

# 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

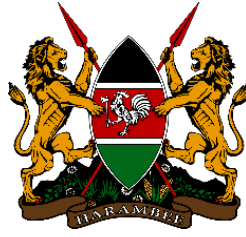
State Department for Housing &  
Urban Development

THE COUNTY GOVERNMENT  
OF BUNGOMA



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**Republic of Kenya**



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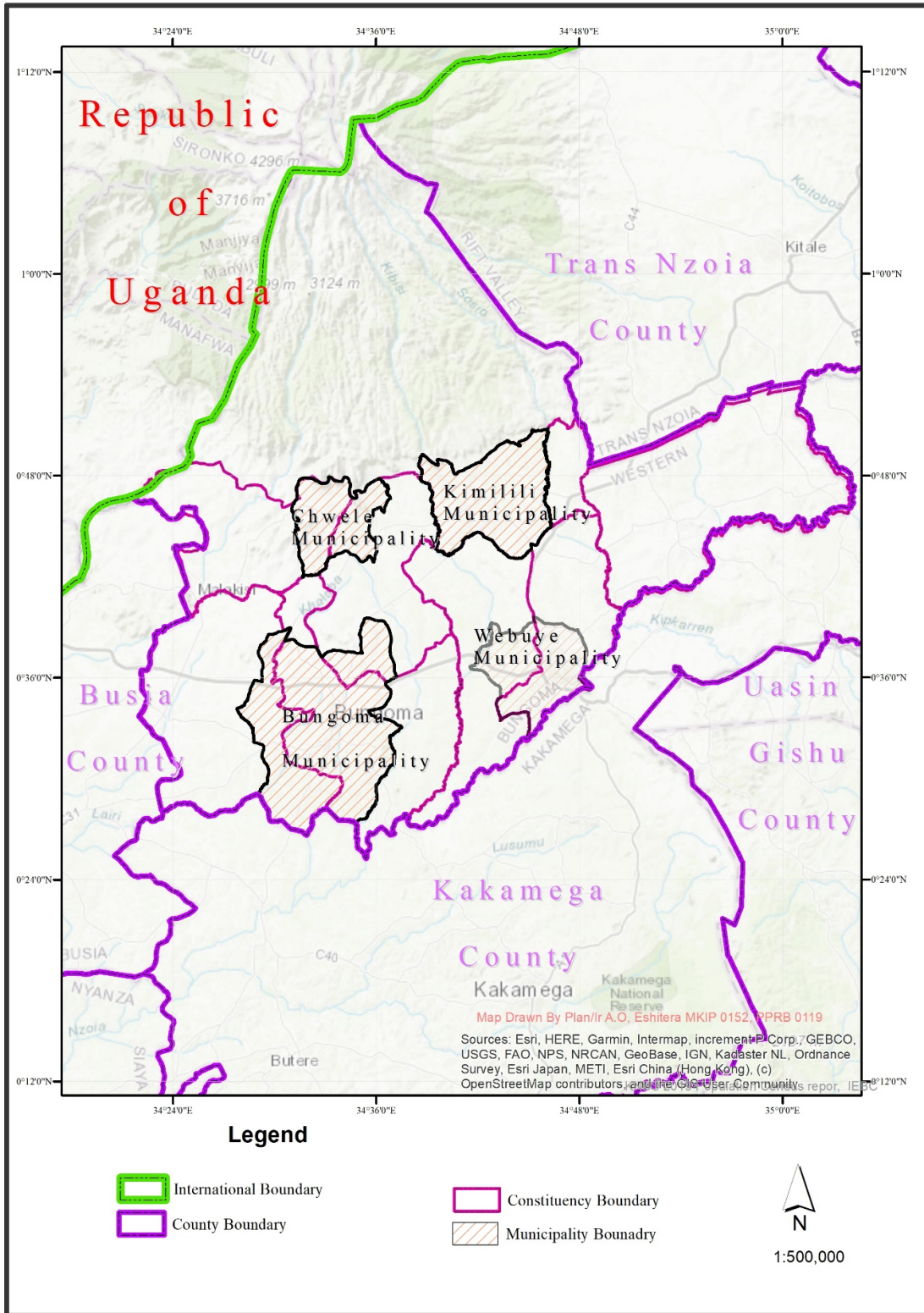
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Map 1: Location and Distribution of Municipalities in Bungoma County

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## Forward

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Planning and management of urban areas is one of the devolved functions. My Ministry and specifically state Department of Housing and Urban Management supports Counties by ensuring Urban areas are well managed. My Ministry too funds some urban infrastructure projects which are a core for a functional urban area. Through various donor funding, we have financed roads, water, street lighting, schools, drainage, sports facilities among others.

As part of managing urban areas as spelled out in the Urban areas and Cities Act No 3 of 2019, it is of fundamental that the extend of these areas be delineated. The Urban areas and Cities Act No 3 of 2019 spell out the categories of various urban areas. On the apex of the list of urban areas are the Cities, followed by Municipalities. The other categories of urban areas are the towns and market centres come at the lowest level.

The Delineation of boundaries is meant to indicate the growth limits of urban areas and separate it from rural areas which are meant to produce food for our cities, municipalities, and towns. The delineated boundaries promote compact urban development which protects the neighbouring rich agricultural land and reduces the cost of providing the highly needed urban infrastructure.

. Signed

**James Wainaina Macharia, E.G.H**

**Cabinet Secretary**

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

## Preface

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The completion of the process of reviewing Bungoma Municipality boundaries is a major milestone by the County. The process was participatory as various stakeholders were consulted through public forums, focus group discussions and key informant interviews. The output of the process will provide a framework through which future planning exercises will be based. The report has properly indicated the extend of the municipality and actual population which will be used for allocation of funds.

The report also has identified the available services as per the requirement Urban areas and Cities Act No 3 of 2019. My Government will put in place measures to fill the existing gaps in the service delivery. We already have the necessary governance structure that is the municipal management board. We aspire to strengthen the board by funding their budget and providing technical support as it is still at take off stage.

My government will strive to implement the recommendation of this report. The Municipal management board will play a central role in implementing this report.

Signed

**His Excellency Hon. Wycliffe Wafula Wangamati,**

**Governor Bungoma County**

## Acknowledgement



The completion of this report of delineation of Municipal Boundary for Bungoma is a big mile stone in the management of urban areas. This exercise was possible by putting together efforts. A multidisciplinary team from various sectors was involved in making this process a success.

