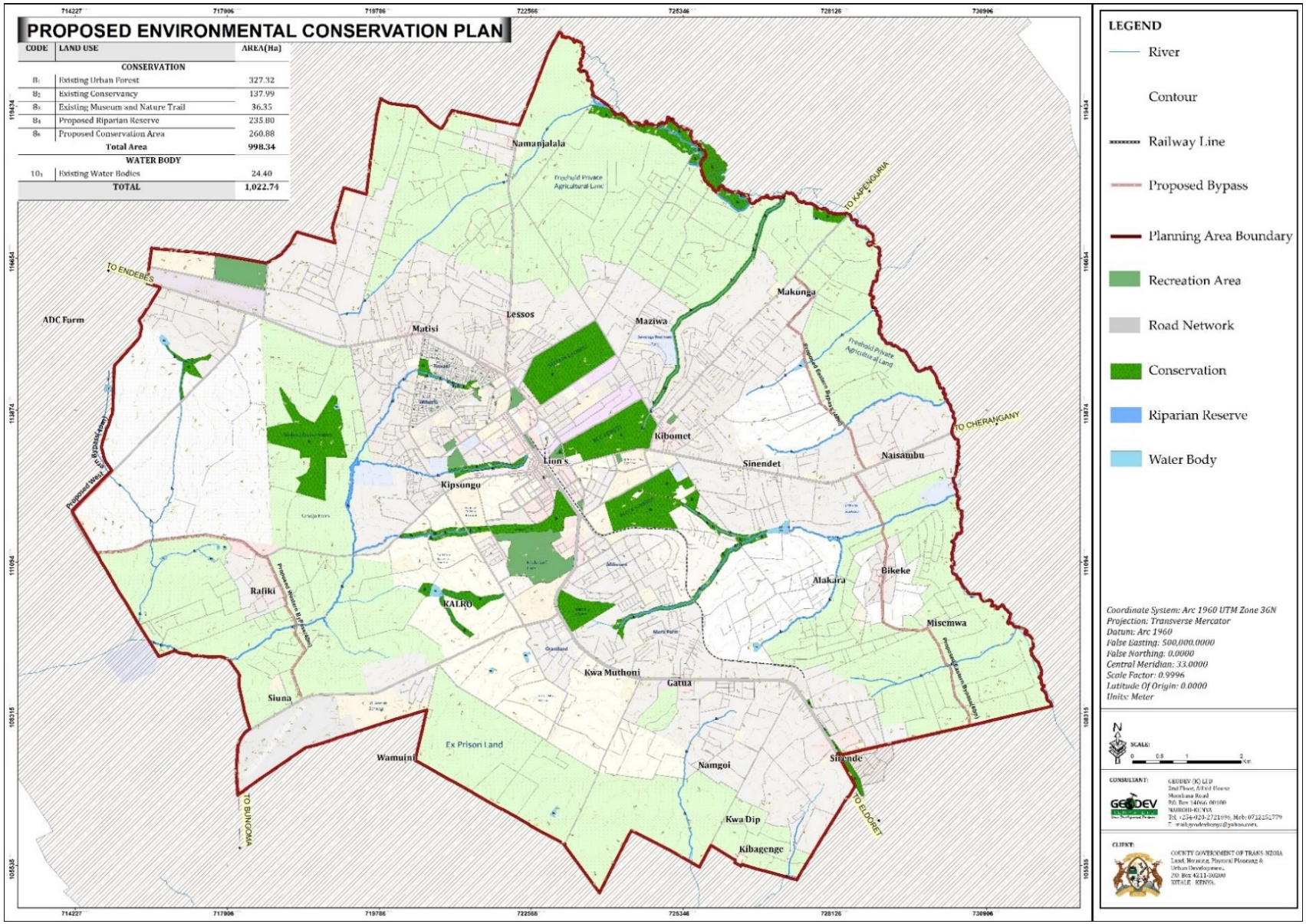
Cities can take a major step toward sound development and climate change resilience simply by instituting and enforcing stronger management principles—a very substantial undertaking that does not lend itself to consistently easy solutions.

Projects/Measures

The adaptation measures that the municipality requires to undertake to mitigate the potential climatic impacts include:

1. Diversify sources of fresh water (e.g., groundwater) and create water storage capacities such as dams.
2. Increase vegetation cover to increase carbon sequestration capacity,
3. Encourage house design and building materials to cushion the increased temperatures.
4. Promote the use of clean energy sources
5. Planning for green infrastructure

Map 10: Proposed Environmental Conservation Plan



6.8 REVENUE ENHANCEMENT STRATEGY

Strategy 1: Increase Reliance on Local Revenue Sources

Projects/Measures

1. The county should gradually reduce the dominance of grants revenue in its funding arrangements by increasing its revenue yields of especially property taxes and user charges like markets and parking fees to finance its operating and capital expenditure and to reverse deficit operations to financial sustainability.

Strategy 2: Systems Computerization

Projects/Measures

1. Installation of a computerized accounting and financial reporting program through the adoption of the Local Authority Integrated Financial Operational and Management System (LAIFOMS) and IFMIS
2. The County Government should ensure the implementation of all accounting modules of the programs.

Strategy 3: Review of the Property Tax System

Projects/Measures

1. The County Government to review its property tax system; it should adopt development rating and thus increase the basis of charging rates.

Strategy 4: Linkage of Tax Registers to Geographical Information System (GIS)

Projects/Measures

1. The County Government to install systems that continuously update the registers which provide data for assessment, invoicing, and collection of revenue due to the county. Such registers include listings of land parcels in its area (with details as to their numbers, sizes, location, use, and details of owners) and registers of businesses operating in the municipality.
2. The County Government needs to integrate its property taxation system with its survey and physical planning databases so that changes in size, location, owner, usage, and occupancy of all land parcels, buildings, and other features such as roads, rivers, schools, recreational grounds, etc. are captured and up-dated in the tax registers simultaneously as they are recorded in the survey and other physical planning databases of the county.

Strategy 5: User Charge Services Cost Recovery

Projects/Measures

1. The County Government to ensure that revenue generated by user charge facilities such as markets, ambulance service, and public conveniences, fully covers related staff, operating, and maintenance expenses and realizes reasonable savings contribution towards a fund for expansion of the scale and coverage of the service as well as for eventual renewal or replacement of the capital assets used. The County should, therefore: -
    a) Regularly review its license and other fees as well as stall rental charges and open-air market fees to ensure sustained related costs recovery.
    b) Enhance supervision of revenue collectors
    c) Install built-in control mechanisms (e.g., spot checks, rotation of staff, etc.) to discourage dishonesty and pilfering
    d) Impose heavy penalties and severe punishment on traders and staff responsible for confirmed cases of compromising the county's revenue collection effort.

Strategy 6: Grants and Donor Funds

Projects/Measures

1. The County Government should present its funds' requirements to managers of devolved public funds and representatives of donor agencies based on a well-prepared criterion of needs, prioritization of projects, and as per the Implementation Framework presented in this Plan.

Strategy 7: Privatization & Services Contracting Arrangements

Projects/Measures

1. County Government to contract services that it is not able to provide to private sector operators to provide the service with such conditions as will ensure the sustained availability of the service at an affordable cost to all who need it. Services that can be privatized include water supply, solid waste management, slaughterhouses, rental housing, nursery schools, markets, hotels, lodges, and restaurants.

6.9 Institutional Development and Capacity Building Strategy

This refers to the promotion and enhancing of the legal institutions that shall facilitate the preparation, implementation and financing of the Kitale Municipality Integrated Development Plan including measures to provide proper and adequate community participation mechanisms. The strategy seeks to provide a stable environment for the operations of all institutions of the municipality for proper implementation and monitoring of this plan. It will also help to achieve transparency and accountability in the governance and economic management of the municipality.

Strategy 1: Development and establishment of key offices for management and governance of the Municipality as required by law

Kitale Municipality is the administrative capital of Trans Nzoia County. Provision is made for urban governance under the Urban Areas and Cities Act, 2011 (Amended in 2019), for Kitale to be classified as a Municipality by the virtue of being the County Headquarters and having a population of 50,000-250,000. This plan preparation, therefore, seeks to enhance the classification of Kitale municipality as a Municipality. Preparation of an Integrated Plan is one of the requirements for an urban area to be classified as a Municipality.

The plan enhances and promotes good governance. The term is a quantitative term, which may be difficult to achieve, but includes several characteristics that should be fulfilled:

- **Sustainable and Locally Responsive:** It balances the economic, social, and environmental needs of the present and future generations, and locates its service provision at the closest level to citizens.
- **Legitimate and Equitable:** It has been endorsed by society through democratic processes and deals fairly and impartially with individuals and groups providing non-discriminatory access to services.
- **Efficient, Effective, and Competent:** It formulates policy and implements it efficiently by delivering services of high quality.
- **Transparent, Accountable, and Predictable:** It is open and demonstrates stewardship by responding to questions and providing decisions per rules and regulations.
- **Participatory and Providing Security and Stability:** It enables citizens to participate in government and provides security of livelihoods, freedom from crime, and intolerance.
- **Dedicated to Integrity:** Officials perform their duties without a bribe and give independent advice and judgments, and respects confidentiality. There is a clear separation between the private interests of officials and politicians and the affairs of government.

