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*Mr. HBC*  
*Samuel*  
*10/07/2024*

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COUNTY ASSEMBLY OF BUNGOMA  
**10 JUL 2024**  
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**COUNTY GOVERNMENT OF BUNGOMA**



COUNTY ASSEMBLY OF BUNGOMA  
(LPCS)  
**11 JUL 2024**  
**TABLED**  
By:.....

**COUNTY ASSEMBLY OF BUNGOMA  
OFFICE OF THE CLERK**

COUNTY ASSEMBLY OF BUNGOMA  
(LPCS)  
**11 JUL 2024**  
**NOTICE ISSUED**  
By:.....

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THIRD ASSEMBLY  
THIRD SESSION  
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COMMITTEE ON LANDS, URBAN, PHYSICAL PLANNING AND HOUSING  
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*Adopted on 23rd/7/24  
at 2:30 pm*

REPORT ON THE BUNGOMA AND KIMILILI MUNICIPALITIES INTEGRATED  
DEVELOPMENT PLANS

**Clerks Chambers  
County Assembly Buildings,  
P.O BOX 1886 - 50200  
BUNGOMA, KENYA.**

**July, 2024**

**THE SPEAKER**  
COUNTY ASSEMBLY OF BUNGOMA  
**23 JUL 2024**  
**APPROVED**  
P. O. Box 1886-50200, BUNGOMA

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## CHAPTER ONE

### 1.0 EXECUTIVE SUMMARY

**Mr. Speaker sir,**

Bungoma and Kimilili Towns deserve a plan that provides policy and strategy mix on what, how, who, when to invest for economic success, provision of housing services, investment in metropolis centres, provision of high quality education, health and community services; re-engineering municipality design and heritage, investing in resilient transport, water systems, open spaces, environmental quality and infrastructure delivery models.

The plans centres on inclusive growth that brings everyone to benefit from the economy to their full potential. It means raising productivity, increasing skills levels, more innovation and better infrastructure. It will mean more money for public services, reduced unemployment and increased wages. Reducing inequality in the Municipalities will also boost the county's economic performance. It means a Towns where people and businesses grow.

It is my pleasant duty to present the report on the Bungoma and Kimilili Municipal Integrated Development Plans 2020 to 2024 and 2023 to 2027 respectively prepared within the provision of the Urban Areas and Cities Act No. 12 of 2011 among other laws and regulations.



## 1.1 MANDATE OF THE COMMITTEE

**Mr. Speaker Sir,**

The sectoral Committee on Lands, Urban, Physical Planning and Housing is constituted pursuant to the provisions of Standing Order No. 217 of the Bungoma County Assembly Standing Orders and executes its mandate in accordance with Standing Order No.217(5) which provides that, the functions of a sectoral committee shall be to:-

- a. Investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations, coordination, control and monitoring of budget;
- b. Consider quarterly reports of the assigned departments and report to the House within twenty-one (21) sitting days upon being laid;
- c. Study the programme and policy objectives of departments and the effectiveness of the implementation;
- d. Study and review all county legislation referred to it;
- e. Study, assess and analyze the relative success of the departments as measured by the results obtained as compared with their stated objectives;
- f. Investigate and inquire into all matters relating to the assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;
- g. Assembly;
- h. To vet and report on all appointments where the constitution or any law requires the County Assembly to approve, except those under Standing order 208(Committee on Appointments); and
- i. Make reports and recommendations to the County Assembly as often as possible, including recommendations of proposed legislation.