We first recognize the Cabinet Secretary in charge of Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works who accepted the request from the Bungoma Governor to Gazette an Ad Hoc committee which delivered this report. The Director of Urban Development Department Planner Charles Konyango was also instrumental in ensuring that the process remained on course. We appreciate the contribution of entities who nominated experts to the Ad Hoc Committee. The Ministry of Agriculture, Environment IEBC, Kenya Institute of Planners, ISK, and state department of Urban Development nominated experts were committed from the start till the end.

The county recognizes the vital role played by the County departments of Environment, agriculture and Physical Planning who also nominated experts to the Ad Hoc. Lastly, we appreciate the secretariat which was led by Planner Sindani who worked tirelessly and coordinated the process at the County level. The other members of the Secretariat are Planner Sakwa, Christine Simiyu Cleophas Bukelembe, John Ndombi, Gabriel Kibiriti, Bryan Kubwa and Hasting Simiyu

*. Signed*

**Hon. Bramuel Murgor Serebemuom**

**CECM – Lands, Urban and Physical Planning**

**County Government of Bungoma**

## **Executive summary**

This report concerns information on proposed delineation 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 H. E. 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 to evaluate its current status, functions, and potentials for its expansion.

The main task in this assignment was;

to establish the extent of the Bungoma Municipality , propose the extension 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 Firsts 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, 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 committee came up with 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.

## **Introduction**

The Constitution of Kenya, 2010 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 centres within the County do not have definite boundaries apart from the former local authorities' boundaries, It is in this regard that the H.E 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 to make it possible for service delivery to the people. The process also brings the County government administrative functions closer to the community.

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 included;

- i. To establish the extent of the specified urban areas
- 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 Firsts Schedule of Urban Areas and Cities Act No 3 of 2019

- iv. To identify the infrastructure level and services within the identified towns;
- v. To establish the boundaries based on 2019 census and projections derived by the town residents;
- 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 upcoming centres
- viii. To assess the socio-economic influence of the town, 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

The fourth schedule part 2 of Kenya constitution of Kenya categorizes management of urban area as a devolved function. The County Government Act together with the Urban Areas and Cities Act No 3 of 2019 further elaborate on how urban areas should be planned and managed. The actual process of delineation of urban areas is stated in Urban Areas and Cities Act, No 3 of 2019. The categorization is based on population and the level of services **Table 1**

*Table 1: Threshold Population per Urban Areas and Cities Act No 3 of 2019*

<b>City</b>	<b>Municipality</b>	<b>Town</b>
<ul style="list-style-type: none"> <li>• Population of at least <b>250,000 residents</b> based on the last official census</li> <li>• Integrated urban area or city development plan</li> <li>• Demonstrable capacity to generate sufficient revenue to sustain its operation</li> <li>• Demonstrable good systems and records of prudent management</li> <li>• Institutionalized active</li> </ul>	<ul style="list-style-type: none"> <li>• Population of at least <b>50,000 residents</b> based on the last official census</li> <li>• Integrated development plan</li> <li>• Demonstrable capacity to collect, have the potential to collect, revenue</li> <li>• Demonstrable capacity to generate sufficient revenue to sustain its</li> </ul>	<ul style="list-style-type: none"> <li>• Population of at least <b>10,000 residents</b> based on the last official census</li> <li>• Demonstrable economic, functional and financial viability</li> <li>• Existence of an integrated development plan</li> <li>• Capacity to</li> </ul>

<p>participation by its residents in the management of its affairs</p> <ul style="list-style-type: none"> <li>• Infrastructural facilities, including but not limited to roads, street lighting, markets and fire stations, and an adequate capacity for disaster management</li> <li>• Capacity for functional and effective waste disposal</li> </ul>	<p>operations</p> <ul style="list-style-type: none"> <li>• Capacity to deliver services to its resident effectively and efficiently</li> <li>• Institutionalized active participation by its residents in the management of its affairs</li> <li>• Sufficient space for expansion</li> <li>• Infrastructural facilities, including but not limited to street lighting, markets and fire stations</li> <li>• Capacity for functional and effective waste disposal</li> </ul>	<p>effectively and efficiently deliver essential services to residents</p> <ul style="list-style-type: none"> <li>• Sufficient space for expansion</li> </ul>
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Under section 10(1), the respective governor in consultation with committee constituted in section 8(2) may confer the status of a town if it fulfils the above conditions.

The act establishes committees that are responsible for management of the urban areas. For the towns, it establishes town committees that supervise towns on behalf of the county government. The county governor appoints and the county assembly approves these committees. The governor also appoints a town administrator who is responsible for implementing the decisions of the town committee. The act further provides for non-urban units namely; sub-county, ward, and village.

Section 11 provides for the governance and management of the urban areas which entails 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 with the urban areas.

This process has been prepared within the context of the legal and policy framework governing development in the Country. They include; The Constitution of Kenya (2010), Kenya Vision 2030, The National Land Policy (2009), Urban Areas and Cities Act No 3 of 2019, 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 the legislations has provided relevant institutional guidelines that relate to the process of urban development and planning as a whole.

## **Methodology**

The approach used to delineate the urban 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 delineating urban areas. The Cabinet Secretary then gazetted an ad hoc committee made up of experts from relevant departments and professional institutes.

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 urban areas. The stakeholders were selected from various interest groups including farmers, political leadership, religious leaders, traders, Youth, Women and people 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.

The option of promoting compact urban areas was also preferred because:

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

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

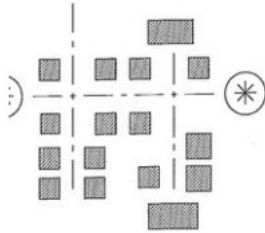
The Committee applied three key principles to guide its decisions on the delineation of the boundaries of the urban areas.

## 1. *Development trends*

The process started by analysing the satellite images of the urban area 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 urban areas based on spatial growth.

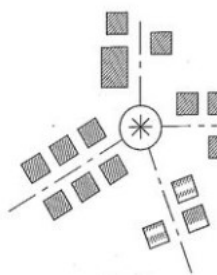
- **Linear**

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).



- **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.



## 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.

### *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.

## **Current status**

### **1.3. Current growth patterns**

Bungoma is strategically located along A104 and C33 roads which connects 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 sublocation and extends outside forming ribbon development along major routes which include; Eldoret-Malaba highway, Mumias road and Bungoma-Chwele road. This continuous development has extended to Mayanja Vitunguu along Chwele road, to the bridge along Malaba road and 6km along Mumias road. The development also concentrates on Northern part of Mumias road while on the opposite side development is shallow, the lower part towards the river is used for agricultural purposes.

