

REPORT ON REVIEW OF BUNGOMA URBAN AREA BOUNDARY

PREPARED BY:

AN AD HOC COMMITTEE APPOINTED BY
THE CABINET SECRETARY FOR
TRANSPORT, INFRASTRUCTURE, HOUSING,
URBAN DEVELOPMENT
AND PUBLIC WORKS IN COLLABORATION WITH
H. E. THE
GOVERNOR BUNGOMA COUNTY

REPUBLIC OF KENYA



Ministry of Transport, Infrastructure,
Housing, Urban Development
and Public Works

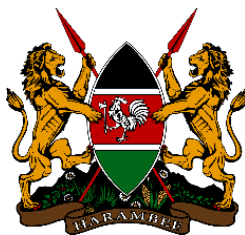
State Department for Housing &
Urban Development

THE COUNTY GOVERNMENT
OF BUNGOMA



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**Report
of the
Ad-Hoc Committee by the Cabinet Secretary on Review of
Bungoma Municipal Boundary
Bungoma County**

January, 2021

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Ad hoc committee by the Cabinet Secretary on review of
Bungoma Municipality Boundary
Bungoma County

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This Report has been prepared pursuant to the Urban Areas and Cities Act (Amendment) No. 3 of 2019 and Kenya Gazette Notice No 6879, published on 23rd May, 2019.

The Report has been prepared guided by the relevant laws and policies in Kenya as well a national and international guidelines and best practices that underpin technical requirements in the process of reviewing and delineating urban boundaries.

The Committee held consultative meetings with key County Officials including the County Executive in charge of Urban Development, held several technical meetings and retreats and also witnessed the proceedings of public hearings in the sub-county headquarters from which valuable inputs were made and taken into account to the extent that was professionally and technically feasible.

The report is presented to the appointing authorities i.e., Cabinet Secretary for Transport, Infrastructure, Housing, Urban Development and Public Works and His Excellency the Governor for Bungoma County for their consideration and presentation to the County Executive Committee and County Assembly for their consideration.

We express our gratitude for the privilege to be of service to Bungoma County and the Nation at large.

No	Name	Institution	Position	Signature
1	Mathew Thiga	IEBC	Chair	
2	Thomas Ogutu	State Department for Housing and Urban Development	Secretary	
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Map 1: Location and Distribution of Municipalities within Bungoma County

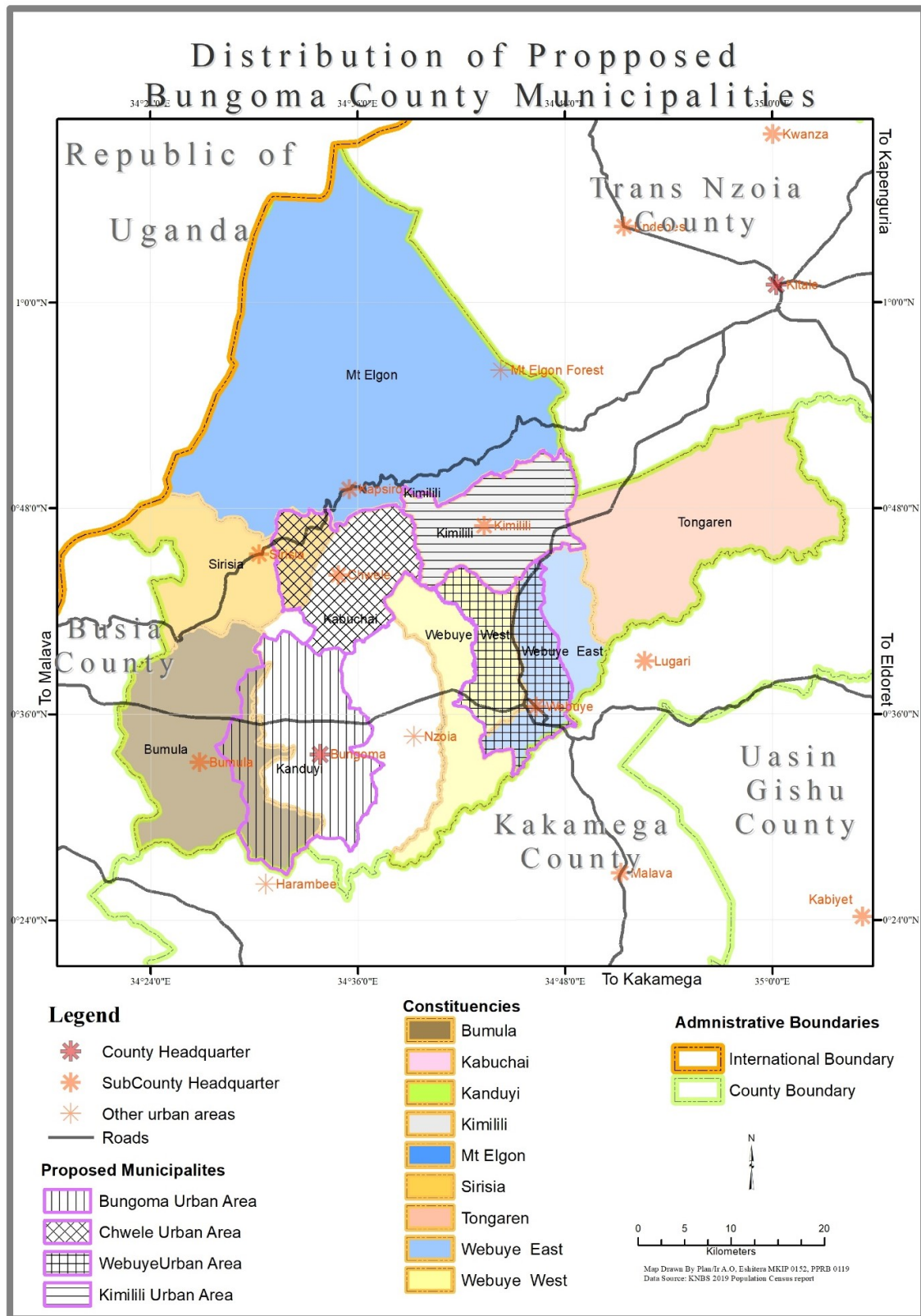


TABLE OF CONTENTS

ACKNOWLEDGEMENTS	viii
LIST OF ABBREVIATIONS AND ACRONYMS	9
EXECUTIVE SUMMARY	10
1.0 INTRODUCTION.....	11
1.1 Terms of Reference	11
1.2 Legal and policy framework.....	12
1.3 Methodology	14
1.4 Key principles applied.....	15
2.1 Current growth patterns	17
2.2. Existing Governance structure.....	17
2.3 SWOT analysis	18
2.4 Emerging Issues	20
3.0 PROPOSED BOUNDARY AND ITS JUSTIFICATION	21
3.1 Scenario One (1) of the proposed Bungoma Municipal Boundary.....	21
3.2 Scenario Two (2) of the proposed Bungoma Municipal Boundary	22
3.3 Scenario Three (3) of the proposed Bungoma Municipal Boundary	24
3.4 Proposed Preferred Scenario for Bungoma Municipality	26
3.5 Analysis of the preferred proposed scenario as per UACA.....	28
4.0 RECOMMENDATIONS AND CONCLUSION	31
5.0 REFERENCES.....	32
6.0 LIST OF APPENDICES	34