The above factors underpin the functions of good governance. Therefore, sustainable development is not attainable without sound County and Municipal administration and management.

Projects/Measures

1. Establish the office of the County Director in charge of planning. This office is responsible for coordinating the preparation of integrated plans from the initial stage to the implementation and overview stages. Directors in the Planning Department in all the counties also act as the ground point men in facilitating citizen participation.
2. Establish Municipal headquarters to oversee and manage the affairs of the municipality effectively. Section 12 (1) of the Act states that the management of a city and municipality shall be vested in the county government and administered on its behalf by: -
    i. A board constituted under section 13 or 14 of this Act;
    ii. A manager appointed according to section 28 of the Act
3. Establish municipal departments/sections to provide and manage the provision of municipal services such as solid waste management, stormwater drainage, water supply and sanitation, provision of markets, street lighting among others
4. Establish offices of the estate administrators. These offices shall coordinate, manage and supervise the general administrative functions in the estates
5. This plan proposes a system of governance that encourages participation by residents in its affairs, and shall for that purpose; create appropriate conditions for participation in the preparation, implementation, and review of this Integrated Urban Development Plan.
6. Address the following challenges which the County's Department of Lands, Planning, Housing, and Urban Development faces:
    i. Insufficient funding and delay of the release of funds to enhance project initiation and completion. Bureaucratic way of acquiring funds in the county
    ii. Low staff levels especially planners, surveyors, and GIS technicians at the county level, sub-county level, and the municipality level.
    iii. Inadequate offices and office space, lack of office equipment (computers, printers, scanners, plotters, etc.), and lack of enough field vehicles both at the county and sub-county levels.
    iv. Lack of a strong and efficient Department of Enforcement
7. Enhance digitization of registry, personal growth of the staff by recommending for relevant training on emerging issues, infrastructure networks upgrading, purchase of vehicles to aid in survey and planning field works.

CHAPTER 7- PLAN IMPLEMENTATION FRAMEWORK

7.1 OVERVIEW

This chapter provides a platform to ensure that all the proposals are implemented in the manner proposed and within the period indicated in the strategies. It also proposes the prioritization of projects and provides ways and means for easing funds. The overall implementation of the integrated urban development plan will be absorbed by the identified existing institutions, which will require strong leadership and coordination.

A timeframe for each action has been given indicating the expected implementation time, i.e., immediate, continuous, short term, medium-term or long term. It identifies the relevant institutions that are crucial to the implementation of the various action programs.

7.2 STRATEGIC PROJECTS

Strategic projects are transformative projects that have higher multiplier effects (forward and backward linkages) and have the highest potential to kick-start the economy of Kitale Municipality. These projects are categorized into facilitative, productive, and perceptive. ***Facilitative*** projects are those projects/programs that enable the productive sector to operate effectively and efficiently. ***Productive*** projects are those that produce goods and services directly and lead to the generation of employment and income. ***Perceptive*** projects are those that improve the image and beauty of the municipality, have the potential to attract investors, and give the municipality a unique identity.

7.2.1 Facilitative Projects

Water and Sewer Infrastructure

i. NZOWASCo to expand sewer and water reticulation system to cover the proposed municipality.

Transport

i. Develop the proposed bus and lorry parks as well as implement the proposed internal circulation system for traffic management
ii. Expansion of the A1 Road, Endebess Road, and Cherangany Road
iii. Construction of the proposed bypasses
iv. Rehabilitation of the railway line and upgrading of the railway station to a modern facility

Electricity

i. Kenya Power Kitale region to improve the Main Ring Circuit around Municipality to increase electricity reliability.

7.2.2 Productive Projects

Manufacturing

i. Develop the proposed Special Economic Zone (SEZ) at ADC Farm
ii. Develop the proposed light industrial parks on medium prisons land and Kipsongo Road

Commerce

i. Develop a multi-storey business complex next to the main bus park through donor funding or PPP
ii. Redevelopment of Municipal market to a multi storey modern market through a PPP
iii. Municipal Board and the County Government to acquire land on Railway's land and the public land next to Kitale National Polytechnic along Kipsongo Road and develop modern open-air and closed markets and a business centre. Relocate BP Market and Soko Mjinga market to this newly acquired spaces. Provide requisite infrastructure
iv. Development of Business Incubation Centres at the existing industrial area by the Kenya Industrial Estates and Kenya Industrial Research Development Institute.
v. Develop the proposed commercial zones into office spaces, business centres, wholesale and retail markets, shopping areas, hotels, and conferencing facilities among other commercial uses

Tourism

i. Acquire a section of County Agricultural Mechanization Services land behind the County Commissioners land to develop an Integrated Community/Cultural Centre
ii. Develop the existing forest blocks for eco-tourism (arboretums, nature parks)
iii. Develop the proposed urban parks on prison land and next to Kitale War Cemetery
iv. Develop hotel and conference facilities in Kibomet, along Kapenguria and Cherangany Roads and areas around the airstrip. County Government to facilitate the provision of requisite infrastructure

7.2.3 Perceptive Projects

Relocation of the county offices to a Single Civic Area

i. County Government and the Municipality to design, develop, and move all the county offices into one location. This will create a compact civic centre and release the rest of the land for greening and other uses.

Green spaces

i. Initiate river rejuvenation along Machinjoni stream and River Koitobos with a nature trail; relocate dumpsite to ADC farm to provide space for the development of an Urban Park. Conserve the existing forest blocks, museum nature trail, Kitale Nature Conservancy, and redevelop the Golf course to international standards

7.3 Quick Wins

Projects enumerated below as quick wins are those projects that will be achieved immediately preferably within 100 days. These projects have high visibility and serve the purpose of rallying support for subsequent planning activities. They also require low funding:

i. Motorbikes management. This will be implemented by the County Government, Bodaboda operators, and the traffic police
ii. Formation of Community forum to ensure and monitor provisions of the Integrated Urban Development Plan
iii. County Government to provide waste skips at the main markets and all the proposed growth nodes
iv. Waste sorting, and recycling
v. Fencing of the current dumpsite
vi. Youth, CBOs, and NGOs to participate in tree nurseries programs and activities on riverine areas
vii. Establish a system of scrutinizing development applications for approval, supervision, and enforcement of development

7.4 Capacity Building

These are projects to be undertaken immediately and continuously for purposes of enhancing the ability to implement projects during the planning period. They include:

i. Training of county and municipal staff in the use of GIS and implementation of the plan for effective decision making,
ii. Establishment of spatial planning directorate,
iii. Equipping of the municipal board and service departments
iv. Periodic public education, sensitization, and awareness creation.

7.5 IMPLEMENTATION PHASES

Projects	Implementation Procedure	Timeline
PHASE 1		
Development of a GIS Lab	i. Undertake a needs assessment ii. Identify the space within the Lands and Physical Planning Department where the lab will be hosted iii. Purchase the required equipment (servers, computers, software, furniture, etc.) iv. Employ GIS and ICT Staff to work in the lab	1 year
Construction of a Multi-Storey Business Centre Construct a business centre next to the bus park. This will be designed to host about 5,000 traders	i. Undertake a feasibility study ii. Prepare a site plan. iii. Lay down roads, water, sewer, and power infrastructure iv. Construct an integrated business centre.	1-3 years
Provision of Market Facilities on a Public Land next to Kitale National Polytechnic along Kipsongo Road Acquire the land (4.06 acres) and construct a modern wholesale and retail market with requisite facilities	i. Undertake a feasibility study ii. Prepare a site plan iii. Lay down roads water, sewer, and power infrastructure iv. Construct the market facilities with support facilities	1-3 years
Provision of Market Facilities at Railways land Acquire land (8acres) and construct a wholesale and retail market, a second-hand clothes (*mitumba*) market, and a business centre (stalls and small enterprises) on a section of the Railways land.	v. Undertake a feasibility study vi. Prepare a site plan vii. Lay down roads water, sewer, and power infrastructure viii. Construct market facilities and a business centre	1-3 years