The ad hoc committee established that this is the major town in the county and it plays a major role as the county headquarters. Areas surrounding 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.

### **1.4. Existing Governance structure**

#### **1.4.1. Management structure and linkages**

Bungoma municipality has been in existence even before devolution. Bungoma has a Municipal manager and a municipal board which was formed to comply the requirements of Urban Areas and Cities Act No 3 of 2019.

#### **1.4.2. Economy**

Bungoma has a very vibrant economy which is supported by various activities. The location of major financial institutions such Barclays, 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.

### 1.4.3. Sources of revenue

The major source of revenue is parking fees, land rates, and business permits. Daily market levies also offer some revenues. These revenue streams are not sufficient to run the daily activities required for a proper functional Urban node such as firefighting, waste collection, maintenance of storm drainage system, security, street lighting, management of urban roads and devolved health functions.

### 1.4.4. Local and regional linkages

The major transport corridors linking Bungoma to other regions are Uganda road and Bungoma Mumias road, with Kenya Uganda rail way line also passing through the town. Bungoma town also has an airstrip though it is dormant. The town follows a grid iron development pattern, with most roads within the town centre tarmacked.

## 1.5. SWOT analysis

The Ad hoc Committee went ahead to undertake a SWOT analysis of the Municipality as shown in Table 2 show as follows.

Table 2: SWOT Analysis for Bungoma Municipality

<b>STRENGTH</b>	<b>WEAKNESS</b>	<b>OPPORTUNITY</b>	<b>THREATS</b>
<ul style="list-style-type: none"> <li>• Learning institutions</li> <li>• Good transport network (road, Railway and Airstrip)</li> <li>• Hospital (Public and private)</li> <li>• Cultural sites</li> <li>• Guest houses</li> <li>• Law courts</li> <li>• Police posts and AP post</li> <li>• Cooperative societies</li> <li>• Sewer lines</li> <li>• Cemeteries</li> <li>• Auction cattle ring</li> </ul>	<ul style="list-style-type: none"> <li>• No social hall</li> <li>• No recreation park</li> <li>• Poor sewerage and drainage system</li> <li>• Inadequate public land for expansion</li> </ul>	<ul style="list-style-type: none"> <li>• Open more roads(access/feeder roads)</li> <li>• Existing demand for hospitality services</li> <li>• The county Government to increase the capacity of service delivery</li> <li>• Landscaping by planting trees along roads/streets</li> <li>• Introduce solar power to limit</li> </ul>	<ul style="list-style-type: none"> <li>• Insecurity</li> <li>• Poor sanitation</li> <li>• Poor waste management</li> <li>• Unemployment</li> </ul>

STRENGTH	WEAKNESS	OPPORTUNITY	THREATS
<ul style="list-style-type: none"> <li>• Bus park</li> <li>• Traffic control</li> <li>• Stadium</li> <li>• Human resource</li> <li>• Lies on the main highway to Uganda</li> <li>• Cosmopolitan</li> <li>• Cereal board (NCPB)</li> <li>• Industries(Kitinda dairies, Ranje coffee factory)</li> <li>• Electricity</li> <li>• Religious institutions</li> <li>• Post office</li> <li>• Power station</li> <li>• Piped water</li> <li>• Business Centre</li> <li>• Sugarcane</li> <li>• Beehives</li> <li>• Population</li> <li>• Nearness to an Intl' boarder</li> </ul>	<ul style="list-style-type: none"> <li>• No public library</li> <li>• Poor road conditions</li> <li>• Poor drainage</li> </ul>	<ul style="list-style-type: none"> <li>• electricity costs</li> <li>• Parking of transit good vehicles should be organized for revenue collection.</li> <li>• Introduce community tourism and acquiring land in advance</li> <li>• Put up storey building to maximize limited space</li> <li>• There is need for designated plans for industrial areas</li> </ul>	

### 1.5.1. Emerging Issues

- The Municipality has a growth potential based on the rapid population growth and rich hinterland;
- 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;

## 2. Proposed boundaries and justification

A total of three scenarios were considered for Bungoma Municipality. The scenarios were based on stakeholder’s proposal made during public meetings and technical input grounded on spatial analysis of growth patterns. The scenarios were as follows:

### 2.1. Scenario 1

In this proposal a total of fifteen (15) sublocations were considered with the core of the Municipality being Bungoma Township sublocation. The other fourteen sub locations are Mateka Namasand Ngo’oli, West Nalondo Namwaha Muanda Watoya Kabul, Ndengelea, Mayanja, West Sanga;alo Tuuti and Khalaba. The total population for these sublocations is 209,866 persons as per 2019 population census. The male and female population is 100,906 and 108,960 respectively. Khalaba has the highest population with Mateka recording the lowest as indicated in Chart 1.