List of Tables

Table 1: Criteria for Classification of Urban area as per UACA	13
Table 2: SWOT Analysis for Bungoma Municipality	19
Table 3: Population per sub-location and surface area of the proposed Scenario One (1)	21
Table 4: Population per sub-location and surface area of the proposed Scenario Two (2).....	23
Table 5: Population per sub-location and surface area of the proposed Scenario Three (3)...	24
Table 6: List of available services	28

List of Maps

Map 1: Location and Distribution of Municipalities within Bungoma County	v
Map 2: Scenario One (1) of the proposed Bungoma Municipal Boundary	22
Map 3: Scenario Two (2) of the proposed Bungoma Municipal Boundary.....	24
Map 4: Scenario Three (3) of the proposed Bungoma Municipal Boundary	26
Map 5: Geographical coverage and location of the preferred proposed scenario	27
Map 6: Urban Land Use Trends	28

ACKNOWLEDGEMENTS

The Ad-Hoc Committee would like to acknowledge the positive engagement of this review of Bungoma Municipal Boundary process by a number of Bungoma residents through public participation and memoranda. Thanks go to the County Executive Committee Members, County Assembly Committee for Lands, Urban and Physical Planning, members of the public, civil societies, private sector for their inputs. Gratitude is expressed by the Ad-Hoc Committee to Cabinet Secretary for Transport, Infrastructure, Housing, Urban Development and Public Works, His Excellency the Governor for Bungoma County and Members of the County Assembly of Bungoma, Deputy County Commissioner(s), Chief(s), and Assistant Chief(s) for their contribution in this process. Lastly, but not least, the Ad-Hoc Committee would like to acknowledge, with thanks, the critical role played by the CECM responsible for Urban Development, Mr. Bramuel Murgor, his County Chief Officer Mr. George Kombo and the staff attached to it including George M. Muthini, Cleophas Bukelembe, John Ndombi, Winston Sakwa, Hasting Simiyu, Metrine Masika, Bryan Kubwa, Caroline Chekorir, Benson Wangila, Gabriel Kibiriti, Andrew Keya and Christine Simiyu, who worked daily to allow the Ad-Hoc Committee to operate effectively.

LIST OF ABBREVIATIONS AND ACRONYMS

CGA	County Government Act
GoK	Government of Kenya
IEBC	Independent Elections and Boundaries Commission
ISK	Institute of Surveyors of Kenya
KCB	Kenya Commercial Bank
KIP	Kenya Institute of Planners
KNBS	Kenya National Bureau of Statistics
PFM	Public Finance Management Act
UACA	Urban Areas and Cities Act

EXECUTIVE SUMMARY

This report concerns information on proposed review of Bungoma Municipal Boundary. This is an output of the Ad-Hoc Committee constituted and gazetted by Cabinet Secretary for Transport, Infrastructure, Housing, Urban Development and Public Works in collaboration with His Excellency the Governor, Bungoma County to undertake feasibility of the existing Municipal boundary and give proposals of its expansion and viability for purposes of enhancing adequate planning, development and service delivery. The Ad-Hoc Committee was able to undertake the stated task in a span of 3 months, within which the committee members were able to visit the municipal boundary and held a number of consultations by various stakeholders, brainstorming and desktop review to evaluate its current status, functions, and potentials of for its expansion or reduction if so required.

The main task constituted in this assignment included the following among others; to establish the extent of the Bungoma Municipality as opposed to the designated current boundary, propose the extension or reduction of designated boundaries with a social economic and political justification, assess resource capacity to effectively and efficiently deliver essential services to its residents as provided in the First Schedule of Urban Areas and Cities Act No.3 of 2019, identify the infrastructure level and services within the Municipality, establish the boundary based on 2019 census by KNBS, suggest recommendation/strategies and mechanisms of managing urban growth to sustain urban growth/integrated development, assess the social, economic influence of the Municipality, hence justification for capital investments why is the Municipal critical, and establish the need for physical planning or re-planning of the Municipality.

Based on the above stated objectives that guided the entire study, the Ad-Hoc Committee came up with of a number of observations regarding the suitability of the Municipality. This suitability guided the committee to come up with a new proposed Municipal boundary. The committee also come up with recommendations that when implemented will enhance the functionality of the municipality hence service delivery.

1.0 INTRODUCTION

The Constitution of Kenya, 2010 (GoK) has mandated the County Governments with the responsibility of managing urban centres through urban management boards and town committees. Communities within the counties are part of the formulation of policies that affect planning in the areas, therefore, calling for an all-inclusive planning process. Further, article 176 (2) of the Constitution requires every County Government to decentralize its functions and provision of its services to the extent that it is efficient and practicable to do so. This means that County Governments, as much as it is possible, should transfer governance and service delivery responsibilities to smaller governing units below the County level.

Currently most urban centres within the County do not have definite boundaries apart from the former local authorities' boundaries that were under the repealed Local Government Act Cap 265, It is in this regard that the His Excellency the Governor in consultation with Cabinet Secretary for Transport, Infrastructure, Housing, Urban Development and Public Works, National Government initiated the process to ensure that existing boundaries are reviewed and others delineated to make it possible for service delivery to the people. The process also brings the County government administrative functions closer to the community/residents within a specified area.

In the spirit of integrated planning, Municipal boundary delineation makes it possible for the County Government to avoid conflict, chaos, and disharmony in the management and utilization of public resources especially land. It should also be noted that the process will lead to spatial planning allowing for sustainable and equitable distribution of the resources within the county. The process brought on board experts from various fields to deliberate on the best way possible the county can improve service delivery.

1.1 Terms of Reference

The terms of reference for the Ad-Hoc Committee included the following;

- i) To establish the extent of the specified urban area i.e. Bungoma Municipality;
- ii) To propose the extension or reduction of designated boundaries with a social economic and political justification;
- iii) Assess resource capacity of the various urban centres to effectively and efficiently deliver essential services to its residents as provided in the First Schedule of Urban Areas and Cities Act No 3 of 2019;

- iv) To identify the infrastructure level and services available within the municipality;
- v) To establish the boundaries based on 2019 census;
- vi) To suggest strategies and mechanisms of managing urban growth to sustain urban growth/integrated development;
- vii) To propose criteria for re-designation or designation of Bungoma Municipality;
- viii) To assess the socio-economic influence of the municipality, hence justification for capital investments;
- ix) To establish the need for physical planning or re-planning of the towns under consideration and assess availability of space for expansion.

1.2 Legal and policy framework

This report has been prepared within the context of the legal and policy framework governing urban development in the Country. These include; The Constitution of Kenya (2010), Kenya Vision 2030, National Urban Development Policy (Sessional Paper No. 3 of 2016), The National Land Policy (2009), Urban Areas and Cities Act No 13 of 2011, Physical and Land Use Planning Act No. 13 of 2019; County Government Act (2012), National Land Commission Act (2012), The Wildlife Act and EMCA (1999) among others. Each of these instruments have provided relevant institutional guidelines that relate to the process of urban development and planning as a whole.

The fourth schedule part 2 of Kenya constitution of Kenya categorizes management of urban area as a devolved functioned. The County Government Act together with the Urban Areas and Cities Act No 13 of 2011 further elaborate on how urban areas should be planned and managed. The actual process of delineation of boundaries of urban areas is provided for in Urban Areas and Cities Act, (Amendment) No 3 of 2019.