## 1.2 THE MEMBERSHIP OF THE COMMITTEE

**Mr. Speaker Sir,**

The current composition of the Committee on Lands, Urban, physical Planning and Housing is as follows:

1.	Hon. Francis	Chemion	Chairperson
2.	Hon. Johnston	Ipara	Vice/Chairperson
3.	Hon. Ali	Machani	Member
4.	Hon. James	Barasa	Member
5.	Hon. Aggrey	Mulongo	Member
6.	Hon. Sudi	Busolo	Member
7.	Hon. Hentry	Nyongesa	Member
8.	Hon. Joan	Kirong'	Member
9.	Hon. Edwin	Opwora	Member
10.	Hon. Wafula	Waiti	Member
11.	Hon. Benjamin	Otsiula	Member
12.	Hon. George	Makari	Member
13.	Hon. Cornelius	Makhanu	Member
14.	Hon. Jeremiah	Kuloba	Member
15.	Hon. Plycarp	Kimeta	Member



**1.3 Acknowledgement**

**Mr. Speaker Sir.**

I take this opportunity to thank the Office of the Speaker and the Clerk of the County Assembly for the logistical support accorded to the Committee as it executed its mandate. My gratitude also goes to all members of the Committee for dedicating their time to examine both the Kimilili and Bungoma Municipality Integrated Development Plans.

**Mr. Speaker Sir.** It is therefore my pleasant duty and privilege, on behalf of the Sectoral Committee on Lands, Urban, physical Planning and Housing, to table this report to the Assembly for consideration and adoption.

Thank you.

Sign ..........Date.....9/7/24.....

**HON. FRANCIS CHEMION, MCA, KAPTAMA WARD**  
**CHAIRPERSON, COMMITTEE ON LANDS, URBAN, PHYSICAL PLANNING AND**  
**HOUSING**

## CHAPTER TWO

### 2.0 KIMILILI AND BUNGOMA INTEGRATED DEVELOPMENT PLAN

#### 2.1 GENERAL OBJECTIVES OF THE PLANS

##### Mr. speaker Sir

The Kimilili and Bungoma integrated Development plans focuses on six areas where investment can count to the lives of the people. These are;

- a) A competitive municipal economy with world-class services and transport;
- b) A great place to live and work with communities that are strong, healthy, and well connected;
- c) Formalize land markets, clarify property rights, and institute effective urban planning;
- d) Make early coordinated infrastructure investments – allowing for interdependence among places, structures, and basic services;
- e) Attract investments to kill the low development trap; and
- f) A sustainable and resilient municipality that protects the natural environment and has a balanced approach to the use of land and resources.

##### Further, the plans aim to;

- a) To develop and elaborate the medium/long term strategic vision of a desirable and realistic urban system based on existing trends and resource potentialities, and proposed strategic initiatives.
- b) To establish benchmarks and standards for urban infrastructure, urban environment, urban planning and management, and urban governance.
- c) To identify key issues and prioritized initiatives and investment(projects) required with regard to:
  - Urban infrastructure

- Urban environment

Realizing comparative advantages based on resource potentials

d) To identify key issues with respect to investments for urban development and strategies to augment urban financing and implementation.

e) To suggest institutional framework and legal instruments to facilitate implementation and monitoring of Municipality Integrated Development Plans.

f) To suggest new approaches to urbanization and urban development in light of existing and emerging challenges of sustainability, increased resiliency and mitigation and adaptation to the effects of climate change.

## **2.2 POLICY, LEGAL AND CONSTITUTIONAL FRAMEWORK**

The two municipalities took cognisance of the policy and legal basis for the formulation of the plans and their linkage to other policy, strategy, legislative and Constitutional domains. These include: The Constitution of Kenya; Cities and Urban Areas Act, 2011; The National spatial plan; The ‘Big Four’ Agenda; The County spatial plan; The County Integrated Development Plan (CIDP II); The New Urban Agenda (NUA); The Sustainable Development Goals(SDGs); The East African Community (EAC) Urban Development Strategy; African Union (AU) Agenda 2063.

**The Constitutional Basis;** The Constitution of Kenya restructured the governance and administrative structures of cities and urban areas commencing in 2013. Article 184 of the Constitution provide the criteria for the governance and management of Urban Areas and Cities, including criteria for classifying areas as urban areas and cities, principals of governance and management of urban areas, participation of residents in the governance processes and mechanisms for identifying different categories of urban areas and cities including their governance.

The Municipalits’ responsibilities in respect with constitution and the county legislations include; a range of built environment functions (i.e. planning, development, roads and public transport, social services, housing, water, sanitation, storm water management, electricity reticulation and environmental conservation).