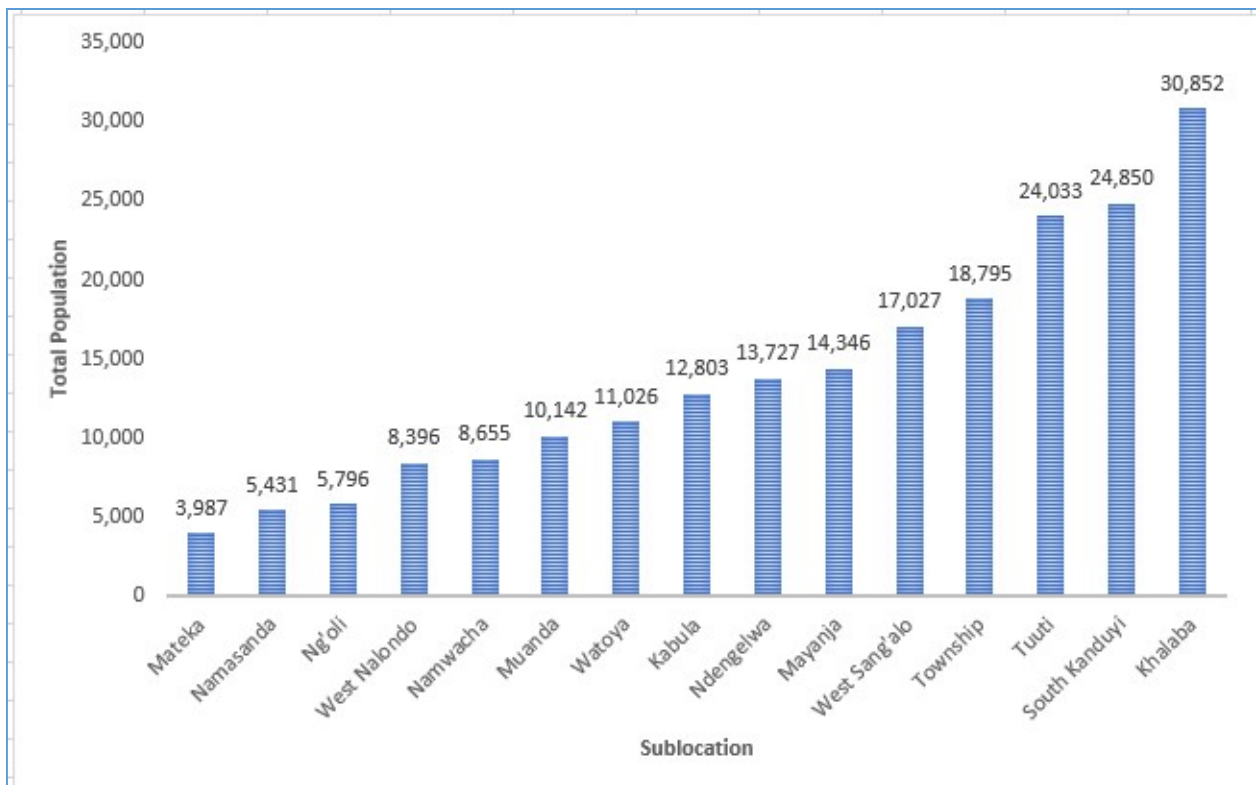
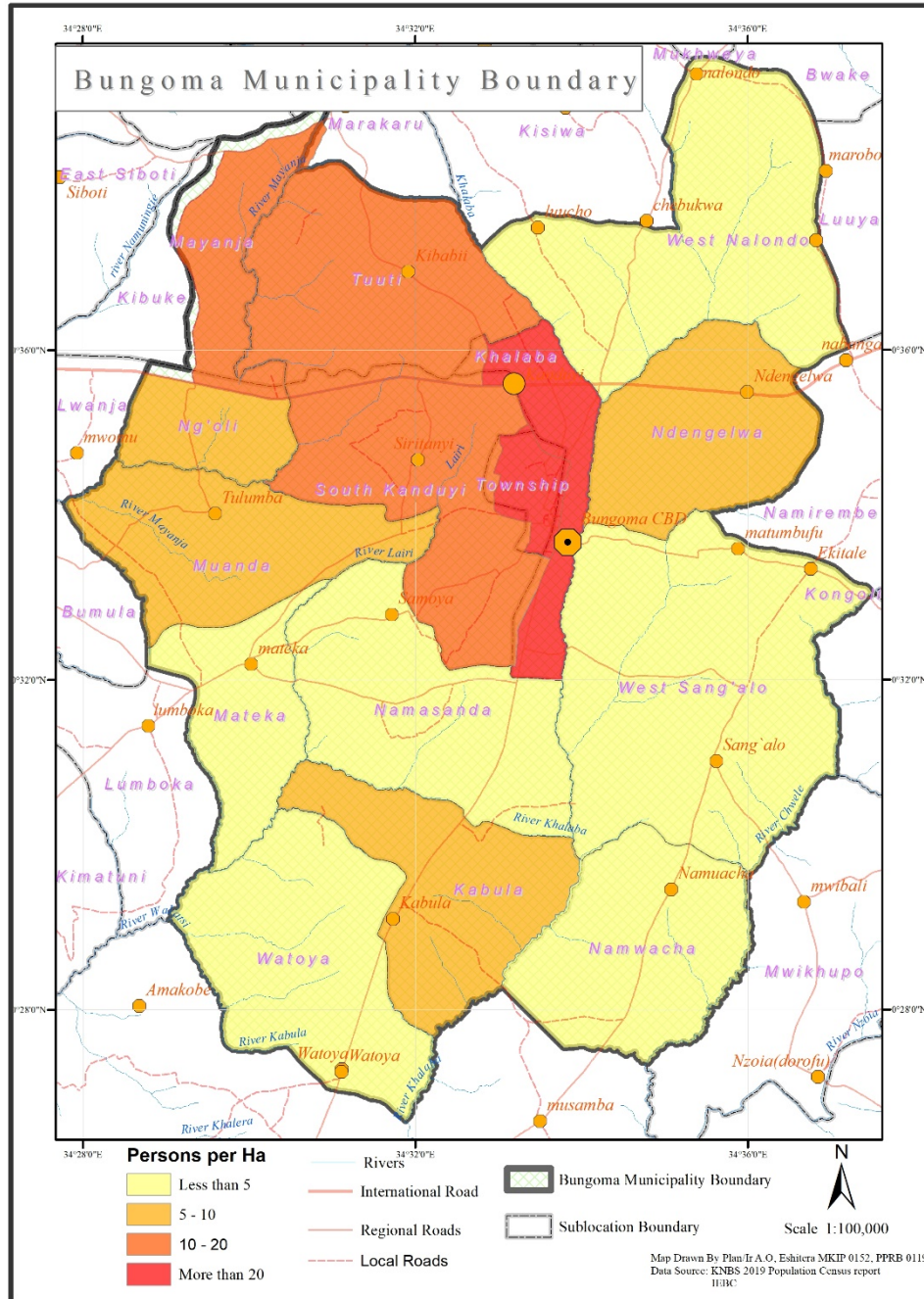


Chart 1: Bungoma Scenario 1 Population

Township and the Khabala have the highest population density as indicated in Map 2 hence forming the core of the municipality.



Map 2: Bungoma municipality Scenario 1

## 2.2. Scenario 2

The second scenario covered eight sublocations as proposed during public stakeholder meetings. The total population for these sub locations is 147,518 persons as per 2019 population census. The male and female population is 71,778 and 75,738 respectively. The population per sublocations is indicated in Chart 1 .