Table 1: Criteria for Classification of Urban areas as per UACA

City	Municipality	Town	Market Centre
a) Population of at least 250,000 residents based on the last official census	a) Population of at least 50,000 residents based on the last official census	a) Population of at least 10,000 residents based on the last official census	a) Population of at least 2,000 residents based on the last official census
b) Integrated urban area or city development plan	b) Integrated development plan		
c) Demonstrable capacity to generate sufficient revenue to sustain its operation	c) Demonstrable capacity to collect, have the potential to collect, revenue	b) Demonstrable economic, functional and financial viability	b) An integrated urban area development plan in accordance with UACA and any other existing law
d) Demonstrable good systems and records of prudent management	d) Demonstrable capacity to generate sufficient revenue to sustain its operations		
e) Capacity to effectively and efficiently deliver its services to its residents and has in existence, the services provided in the First Schedule	e) Capacity to deliver services to its resident effectively and efficiently	c) Existence of an integrated development plan	
f) Institutionalized active participation by its residents in the management of its affairs	f) Institutionalized active participation by its residents in the management of its affairs	d) Capacity to effectively and efficiently deliver essential services to residents	
g) Infrastructural facilities, including but not limited to roads, street lighting, markets and fire stations, and an adequate capacity for disaster management	g) Sufficient space for expansion	e) Sufficient space for expansion	
h) Capacity for functional and effective waste disposal	h) Infrastructural facilities, including but not limited to street lighting, markets and fire stations		
	i) Capacity for functional and effective waste disposal		

Section 4A of the Urban Areas and Cities Act(Amendment) No. 3 of 2019 particularly provides a framework for the delineation of the boundaries of urban areas and cities through an Ad-Hoc Committee established and gazetted by the Cabinet Secretary responsible for Urban Development as may be initiated by the Cabinet Secretary or by the relevant County Government.

The Ad-Hoc Committee thus constituted draws representation from departments responsible for urban development, environment and agriculture both from the National and respective County Government. The other members are drawn from the Kenya Institute of Planners, Institution of Surveyors of Kenya and Independent Electoral and Boundaries Commission whose representative chairs the Ad-Hoc Committee.

Part II of the Act provides the framework for classification of urban areas. The Act also establishes Boards and Committees that are responsible for management of the urban areas. Further, Section 11 provides for the governance and management of the urban areas while Section 22 provides the structure for public participation and service delivery. Part five provides for integrated planning which ensures that all urban areas operate under a framework. This enables easy achievement of objectives of devolved development through shared responsibility. It further gives the basis of preparation of environmental planning and service provision to the residents. Section (g) of part five provides for controlled development within the urban areas.

1.3 Methodology

The approach used by the Ad-Hoc Committee to review and delineate the municipal boundary is based on the requirements of section 4A of Urban Areas and Cities Act (Amendment) No 3 of 2019. The process started by Bungoma County Government making a request to the Cabinet Secretary stating the intention of reviewing existing municipalities (Bungoma and Kimilili) boundaries and delineating new urban areas (Webuye and Chwele). The Cabinet Secretary then gazetted an Ad-Hoc Committee made up of experts from relevant departments and professional institutes as required by UACA.

After mobilization of the committee members the chair and the secretary together with other committee members engaged in desktop studies which included review of best practice and affirming the legal and policy requirements. This was then followed by a series of public

stakeholder meetings. The stakeholders identified areas which could form the municipality. The stakeholders were selected from various interest groups including farmers, Political Leadership, Religious Leaders, Traders, Youth, Women and People living with disability.

The proposals were then subjected to detailed spatial analysis where the main focus was to establish urban land use development trends in relation to population densities. The selection of the best alternative for an urban boundary was the one supporting compact development, sustainable and balanced development and minimizing the spill over of urban areas into the rich agricultural land which is diminishing very fast.

1.4 Key principles applied

The option of promoting compact urban areas was preferred due to the following reasons:

- a) Concentration of settlements will reduce cost of line infrastructure provision as network lengths will be minimized
- b) Reduction of impervious surface and hence allowing large green spaces and agricultural land protection

International best practices in delineating urban boundaries were also applied to the extent that is consistent to local context.

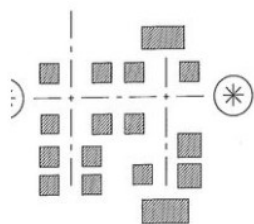
The Ad-Hoc Committee applied three key principles to guide its decisions on the review and delineation of the boundaries of the municipality.

1.4.1 Development trends

The process started by analysing the satellite images of the municipality in order to identify and map the urban development trends. The development trends were viewed as a key factor in identifying the extend of future municipal areas based on spatial growth.

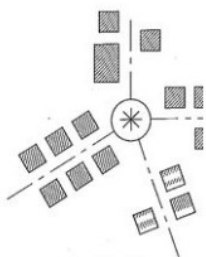
a) Linear

The growth of the urban area is shaped by main spine roads. Linear form of human settlements is widespread in history of urbanization. Ordinary village along a road, known from ancient times, symbolizes the linear urban form. The road is the village backbone along which habitation, manufacture, storage and trade are located. As well, a town beside a river frequently has linear form. Previous two examples (village, town) indicate that linear urban development is often a spontaneous response to local building conditions (road, river).



b) Ring

Mostly known as the concentric ring model where urban residents naturally sort themselves into appropriate rings, or ecological niches, depending on class and cultural assimilation. The innermost ring represents the central business district (CBD), called Zone A. It is surrounded by a zone of transition (B), which contains industry and poorer-quality housing. The third ring (C) contains housing for the working-class -the zone of independent workers' homes. The fourth ring (D) has newer and larger houses occupied by the middle-class. The outermost ring (E), or commuter's zone, is residential suburbs.



1.4.2 Sustainability and compactness

To strike a balance between urbanization and agriculture, a most sustainable approach was selected where areas with urban characteristics were selected. The exhibited characteristics included dense development of physical infrastructure and housing services. This approach was selected since it promotes cost effectiveness and efficiency in service provision

1.4.3 Density

The concentration of the built environment gave a clear indication of high population density. The locations with population density were selected to be part of urban area. Those with low population density were left out to promote agricultural activities.

2.0 BUNGOMA MUNICIPAL CURRENT STATUS

2.1 Current growth patterns

Bungoma municipality is strategically located along A104 and C33 roads which connect the town to local and regional areas. Bungoma Municipality is a well-established urban centre and currently serves as the headquarters of Bungoma County. The development is concentrated within Township sub-location and extends outside forming ribbon development along major routes which include; Eldoret - Malaba highway, Mumias road, Bungoma – Kimilili road and Bungoma - Chwele road. This continuous development has extended to Mayanja Bitunguu along Chwele road, to Mayanja Kibuke and Sikata urban centre along Malaba road and 6km towards Mumias along Mumias road. The development also concentrates on Northern part of Mumias road while on the southern part the development is shallow, the lower part towards the river Khalaba the development is concentrated but after the river the land is majorly used for agricultural purposes with a few residential developments.

The Ad-Hoc committee established that this is the major town in the County and it plays a major role as the County Headquarters. The surrounding Areas such as Kibabii University which is on the periphery of the municipality is densifying very fast as it is attracting more developers who are putting up residential and commercial buildings to serve the rising student population.