<u>Construction of Light Industrial Parks</u> Acquire land at the Prisons land and construct a light industrial park for jua-kali artisans (furniture workshops, metal fabricators) and vehicle repair Develop a light industrial park along Kipsongo Road	i. Undertake a feasibility study ii. Prepare site plans iii. Lay down roads, water, sewer, and power infrastructure iv. Construct the light industrial parks	1-3 years
<u>Construction of 2 Lorry Parks</u> Construction of 2 lorry parks at Section 6 forest (the open space opposite the stadium) and Sirende Centre	i. Acquire land for a lorry park at Sirende ii. Undertake a feasibility study of the two lorry parks iii. Prepare designs for the lorry parks iv. Construct the lorry parks	1-3 years
<u>Upgrading of Trans Nzoia Stadium</u> Redevelop the stadium into a modern sports complex to promote sports tourism and enhance County revenue.	i. Survey and demarcate the land properly to ascertain the actual acreage of the stadium land. ii. Repossess land around the stadium that is being used for activities other than sports activities. iii. Undertake a feasibility study of the project. iv. Undertake site design and planning. v. Construct a modern stadium with requisite facilities	1-3 years
<u>Upgrading of the Airstrip to a Local Airport</u> Upgrade Kitale Airstrip to a local airport to enhance economic activities such as boost local tourism, facilitate access to raw materials, facilitate access and marketing of industrial goods and create more jobs.	i. Prepare designs and site plans for the proposed airport. ii. Undertake survey and prepare a survey plan for the land iii. Acquire land for the expansion and upgrading of the airstrip. iv. Construct the airport with requisite facilities.	1-3 years
<u>Expansion of Water Supply Facilities</u> i. Extension of the piped water supply to cover the municipality ii. Expansion of the existing treatment works iii. Drilling of boreholes in high groundwater potential areas	iv. Undertake a feasibility study of the water expansion v. Acquire land for wayleaves and treatment facility where necessary vi. Prepare designs for the reticulation system	1-3 years

	vii. viii.	Construct the water treatment plant Construct the reticulation system	
<u>Expansion of Sewer Facilities</u> i. Extension of the sewer line to cover 2,000 new households ii. Expansion of the existing treatment works (Machinjoni and Bidii) iii. Construction of new sewer treatment plants at Bikeke/Naisambu area and Rafiki/Airstrip area	iv. v. vi. vii. viii.	Undertake a feasibility study of the sewer expansion Acquire land for wayleaves and expansion of the treatment plants where necessary Prepare designs for the reticulation system Construct the reticulation system in phases Construct the sewer treatment plants in phases	1-3 years
<u>Construction of a Municipal Level Public Library</u> Construction of a modern public library on the land already existing behind the County Commissioner's office.	i. ii. iii.	Prepare a design for the public library Construct the library Equip it with modern facilities	1-3 years
<u>Construction of an Integrated Community Centre</u> i. Acquisition and construction of a Municipal Level Integrated Community Centre behind the County Commissioner's office on land next to the existing library land.	ii. iii. iv. v. vi.	Acquire land from the Ministry of Agriculture. Undertake a feasibility study of the site. Prepare designs for the centre. Provide requisite infrastructure. Construct the Park.	1-3 years
Expansion of the existing cemetery (4ha)	i. ii.	Acquire the 4ha of land Provide requisite infrastructure.	1-3 years
Construction of a Sanitary Landfill Site at ADC Acquisition of land (10ha) and construction of a solid waste treatment plant within the proposed industrial zone at ADC farm	i. ii. iii. iv. v.	Undertake a feasibility study Prepare a site plan Lay down roads, water, sewer, and power infrastructure Construct a waste treatment facility Decommission the current dumpsite for an urban park/forest.	1-3 years

Acquisition of Waste Transportation Trucks Acquisition of 3 waste collection trucks (modern compactors)	i. Purchase at least three new modern compactors for waste transportation	1-3 years
Provision of Solid Waste Receptacles and Bins Provision of adequate and accessible dustbins and skips to cover the entire municipality and especially the CBD	i. Conduct a needs assessment ii. Provide bins and skips in appropriate locations	1-3 years
Re-Planning of Tuwani and Mitume Preparation of a Local Physical Development Plan for Tuwani, Kaloleni, and Mitume	i. Conduct field studies. ii. Prepare a draft Local Physical Development Plan. iii. Approval of the Plan, for implementation.	1-3 years
Surveying of Ecologically Sensitive Areas (forests, rivers, nature trails, wetlands, and swamps) Full surveying and proper demarcation of ecologically sensitive areas	i. Undertake a ground survey of the ecologically sensitive areas and demarcate them accordingly ii. Produce survey plans	1-3 years
Provision of new Fire Fighting Facilities Construction of modern firefighting offices at the Municipal Yard or on the proposed land (0.2ha) opposite law courts Provision of adequate firefighting facilities (engines and fire hydrants)	i. Purchase at least two 10,000liters fire engines to serve the municipality ii. Install new fire hydrants to cover the municipality	1-3 years
Picnic sites, camping areas, and arboretum facilities at Section 6 Forest (137.8ha) Redevelop the forest for urban tourism to create jobs and increase the county revenue	i. Undertake a feasibility study ii. Site design and planning iii. Construct the requisite facilities	1-3 years
Upgrading of all municipal roads and provision of walkways	i. Conduct road and walkway inventory. ii. Identification of the roads that require upgrading and the walkways that require maintenance.	

	iii. Include the projects in the municipality's annual budget. iv. Undertake the construction works.	1-3 years
PHASE 2		
<u>Construction of Integrated Multi-Level Car Parking Facilities</u> Acquire 2 pieces of land for multi-level car parks • Next to the Municipal Yard (0.6ha) and • Next to the County Assembly (0.96ha)	i. Undertake a feasibility study for the project. ii. Prepare designs for the facility. iii. Acquire a portion of land for the bus park from the Prisons land iv. Construct an integrated multi-level parking facility with requisite facilities.	3-5 years
<u>Construction of the proposed By-passes</u> Acquire land and develop Eastern and Western Bypasses with dual carriage capacity and a road reserve of 40m: a bypass linking Eldoret Road to Cherangany Road via Machungwa, Misemwa, and Bikeke; bypass linking the industrial zone to Webuye Road at Siuna and Endebess Road through Rafiki.	i. Prepare road designs. ii. Undertake survey and prepare cadastral layers for the bypasses. iii. Acquire adequate road reserves (40m) as per the relevant laws iv. Construct the bypasses.	3-5 years
<u>Development of ICT Facilities and Infrastructure</u> i. Construction of an ICT Park (0.4Ha) on AMS Land behind County Commissioner's office next to the Proposed Integrated Community Centre. ii. Connection of the municipality with the TEAMS (The East Africa Marine System) fiber optic cable	iii. Acquire land for construction of an ICT Park iv. Undertake a feasibility study v. Undertake a design of the park vi. Construct the Park vii. Connect the municipality with fiber optic cables	3-5 years
<u>Construction of new Bus Parks</u> Construction of new bus parks at the Railways land (2 acres), Lions Centre (3.8 acres), and Section 6 Forest (5.6 acres)	i. Acquire land for the proposed bus park at the railways land. ii. Undertake a feasibility study for the bus parks iii. Prepare designs for the bus parks	3-5 years

	iv.	Construct the bus parks in phases	
<u>Provision of New Health Centres</u> Construction of health centres in every growth node (Prisons Farm, Rafiki, Sirende, Bikeke, Kibomet, Lessos, and Namanjalala)	i. ii.	Prepare building and site plans Acquire land and construct the facilities	3-5 years
<u>Redevelopment of Municipal Estates</u> Redevelopment of Shauri Moyo and Bondeni estates for provision of Low-Cost Housing	i. ii. iii. iv. v.	Undertake a feasibility study Prepare a Site Plan Prepare a Resettlement Action Plan Lay down roads, water, sewer, and power infrastructure Construct low-cost houses	3-5 years
<u>Development of Low-Cost Housing on Prisons Land</u> Development of low-cost housing on Prison's land to pave way for redevelopment of Shauri Moyo and Bondeni	i. ii. iii. iv.	Undertake a feasibility study Prepare a site plan Lay down roads, water, sewer, and power infrastructure Construct low-cost houses	3-5 years
<u>Construction of Eco Lodges</u> Develop Eco Lodges at Showground Forest (110ha), Block 10 forest (35ha), and the Museum Nature Trail (40ha) to promote nature tourism Development of a Nature Park (Haller Park) Promote KCC forest as a nature park similar to Mombasa Haller Park to promote nature tourism.	i. ii. iii. iv. v.	Undertake a feasibility study Site design and planning Lay down the necessary/basic infrastructure and amenities Acquire the necessary permits from KFS, KWS, County Government, and the National Land Commission Construct the facilities through PPPs	3-5 years
<u>Provision of Pedestrian Boulevards</u> Construct pedestrian boulevards in Laini Moja and on the prisons land to connect the town centre near the main bus park and Machinjoni area	i. ii. iii. iv.	Undertake a feasibility study Undertake designs Acquire land for the routes Construct the boulevards with adequate street furniture	3-5 years