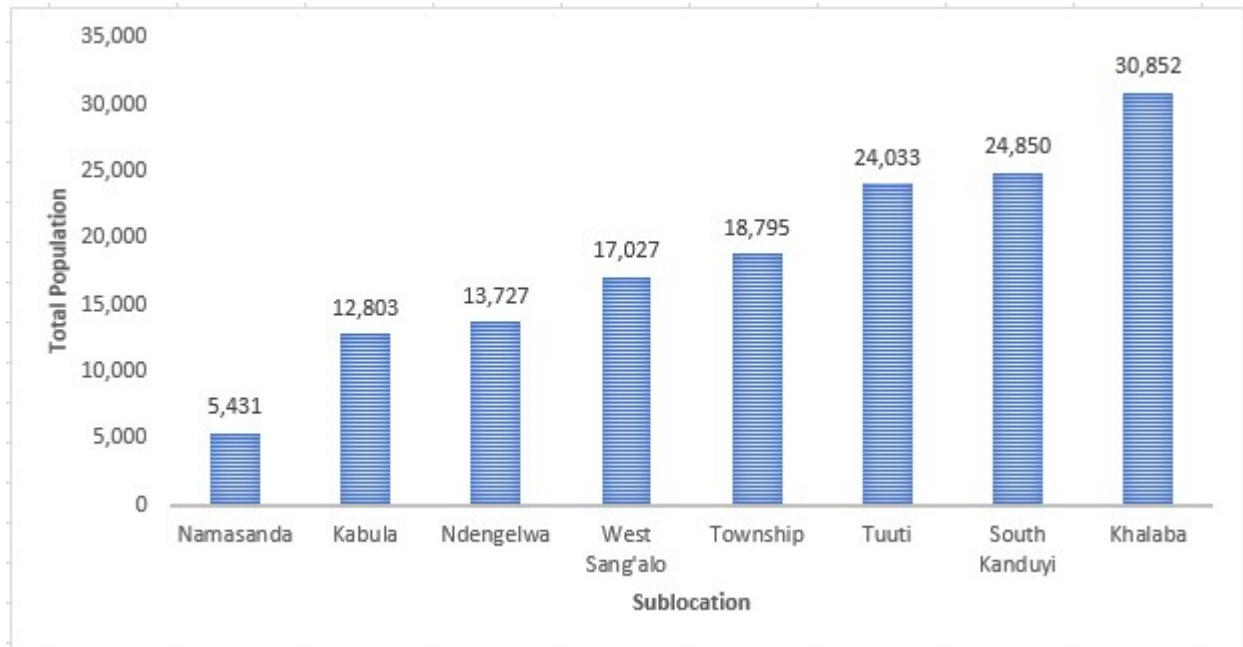
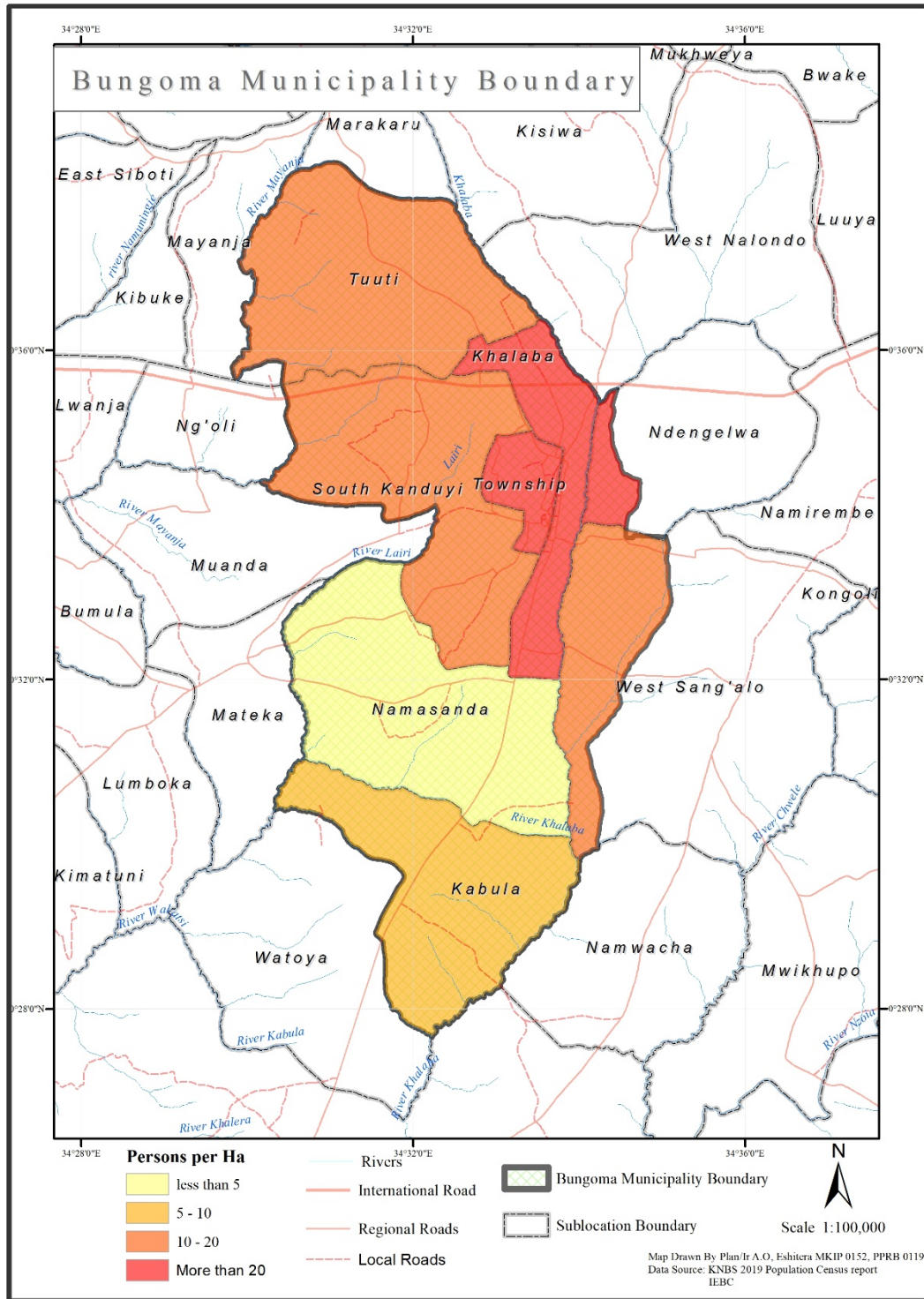