The Municipality has well established infrastructure within the core area comprising of street lights, piped water and sewer lines. The circulation within the town is characterized by boda boda (motor cycle and bicycles), who are concentrated within the CBD.

2.2. Existing Governance structure

2.2.1 Management structure and linkages

Bungoma municipality has been in existence even before devolution. It has an established and gazetted Municipal Board, Manager and staff delivering some of the services to the existing municipal residents on a daily basis. The municipality is still at initial steps of operation as some functions are still being delivered by the respectively departments within the County Government.

2.2.2 Economy

Bungoma municipality has a very vibrant economy which is supported by various activities. The location of major financial institutions such as Barclays, Kenya Commercial Bank (KCB), Cooperative, and Equity among others gives a clear indication of a high circulation of money. The establishment of major chain stores, petrol stations and hotels are an indicator of a municipality doing well economically.

2.2.3 Sources of revenue

The major sources of revenue include among others market fees and charges, bus park/parking fees, land rates, and single business permits. Daily market levies a major source of revenues within the municipality. These revenue streams are not sufficient to run the daily activities required for a proper functional municipality such as firefighting, waste collection, maintenance of storm drainage system, security, street lighting, management of urban roads and devolved health functions.

2.2.4 Local and regional linkages

The major transport corridors linking Bungoma municipality to other regions include A104 Highway, Bungoma - Mumias road, Bungoma - Chwele road, Bungoma – Kimilili road through Bokoli and Bungoma Busia road through Bumula. It's also important to note that Bungoma municipality is also served by Kenya - Uganda Railway line as well as an Airstrip. Though, the Airstrip requires a serious rehabilitation as its current situation had made it dormant. The town follows a grid iron development pattern, with most roads within the town centre tarmacked while others are well maintained with Cabros.

2.3 SWOT analysis

The Ad-Hoc Committee went ahead to undertake a SWOT analysis of the Municipality and the results are as shown in table 2.

Table 2: SWOT Analysis for Bungoma Municipality

STRENGTH	WEAKNESS	OPPORTUNITY	THREATS
<ul style="list-style-type: none"> • Learning institutions • Good transport network (road, Railway and Airstrip) • Hospital (Public and private) • Cultural sites • Guest houses • Law courts • Police posts and AP post • Cooperative societies • Sewer lines • Cemeteries • Auction cattle ring • Bus park • Traffic control • Stadium • Human resource • Lies on the main highway to Uganda • Cosmopolitan • Cereal board (NCPB) • Industries (Kitinda dairies, Ranje coffee factory) • Electricity • Religious institutions • Post office • Power station • Piped water • Business Centre • Sugarcane 	<ul style="list-style-type: none"> • No social hall • No recreation park • Poor sewerage and drainage system • Inadequate public land for expansion • No public library • Poor road conditions • Poor drainage 	<ul style="list-style-type: none"> • Open more roads(access/feeder roads) • Existing demand for hospitality services • The county Government to increase the capacity of service delivery • Landscaping by planting trees along roads/streets • Introduce solar power to limit electricity costs • Parking of transit good vehicles should be organized for revenue collection. • Introduce community tourism and acquiring land in advance • Put up storey building to maximize limited space • There is need for designated plans for industrial areas 	<ul style="list-style-type: none"> • Insecurity • Poor sanitation • Poor waste management • Unemployment

STRENGTH	WEAKNESS	OPPORTUNITY	THREATS
<ul style="list-style-type: none"> • Beehives • Population • Nearness to Uganda boarder 			

2.4 Emerging Issues

- The Municipality has a growth potential based on the rapid population growth and rich agricultural hinterland able to serve (food and employment) the urban population;
- The Municipality started off because of agro-based businesses, administrative functions, commercial functions and road networks;
- The existent poor state of the road has limited rural – urban and urban – urban interlink.
- Absence or insufficient basic amenities and infrastructure within the Municipality has limited its growth;
- Lack of adequate public land has hampered provision of public purpose facilities and utilities within the Municipality;
- The Municipal Board is not fully in operation as some of the functions have not been surrendered by line County Departments.
- The County has not enacted with the approval of the County Assembly a County legislation for sharing/allocation of County Revenue to Bungoma municipality as per the provision of section 173 (2) of the Public Finance (PFM) Management Act 2012.

3.0 PROPOSED BOUNDARY AND ITS JUSTIFICATION

After the analysis of the collected data by the Ad-Hoc Committee, a total of three scenarios were considered for Bungoma Municipality. The scenarios were based on stakeholder's proposal made during public meetings, data collected and analysed as well as the technical/professional input grounded on spatial analysis of growth patterns.

3.1 Scenario One (1) of the proposed Bungoma Municipal Boundary

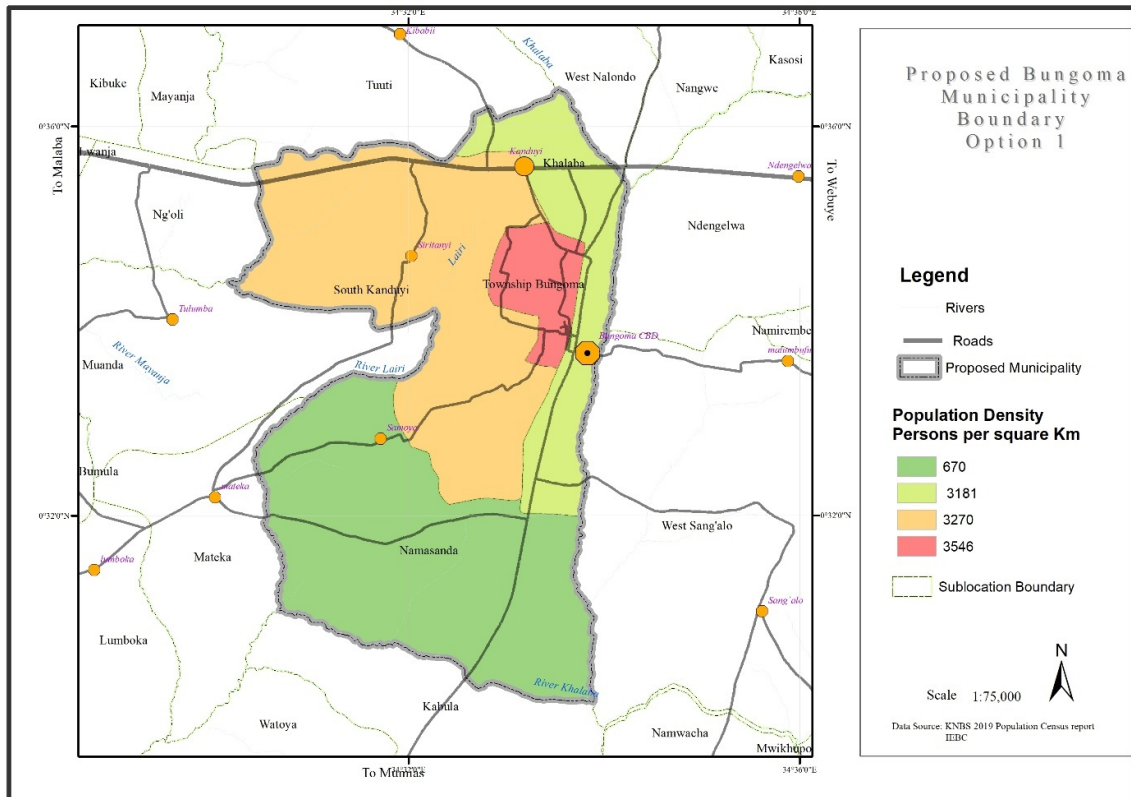
In this proposal a total of seven sublocations were considered with the core of the Municipality being Bungoma Township sub-location. The other six sub-locations are as indicated in the table 3. The total population for these sub-locations is 102,514 persons as per 2019 population census. Khalaba has the highest population with Namamuka recording the lowest as indicated in table 3. Township and the South Kanduyi have the highest population density as indicated in Map 2 hence forming the core of the municipality.