PHASE 3		
Development of Business Incubation and Start-Up Centres Develop business incubation and start-up centres at the existing industrial area in partnership with the Kenya Industrial Estates to increase employment opportunities and county revenue	i. Acquire land (45ha) ii. Prepare a Master Plan for the incubation centres iii. Provide roads, power, water, and sewer infrastructural facilities iv. Develop the incubation centres	5-10 years
Municipal Public Transport System Acquire for expansion and construction of roads to develop a Municipal public transport system for the following routes: Tuwani-CBD, Tuwani-Kibomet, Kibomet-CBD, CBD-Bikeke, Bikeke-CBD, CBD-Airport, Airport-ADC Industrial Area-CBD	i. Acquire land for expansion of the roads ii. Undertake a feasibility study iii. Expand/Construct the roads iv. Construct pick and drop off points v. Provide bus rapid transit system along the routes	5-10 years
New KMTC Construction of Kenya Medical Training College opposite the County Referral hospital	i. Acquire land (10Ha) ii. Prepare a Master Plan for the site iii. Construct the College with requisite facilities	5-10 years
New Police Stations Construction of police stations at the proposed industrial zone and the growth nodes (Rafiki, Sirende, Bikeke, and Namanjalala)	i. Acquire land ii. Prepare designs for the facilities iii. Construct the facilities	5-10 years
Construction of new fire sub-stations Construction of fire station in the proposed urban nodes (Proposed industrial zone at ADC, Kibomet, Rafiki, Bikeke, and Namanjalala) Provision of adequate firefighting facilities (engines and fire hydrants)	i. Conducting a feasibility study. ii. Identify suitable sites. iii. Acquire land iv. Construct fire sub-stations v. Purchase a mini fire engine for each substation vi. Lay down adequate fire hydrants	5-10 years

<u>Upgrading of Kipsongo Slum to modern high-density Low-Cost Houses</u>	i. Sensitization of the residents ii. Undertake a feasibility study iii. Prepare a Site Plan iv. Prepare a Resettlement Action Plan v. Lay down roads, water, sewer, and power infrastructure vi. Construct high-density low-cost houses	5-10 years
<u>Industrial and Special Economic Zone</u> ❑ Enhance the current industrial zone by providing requisite facilities and incentives to attract investors and also form a partnership with the private sectors for increased investments ❑ Develop a Special Economic Zone at the ADC Farm to boost the economy of the Municipality and County at large, create investment opportunities, create jobs, increase firms and household revenues among others	i. Provide requisite facilities and incentives for the current industrial zone ii. Acquire land (76ha) for SEZ iii. Prepare a Master Plan for the Special Economic Zone iv. Lay down basic infrastructural facilities and amenities such as roads, power, water, sewer, waste management sites, fiber optic cables, security apparatus et cetera v. Construct heavy and medium industrial parks, business parks, commercial premises, housing facilities, and other related facilities	5-10 years
<u>Construction of an integrated Sports Centre at ADC Farm</u> Acquire land (42ha) and develop an integrated sports centre	i. Undertake a feasibility study of the project. ii. Undertake site design and planning. iii. Construct a modern stadium with requisite facilities	5-10 years
PHASE 4		

<u>Light Rail Transit</u> ❑ Revitalize the existing rail line by developing a meter gauge Light Rail Transit (LRT) to Eldoret Town to enhance economic activities such as people and goods transportation, facilitate access to raw materials, grow market access and create more jobs	i. Secure the railway reserve ii. Upgrade the old rail line iii. Construct a modern railway station/headquarters iv. Construct modern train stations in the different towns/centres along the rail route v. Purchase cargo and passenger wagons	10-20 years
<u>Major Roads Expansion</u> Acquire land for expansion and construction of Kitale-Kapenguria and Kitale-Webuye International Trunk Road, Class A1, from existing 25m width in some areas to at least 40m road reserve in high-developed areas and at least 60m road reserve in the less developed areas. i. Acquire land for expansion and construction of Kitale-Eldoret road, Class B2 from 25m to 40m road reserve ii. Acquire land for expansion and construction of Kitale-Endebess Road, Class C 17 from 18 to 40m road reserve iii. Acquire land for expansion and construction of Kitale–Cherangany Road, Class C 21 from 18m to 40m road reserve	iv. Prepare road designs v. Undertake survey and prepare cadastral layers for the by-passes vi. Acquire adequate road reserves (60m) as per the relevant laws vii. Expand the roads	10-20 years
<u>A Full-Fledged University</u> Construction of a full-fledged public university at the ADC farm	i. Acquire land (42Ha) ii. Prepare a Master Plan for the University iii. Construct a modern university with requisite facilities	10-20 years

NB: Undertake community sensitization about the implementation of the plan and projects in every phase.

7.6 COORDINATION FRAMEWORK

At the ***policy and institutional levels,*** the coordination focuses on facilitating:

- The understanding and implementation of strategies and measures by the government and non-government institutions;
- Dialogue between all partners and the government to create conditions that favor the adoption of the plan.

At an ***operational level,*** coordination is mainly concerned with improving the efficiency of actions through:

- Information exchange;
- Facilitating administrative procedures as much as possible;
- Ensuring the financing of critical activities, directing resources to priority areas, and avoiding overlapping activities.

To enhance ***good coordination***, it is recommended that:

- People in the planning area to begin reinforcing the immediate and personal initiatives of this plan
- The quick wins and immediate interventions are cleared to pave way for the short term and medium-term strategies that will ultimately prepare a way for the long-term objectives

7.7 COMMUNITY PARTICIPATION FRAMEWORK

The main aim is to improve the effectiveness and validity of implementation processes and to increase the acceptability of plan proposals and decisions. This will fully involve the community in investment choices and management decisions.

- Formation of community based environmental management committees
- Community members to set up community police areas in all the residential neighborhoods. Community members to form phone tree communication mechanisms.
- The donor community through registered NGOs and CBOs to develop riverine and riparian reserves as nature trails
- Residents to comment on public notices informing them of proposed developments within their neighborhoods and cooperate appropriately.

7.8 PROJECT OUTCOME-BASED MONITORING AND EVALUATION

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
A thriving economy in a conducive business environment Increase employment opportunities. An innovative and creative society	ECONOMY Overall Strategy: Promotion of Local Economic Development					
	Construction of a Multi-Storey Business Centre	A site Master Plan Building Number of trades domiciled in the building	100% in 3 years	Department of Trade, Commerce and Industries	Municipal Board of Kitale Director (s) in charge of Trade and commerce	Board's Annual Reports Department's Annual Reports
	Provision of Market Facilities at Railways land and next to Kitale Polytechnic	Feasibility study report A site Master Plan The number of stalls constructed. Revenue obtained from the facilities.	100% in 3 years	Department of Trade, Commerce and Industries	Municipal Board of Kitale Director (s) in charge of Trade and commerce	Board's Annual Reports Department's Annual Reports
	Construction of Light Industrial Parks	A feasibility study report Site master plans Number of building units put up in the sites The number of units occupied.	100% in 3years	Municipal Board of Kitale Department of Trade, Commerce and Industries Kenya National Chamber of Commerce and Industries.	Municipal Board of Kitale Director (s) of Trade and Industries. NCCI County Director	Board's Annual Reports Department's Annual Reports. NCCI annual reports and news web page.
	Business Incubation and Start-Up Centres	Size of land acquired. A site master plan length of roads laid Length of water pipes laid Availability of power on the site.	100% in 10 years	Department of Trade, Commerce and Industries	Municipal Board of Kitale Director (s) in charge of Trade and Commerce	Board's Annual Reports Department's Annual Reports NCCI annual reports and news web page.

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
		Building units put up on the site				
	Industrial and Special Economic Zone	A feasibility study report. Hectors of land acquired. A site master plan Length of roads constricted. Length of water pipes laid. Availability of power on the site. The number of building units constructed on the site.	100% in 10 years.	Department of Finance and Economic Planning Department of Trade, Commerce and Industries	Municipal Board of Kitale Directors in charge of Finance and economic planning. Director of Trade and Commerce and Industries.	Board's Annual Reports Departments' Annual Reports
TRANSPORTATION Overall Strategy: Integration of Land Uses through efficient Transport Network						
Efficiency Convenience Functionality Connectivity Safety	Construction of new terminal Facilities - New bus parks -Lions Centre -Section 6 Forest	A feasibility study report. Size of land acquired. The number of parking lots available. Daily traffic volume in the terminal facilities.	100% in 5 years	County Department of Public works, Transport, and Energy	Municipal Board of Kitale Director in charge of transport	Board's Annual Reports Department's Annual Reports
	Upgrading of the Airstrip to a Local Airport	A site Master Plan. Size of land acquired. Number of daily flights Annual Passenger number.	100% in 5years.	Kenya Airports Authority (KAA) Department of Public works, Transport, and Energy	Board chairman KAA Municipal Board of Kitale	KAA Annual Report Board's Annual Reports
	Upgrading of all municipal roads and maintenance of walkways	The amount allocated in the budget for the project. Kilometers of road upgraded.	100% in 3years.	County Department of Public works, Transport, and Energy.	Municipal Board of Kitale Director of Roads.	Board's Annual Reports Department's Annual Reports