**The Cities and urban areas Act, 2011;** Section 20(1)(c) of the Cities and Urban Areas Act 2011 makes it clear that, a board of a city or municipality – including a town; (section 20(2)) shall formulate and implement an integrated development plan. This is not at the discretion (or gift) of the county. It is a mandatory “urban management” responsibility. Section 39 (1) then states: “A board or town committee shall, within the first year of its election, adopt a single, inclusive strategic plan for the development of the city or urban area for which it is responsible”.

**The National spatial plan;** The plan reviews numerous national socio-economic and environmental challenges faced by the country and positive outcomes to be achieved from implementation of the plan. It aims at establishing a long term sustainable framework for social and environmental and economic development in the country. The role of the national spatial plan is to enhance sectoral integration in areas such as housing, transport, energy, industry and agriculture. It is also intended to improve local urban-rural development systems.

**Linkages with the ‘Big Four’ Agenda;** The national government has identified four high impact agenda that will be pursued within five years (2018-2022). The big 4 agenda entails; food security and improved nutrition, universal health coverage, raising the share of manufacturing sector to 15% of GDP and delivering at least 500,000 housing units by 2022. Within this plan the Municipality has outlined a number of subprograms such as urban housing, urban agriculture and urban health that will be undertaken in the next four years.

**The County spatial plan;** The Spatial Development Strategy (SDS) has sub-strategies for urbanization, rural development and housing. The urbanization strategy proposes for planning for existing urban areas through preparation of physical development plans for all major towns, compacting urban areas and the delineating urban fringes, beautification of public land

**The CIDP II;** The counties are required by statute to prepare integrated development plans (CIDPs). They follow the electoral cycle and are therefore institutionally based; focusing on the policy and budgetary aspects of output-based planning and reporting. The urban legislation provides the framework for redressing the balance towards urban

planning and management. The most crucial function for urban management is the preparation and review of “urban” IDPs

**Linkages with the New Urban Agenda;** The New Urban Agenda intends to create inclusive and sustainable cities and human settlements that are safe, healthy, accessible, affordable and resilient to foster prosperity and quality life for all. It aims to achieve cities and human settlement where all people are able to enjoy equal rights opportunities and fundamental freedoms. These cities and human settlements should; Fulfill their social functions, be participatory, promote civic engagement, enhance social and inter-generational, interaction and foster social cohesion, achieve gender equality and effective participation and equal rights in all fields, fulfill their territorial functions across administrative boundaries, protect, conserve, restore and promote the ecosystems water, natural habitats and biodiversity.

**Linkages with SDGs;** SDGs relevant to cities and human settlements target people, households and communities rather than address processes. This means that implementation of SDG 11 on sustainable cities and human settlements are very restrictive i.e. 11 (a) focuses on Urban rural linkages, (b) resilience plans and (c) local building materials. This does not cover the array of means of implementation required to achieve sustainable urban development.

**Linkages with the Vision 2030 and MTP III;** Vision 2030 is anchored on three key pillars: Economic; Social; and Political. Each pillar has a clearly set out objectives. The Economic Pillar seeks to attain a growth rate of 10% per annum on average with respect to the Gross Domestic Product (GDP). The objective of the Social Pillar is to invest in the people of Kenya in order to improve the quality of life for all Kenyans by targeting a cross-section of human and social welfare projects and programmes. The Political Pillar envisions a democratic system that is issue based, people centered, results oriented and is accountable to the public.

The Kimilili and Bungoma Municipality Integrated Development Plans contain policies, programmes and projects including legal and institutional reforms that will supplement national government efforts to achieve the “Big Four” agenda. They will target not only

at increasing the level of investment but also enhancing the productivity of investment, as well as raising productivity in all sectors of the economy.

### **2.3 STRATEGIC PRIORITIES**

The Municipalities will focus on the following priority areas:

#### **Positively and proactively encourage sustainable economic growth**

Since the inception of devolution Bungoma has experienced high levels of unemployment and low levels of household disposable income. The Plan supports job creation within the main economic sectors identified as of strategic importance, including energy, digital and medical sectors by ensuring there is sufficient land and infrastructure in the right places in order to allow set up of new businesses in the municipality and existing businesses to expand and modernize to provide necessary jobs and services.