Table 3: Population per sub-location and surface area of the proposed Scenario One (1)

S/No	Location	Sub location	Population	Km ²
1	Bungoma Township	Bungoma Township	18,795	5.3
2	Khalaba	Khalaba	30,852	9.7
3	Musikoma	Namamuka	4,544	7.2
		Namasanda	5,431	8.1
		Samoya	7,179	8.2
		Sio	10,863	11.5
		South Kanduyi	24,850	7.6
Total			102,514	57.6

Data Source: KNBS 2019 Population Census

Map 2: Scenario One (1) of the proposed Bungoma Municipal Boundary



Data Source: KNBS 2019 Population Census

It's important to note that this scenario represents the current Municipal Boundary that was adopted as per the former local authority under the repealed Local Government Act Cap 265. It is the same boundary used by the 2009 population census leading to a population of a proximately 54,000 persons.

3.2 Scenario Two (2) of the proposed Bungoma Municipal Boundary

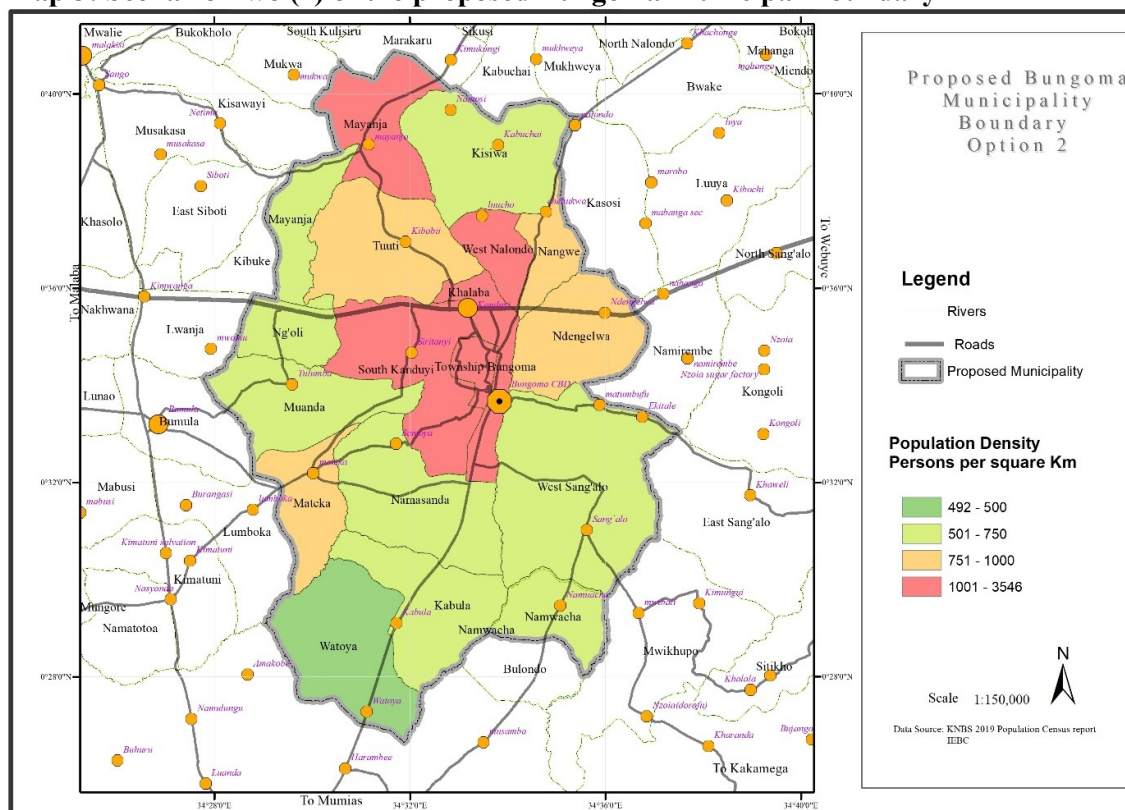
In this proposal a total of Twenty Two (22) sub-locations were considered with the core of the Municipality being Bungoma Township sublocation. The sub-locations indicating population and area covered is shown in table 4. The total population for these sublocations is 249,209 persons as per 2019 population census. The spatial coverage of the sub locations and their population densities are indicated in Map 3.

Table 4: Population per sub-location and surface area of the proposed Scenario Two (2)

S/No.	Location	Sub location	Population	Km ²
1.	Bungoma Township	Bungoma Township	18,795	5.3
2.	Khalaba	Khalaba	30,852	9.7
3.	Musikoma	Namamuka	4,544	7.2
		Namasanda	5,431	8.1
		Samoya	7,179	8.2
		Sio	10,863	11.5
		South Kanduyi	24,850	7.6
4.	Kibabii	Tuuti	24,033	24.3
5.	Marakaru	Mayanja	14,346	12.4
6.	Kisiwa	Kisiwa	16,757	23.0
7.	Nagwe	West Nalondo	8,396	7.5
		Nangwe	4,883	6.0
8.	Bukembe	Ndegelwa	13,727	16.7
9.	East Bukusu	Ranje	9171	2.8
		West Sang’alo	17,027	26.8
		Namwacha	8,655	13.5
10.	Kabula	Kabula	12,803	19.8
		Watoya	11,026	22.4
11.	South Bukusu	Mateka	3,987	5.3
		Muanda	10,142	19.0
12.	Kibuke	Ng’oli	5,796	8.2
		Mayanja	6,501	9.4
Total			269,764	274.7

Data Source: KNBS 2019 Population

Map 3: Scenario Two (2) of the proposed Bungoma Municipal Boundary



Data Source: KNBS 2019 Population Census

3.3 Scenario Three (3) of the proposed Bungoma Municipal Boundary

The third scenario covered Twenty Eight (28) sub-locations as proposed during public stakeholder meetings. The total population for these sub-locations is approximately 331,724 persons as per 2019 population census (KNBS). The population per sub-locations is indicated in Table 5. The spatial coverage of the sub-locations and their population densities are indicated in Map 4