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
Increased revenue.	Provision of Pedestrian Boulevards	The kilometers of pedestrian walkway constructed.	100% in 5 years	County Department of Public works, Transport, and Energy.	Municipal Board of Kitale Director of Roads.	Board's Annual Reports Department's Annual Reports
	Construction of Integrated Multi-Level Parking Facilities	Building The number of Parking spaces available.	100% in 5 years	County Department of Public works, Transport, and Energy.	Municipal Board of Kitale Director of Roads.	Board's Annual Reports Department's Annual Reports
	Construction of two By-passes	Amount of money allocated for the project. Kilometers of roads done.	100% in 5 years	County Department of Public works, Transport, and Energy.	Municipal Board of Kitale Director of Roads.	Board's Annual Reports Department's Annual Reports
	Municipal Public Transport System	Size (Ha) of land acquired. Feasibility Study Report. Length of roads constructed.	100% in 10years	County Department of Public works, Transport, and Energy.	Municipal Board of Kitale Director of Roads.	Board's Annual Reports Department's Annual Reports
	Light Rail Transit Development	The amount allocated in the budget. An operational railway station. The number of daily trips.	100% in 20 years.	KRC, Ministry of Transport, Infrastructure, Housing, and Urban Development The Municipal Board	Chair of KRC Board of Directors County Director in Charge of Roads, national CS for Transport, Infrastructure, Housing and Urban Development Municipal Board	KRC projects webpage MoTIH&UD Annual Reports Board's Annual Reports Department's Annual Reports

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
	Major Roads Expansion.	Acres of land acquired Length of road expanded.	100% in 20 years.	KENHA County Department of Public works, Transport, and Energy.	Director-General KENHA Municipal Board Director of Roads.	KENHA annual reports Board's Annual Reports Department's Annual Reports
INFRASTRUCTURE AND UTILITY SERVICES Overall Strategy: Provision of Adequate and Effective Infrastructure and Infrastructural Services						
A healthy society	Expansion of Water Supply Facilities	Feasibility study report amount of money allocated for the project Kilometers of pipes laid. Number of storage tanks The capacity of the treatment plan. The number of households connected.	100% in 3 years	County Department of Water and Sanitation. Nzoia Water Service Company (NZOWASCO)	Municipal Board County Director in charge of water. Chairperson of the board of Directors NZOWASCO.	Board's Annual Reports Department's Annual Reports NZOWASCO Annual Reports.
	Expansion of Sewer Facilities	Feasibility study report Kilometers of sewer network done Sewer reticulation plan The number of households connected.	100% in 3 years	County Department of Water and Sanitation. Nzoia Water Service Company (NZOWASCO)	County Director in charge of sewer and sanitation. Municipal Board Chairperson of the board of Directors NZOWASCO.	Board's Annual Reports Department's Annual Reports NZOWASCO Annual Reports.
A clean and healthy environment	Provision of Solid Waste Receptacles and Bins	Needs assessment report The number of waste receptacles put in place.	100% in 3 years.	County Department of Environment	Municipal Board Director in charge of environment	Board's Annual Reports Department's Annual Reports
	Acquisition of Waste Transportation Trucks	Number of trucks purchased	100%in 3 years	County Department of Environment	Municipal Board Director in charge of the environment.	Board's Annual Reports Department's Annual Reports

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
	Construction of a Sanitary Landfill Site at ADC	Feasibility study report Site Master Plan Amount of money set aside for the project The volume of waste disposed on the facility.	100% in 3 years.	County Department of Water Environment and Natural Resources.	Municipal Board Director in charge of the environment.	Board's Annual Reports Department's Annual Reports
An informed society.	Development of ICT Facilities and Infrastructure	Site Master Plan. Acres of land acquired for the centre.	100% in 5 years	County Department of ICT	Municipal Board Director in charge of ICT	Board's Annual Reports Department's Annual Reports
Well utilized urban land	Expansion of the public cemetery	Amount of funds set aside for the project Acres of land acquired The number of graves on the site.	100% in 3 years	County Department of Health.	Municipal Board County Director in charge of Public Health.	Board's Annual Reports Department's Annual Reports
Safe human settlements	Construction of new fire sub-stations	Feasibility Study report Amount set aside for the project in the budget Acres of land acquired A building to host the facility.	100% in 10 years	County Department of Public Works	Municipal Board Director in charge of disaster preparedness and emergency responses.	Board's Annual Reports Department's Annual Reports
	Provision of new Fire Fighting Facilities	Amount of funds set aside for the project in the budget. The number of fire engines purchased. The number of fire hydrants installed in the municipality.	100% in 3 years	County Department of Public Works	Municipal Board Director in charge of disaster preparedness and emergency responses.	Board's Annual Reports Department's Annual Reports
	Development of Low-Cost Housing on Prisons Land and Railways land	Feasibility study report. Housing master plan. The amount of money set aside for the project in the budget. Length of roads constructed.	100% in 5 years	The Presidency County Department of Housing. GK Prisons Kenya Railways	Municipal Board County Director of Housing. GK Prisons head Kenya Railways head	Board's Annual Reports Department's Annual Reports MoTIH&UD Annual Reports

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
Quality of life that is based on affordable and quality housing.		Length of water pipes installed. The number of housing units constructed. The number of households domiciled.		Ministry of Transport, Infrastructure, Housing, and Urban Development (MoTIH & UD)	Principal Secretary MoTIH&UD	
	Redevelopment of Shauri Moyo and Bondeni estates to construct Low-Cost Housing		100% in 5 years	The Presidency MoTIH & UD County Department of Housing.	Municipal Board Principal Secretary MoTIH&UD County Director of Housing.	Board's Annual Report MoTIH&UD Annual Reports Big Four Agenda Relevant web page.
	Upgrading of Kipsongo Slum to modern high-density Low-Cost Houses	Housing master plan. The amount of money set aside for the project in the budget. Length of roads constructed. The number of housing units upgraded.	100% in 5 years.	County Department of Housing.	Municipal Board Director of Housing.	Board's Annual Reports Department's Annual Reports
HEALTH Overall Strategy: Enhance Access to Quality Health Care Services.						
Increased access to health services	Provision of New Health Centres	A feasibility study report. Amount of funds set aside for the project. Size (Ha) of land acquired. The type of facilities built. The number of patients attended to annually.	100% in 5 years	County Department of Health	Municipal Board County Director of Health.	Board's Annual Reports Department's Annual Reports

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
EDUCATION Overall Strategy: Promoting Skill and Research Based Education and Training.						
Local access to quality higher education and training.	New KMTC	Acres of land acquired A Site Master Plan The number of building units put up for the facility.	100% in 10 years	State Department of Technical and Vocational Training	Principal Secretary-Technical and Vocational Training.	The Ministry's Annual Report.
	A Full-Fledged University	Size (Ha) of land acquired. A Master Plan	100% in 20 years	Department of University Education and Research	Principal Secretary-University Education and Research.	The Ministry's Annual Report.
COMMUNITY FACILITIES Overall Strategy: Enhancing Quality of Life by Providing Adequate Social Services						
Improved quality of life.	Construction of a Municipal Level Public Library	Amount of funds set aside for the project. The size (Ha) of land set aside for the project. A building for the project. Number of Books purchased. The number of visitors recorded annually.	100% in 3 years	The County Department of Social Development	Municipal Board Director in Charge of Social Development.	Board's Annual Reports Department's Annual Reports Department's Project website
	Construction of an Integrated Community Centre	The Amount of money set aside for the project. Acres of land set aside. Building units put up. The number of social activities and services registered and offered.	100% in 3 years.	County Department of Social Development	Municipal Board Director in Charge of Social Development.	Board's Annual Reports Department's Annual Reports Department's Project website

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
	Construction of Smaller Public Libraries	The amount of funds set aside for the project. The size (Ha) of land set aside for the project. A building for the project. Number of Books purchased. The number of visitors to the facility annually.	100% in 5 years.	County Department of Social Development	Municipal Board County Department of Social Development	Board's Annual Reports Department's Annual Reports Department's Project website
	New Police Stations and Posts	Funds set aside for the project. Acres of land set aside. Building units put up on the site. The number of police offices posted to the station.	100% in 10 years.	Office of the County Commissioner.	County Commissioner	Annual Report. National Police Service Website.
LEISURE AND RECREATION Overall Strategy: Promotion of Urban Based Tourism						
Increased sources of income to the members of the society.	Upgrading of Trans Nzoia Stadium	Feasibility Study report Amount of money included in the budget for the project. Demarcation and acquisition of any encroached land Construction work on site. Sporting activities registered on the site in a year.	100% in 3 years	County Department of Sports	Municipal Board Director in charge of Sports	Board's Annual Reports Department's Annual Reports Department's Project website
	Construction of an Integrated Sports Centre on ADC Farm	Feasibility Study report Amount of money included in the budget for the project. Size of land set aside for the project Construction work on site.	100% in 20 years	County Department of Sports	Municipal Board Director in charge of Sports	Board's Annual Reports Department's Annual Reports Department's Project website