#### **Allocate land to meet the future need for the right type and quantity of homes.**

The Municipalities have insufficient housing that often does not meet the needs and aspirations of their growing population. Much work has been undertaken in the past years by the County Government to re-balance the housing stock. It is important for the success of the municipalities that this work continues through regeneration initiatives and new build schemes, and that a supply of housing land is always available.

#### **Promote the role of the municipality centre as a world class visitor destination by making it a focus for major shopping, food and drink, and leisure development that can serve the municipality, the wider region and areas beyond.**

Bungoma and Kimilili have a major role to play within the wider region that they serve and as destinations for visitors travelling from much further afield. The municipality centres plays a significant part in this as a location for major shopping, food and drink, leisure and cultural facilities, as well as office based businesses and educational

establishments. There is also a growing resident population. Significant investment is committed to the municipality centre.

**Support and enhance the role of Municipality, Local and Neighbourhood centres to ensure they are vibrant and can meet people's needs for shops, services and community facilities within easily accessible locations across the Municipalities.**

Bungoma and Kimilili have an extensive network of Municipalities, local and neighbourhood centres that offer a wide range of shops, services and community facilities. Larger centres meet a wide range of shopping needs. They also provide access to a range of services, as well as cafes, restaurants and some important community facilities. Smaller centres provide neighbourhood hubs so that residents do not have to travel far for the majority of their day-to-day needs. The Integrated Plan will direct development to, and provides the framework for managing future uses within, centres.

**Provide fit-for-purpose health, education and community facilities in accessible locations**

To tackle poor health and education outcomes compared to national averages, the National and County Government have seen over the last 6 years a massive overhaul of health and community facilities across the municipality. New walk-in health centres have been provided to make health care more accessible and reduce the burden on stretched services. All secondary schools have either been rebuilt or re-modelled, and many primary schools and ECDEs have also been improved. It is anticipated that old sports facilities that have become costly to run need upgrading in the near future. It is important that this work is supported by planning in order to continue the transformation that the municipality is experiencing – improving the health and education of residents.

**Protect and enhance the municipality's historic assets**

Bungoma and Kimilili have a wide range of heritage assets which make a substantial contribution to the amenity of the municipality for residents and visitors alike. It is

important that the Plans provide a framework which recognises this and protects the unique heritage assets while allowing change to happen.

**Support more sustainable locations and patterns of living, particularly to reduce pollution and carbon emissions**

Municipality residents have a lower carbon footprint than the national average. Their flat and compact nature makes more sustainable forms of transport easier. It is important as the municipalities becomes more prosperous that residents continue to pollute less than the national average. Reducing energy demand and using energy from renewable and low carbon sources are important.

**Provide a transport system that meets the needs of residents and businesses, and is safe, efficient and less polluting**

Most businesses want to locate in places that have good transport links. In particular, the efficient movement of goods and people is a basic requirement for any successful town. It is therefore important that the municipalities link to the wider rail and road networks. At the same time, congestion and related air pollution caused by local traffic needs to be reduced, and this can be done partly by encouraging people to use more sustainable modes of transport.

**Protect and enhance the Municipality's natural assets**

Bungoma and Kimilili have an extensive network of green infrastructure that links to their green spaces with the wider countryside. These provide habitats for wildlife as well as places for rest and recreation, and safe routes for walkers and cyclists. It is therefore important that sites and the integrity of the network are protected and enhanced where possible.

**Keep residents and businesses safe, particularly from events predicted by climate science, such as flooding**

The climate is predicted to change over the next century. In particular, events such as flooding, heat waves, and water scarcity are likely to be more frequent and more severe. The municipalities are highly vulnerable if flood defences fail or are overtopped - both of

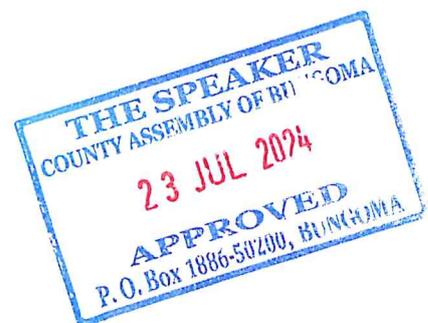
which are more likely if the municipality's flood defences are not improved to keep pace with the effects of climate change.