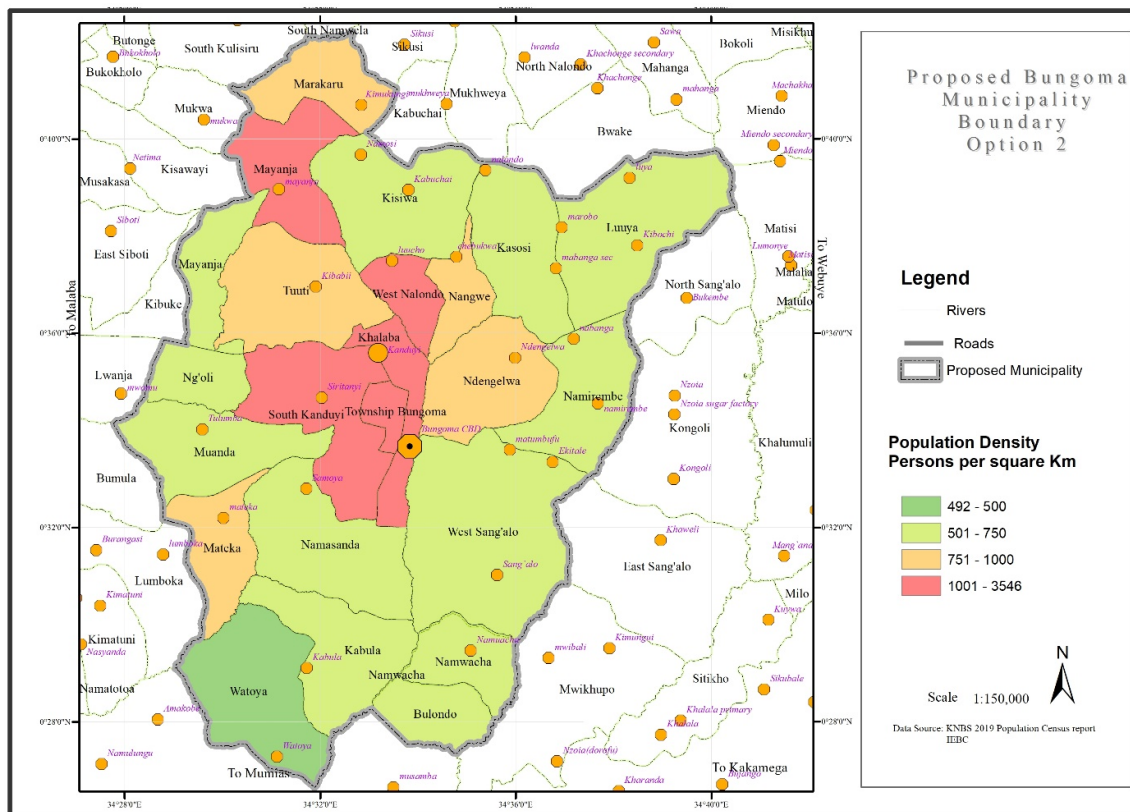
Table 5: Population per sub-location and surface area of the proposed Scenario Three (3)

No.	Location	Sub location	Population	Km ²
1.	Bungoma Township	Bungoma Township	18,795	5.3
2.	Khalaba	Khalaba	30,852	9.7
3.	Musikoma	Namamuka	4,544	7.2
		Namasanda	5,431	8.1

No.	Location	Sub location	Population	Km ²
		Samoya	7,179	8.2
		Sio	10,863	11.5
		South Kanduyi	24,850	7.6
4.	Kibabii	Tuuti	24,033	24.3
5.	Marakaru	Marakaru	11,357	14.6
		Mayanja	14,346	12.4
6.	Nangwe	Nangwe	4,883	6.0
		West Nalondo	8,396	7.5
7.	Kisiwa	Kisiwa	16,757	23.0
8.	Sirare	Kasosi	13,288	18.6
9.	Luuya	Chekulo	6,542	11.0
		Luuya	9,671	14.2
10.	Bukembe	Namirembe	13,059	19.2
		Ndegelwa	13,727	16.7
11.	East Bukusu	Bulondo	8,043	11.0
		Namwacha	8,655	13.5
		Ranje	9,171	7.8
		West Sang’alo	17,027	26.8
12.	South Bukusu	Mateka	3,987	5.3
		Muanda	10,142	19.0
13.	Kabula	Kabula	12,803	19.8
		Watoya	11,026	22.4
14.	Kibuke	Mayanja	6,501	9.4
		Ng’oli	5,796	8.2
Total			331,724	368.3

Data Source: KNBS 2019 Population Census

Map 4: Scenario Three (3) of the proposed Bungoma Municipal Boundary



Data Source: KNBS 2019 Population

3.4 Proposed Preferred Scenario for Bungoma Municipality

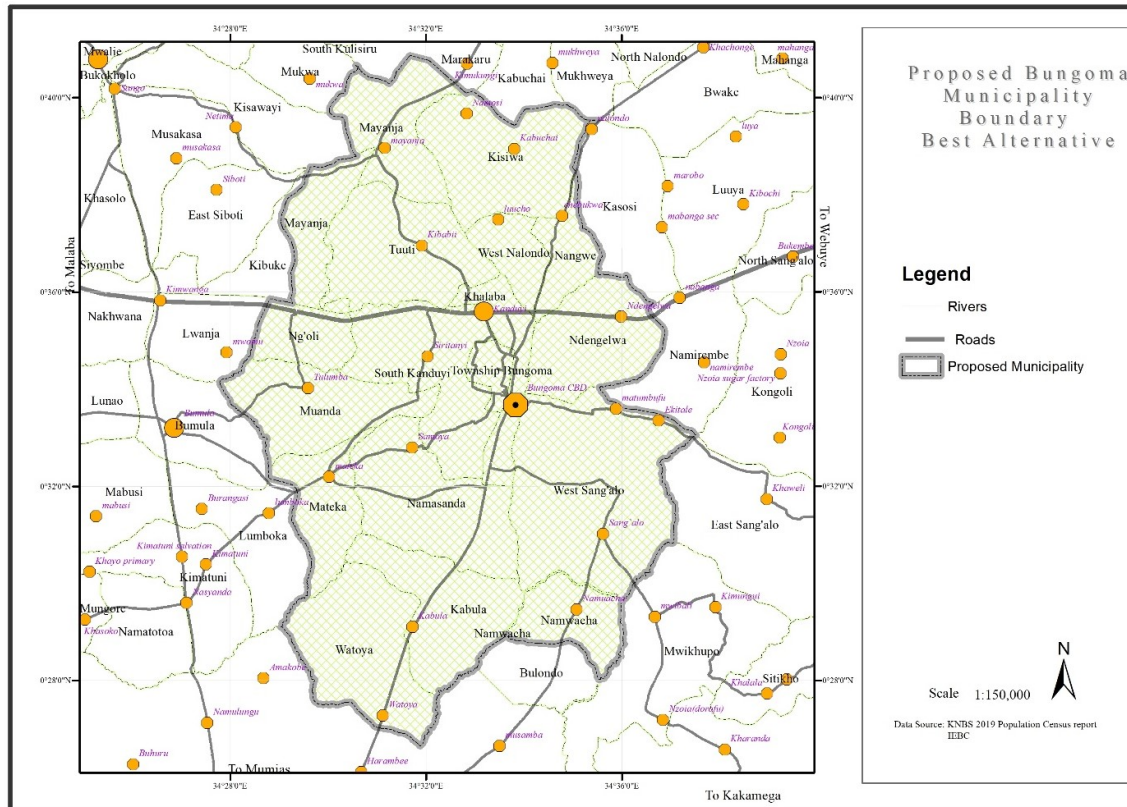
The Ad-Hoc Committee analyzed the mentioned Three (3) Scenarios as per the set parameters and settled on Scenario two (2) covering Twenty Two (22) sub-locations with a total population 269,764 persons as per 2019 population census with an area of 274.7Km² as the most technically responsive option. The set parameters considered in settling on scenario two (2) include the following among others:-

- International best practices and tools in urban boundaries delineation such as the DEGURBA, compact Cities etc
- Sustainable balance between urban development, environment and agriculture
- Spatial density for effective and efficient urban service delivery
- Provision of sufficient room for future urban expansion
- Urban growth patterns in the last 10 years

3.4.1 Geographical coverage and location of the preferred proposed scenario

The proposed municipality boundary covers a total of 274.7Km² and is made up of Twenty Two (22) sub-locations as indicated in table 4. The municipality boundary lies between latitude 0.441° North and latitude 0.684° North of the Equator, and longitude 34.461° East and 34.627° East of the Greenwich Meridian as shown in Map 5.