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
		Sporting activities registered on the site in a year.				
	Picnic sites, camping areas, and arboretum facilities at Section 6 Forest (137.8ha)	Feasibility study report. Length of nature trails constructed. The number of recreational furniture put on site. The number of camping activities registered. The number of visitors recorded in a year.	100% in 5 years	The county Department of Tourism	Municipal Board Director of Tourism	Board's Annual Reports Department's Annual Reports Department's Project website
	Construction of Eco-Lodges	Feasibility study report. The number of eco-lodges put up. The number of visitors recorded annually.	100% in 5 years.	County Department of Tourism	Municipal Board Director of Tourism	Board's Annual Reports Department's Annual Reports Department's Project website
	Development of a Nature Park (Haller Park)	Feasibility study report. Amount of set aside for the project. Memorandum of understanding between the County and Kenya Forest Services, and Kenya Wildlife Services The number of visitors recorded annually.	100% in 5 years.	The County Department of Tourism	Municipal Board Director of Tourism	Board's Annual Reports Department's Annual Reports Department's Project website

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
ENVIRONMENT Overall Strategy: Environmental Protection and Conservation						
Quality and conserved Environment	Surveying of Ecologically Sensitive Areas (forests, rivers, nature trails, wetlands, and swamps)	Environmental Survey report. The number of beacons established to define the riparian buffer.	100% in 3 years.	County Department of Environment.	Municipal Board Director of Environment	Board's Annual Reports Department's Annual Reports Department's Project website
	Re-Planning of Tuwani and Mitume	Amount of Money set aside in the budget. A Physical Development Plan.	100% in 3 years.	County Physical Planning Department.	Municipal Board Director of Physical Planning.	Board's Annual Reports Department's Annual Reports Department's Project website

ANNEXURE

Recommended Planning Standards (Physical Planning Handbook, 2008)

Residential Zones

Recommended Standards for Residential Land Use:

1. *Planning Standards for Residential Land Uses*

Table 9: Land Size for Various categories of Residential Densities.

Centre	*Low Density*	*Medium density*	*High Density*	*Slums*
Urban	$^1/_2$ *acre (0.2 Ha.)*	$^1/_8$*acre (0.045Ha.)*	*Below* $^1/_8$*acre or (0.03Ha.)*	*0.025Ha.*

Source. Physical Planning Handbook. pg. 57

Table 10: Plot Ratios and Plot Coverage. Source: Physical Planning Handbook. pg. 58

	Minimum Plot Size (Ha)	*Maximum Plot Coverage%*	*Plot Ratio*
Low Density			
Bungalow	*0.2*	*50%*	*0.5*
Maisonnette		*50%*	
Medium-density	*0.045*		*-*
Bungalow		*65%*	*1.26*
Maisonnette		*65%*	*Depends on the house size/number of floors*
Multi-family dwelling		*65%*	
High density	*0.03*		
Row housing		*70%*	*3.5*
Detached		*70%*	
Semi-Detached		*70%*	

2. *Land allocation*

Table 11: Average Observed Land Use Allocation in Residential Neighborhood Development. Source: Physical Planning Handbook. Pg. 61

Type of Dwelling	*No. of Dwelling Per Hectare*	*Space allocation per dwelling (M^2) (Includes built-up area and circulation)*
Bungalow/Detached		
i. Low density	*10*	*1000*
ii. Medium-density	*16*	*500*
iii. High density	*35*	*285*
Semi-Detached and Row Housing		
i. Low density	*20*	*417*
ii. Medium-density	*32*	*333*
iii. High density	*70*	*250*
Multifamily dwellings		
i. Low density	*50*	*200*
ii. Medium-density	*60*	*167.6*

iii. High density	70	142.8
iv. Special density	133	75

3. Site planning

Table 12: Recommended Minimum Plot Sizes for Different Housing Schemes.

Type of Housing	Minimum Plot Sizes in Square Meters		
	Detached	Semi-Detached	Row Housing
Slum rehabilitation and upgrading schemes	223.2	148.8	111.6
Low-cost housing	334.8	223.2	167.4
Normal housing development	465	309.7	232.5

Source. Physical Planning Handbook. pg. 64

4. Building Lines (set back lines)

Table 13: Minimum setbacks of dwelling from plot lines. Source: Physical Planning Handbook. pg. 67

Type of Residential Development	Minimum Set Back in Meters		
	Front	Side	Rear
Slum rehabilitation and upgrading schemes	2.5	1.5	3
Low-cost housing	3	1.5	4.5
Normal housing	5	3	5

5. Street Widths

Table 14: Minimum Street Width per given number of plots. Source: Physical Planning Handbook. pg. 68

Number of plots	Street width
1-20	9m
21-50	12m

Activities allowed in Residential Zones

Permitted Uses

- Residence – Bungalow, maisonette, multi-family dwelling (multi-storey flats/apartments), row housing, detached, semi-detached, residential-cum-work,
- Hostels, renting houses, old age home, community hall, police post, guesthouses (not exceeding 200m^2 in floor area),
- A daycare centre and kindergartens,
- Corner shops, small shopping centres, health facilities (dispensaries, nursing homes, etc.),
- Educational buildings, religious premises, library, gymnasium, park, technical training centre, exhibition and art gallery, clubs, banks/ ATM, matatus stop/boda boda stand (not exceeding 100m^2 in floor area), post offices, hostels of non-commercial nature, etc.

Restricted Uses/Uses Permitted with Special Sanction of the Competent Authority

- Night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants, and hotels (not exceeding 200m^2 in floor area), small butchery,
- A printing press, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, municipal, county, and central government offices, police stations,
- Public utility buildings like electrical distribution depot, water/sewerage pumping stations, waterworks, fire stations, telephone exchanges/ mobile tower, matatus station/ boda boda stand (occupying a floor area not exceeding 200m^2)

Prohibited Uses

All uses not specifically permitted as above are prohibited in residential zones including the following:

- Heavy, extensive industries: noxious, obnoxious, and hazardous industries,
- Warehousing, storage go-downs of perishables, hazardous, inflammable goods,
- Workshops for matatus/ boda boda/buses etc.,
- Slaughterhouses, hospitals treating contagious diseases (TB)
- Wholesale market, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

Amendments to uses permitted: The competent authority may from time to time add to or amend the above list by considering overall land use compatibility through notification.

Industrial Zones

Recommended Standards for Industrial Land Use

1. *Industrial categories*

Table 15: Industrial Land Uses. Source: Physical Planning Handbook. Pg. 69

Category	*Locational & Special Requirement*	*Land Requirements*	*Jobs*
Major Industrial areas	*Excellent national/international communication network, accessibility to labour, communication routes, & ample supply of; power, water, & sewerage disposal. Separation buffer from residential*	*500-1200 acres for a municipality with a population of 200,000 and 500,000*	*Between 20,000 and 50,000 at a density of 40 workers per acre*

Light Industries areas/Jua Kali	*Compatible with residential areas, located on major internal links with separated access from residential feeder roads. Approximately one estate per 30,000 populations.*	*10-50 Ha. One Estate An area of 10-20 small firms without creating congestion in the residential areas.*	*1500-7500 at a density of 60 workers per acre.*

Table 16: Land requirements for the various categories of industries.

Type of industry	*Land requirements in Ha.*	*Catchment population*	*Min Land Size in Ha*
Light	*4*	*30,000*	*0.05*
Medium	*10*	*100,000 to 500,000*	*2*
Heavy	*none*	*Over 1 million*	*20*

Source: Physical Planning Handbook. pg. 72

2. Other industrial land allocation in percentage

Table 17: Percentage allocation of land in an industrial area/estate.

Workshops	*50-55%*
Organized open space	*10-15%*
Utilities, services or facilities	*20-25%*
Roads, parking lots	*15-20%*
Others	*5-10%*

Source: Physical Planning Handbook. pg. 70

3. Site Planning

a. Plot areas and coverages

It is suggested that no industrial unit other than a service industry should be allowed to locate on a site less than 0.5acres. Plot coverages should not exceed 75 percent to allow for sufficient circulation, utilities, services, and facilities.

4. Building Lines in Industrial Areas

Recommended setback lines from centerlines of roads to the property line in industrial areas.

Table 18: Setback lines from centerlines of roads to property line.

Major communication routes (Highways)	*25m-31m*
Sine roads (Major roads)	*18m-21m*
Collector roads	*15m-18m*
Access roads	*12m-15m*

Source: Physical Planning Handbook. pg. 70

5. Road Reserves in Industrial Areas

Table 19: Road Reserves in industrial areas. Source Physical Planning Handbook. pg. 71

Major communication routes (Highways)	*13.5m-16m*
Sine roads (Major roads)	*11.5m-13.5m*
Collector roads	*9m-11.5m*
Access roads	*9m*
Service Lanes	*9m*

Uses permitted in Industrial Zones

The following uses are normally permitted for the main purposes and accessory uses:

- All uses are permissible in the Commercial Use Zone with the special sanction of the authority except residential uses.
- Residential buildings for security and other essential staff are required to be maintained on the premises.
- Police posts or security company offices
- All kinds of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants, matatu station, etc.