### **Make Bungoma more attractive to residents, businesses and tourists**

Bungoma is committed to forging a new future by embracing new industries. In order to carry this off successfully, it requires a bold plan that preserves the municipality's best assets and is uncompromising in the quality that is expected from new development.

### **Provide infrastructure that enables the predictable development and growth to happen**

There are significant infrastructure requirements that will support the development and growth of the municipalities. Residents and businesses also rely on a range of infrastructure to support them daily. This includes water and sewage, electricity, gas and telecommunications (including mobile coverage and superfast broadband). It is vital for the success of the municipalities that these types of infrastructure are able to expand and improve as required and that they are resilient to future climate change. Also, it is necessary to set aside maintenance budgets to ensure continuous functionality of urban infrastructure systems.



## CHAPTER THREE

### 3.0 COMMITTEE GENERAL OBSERVATIONS AND RECOMMENDATIONS

#### 3.1 COMMITTEE OBSERVATIONS

**Mr. Speaker Sir**, the committee observes as follows;

1. The committee observes that the plans for the two Municipalities are long overdue.
2. The Municipalities will focus on the following priority areas: positively and proactively encourage sustainable economic growth Provide infrastructure that enables the predictable development and growth to happen, Make Bungoma more attractive to residents, businesses and touriss, Protect and enhance the Municipality's natural assets,Protect and enhance the municipalitys' historic assets.

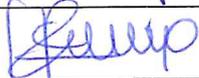
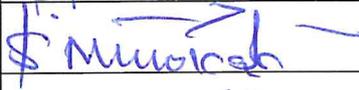
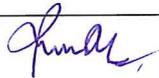
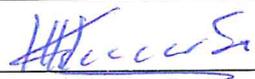
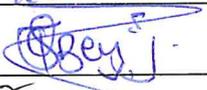
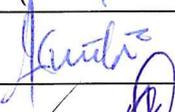
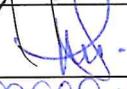
### **3.2 COMMITTEE RECOMMENDATIONS**

**Mr. Speaker Sir**, the committee having scrutinized and analysed the Bungoma and Kimilili Municipal Integrated Development Plans against all legal and constitutional frameworks and on the legality, benefits and requirement for public participation hereby recommends the plans to this honorable house for consideration and adoption.

### **ADOPTION SCHEDULE**

## ADOPTION SCHEDULE

We, the members of Lands, Urban, Physical Planning and Housing committee hereby append our signatures adopting this report with its recommendations.

No	Name	Designation	Signature
1.	Hon. Francis Chemion	Chairperson	
2.	Hon. Johnston Ipara	Vice/Chairperson	
3.	Hon. Ali Machani	Member	
4.	Hon. James Barasa	Member	
5.	Hon. Joan Kirong'	Member	
6.	Hon. Sudi Busolo	Member	
7.	Hon. Hentry Nyongesa	Member	
8.	Hon. Benjamin Otsiula	Member	
9.	Hon. Edwin Opwora	Member	
10.	Hon. Wafula Waiti	Member	
11.	Hon. Aggrey Mulongo	Member	
12.	Hon. George Makari	Member	
13.	Hon. Cornelius Makhanu	Member	
14.	Hon. Jeremiah Kuloba	Member	
15.	Hon. Polycap Kimeta	Member	

**THE SPEAKER**  
COUNTY ASSEMBLY OF BUNGOMA  
**23 JUL 2024**  
**APPROVED**  
P. O. Box 1886-50200, BUNGOMA

## ANNEXURES

1. The Bungoma Municipality Integrated Development Plan 2020 to 2024
2. The Kimilili Municipality Integrated Development Plan, 2023 to 2027