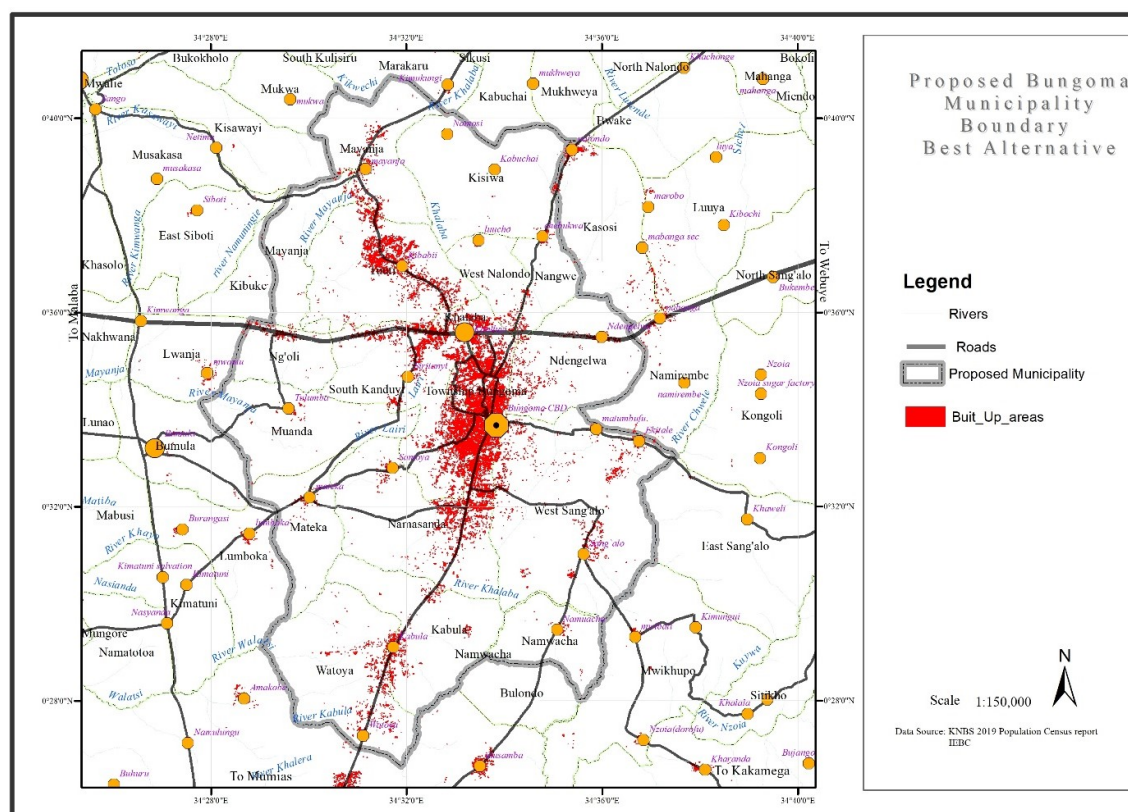
Map 5: Geographical coverage and location of the preferred proposed scenario



3.4.2 Land use trend of the preferred scenario

The development trends are along major Highways of Eldoret – Malaba Highway and Bungoma – Mumias Highway. The concentration of development is in the intersection of the two roads. Moving away from the intersection of these two roads the intensity of built-up areas reduces immensely as shown in Map 6.

Map 6: Urban Land Use Trends



3.5 Analysis of the preferred proposed scenario as per UACA

The Ad-Hoc Committee analyzed the preferred proposed scenario as per the provision of the Cities and Urban Areas Act No 3 of 2019 and table 5 provides the summary of the analysis.

Table 6: List of available services

S/No.	Services	Bungoma
1.	Planning and Development Control	√
2.	Traffic Control and Parking	√
3.	Water and Sanitation	√
4.	Street Lighting	√
5.	Outdoor Advertising	√
6.	Cemeteries and Crematoria	√ (No Crematoria)
7.	Public Transport	X
8.	Libraries	X
9.	Storm drainage	√

S/No.	Services	Bungoma
10.	Ambulance Services	√
11.	Heath Facilities	√
12.	Fire Fighting and Disaster Management	√
13.	Control of Drugs	√
14.	Sports and Cultural Activities	√
15.	Electricity and Energy provision (gas, kerosene)	√
16.	Abattoirs	√
17.	Refuse Collection	√
18.	Solid waste management	√
19.	Pollution (Air, water, soil) Control	√
20.	Child Care Facilities	√
21.	Pre-Primary Education	√
22.	Local Distributor Roads	√
23.	Community Centres	X
24.	County Hospital	√
25.	Constituency University Campuses	√
26.	Polytechnic	√
27.	County School	√
28.	Stadium	√
29.	Airstrip	√
30.	Theatre	X
31.	Library/ICT services	√
32.	Administrative Seat	√
33.	Local Economic Development Plan	√
34.	Museum/Cultural Centre	√ (No Museum)
35.	Fire Station	√
36.	Emergency Preparedness	√
37.	Telecommunication services/Postal services/ICT	√
38.	Funeral Parlour	√
39.	Cemetery	√
40.	Recreational Parks	X

S/No.	Services	Bungoma
41.	Animal control and welfare	√
42.	Religious Institution	√
TOTAL (ticks of 42)		37

KEY

√	Available – Public property
X	Not available

4.0 RECOMMENDATIONS AND CONCLUSION

The Ad hoc committee recommends that: -

- Basic services and amenities be adequately provided within the Municipality proposed new boundary;
- More land be allocated for public purposes (stadium, institutions, cemetery, recreation among others);
- Provide supportive infrastructure to promote growth and development;
- Invest in value addition projects;
- Proper and informed management of natural resources such as river, springs, swamps and other tourist attraction sites;
- The development initiatives of Municipality should be aligned with its strategic functions;
- The proposed new municipality should be re-planned as per the new boundary;
- Create a conducive environment to attract foreign investors
- The current infrastructure needs to be greatly improved to meet the current population needs and also the anticipated population increase as the county develops.
- Improve pedestrian routes i.e. encourage the development of NMT
- The County has to enact with the approval of the County Assembly a County legislation for sharing/allocation of County Revenue to Bungoma municipality as per the provision of section 173 (2) of the Public Finance (PFM) Management Act 2012.
- After approval of the proposed boundary the county should initiate the process of having the same in a GIS data base and demarcate it to acceptable survey standards with a view of developing maps that can aid in documentation/registration of the same.