Restricted uses or use permitted with the special sanction of the authority: Some of the uses may be permitted with the special sanction of the competent authority. These may include noxious, obnoxious, and hazardous industries, storage of explosive and inflammable and dangerous materials, junkyards, electric power plants, service stations, cemeteries, business offices, bank, and financial institutions, helipads, religious buildings, matatus/boda boda stands, gas installations and gas works, stone crushing, small shopping centres, etc.

Uses Prohibited

All uses not specifically permitted as mentioned above shall be prohibited.

Educational Zones

Recommended Standards for Educational Land Use

a. Primary and Secondary Schools

Table 20: Educational Facility Standards. Source; Physical Planning Handbook pg. 73

School (Category)	*No.*	*Land Requirement in Ha.*	*Catchment Population*	*Age*	*Locational Requirement*
Daycare Centres	*1*	*0.25*	*3500 in low income* *3500 in high income*	*1-2*	*Within and integral to residential areas*
Kindergartens	*1*	*0.25*	*3500 in low income* *3500 in high income*	*2-5*	*Within and integral to residential areas*
Nursery/Pre-Primary School • *1 Stream* • *2 Stream* • *3 Stream*	 *1* *1* *1*	 *0.15* *0.20* *0.30*	 *3500* *3500* *3500*	*5-6*	*Within and integral to residential areas*

Primary School • *1Stream* • *2Stream* • *3Stream*	*1* *1* *1*	*3.9* *3.9* *3.9*	*3500*	*6-13*	*At a gross density of 50 ppha. & above should be between 250-300 m.*
Secondary School • *1 Stream* • *2 Stream* • *3 Stream*	*1* *1* *1*	*6.9* *6.9* *6.9*	*8000*	*14-17*	*At a gross density of 50 ppha. & above should be between 500-600 m.*
NB: Additional land would be required where the schools require other support facilities such as staff houses and Agricultural land for demonstration as specified by the handbook.					

b. Higher Education Facilities

The recommended minimum land requirement for colleges is 10.2 Ha.

c. University

The recommended land size for a university should be at least **50 ha.**

Table 21: University Land Use Major Components. Source: Physical Planning Handbook. pg. 86

Land use composition	*Land Requirement in Ha.*
Students demand	*20*
Main campus	*10*
Auxiliary services	*2*
Open spaces and car parking	*2*
Sewerage where the local network is missing	*2*
Outdoor sports	*5*
Agricultural courses (as applicable)	*10*

Permitted uses within educational areas: All uses related to education, training, and research as mentioned above.

Restricted uses: Some of the uses may be permitted with the special sanction of the competent authority, which are not proposed or mentioned here as educational facilities but related to education, training, and research.

Prohibited uses: All uses not specifically permitted as mentioned above shall be prohibited.

Health

Recommended Standards for Provision of Health Services

1. *Health Facilities*

Table 22: Health Facility Standards.

Facility	*Land Requirement in Ha.*	*Locational Requirement*
National Referral Hospital	*20 Ha*	*Accessible with basic infrastructural services*
Provincial Hospital	*8 Ha*	*''*
District Hospital	*8 Ha*	*''*

Sub-District Hospital	*4 Ha*	*''*
Health Centre	*3 Ha*	*''*
Sub-Health Centre	*2 Ha*	*''*
Nursing Homes	*0.4 Ha*	*''*
Veterinary clinic	*0.1 Ha*	*''*
NB: Public cemeteries should be conveniently located relative to the health facility, major open spaces, and other compatible public utilities.		

Source; Physical Planning Handbook. pg.96

a. Organization of Health Service Delivery System

Table 23: Health Service Delivery System.

Coordination Level	*Organization of Health Services*
National	*<u>National referral services</u>* *Comprises of all tertiary (level 6) referral hospitals, National reference laboratories, and services, Government-owned entities, Blood transfusion services, Research, and training institutions providing highly specialized services. These include* *1. General specialization* *2. Discipline specialization, and* *3. Geographical/regional specialization.* ***Focus is on:*** • *Highly specialized healthcare, for area/region of specialization,* • *Training and research services on issues of cross-county importance*
County	*<u>County Referral Health Services</u>* *Comprise all level 4 (primary) and level 5 (secondary) hospitals and services in the count: forms the County Health System together with those managed by non-state actors.* *Provides:* - *Comprehensive in-patient diagnostic, medical, surgical, and rehabilitative care, including reproductive health services;* - *Specialized outpatient services; and* - *Facilitate, and manage referrals from lower levels, and other referrals.* - *Management of cemeteries, funeral parlors, and crematoria*
Sub County	*<u>Primary care services</u>* *Comprise all dispensaries (level 2) and health centres (level 3), including those managed by non-state actors. Are those constitutionally defined, including:* - *Disease prevention and health promotion services;*

	- *Basic outpatient diagnostic, medical-surgical & rehabilitative services;* - *Ambulatory services* - *Inpatient services for emergency clients awaiting referral, clients for observation, and normal delivery services;* - *Facilitate referral of clients from communities and to referral facilities.*
	Community Health Services *Comprise community units (level 1) in the County. Those that are constitutionally defined, and in community health strategy, including;* - *Facilitate individuals, households, and communities to embrace appropriate healthy behaviors;* - *Provide agreed health service;* - *Recognize signs and symptoms of conditions requiring referral;* - *Facilitate community diagnosis, management, and referral.*

Source; Kenya Health Policy 2014-2030

Recreational Zones

Recommended Standards for Recreational Land Use

a. Recreation and Conservation in Urban Areas

Table 24: Guideline for Recreation and Conservation in Urban Areas.

Type	*Land Requirement*	*Locational requirement*
Major parks	*Not specified but guided by available opportunities in the environment*	*Not specified*
Buffer zones	*10-30m green belts*	*Either side of urban ring roads, bypasses & green belts between incompatible uses*
Major sports complex	*Not specified*	*Served by good public transport*
Entertainment such as; cinemas, restaurants, nightclubs, etc.		*Central areas and subsidiary centres*
Sports & social clubs	*Not specified*	*Not specified*
Environmentally fragile/hazard/risk areas		*30 M*
Wetland conservation		*30 M*
Forest reserve		*60 M*
Flood prone areas		*10M from the edge*

Source; Physical Planning Handbook. pg. 90-92

b. Recreation in Estates/Community Level

Table 25: Guide for Recreation in Estates.

Type	*No.*	*Land Requirements in Ha.*	*Locational Requirement*
Parks	*1*	*1-2 Ha. per 10,000 populations in areas above 50 persons per ha.* *Facilities; 1-2 playing fields, children equipped playing grounds, hard courts, adventure playgrounds & other special features*	*Should be closely related to community centres, social halls, health centre, local shops, primary & secondary schools*

Source: Physical Planning Handbook. pg. 92-95

Permitted uses within recreational zones: parks, playgrounds, botanical/zoological gardens, clubs, stadiums (indoor and outdoor), stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting ranges, sports training centres, integrated sports centres, swimming pools, special recreation, library, public utilities (for recreational uses), etc.

Restricted Uses: Building and structures ancillary to use permitted in open spaces and parks such as stands for vehicles for hire, taxis, matatus, boda bodas, and passenger cars; facilities such as police posts, fire posts, and post offices; commercial uses of a temporary nature like cinema and other shows; public assembly halls; restaurants; open-air cinemas; hostels for sportspersons, etc.

Prohibited Uses: Any building or structure which is not required for recreation, except for offices or security personnel and uses not specifically permitted therein.

Public Purpose

Recommended Standards for Public Purpose Land Use

a. *Administrative Centres*

Table 26: Administrative Centres.

Level	*Land Requirement in Ha.*	*Land Requirement*
National	*40*	*Municipality Centre; Considering centrality, spatial compactness, public parking & accessibility*
Provincial	*20*	”
District	*20*	”
Division	*10*	”
Location	*1*	”
Sub Location	*0.2*	”
Municipality Halls	*1.2*	”
County Halls	*1.2 Ha.*	”

Source Physical Planning Handbook. pg. 98

b. Police Stations

Table 27: Police stations.

Category	Land Requirement in Ha.	Locational Requirement
Police station	2	Neighborhood
Police post	0.2	Municipalities (2000 people)
Patrol base	0.1	

Source: Physical Planning Handbook. pg.98

c. Law Courts

Table 28: Law courts

Category	Land Requirement in Ha.	Locational Requirement
High Court	2	Municipality centre activities; location depends on service level
Lower Court	1	Municipality centre activities; location depends on service level
District Magistrates Court	1.0	

Source. Physical Planning Handbook. pg. 98

d. Prisons/Remand Homes

Table 29: Prisons & Remand homes.