Chart 2: Population of scenario 2

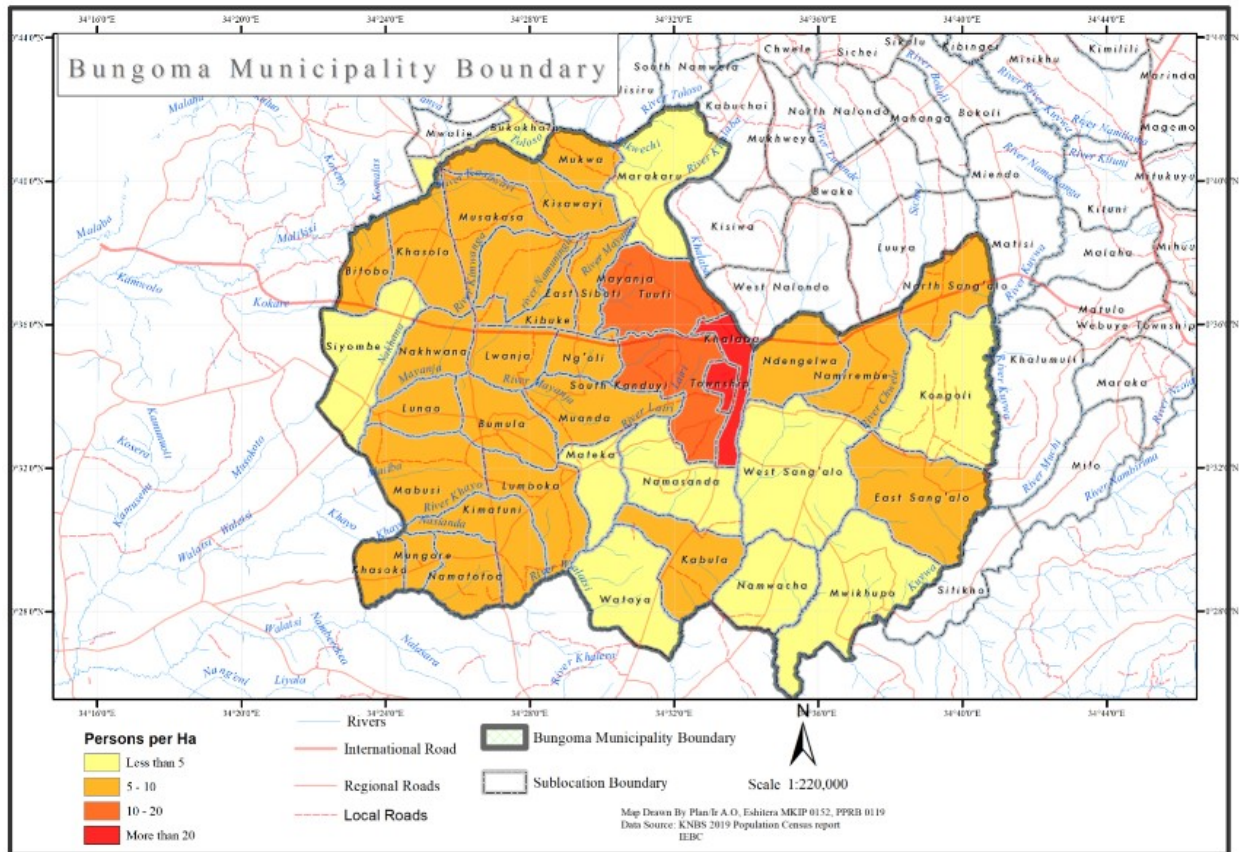
This scenario is quite extensive and runs across several rural sublocations which have very low population density. The spatial coverage of the sublocations and their population densities are indicated in Map 3.



Map 3: Bungoma Municipality scenario 2

### 2.3. Scenario 3

The third scenario is quite extensive covering two sub counties Bumula and Kanduyi with a total of 39 sub locations Map 4.



Map 4: Bungoma Municipality scenario 3

The total population for these sublocations is 425,499 persons as per 2019 population census. The male and female population is 205,419 and 220,075 respectively. The population per sublocations is indicated in Table 3 .

Table 3: Bungoma Municipality Scenario 3 Population per sublocation

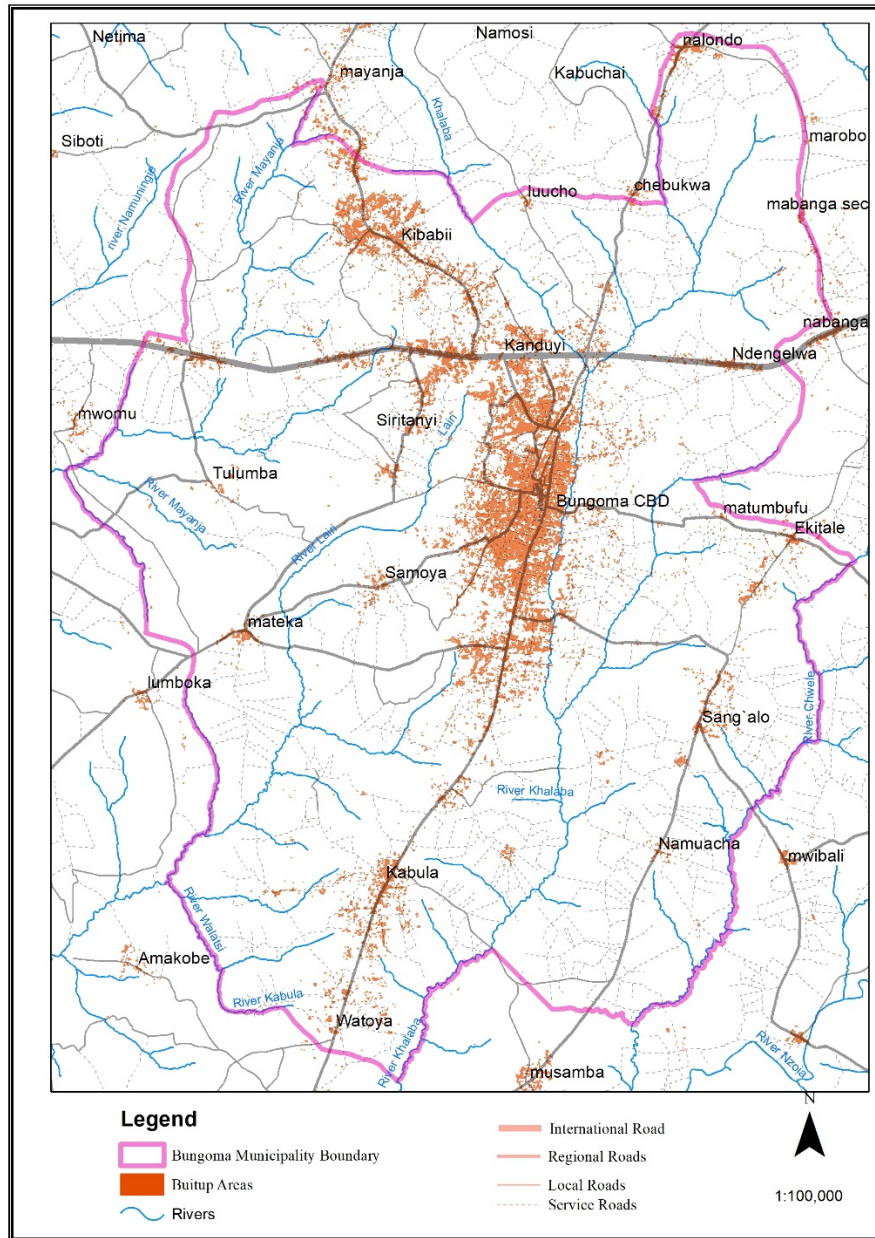
Sublocation	Male	Female	Total
Bukokholo	1442	1555	2997
Marakaru	5497	5859	11357
Mukwa	3585	3819	7404
Kisawayi	5110	5452	10562
Khasolo	6426	6995	13421
Musakasa	5649	6200	11849
Bitobo	3533	3901	7434