5.0 REFERENCES

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6.0 LIST OF APPENDICES

- Appendix 1: Letter by His Excellency the Governor to initiate the process
- Appendix 2: Appointment of the Ad-Hoc Committee by the Cabinet Secretary
- Appendix 3: Gazettement of the Ad-Hoc Committee
- Appendix 4: Notice of Intension to delineate the Boundaries
- Appendix 5: Notice of Public Participation
- Appendix 6: Notice of Completion of Boundaries
- Appendix 7 Work plan
- Appendix 8: Committee Members
- Appendix 9: Memoranda

Appendix 3: Gazettement of the Ad-Hoc Committee

GAZETTE NOTICE NO. 6879

THE URBAN AREAS AND CITIES (AMENDMENT) ACT

(No. 3 of 2019)

APPOINTMENT

IN EXERCISE of the powers conferred by section 4A of the Urban Areas and Cities (Amendment) Act (No. 3) of 2019, the Cabinet Secretary for Transport, Infrastructure, Housing, Urban Development and Public Works appoints the persons whose names are set out in the Schedule hereto to be members of the *Ad-Hoc* Committee for the delineation of the boundaries of four (4) urban centres namely; Bungoma Municipality, Kimilili Municipality, Webuye Town and Chwele Town in Bungoma County, with effect from the 28th May, 2019.

Matthew Thiga	— Independent Electoral and Boundaries Commission (<i>Chairman</i>)
Thomas O. Ogutu	— State Department for Housing and Urban Development (<i>Secretary</i>)
Geoffrey P. Kituyi	— State Department for Agricultural Research (<i>Member</i>)
Lucy W. Nganga (Dr.)	— Ministry of Environment (<i>Member</i>)
Boniface Wanyama	— Kenya Institute of Planners (<i>Member</i>)
Alfred Eshitiera	— Institute of Surveyors of Kenya (<i>Member</i>)
Wellington B. Sindani	— Bungoma County (Urban Development) (<i>Member</i>)
Vincent Ong'ondi	— Bungoma County (Environment) (<i>Member</i>)
Onesmus Makhanu	— Bungoma County (Agriculture) (<i>Member</i>)

Dated the 23rd May, 2019.

JAMES W. MACHARIA,
*Cabinet Secretary for Transport, Infrastructure,
Housing, Urban Development and Public Works.*

Appendix 7: Work plan

No	Activity	Deliverable	Responsibility	Timeframe
1	Appointment and gazettelement of ad hoc Committee in Kenya Gazette(<i>Urban Areas and Cities Act No 3 of 2019 Section 4A(2)</i>)	-Ad hoc Committee -Gazette Notice	CS-National H.E Governor CECM-Lands CS-County	by 23 rd May 2019 Done effect from 28 th May 2019
2	Public Notice for intention to review/establish Municipal/Town boundaries and request for public comments in one of the Newspapers with Nationwide coverage.	-Public Notice -Advertisement	CO-Lands Procurement	by 11 th Oct. 2019
3	Briefing of the Ad hoc Committee Launch of the exercise Reconnaissance by the Ad hoc Committee	Minutes Report	H.E. The Governor	30 th Sept. 2019
4	Consultation			
	Preparation of Materials for consultation	Preparation of Materials	Ad hoc Committee	by 1 st Oct. 2019
	Consultative meeting with County Executive and County Assembly (1 day)	Minutes	Ad hoc Committee	2 nd Oct. 2019
5	Ad hoc Committee work session (5 days) -Ad hoc Committee (9 persons) -Secretariat (8 persons)	Draft proposal	Ad hoc Committee	3 rd – 8 th Oct. 2019
6	Stakeholders engagement (4 days)	-Meeting Schedule	Ad hoc Committee	

		-Advertisement		
	Bungoma	-Minutes		9 th Oct. 2019
	Kimilili	-Report		10 th Oct. 2019
	Chwele	-Maps		11 th Oct. 2019
	Webuye			12 th Oct. 2019
7	Ad hoc Committee work session (Review of draft report and preparation of final Report) (5 days) -Ad hoc Committee (9 persons) -Secretariat (8 persons)	Final Draft Report	Ad hoc Committee	14 th -18 th Oct. 2019
8	Presentation of final draft report to County Executive and County Assembly	Minutes	Ad hoc Committee	22 nd Oct. 2019
9	Public Notice for completion of the proposed boundaries for the public to review and make comment in one of the Newspapers with Nationwide coverage within 30days (<i>Urban Areas and Cities Act No 3 of 2019 Section 39(3)</i>)	-Public Notice -Advertisement	CO-Lands Procurement	30 Days (25 th Oct. - 25 th Nov. 2019)
10	Review and preparation of the Final Report and Maps (2days)	-Final report -Maps	Ad hoc Committee	26 th -27 th Nov. 2019
11	Presentation of the Final Report and Maps to the Cabinet(<i>Urban Areas and Cities Act No 3 of 2019 Section 41</i>)	-Cabinet Memorandum -Cabinet resolution	CECM – Lands/Municipal Manager/Town	29 th Nov. 2019
12	Publication of the Final Report in the Kenya Gazette	-Gazette Notice	CO-Lands Procurement	2 nd Dec. 2019
13	Presentation of the Final Report to the County Assembly (<i>Urban Areas and Cities Act No</i>	-Forwarding letter	CS-County	3 rd Dec. 2019

	<i>3 of 2019 Section 41(3b))</i>			
14	Deliberation of the Final Report by County Assembly	-Assembly resolution	County Assembly	4 th -6 th Dec.2019
15	Endorsement of approved boundaries	Endorsed Report/Maps	CS-National H.E Governor	10 th Dec. 2019
16	Gazettement of approved boundaries in Kenya Gazette	Gazette Notice	CO-Lands Procurement	13 ^h Dec. 2019

Appendix 8: Committee members

No	Name	Institution	Role	Contact
Ad Hoc Committee				
1	Mathew Thiga	IEBC	Chair	0722 976 756 Mnthiga@iebc.or.ke ID. No. 14681225
2	Thomas Ogutu	State Department for Housing and Urban Development	Secretary	0733 764 004 toogutu@gmail.com ID. No. 9244025
3	Geoffrey P. Kituyi	Ministry of Agriculture	Member	0722 484 801 kituyip@yahoo.com ID. No. 4383987
4	Dr. Lucy Nganga	Ministry of Environment	Member	0721 884 693 lucynganga@gmail.com
5	Boniface Wanyama	ISK –Professional Body	Member	0722 934 461 landscanassociates@gmail.com
6	Alfred Eshitera	KIP–Professional Body	Member	0721 728 654 aeshitera@tukenya.ac.ke
7	Wellington B. Sindani	Urban Development - County	Member	0723 495 865 bwsindani@gmail.com
8	Vincent Ong’ondi	Environment – County	Member	0772 095 699 vincentong’ondi@gmail.com
9	Onesmas Makhanu	Agriculture – County	Member	0713 419 039 onesmasmakhanu@yahoo.com
Secretariat				
1	George M. Muthini	State Department for Housing and Urban Development	Secretariat	0726 529 741 muthini.george@gmail.com
2	Christine Simiyu	Bungoma County	Secretariat	

No	Name	Institution	Role	Contact
3	Cleophas Bukelembe	Bungoma County	Secretariat	
4	John Ndombi	Municipal Manager Kimilili	Secretariat	
5	Gabriel Kibiriti	Municipal Manager Bungoma	Secretariat	
6	Bryan Kubwa	Bungoma County	Secretariat	
7	Winston Sakwa	Bungoma County	Secretariat	
8	Hasting Simiyu	Bungoma County	Secretariat	