Facility	Land Requirement in Ha.	Locational Requirement
Prison	16	Urban fringes
Remand/Juvenile Home	2.0	Urban fringes

Source: Physical Planning Handbook. pg. 99

Other Public Purpose Facilities

Table 30: Other Public Purpose Facilities. Physical Planning Handbook. Pg.99-100

Facility	Land Requirement in Ha.	Locational Requirement
Community Centre Includes: (Social Halls, Libraries & Cultural Museums	1.0	Integral to the residential neighborhood; close to sports centre & public swimming pool as applicable
Religious institutions. Include; Churches, Mosques, Temples & Shrines	0.1	Within residential areas, urban fridges for large institutions, mosques & temples may be within CBD
Fire station	0.4	Highly accessible to the major road network
Library	0.4	In relation to the target population, Quiet areas, good light & ample surrounding air space
Post office Sub post office	0.04 0.04	Rural Centre or estate with a resident population of 2,000-10,000& rural pop of 40,000 Market centre serving approx. 15,000 rural people resident pop less than 2,000

Commercial Zones

Recommended Standards for Commercial Land Use

Level of Centres

Table 31: Categories of Centres. Source: Physical Planning Handbook. pg. 102-105

Level of municipalities	*Minimum plot size in Ha.*	*Plot Length vs width*	*Locational Requirement*
Municipality centres	*0.045*	*Not more than 1:3*	*Geographical centrality, accessibility to vehicles and pedestrians, ample parking space.*
Local centre			*Catchment population of 3500-5000, Adjacent and interdependent activities, 10-12 parking spaces,*
Intermediate centre			*Population of 15,000- 50,000*
Major Centre			*Population of 100,000- 150,000*

Markets

Table 32: Market Categories. Source: Physical Planning Handbook. pg. 105-106

Market Category	*size*	*Catchment*
A	*0.1-0.2 Ha.*	*Per 2000 low-income population*
B	*0.2-0.25 Ha.*	
C	*0.2-0.28 Ha.*	
D	*0.2-0.28 Ha.*	
E	*0.25-0.3 Ha.*	

Commercial Developments along Major Highways

Table 33: Guide for Commercial Developments along Major Highways.

Length of road in m	*Building line in m*	*Acceleration & deceleration lanes in m*	*Locational guideline*	*Others*
6-18	*6*	*100m stretch*	*No direct access*	*Minimum plot size 4acres (2ha.); 25% plot coverage & a minimum parking space of one and a half m car park for every 100sq.m plinth.*
Above 18	*18*	*100m stretch*	*No direct access*	

Source: Physical Planning Handbook. pg. 107

Permitted uses in commercial areas: Shops, convenience/neighborhood shopping centre, local shopping centres, cluster centre, sub-CBDs, professional offices, workplaces/offices, banks, stock exchange/financial institutions, bakeries and confectionaries, cinema halls/theatres, malls, banqueting halls, guest houses, restaurants, hotels, petrol pumps, warehousing, general business, wholesale, hostel/boarding housing, banks/ATMs, auditoriums, commercial service centres/garages/workshop, wedding halls, weekly/informal markets, libraries, parks/open space,

museums, police stations/posts, matatu stands, boda boda stands, parking sites, post offices, government/ institutional offices, etc.

Restricted Uses: Non-polluting, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, polytechnics, and higher technical institutes, junkyards, railway stations, sports/stadium, and public utility installation, religious buildings, hospitals, and nursing homes.

Prohibited Uses: All uses not specifically mentioned above are prohibited in this zone.

Public Utilities

Recommended Standards for Public Utilities

1. *Water supply*
   a. *Protection of water intakes*

Table 34: Protection of water intakes. Source: Physical Planning Handbook. pg. 108-109

Protection Belt	*Direct (Radius) Protection in m*	*Indirect (Radius) Protection*
Borehole	*10*	*50M*
Well	*10*	*50M*
River	*10-50*	*50M*
Water treatment plant	*300*	*Not specified*
Boreholes should be located 80m apart to avoid drawdown ***Commercial water points:*** *Should be provided for informal settlements, at a distance of 500m from one another. Should occupy an area of* ***3x3 m.*** ***Service Reservoir:*** *The minimum space requirements are* ***0.1 Ha.***		

2. *Sewerage system*
   a. *Collection and Treatment Work*

Table 35: Sewerage collection & treatment. Source: Physical Planning Handbook. pg. 109-110

	Locational Requirement	*Buffer*
Sewerage collection & treatment plants	*3000 Urban population & above; Urban layout*	*75 Sq. m for sewered*
Septic tanks	*Where sewerage system is not provided*	*110. m for non-sewered*

3. *Stormwater drainage*

Table 36: Storm Water Drainage Wayleave. Source: Physical Planning Handbook. Pg. 110

Facility	*Preferred Wayleave*
Drainage Wayleaves	*3m-4.5m*
Anti-Malarial Wayleaves	*4m*
Building Clearance	*1.5, 2.5m, and 7.5m*
Septic Tank Clearance	*6m*
Sewer line	*3m*

4. Garbage Collection and Disposal

Table 37: Disposal System. Source: Physical Planning Handbook. pg. 111

Disposal	No of inhabitants	Location	Protection area
Garbage collection and burial	5000 in one settlement or more in a radius of 25 Km	Outside residential settlement	No less than 1km for urban areas
Incineration of hospitals and slaughterhouses, garbage disposal	Same as above	Outside settlement in Industrial Zones	Industrial standards adopted
Collection	1000 or more	Same as above	Same as above
It is proposed that garbage collection points be provided with 0.1 hectares while dumping sites are provided with 2 hectares.			

Transportation

Recommended Standards for Transportation Land Use

Urban Road Reserve Widths

Table 38: Urban Road Reserve Widths. Source: Physical Planning Handbook. Pg. 115-116

Urban road network	Road reserve width
Primary distributor	
a. Major communication routes	60m
b. Important through routes	30-36m
District distributors	
a. Spine roads and roads in the commercial or industrial area	25m
b. Bus routes	25m
Local distributor roads	
a. With no direct vehicular access to individual plots	18m
Local distributors	
Major access road exceeding 150m in length	15m
Access road not exceeding 150m in length	12m
Access roads	
b. Cul-de-sacs or the short connecting road not exceeding 60m	6m-9m
c. Service lanes	6m
d. Cyclist lanes	3m
e. Footpaths	2m

Carriageway and Parking Standards

i. Carriage widths

Table 39: Carriage Way Widths. Source: Physical Planning Handbook. Pg. 117

Carriage way	Widths
Trunk and major roads	7.5m or more
Commercial and industrial streets	7.0 or more
Spine roads and bus routes	7.0
Access roads (in residential areas)	5.5
Cul-de-sac (not exceeding 60m)	5.0
For cul-de-sac serving less than 10 plots, a single footway will suffice Occasional obstructions shall nowhere reduce the footpath width below 1.2m	

ii. Car parking space

Public Parking Space Requirement

Table 40: Public Parking Space Requirement. Source: Physical Planning Handbook. Pg. 117

Major urban centre; For every 100m^2 of land in CBD	*Minimum $1\frac{1}{2}$ parking space, except where basement parking is available*
Small centres for every 500m^2	*Minimum 1 car park*

Parking by Population

Table 41: Parking Area by Population. Source: Physical Planning Handbook. Pg.103

Catchment	*Parking Slots*
3500-5000	*10-12*
15000	*45-46*

Standards for Car Parking

Table 42: Standards for Car Parking Requirement. Source: Physical Planning Handbook. Pg. 118

Usage	*One car space for every usage*
Housing	*2 houses or lodgings*
Specialized market place	*50 to 60 sq. m of covered area*
Market	*30 to 50 sq. of covered area*
Office and administration	*50 to 60 sq.m of covered area*
Hotel	*5 to 8 beds*
School	*a. 0.5 classroom/secondary school and above* *b. 1.0 classroom/below secondary school level*
Restaurant cinema and theatre	*12 seats*
Mosque/churches	*10 to 12 worshipers*
Hospital	*5 to 10 beds*
Sports field	*10-20 seats or spectators*
Industrial establishment and worshipers	*6 to 10 workers*

Road Classification

Table 43: Classification of Wayleaves. Source. Physical Planning Handbook. pg. 29

Other Classifications	*Reserve*	*Buffer*
International Trunk Roads	*60-110m*	*10m*
Reserve of main conventional sewer line	*1.5m on either side*	
Oil pipeline	*30m on either side*	*50m*
Railway reserve		*30m*
Communication masts		*60m*
Electric wayleaves and Generating Plants • *Power generating plant* • *National grid* • *Substations*		 *2km* *30m* *50m*

Table 44: Classification of Roads. Source. Physical Planning Handbook. pg. 29

Classification		*Desirable Reserve in meters*	*Reduced*
International trunk roads	*A*	*60*	*40*
National trunk roads	*B*	*60*	*40*
Primary roads	*C*	*40*	*40*
Secondary road	*D*	*25*	*25*
Minor roads & Special Program Roads (SPR)	*E*	*20*	*20*