Mayanja	3126	3375	6501
East Siboti	5204	5630	10834
North Sang'alo	4027	4271	8298
Kibuke	3095	3405	6500
Tuuti	11776	12257	24033
Siyombe	1846	2043	3889
Kongoli	5952	6117	12069
Namirembe	6340	6719	13059
Nakhwana	4653	4963	9616
Khalaba	14553	16297	30852
Ndengelwa	6725	7002	13727
Lwanja	3474	3785	7259
Ng'oli	2803	2993	5796
South Kanduyi	12484	12366	24850
Township	9145	9650	18795
Bumula	4403	4683	9086
Muanda	4976	5166	10142
Lunao	2777	2938	5715
West Sang'alo	8246	8781	17027
Namasanda	2653	2778	5431
Mabusi	5474	6296	11771
Mateka	1904	2083	3987
East Sang'alo	8851	9509	18361
Lumboka	6482	6900	13382
Kimatuni	5069	5634	10703
Kabula	6196	6607	12803
Mwikhupo	5312	5617	10929
Watoya	5263	5763	11026
Namwacha	4143	4512	8655
Namatotoa	3335	3792	7127
Mung'ore	1809	2033	3842
Khasoko	2081	2329	4410
Total	205419	220075	425499

#### 2.4. The best scenario

Scenario one was considered to be the best alternative. The total population for these sublocations is 209,866 persons as per 2019 population census. The male and female population is 100,906 and 108,960 respectively the considered sublocations covers the most built up areas with Township sublocation giving a clear image of urbanization. The development trends are along major highways of Eldoret – Malaba Highway and Bungoma – Mumias highway. The

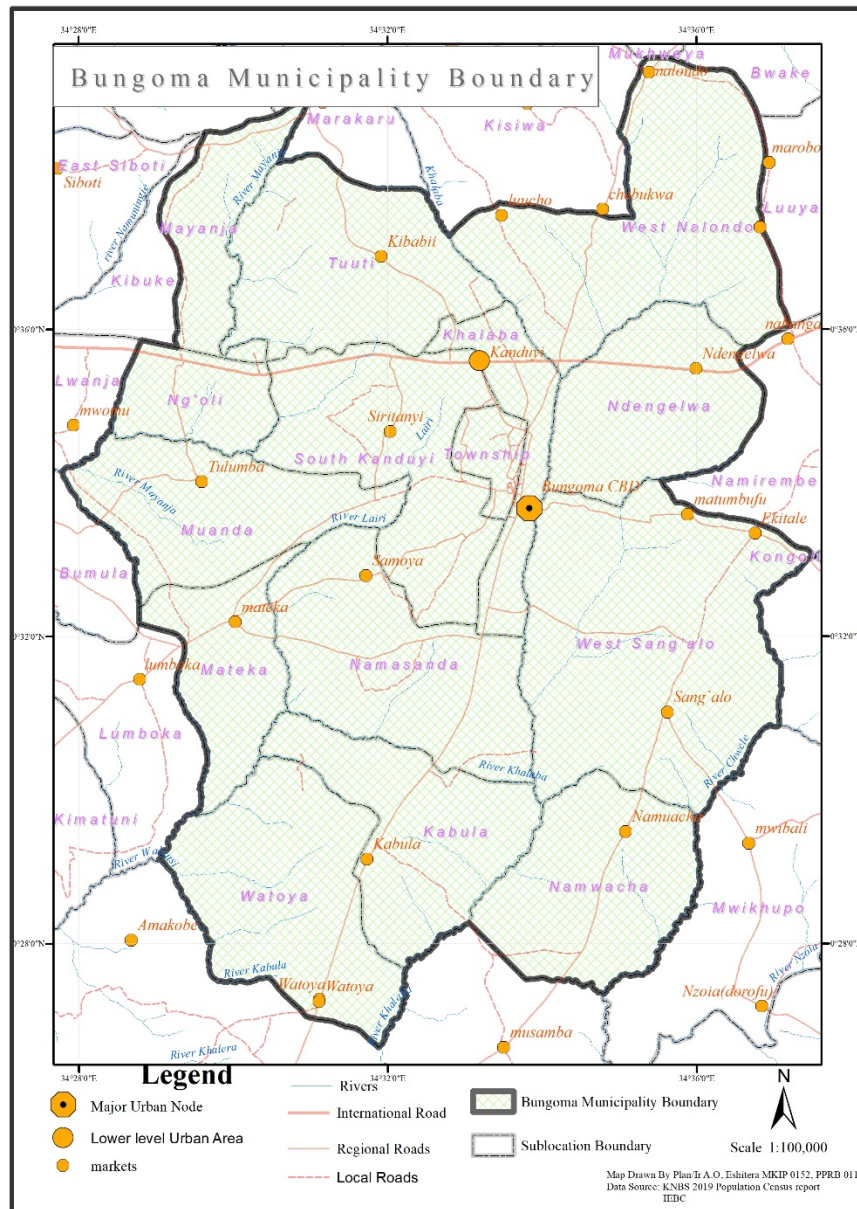
concentration of development is in the intersection of the two roads Map 5. Moving away from the intersection of these two roads the intensity of built up areas reduces immensely.



Map 5: Urban Land Use Trends

## 2.5. The geographic coverage and location of the best scenario

The municipality boundary covers a total of 277.88Km<sup>2</sup> and is made up of fifteen sub-locations namely Township, Mateka, Namasanda, Ngo'oli West, Nalondo, Namwacha, Muanda, Watoya Kabula, Ndengelwa, Mayanja, West Sang'alo, Tuuti, South Kanduyi, and Khalaba Map 6. The municipality boundary lies between latitude 0.440 and latitude 0.650 North of the Equator, and longitude 34.46<sup>0</sup> East and 34.62<sup>0</sup> East of the Greenwich Meridian.



Map 6: The best option/Scenario

## 2.6. Analysis of the Municipality based on Cities and Urban areas Act No 3 of 2019

The following Table 4 provides the analysis of the municipality based on the Cities and Urban Areas Act No 3 of 2019.

*Table 4: Analysis of the Bungoma Municipality*

S/No.	Services offered/available	BUNGOMA
1	Street Lighting	√
2	Cemeteries and Crematoria	√
3	Libraries	√
4	Heath Facilities	√
5	Sports and Cultural Activities	√
6	Abattoirs	√
7	Refuse Collection	√
8	Solid waste management	√
9	Air noise	√
10	Child Care Facilities	√
11	Pre-Primary Education	√
12	Community Centers	√
13	Guest Houses	√
14	Homestays	√
15	Polytechnic	√
16	Training Institution	√
17	County School	√
18	Airstrip	√
19	Unclassified roads	√
20	Museum	X
21	Historical Monument	X
22	Postal services	√
23	Regional Radio Station	√
24	Community Radio	√
25	Funeral Parlour	√
26	Cemetery	√
27	Recreational Parks	√
28	Management of Markets	√
29	Marine Water front	X
30	Animal control and welfare	X
31	Religious Institution	√
32	Population (2019 census)	√
	<b>TOTAL (ticks of)</b>	

### KEY

√	Available – Public property
X	Not available

### **3. 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 to include the new additional areas;
- Create a conducive environment to attract foreign investorsThe 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

## Appendices

### Appendix 1 Work plan

No	Activity	Deliverable	Responsibility	Timeframe
1	Appointment and gazettement 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 <sup>rd</sup> May 2019  Done effect from 28 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Sept. 2019
4	<b>Consultation</b>			
	Preparation of Materials for consultation	Preparation of Materials	Ad hoc Committee	by 1 <sup>st</sup> Oct. 2019
	Consultative meeting with County Executive and County Assembly (1 day)	Minutes	Ad hoc Committee	2 <sup>nd</sup> Oct. 2019
5	Ad hoc Committee work session (5 days) -Ad hoc Committee (9 persons) -Secretariat (8 persons)	Draft proposal	Ad hoc Committee	3 <sup>rd</sup> – 8 <sup>th</sup> Oct. 2019
6	Stakeholders engagement (4 days)	-Meeting Schedule -Advertisement	Ad hoc Committee	
	Bungoma	-Minutes		9 <sup>th</sup> Oct. 2019
	Kimilili	-Report		10 <sup>th</sup> Oct. 2019
	Chwele	-Maps		11 <sup>th</sup> Oct. 2019
	Webuye			12 <sup>th</sup> 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 <sup>th</sup> -18 <sup>th</sup> Oct. 2019
8	Presentation of final draft report	Minutes	Ad hoc	22 <sup>nd</sup> Oct.

	to County Executive and County Assembly		Committee	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 <sup>th</sup> Oct. - 25 <sup>th</sup> Nov. 2019)
10	Review and preparation of the Final Report and Maps (2days)	-Final report -Maps	Ad hoc Committee	26 <sup>th</sup> -27 <sup>th</sup> 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 <sup>th</sup> Nov. 2019
12	Publication of the Final Report in the Kenya Gazette	-Gazette Notice	CO-Lands Procurement	2 <sup>nd</sup> Dec. 2019
13	Presentation of the Final Report to the County Assembly ( <i>Urban Areas and Cities Act No 3 of 2019 Section 41(3b)</i> )	-Forwarding letter	CS-County	3 <sup>rd</sup> Dec. 2019
14	Deliberation of the Final Report by County Assembly	-Assembly resolution	County Assembly	4 <sup>th</sup> -6 <sup>th</sup> Dec.2019
15	Endorsement of approved boundaries	Endorsed Report/Maps	CS-National H.E Governor	10 <sup>th</sup> Dec. 2019
16	Gazettement of approved boundaries in Kenya Gazette	Gazette Notice	CO-Lands Procurement	13 <sup>h</sup> Dec. 2019

## Appendix 2: committee members

No	Name	Institution	Role	Contact
<b>Ad Hoc Committee</b>				
1	Mathew Thiga	IEBC	Chair	0722 976 756 <a href="mailto:Mnthiga@iebc.or.ke">Mnthiga@iebc.or.ke</a> ID. No. 14681225
2	Thomas Ogutu	State Department for Housing and Urban Development	Secretary	0733 764 004 <a href="mailto:toogutu@gmail.com">toogutu@gmail.com</a> ID. No. 9244025
3	Geoffrey P. Kituyi	Ministry of Agriculture	Member	0722 484 801 <a href="mailto:kituyip@yahoo.com">kituyip@yahoo.com</a> ID. No. 4383987
4	Dr. Lucy Nganga	Ministry of Environment	Member	0721 884 693 <a href="mailto:lucynganga@gmail.com">lucynganga@gmail.com</a>
5	Boniface Wanyama	ISK –Professional Body	Member	0722 934 461 <a href="mailto:landscanassociates@gmail.com">landscanassociates@gmail.com</a>
6	Alfred Eshitera	KIP–Professional Body	Member	0721 728 654 <a href="mailto:aeshitera@tukenya.ac.ke">aeshitera@tukenya.ac.ke</a>
7	Wellington B. Sindani	Urban Development - County	Member	0723 495 865 <a href="mailto:bwsindani@gmail.com">bwsindani@gmail.com</a>
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
<b>Secretariat</b>				
1	George M. Muthini	State Department for Housing and Urban Development	Secretariat	0726 529 741 <a href="mailto:muthini.george@gmail.com">muthini.george@gmail.com</a>

<b>No</b>	<b>Name</b>	<b>Institution</b>	<b>Role</b>	<b>Contact</b>
2	Christine Simiyu	Bungoma County	Secretariat	
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	

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